

ACTION

DATE

4-27-82

*DENIED*

COMMITTEE

M.A.P.C.

R.C.C./B. CO. C.

*POSTED  
4-5-82*

*B2A  
12  
82*

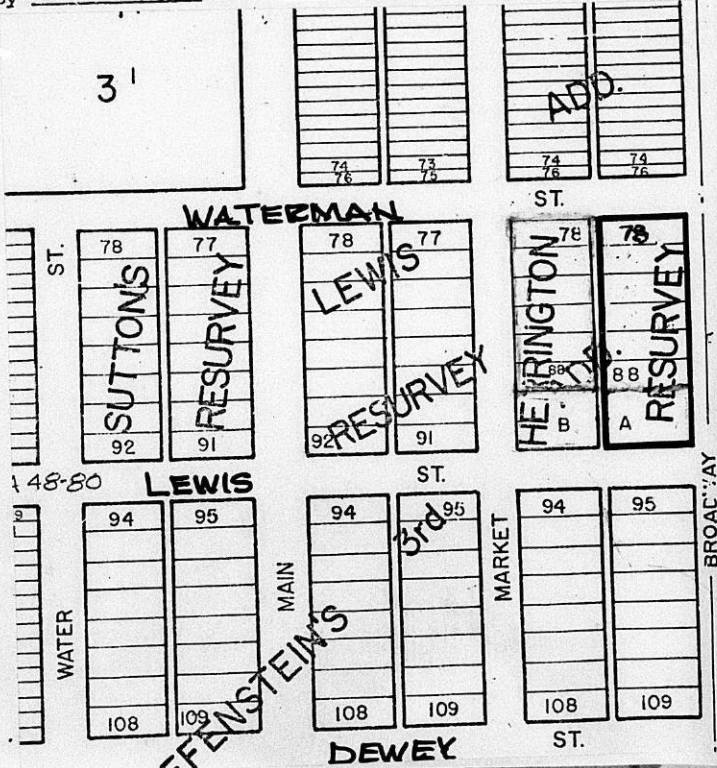
Case No. EZA 12-82 - McDonald Corp. -  
Requests a variance to increase the  
height of one pole sign from 40' to  
55' on property zoned "D" Central  
Business District and generally located  
on the west side of Broadway between  
Waterman & Lewis Streets.

Map No. 5447  
 Sec. 20  
 Twp. 27  
 Range 1E

BZA- 12-82  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA: (IRREGULAR)  
 1. Acres: 1.13 + 1.142 ft. by 300 ft.)  
 2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
 3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
 West \_\_\_\_\_ North \_\_\_\_\_  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use if for: \_\_\_\_\_  
 6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



MASTINGOS, MN  
 No. 2-153C  
 S. F. & S. ENGINEERS & SURVEYORS  
 115 E. 2ND ST. TX. LOCUST GROVE, TX  
 U.S.A.

**S. F. & S.**  
 Surveyors

May 11, 1982

Joe Donnelly, Housing Code Administrator

Glen E. Lytle, Special Assistant for Zoning

Case No. EZA 12-82

Attached hereto is a copy of a letter I sent to Ms. Pam Rupp who acts as the Real Estate person for McDonalds Restaurants for this area. It appears that at least temporarily the south part of the 400 block of South Broadway might be subleased. I wanted to eliminate any possible problem with the sign before it happens.

Also another matter that surfaced in my review of McDonald's identification signs is the fact that the sign they call a 70-200 road sign actually calculates to be approximately 350 square feet under our ordinance. I don't think that I was ever informed what the permit was issued for, but I recall one of the Dunn's told me it was a 200 square foot sign. By definition of gross surface area in the ordinance, one breaking the sign into three areas, the large "M" at the top contains a large amount of square footage.

If you disagree with any of this, please advise so that we may be advising the public accordingly.

Glen E. Lytle

GEL:sad

Attach.

May 11, 1982

Ms. Pam Rupp  
McDonald Corporation  
600 Community Federal Center, Suite 600  
St. Louis, Mo. 63131

Re: Case No. BEA 12-82  
Request for Variance

Dear Ms. Rupp:

Since the meeting of the Board of Zoning Appeals on April 27, 1982, I have had the opportunity to visit with Joe Donnelly of Central Inspection relative to the permitted height of a ground or pole sign for the property on the 400 block of South Broadway. He is in agreement with me that the highest ground or pole sign permitted facing the traffic on Broadway is 40 feet. It is my understanding that a permit has been issued for that height. This height of the pole sign has been issued on the basis that no other ground or pole signs will be permitted on the Broadway frontage.

Should the south portion of the property where another building remains have need for a sign, any sign would be required to be erected adjacent to Lewis Street and face the direction of travel along said street. Since it appears that this could possibly happen, I would hope that you would inform any tenant of this limitation.

I hope that in the future we can help you resolve any problems on-site development prior to the time they are set in concrete. I would think it advisable for the company providing your identification program to be aware of the sign limitations of the City of Wichita so that they may properly advise you of any problems prior to the purchase of any new sites.

If I can be of any assistance, please give me a call.

Sincerely,

Glen E. Lytle  
Special Assistant for Zoning

GEL:sad  
cc: Joe Donnelly, Housing Code Administrator, Central Inspection  
Gary Dunn, Dunn Sign Co., 4500 West Harry, Wichita

April 30, 1982

Ms. Pam Rupp  
McDonald Corporation  
600 Community Federal Center, Suite 600  
St. Louis, Missouri 63131

Re: Case No. BEA 12-82  
Request for Variance

Dear Ms. Rupp:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 27, 1982.

This Resolution reflects the official action of the Board to deny your request. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEH:sad  
Enclosure

cc: Gary Dunn, 4500 West Harry, Wichita, Kansas  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 12-82

WHEREAS, McDonald Corporation, 600 Community Federal Center, Suite 600, Saint Louis, Missouri, 63131, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to increase the height of a pole sign from forty (40) feet to fifty-five (55) feet, on property zoned the "D" Central Business District and legally described as follows:

Lots 78, 80, 82, 84, 86, 88 and Lot A on Lawrence (now Broadway) of Herrington's Reserve in Greiffenstein's Third Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Broadway between Lewis and Waterman.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 27, 1982, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, THE Board of Zoning Appeals has not found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is created by an action or actions of the property owner or the applicant inasmuch as all properties in the general area are near the same elevation and the visibility to this property adjacent to the street frontages is no different than any other property; and provided further, the visibility of the site is no different than when the applicant purchased the property; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will adversely affect the rights of adjacent property owners or residents inasmuch as the additional height of the sign would exceed all others in the area; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested, will not constitute unnecessary hardship upon the property owner represented in the application inasmuch as the applicant has already been permitted to exceed the normal height of the sign because of the size of the property involved; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the applicant would be permitted an advantage not afforded other businesses in the area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the intent of the ordinance is to limit the height of signs based on the size of a property; and

WHEREAS, each of the five (5) conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has not been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to increase the height of a pole sign from forty (40) feet to fifty-five (55) feet on the property zoned "D" Central Business District and legally described as:

Lots 78, 80, 82, 84, 86, 88 and Lot A on Lawrence (now Broadway) of Herrington's Reserve in Greiffenstein's Third Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the west side of Broadway between Lewis and Waterman.

be denied.

ADOPTED AT WICHITA, KANSAS, this 27th day of April, 1982.

  
William J. Goebel Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE April 20, 1982



TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, Administrative Aide III

SUBJECT BZA 12-82: West Side of  
Broadway between Lewis and  
Waterman

On Monday, April 19th, CPO Neighborhood Council "L" considered the captioned case, a request for variance by the McDonald Corporation to increase the allowed height for a pole sign from 40' to 55' on property zoned "D", Central Business District. The Council voted 5-0 to recommend denial of the requested variance.

Neither the applicant, nor concerned area residents or property owners were present. Council members were provided the notice to adjoining property owners, map of the area, and MAPD staff comments.

In making their recommendation to recommend denial, the Council noted that there are no unique circumstances which justify the variance and that the granting of the variance would provide the applicant an unfair advantage not afforded other businesses in the area.

Please provide the Council's recommendation and comments to the Board of Zoning Appeals when BZA 12-82 is considered on April 27th.

Stan Scott  
Administrative Aide III

noted:

Sarah Gilbert  
CP Coordinator

RECEIVED

APR 20 1982

METROPOLITAN PLANNING

ROUTE



McDonald's Corporation  
600 Community Federal Center  
St. Louis, Missouri 63131  
314/821-0300

April 15, 1982

City of Wichita  
Board of Zoning Appeals  
Attn: Glen E. Lytle  
City Hall - 10th Floor  
455 N. Main Street  
Wichita, KS 67202

RE: BZA Case #12-82  
Request for Variance

Dear Mr. Lytle:

Enclosed please find four copies of the revised site plan for the proposed McDonald's Restaurant in Wichita, Kansas, at Broadway & Waterman. This plan reflects the sign location which we have currently applied for a variance for our overall height. I hope this clears up any confusion with regard to the location of the proposed sign.

I trust this is all the information you need for the sign variance scheduled for Tuesday, April 27. However, should you require any further information, please don't hesitate to call me.

Sincerely,

D. Bruce Crown  
St. Louis Coordinator  
St. Louis Region

cc: Pam Rupp  
Larry Pace

Enclosure

kb/4D

RECEIVED

APR 19 1982

METROPOLITAN PLANNING

ROUTE  Lytle  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 12-82

APPLICANT: McDonald Corporation, 600 Community Federal Center, Suite 600, St. Louis, Mo. 63131

AGENT: Gary Dunn, 4500 West Herry, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to increase the height of one pole sign from 40 feet to 55 feet.

GENERAL LOCATION: On the west side of Broadway between Lewis and Waterman Streets.

ZONING: Subject property is in the "D" Central Business District as are all adjacent properties.

LAND USE: Subject property is being developed as a fast food restaurant. All adjacent properties are developed as office and commercial uses.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the height of a pole sign from 40 feet to 55 feet. The property has approximately 400 feet of frontage on Broadway and 145 feet of frontage on both Lewis Street and Waterman.

The proposed sign is to be located at the northeast corner of the site at the southwest corner of Broadway and Waterman. The applicant has received a permit to erect a sign 40 feet in height. This is based on the ordinance which permits the erection of ground or pole signs exceeding a height of 30 feet only when the number of permitted ground or pole signs are reduced. In this case, the applicant stated that this will be the only ground or pole sign on the property other than the small directional signs indicating entrances, exists, drive thru, and menu signs that are permitted in other sections of the ordinance.

At the time the application was filed, the site plan indicated that this sign was to be located at the Lewis and Broadway corner of the property. The most recent site plan now indicates the sign to be located at Waterman and Broadway. At no time has the applicant furnished any information to justify the 5 conditions necessary to the granting of the variance. The only reason given is the desire to erect the sign to a greater height for greater visibility.

It is the Secretary's opinion that there is nothing unique about this property, and that to grant a variance for height of a sign on this property would not be in conformance to the intent of the zoning regulations.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as all of the properties in the general area are near the same elevation and the visibility to this property adjacent to street frontages are no different than any other property.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the height of this sign would exceed all others in the area.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance will not constitute an unnecessary hardship upon the applicant inasmuch as the applicant has already been permitted to exceed the normal height limitation by 10 feet because of the size of the property involved.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would adversely affect the public interest inasmuch as the applicant would be permitted an advantage not afforded other businesses in the area.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the ordinance is to limit the height of signs based on the size of the property.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance cannot be found to exist, and it is the recommendation of the Secretary that the variance be denied.

BZA CASE NO. 12-82

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	NOTICES SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>19</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>32</u>	TOTAL NOTICES SENT <u>47-82</u>

BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

April 7, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. EZA 12-82

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by McDonald Corporation, 600 Community Federal Center, Suite 600, St. Louis, Missouri 63131, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance for the height of a pole sign from 40' to 55', on property zoned the "D" Central Business District. A legal description of the applicant's property is as follows:

Lots 78, 80, 82, 84, 86, 88 and Lot A on Lawrence (now Broadway) of Herrington's Reserve in Greiffenstein's 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Broadway between Lewis and Waterman.

This application has been assigned Case No. EZA 12-82. It will be considered by the Board of Zoning Appeals on April 27, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

April 5, 1982

Ms. Pam Rupp  
McDonald Corporation  
600 Community Federal Center, Suite 600  
St. Louis, Mo. 63131

Re: BZA Case No. 12-82  
Request for Variance

Dear Ms. Rupp:

I have received the revised ownership list from Security Abstract as I requested by phone on March 30, 1982. This will allow us to notify all property owners within the 200 foot radius of your property as required by law.

In reviewing your statement of justification dated March 24, 1982, I fail to find any statements relative to the five conditions that the Board must find to exist in order to grant a variance. I am attaching a new instruction sheet and a list of the five conditions. As you will note, the first condition requires that the variance requested arises from such condition which is unique to the property. It is difficult, in my opinion, to find anything unique about your property since all the properties in the general area are of the same basic elevation, and visibility to your property is no different than the others. The ordinance also permits an increase in height from 30 feet only when the number of permitted signs on a property are eliminated. This apparently is the basis for the permit for a sign 40 feet in height as I understand has already been obtained.

I would appreciate you furnishing me with a simple site plan showing the location of all pole or ground signs on the property. This should include the height, area, lighting, etc. on each sign so that an analysis of what recommendations to the Board might be made. I would appreciate receiving this by April 14, 1982.

Sincerely,

Glen E. Lytle  
Special Assistant for Zoning

GEL:sad

Encl.

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 12-82  
FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant MCDONALD CORP <sup>KC No. 913-</sup>  
Mailing Address 600 COMMUNITY FEDERAL CENTER <sup>314</sup> Phone 384-2200  
SUITE 600 ST. LOUIS MO. 63131 <sup>821-0300</sup>  
Name of Authorized Agent ED DUNN + SONS, INC

Mailing Address 4500 W. HARRY Phone 942-1418

Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to increase the height of  
one pole sign from 40 feet to 55 feet

for property located on the west side of Broadway  
between Waterman and Lewis Streets  
and legally described as: Lots 78, 80, 82, 84, 86, 88 and Lot A  
Herrington's Reserve of Greiffenstein's 3rd Addition,  
Wichita, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned "D".

III. The applicant herein, or his authorized agent, acknowledges:

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Liam Rupp

Authorized Agent Harry M. Dunn

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:02 (a.m. - p.m.), MAR 26, 1982 together with appropriate fee of 150.00.

Signed L. Lytle

March 24, 1982

City of Wichita  
Board of Zoning  
Wichita, Kansas

The reason for the variance request is due to the hardship of the inadequate visibility. Due to this problem we are requesting the 55' height on our pole sign to receive maximum visibility and to insure the success of the business based on the size and the cost of the development of this project.

*Pam Rupp*

McDonalds Corp:  
600 Community Federal Center  
Suite 600  
St. Louis. Mo.

OWNERSHIP LIST

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 78, 80, 82, 84, 86, 88	Lawrence, now Broadway	Herrington's Reserve in Greiffensteins 3d Addition to City of Wichita	McDonalds Corporation 600 Community Federal Center St. Louis, Missouri 63131
Lots 78, 80 and the North 35 feet of Lot 82	Market	"	<i>returned 4-12-82</i> ✓ Dick Price Motors Inc. <del>275 S. Pershing</del> <i>8527 Stoneridge 67218</i> <i>%Richard H. Price Jr.</i>
The South 15 feet of Lot 82, and the North half of Lot 84	"	"	Same as above
South half of Lot 84 and the North 12½ feet of Lot 86	"	"	✓ Garrold A. Griffin ✓ Evelyn E. Griffin 416 S. Market 67202 <i>mit correct. 10/27 Gold</i> ✓ Marlene Klassen <u>Address Unknown</u>
South 37½ feet of Lot 86	"	"	✓ Price Building, Inc. 619 S. Washington 67202
Lot 88	"	"	D Dick Price Motors Inc. 275 S. Pershing 67218
Lot A	Broadway	Greiffensteins Third Addition	McDonalds Corporation 600 Community Federal Center St. Louis, Missouri 63131
Lot 95, 97 and 99	"	"	✓ Floyd D. Dewitt Marie J. Dewitt 3325 S. Oak 67217
North 50 feet of Lot B	Market	"	D Dick Price Motors Inc. 275 S. Pershing 67218

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
South 50 feet of Lot B	Market	Greiffensteins 3d Addition	✓ Will G. Price, Jr. 1440 Gatewood 67206 <i>returned 4-12-52</i> ✓ Richard H. Price <del>275 S. Pershing</del> <del>78 Via Verde</del> <del>67218</del> <sup>67218 30</sup>
Lot 94	"	"	✓ Accessories, Inc. 205 E. Lewis 67202
Lot 66	Market	Greiffensteins Addition	✓ Willard L. Gettle, Jr. 321 E. William 67202
Lot 68 and 70	"	"	✓ Zoglmann Motor Co. Inc. 1329 Arrowhead Drive 67203
Lots 72, 74, 76	"	"	✓ Elinor J. Martens 217 Post Oak 67206 ✓ Patricia A. Evenson 7515 Rockwood 67206
Lot 66	Lawrence, now Broadway	"	✓ Harry F. Pottorff Evelyn M. Pottorff 156 S. Parkwood Lane 67218
Lots 68, 70, 72	"	"	✓ D Zoglmann Motor Co. Inc. 1329 Arrowhead Drive 67203
Lot 74, Lot 76	"	"	Same as above
Lot 67 and the North 14 feet of Lot 69	"	English's Addition	✓ Wichita Federal Savings and Loan Association 340 S. Broadway 67202
The South 11 feet of Lot 69, Lot 71, 73, and Lot 75	"	"	Same as above

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 77 and 79	Lawrence now Broadway	English's 3rd Addition	V. F. & H. Limited P. O. Box 291 Colby, Kansas 67701
Lots 81 83 and Lot 85	"	"	Wichita Federal Savings & Loan Assoc. 340 S. Broadway 67202
Lots 87, 89, 91	"	"	Board of Education 428 S. Broadway 67202
Lots 93, 95, 97, 99, 101, 103, 105, 107	"	"	Same as above

Tract Description

A tract beginning at the Southeast corner of Broadway and Lewis, thence South along the East line of Broadway 56 feet, thence East and parallel to the South line of Lewis Street 144.94 feet to the West line of alley; thence North along the West line of said alley 56 feet to the South line of Lewis Street, thence West along the South line of Lewis Street 144.92 feet to the point of beginning, all being in the Southwest Quarter of Section 21, Township 27 South, Range 1 East of the 6th P.M.

Property Owner

Lottie B. Hoffman  
Arthur A. Hoffman  
508 S. Broadway  
67202

Tract Description

A tract beginning at the Southeast corner of Lawrence Avenue and Lewis Street, thence South 56 feet for a true point of beginning; Thence East 140 feet, thence South 54 feet, thence West 140 feet, thence North 54 feet to beginning, all being in the Southwest Quarter of Section 21, Township 27 South, Range 1 East of the 6th P.M.

A tract beginning 110 feet South of the Southeast corner of Lawrence Avenue and Lewis Street, thence East 140 feet, thence South 40 feet, thence West 140 feet, thence North 40 feet to point of beginning, in the Southwest Quarter of Section 21, Township 27 South, Range 1 East of the 6th P.M.

Property Owner

D Lottie B. Hoffman  
Arthur A. Hoffman  
508 S. Broadway  
67202

J. W. McCartney  
Address Unknown

J. H. 1945 Porter  
J. B. 15 Belle Vista  
Janis Kincheloe  
Address Unknown

Joe D. McCartney  
Address Unknown

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 96 and the North 10 feet of Lot 98 Together with a vacated portion of Market Street described as a tract on Market Street between Lewis Street on the North, and Dewey Street on the South, commencing at a point 98.10 feet South of the NW corner of Lot 94, thence West 0.02 feet; thence Northerly 98.20 feet to a point 0.05 feet West and 0.10 feet North of said NW corner; thence East 0.05 feet to a point 0.10 feet North of said corner, thence South along said West line of said Lots 94 and 96, 98.20 feet to p.o.b. and (description continued on following page)	Market	Greiffenstein's Third Addition ✓	Accessories, Inc. 205 E. Lewis 67202

Tract Description Continued  
From previous page:

And together with a vacated portion of Lewis Street described as a tract on Lewis Street between Market Street on the West and Broadway Avenue on the East, commencing at the NW corner of said Lot 94, thence North 0.10 feet; thence Easterly 50.14 feet to a point 0.15 feet North of the North line of said Lot 94; thence South 0.15 feet to said North line of Lot 94; thence West along said North line 50.14 feet to the point of beginning.

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

Lots 78, 80, 82, 84, 86 and 88, On Lawrence Ave., now Broadway in Herrington's Reserve in Greiffenstein's 3d Addition to the City of Wichita, Sedgwick County, Kansas, and Lot A, on Broadway, Greiffenstein's Third Addition to the City of Wichita, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 24th day of March, 1982 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

  
Vice-President

Order No: 307767  
AP





from  
Pam Rupp  
© BZA Mtg.  
4-27-82

WICHITA - SEDGWICK COUNTY

**W.S.C.**

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

FORWARDING  
ORDER EXPIRED  
RETURN TO SENDER



81807A  
4

12-82



Richard H. Price

Dick Price Motors Inc.  
275 S. Pershing  
Wichita, Kansas 67218

Richard H. Jr.  
7085 29 Stonewedge St.

WICHITA - SEDGWICK COUNTY

**W.S.C.**

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

FORWARDING  
ORDER EXPIRED  
RETURN TO SENDER



81807A  
4

BZA 12-82



Richard H. Price  
275 South Pershing  
Wichita, Kansas 67218

78 Via Verde

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-1

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
<i>1750 Rev</i>	<i>150.00</i>

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

FUND \_\_\_\_\_ DUE DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_

DATE *3-26-74* BY *J. G. H.*

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm

Roll # 2