

Case No. BZA 20-79 Edward Pray
requests exception to permit
estab. of a used car lot on
prop. zoned "LC" & generally
located on the east side of
Broadway in an area between

SUPERSEDES THIS CASE

1/4/2

ACTION

20-79

COMMITTEE

approved

DATE

6-16-79

Poster
6-7-79
241

M.A.P.C. _____

B.C.C./B. CO. C. _____

NEW APPLICATION FILED AS BZA 37-79

SUPERSEDES THIS CASE

[Signature]

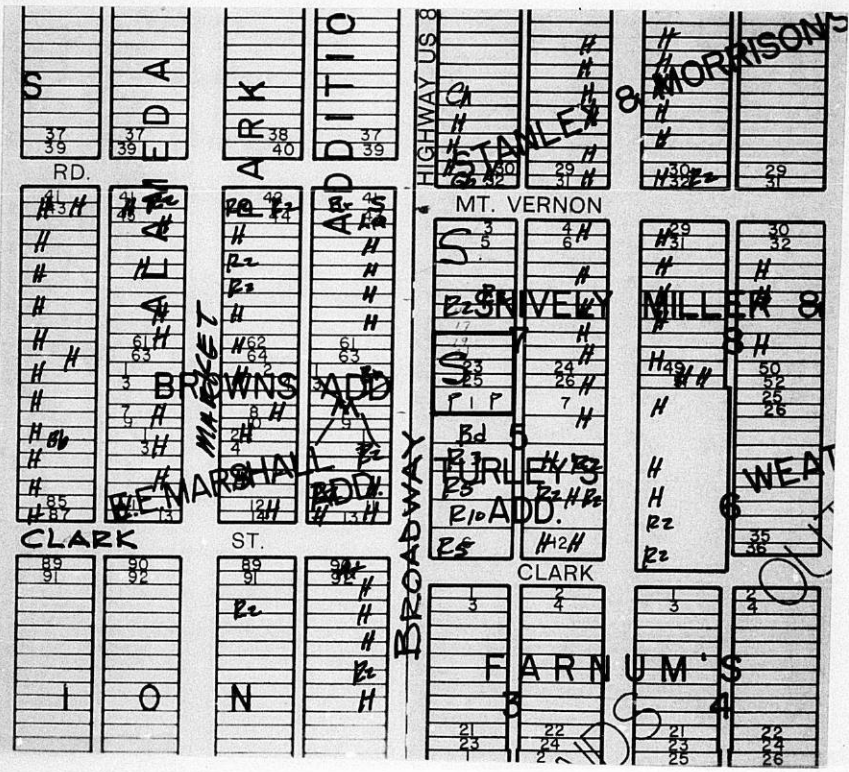
Case No. BZA 20-79 Edward Pray
requests exception to permit
estrab. of a used car lot on
prop. zoned "IC" & generally
located on the east side of
Broadway in an area between

Map No. 5445
 Sec. 33
 Twp. 27
 Range 1E

BZA- 20-79
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
- Acres: 0.5 (145 ft. by 150 ft.)
 - Adjoining Zoning: E _____ S _____ W _____ N _____
 - Land Use: East SINGLE FAM South TAVERN & MULTI FAM
 West TAVERN & MOTEL North TWO FAM
 - Sketch Plan Land Use is for: _____
 - Present Land Use if for: SERVICE STATION
 - Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



BZA 20-79

Simard
 No. 21530
 HASTINGS, MINN. LOS ANGELES
 LODIAN, OH. - MEDFORD, TX U. S. A.

ACTION

Posted
6-7-79
JH

20-79

COMMITTEE

approved

DATE
6-16-79

M.A.P.C. _____

B.C.C./B. CO. C. _____

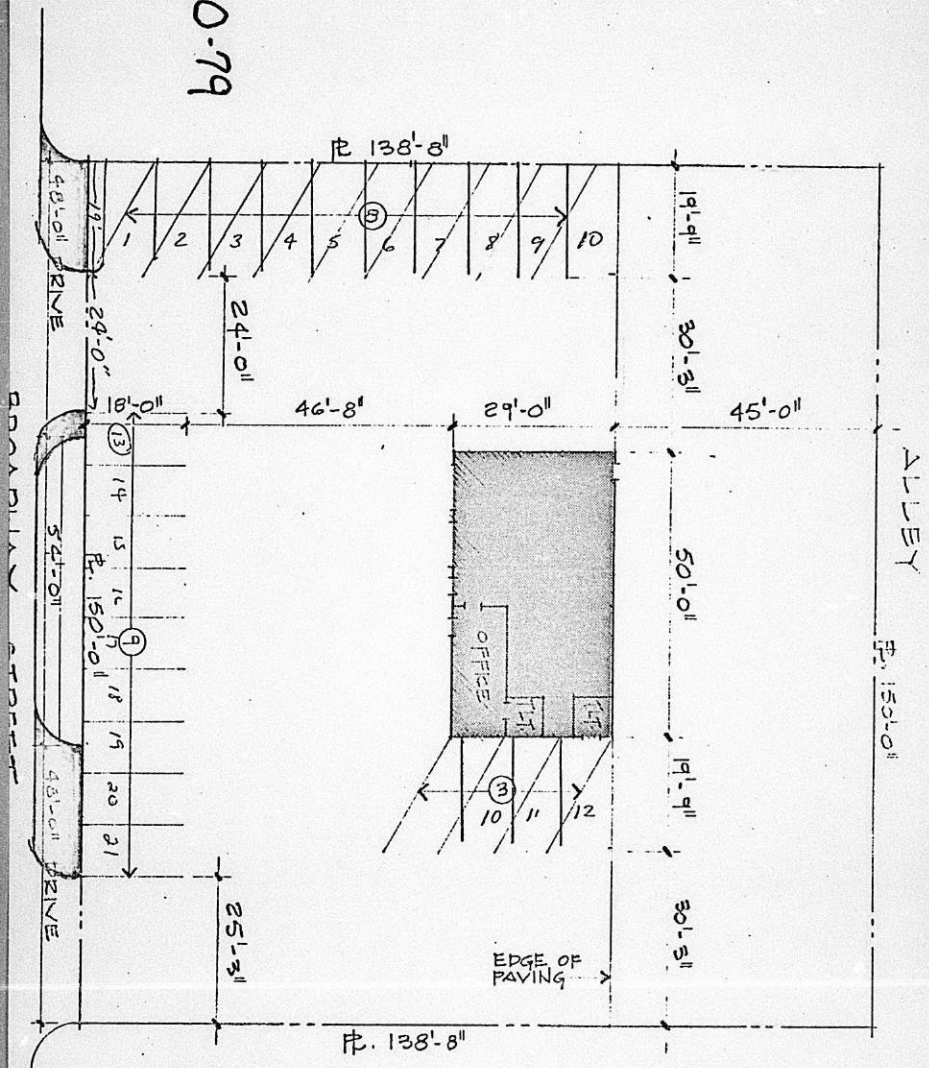
NEW APPLICATION FILED AS BZA 37-79

SUPERSEDES THIS CASE

[Signature]

Case No. BZA 20-79 Edward Pray
requests exception to permit
estab. of a used car lot on
prop. zoned "IG" & generally
located on the east side of
Broadway in an area between

BZA-20-79



M.S. M.A. 2/8
 Civil Office Engineer
 90' Parking 24' 8.55:3
 11/11/11



SITE PLAN
 1" = 20'-0"

JAMES C THOMSON ARCHITECT
 EAST SIDE FINANCIAL CENTER
 7701 EAST KELLOGG AVENUE SUITE 725
 WICHITA KANSAS 67207 (316) 684-0147

June 27, 1979

Mr. Wendall Bell
16036 E. Harry
Wichita, Kansas 67206

Re: Case No. BZA 20-79
Request for Exception

Dear Mr. Bell:

At the regular meeting of the Board of Zoning Appeals on June 26, 1979, your request for an exception to permit the establishment of a new and used car lot on property zoned "LC" Light Commercial and generally located on the east side of Broadway approximately 1/2 block south of Mt. Vernon was considered.

It was the action of the Board to approve this request subject to the following conditions:

1. A revised plot plan be submitted showing the use of the east 45 feet of the property, including arrangement of parking and circulation areas.
2. The applicant shall designate the seven required off-street parking spaces on the plan for approval by Central Inspection.
3. The east property line shall be screened by a 6 to 8 foot fence except for openings necessary to provide ingress and egress to the property.
4. The east 45 feet of the property shall be surfaced with asphalt, concrete or other comparable material.
5. All lights shall be shielded to direct light away from adjoining property. No string-type lighting or banners shall be permitted.
6. All signs shall comply with the sign regulations of the City.

Page 2
June 27, 1979
BZA 20-79

7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be permitted.
9. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
10. The property shall not be used for the storage of wrecked or inoperable vehicles.
11. The driveway approaches shall be rebuilt in accordance with the notations on the plan by the Traffic Engineer.
12. Parking barriers shall be installed adjacent to public right-of-way to prevent any vehicular encroachment over public right-of-way.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy bearing the signatures of the Chairman and Secretary after receipt by this office of the revised plot plan as directed in conditions number 1 and 2.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:bbc
cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk
Edward Pray, 508 N. Mission 67206
Sammy Cooper, 2409 S. Fern 67217

THE CITY OF WICHITA

OFFICE OF

DATE June 21, 1979

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, CPO Administrative Aide

SUBJECT BZA 20-79 (½ Block South of Mt.
Vernon, 2020 South Broadway).

At its meeting of June 20, CPO Council "E" considered the captioned case. The applicant, Edward Pray, was present and provided further explanation of the exception request to the Council. No residents were present to speak in opposition to the case.

The Council voted 6-0 to recommend approval of the exception to permit the establishment of a new and used car lot on property zoned "LC" at the 2020 South Broadway location subject to the conditions of the Secretary's report.

Please provide the Council's recommendation to the Board of Zoning Appeals when this case is considered at the June 26 meeting.

Shirley Mast
Shirley Mast
CPO Administrative Aide

SM:jw

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator



SECRETARY'S REPORT
CASE NO. BEA 20-79

APPLICANT: Edward Pray, 508 N. Mission, Wichita, Kansas

AGENT: Wendell Bell, 16036 E. Harry, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a new and used car lot.

GENERAL LOCATION: On the east side of Broadway approximately 1/2 block south of Mt. Vernon.

ZONING: The applicant's property is zoned "LC" Light Commercial as are the adjacent properties to the north, south and west side of Broadway. The property to the east is zoned "A" Two Family Dwelling District.

LAND USE: Existing property is vacant and was formerly a service station. To the south is a tavern. Properties across the alley to the east are single family. Property on the west side of Broadway is commercial and residential. Property to the north is residential.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 23.04.183.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of a new and used car sales lot on subject property. It is the intention of the applicant to use the existing building on the property as an office and shop area.

A site plan submitted with the application has been approved by the Traffic Engineer subject to the rebuilding of the approaches adjacent to Broadway. It should be pointed out that only a portion of the property is surfaced and in accordance with Section 23.04.183.2, all areas used for parking or storage must be surfaced with asphalt, concrete or other comparable surfacing.

The conditions set forth in the ordinance for the establishment of a new and used car sales lot in the "LC" district can be complied with. It appears that the operation of the lot at this location is an appropriate use of the property.

RECOMMENDATION:

It is the opinion of the Secretary that the requested exception to permit the establishment of a new and used car sales lot

Page 2
Case No. BZA 20-79
BZA AGENDA
6-26-79

can comply with the conditions of the ordinance, and it is, therefore, recommended the exception be approved subject to the following conditions:

1. A revised plot plan be submitted showing the use of the east 45 feet of the property, including arrangement of parking and circulation areas.
2. The applicant shall designate the seven required off-street parking spaces on the plan for approval by Central Inspection.
3. The east property line shall be screened by a 6 to 8 foot fence except for openings necessary to provide ingress and egress to the property.
4. The east 45 feet of the property shall be surfaced with asphalt, concrete or other comparable material.
5. All lights shall be shielded to direct light away from adjoining property. No string-type lighting or banners shall be permitted.
6. All signs shall comply with the sign regulations of the City.
7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be permitted.
9. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
10. The property shall not be used for the storage of wrecked or inoperable vehicles.
11. The driveway approaches shall be rebuilt in accordance with the notations on the plan by the Traffic Engineer.
12. Parking barriers shall be installed adjacent to public right-of-way to prevent any vehicular encroachment over public right-of-way.

BZA CASE NO. 20-79

<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>33</u>	TOTAL NOTICES SENT <u>6-6-79</u>

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

June 6, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 20-79

An application has been filed by Edward Pray, 508 N. Mission, Wichita, Kansas, pursuant to Section 2.12.500.C, Code of the City of Wichita, requesting an exception to permit the establishment of a new and used car lot on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 19, 21, 23 and 25, on Lawrence Avenue, now Broadway Avenue, in SHIVELY, MILLER, AND WORK'S SUBDIVISION, Sedgewick County, Kansas and Lot 1, TURLEY'S ADDITION to Wichita, Kansas on Broadway. Generally located on the east side of Broadway approximately 1/2 block south of Mt. Vernon (2020 S. Broadway).

This application has been assigned case no. BZA 20-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 26, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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 CPC Office, 268-4516.

Jack H. Galbraith
Secretary

May 17, 1979

Mr. Wendell Bell
16036 E. Harry
Wichita, Kansas 67206

Re: Case No. EZA 20-79
Request for Exception

Dear Mr. Bell:

I am in receipt of the application for an exception to authorize the establishment of a used car lot at 2020 S. Broadway. In preliminary review, I find that the legal description given for the property is for lots 19, 21, 23 and 25 of Snively, Miller and Works subdivision. These are four 25 foot lots, and the plot plan submitted with the application denotes 150 feet of frontage along Broadway.

Please be advised I am withholding the processing of this case until the legal description of the property includes the 150 feet shown by the plot plan. This will also necessitate the re-submission of a corrected ownership list of all properties within 200 feet of the application area. This information must be in our office by May 25, 1979 in order to be processed for the June 26, 1979 meeting.

If you have any questions on this, please give me a call at 268-4421.

Sincerely

Glen E. Lytle
Assistant Secretary

GEL:bbc
cc: Edward Pray, 508 N. Mission 67206
Sammy Cooper, 2409 S. Fern 67217

*Revised
ownership list
furnished 5/29/79*

5545
33-27-1E

East side of Broadway in
an area between Mt. Vernon
and Clark

BOARD OF ZONING APPEALS CASE NO. 20-79
CITY OF WICHITA, KANSAS FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Edward Pray
Mailing Address 508 No Mission Ok Phone 6837660
Name of Authorized Agent Sammy Cooper
Mailing Address 2409 So Fern Phone 2649510
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other).

16026 E
Pray
67230

II. Application is made for an exception as provided in Section
2.12.590.C, Code of the City of Wichita, Kansas, to permit
the establishment of Used Car lot
2020 So Parkway on property zoned
"LC" L Comm., located on the east side of Broadway approx.
1/2 block south of Mount Vernon and legally described as:

We legal
on surrounding lot

~~200 part of~~ 2020 S. Parkway: Lots 19, 21, 23 & 25
on Lawrence Ave, now Broadway avenue
in Snively Miller & works Subdivision
in Sedg. Co Kan, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. 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. 24-606); and that the appropriate fee is herewith tendered;
 - c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
 - d. 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.

Applicant Edward Pray
Authorized Agent _____

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 11:15 (a.m. - p.m.), May 7, 1979, together with appropriate fee of \$50.00

Signed J. Lynn Shippy

*Revised
ownership list*

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
SEDGWICK COUNTY) SS

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

*use for
legal*

200 Feet of 2020 S. Broadway: [Lots 19, 21, 23, and 25, on Lawrence Avenue, now Broadway Avenue, in SNIVELY, MILLER, AND WORK'S SUBDIVISION, Sedgwick county, Kansas.
and
Lot 1, TURLEY'S ADDITION to Wichita, Kansas, on Broadway]



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)


LOTS	ADDITION	OWNERS
Lots 19, 21, 23, 25 on Lawrence now Broadway	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	D E. W. & MARIE PRAY 508 N. Mission Road Wichita, Kansas 67204
The West 75 Feet of Lots 3 and 5 on Lawrence now Broadway	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	William L. & Roberta L. Bowman 3425 S. Walnut Street Wichita, Kansas 67211
Lots 3 and 5, Except the West 75 Feet on Lawrence now Broadway	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	William L. & Roberta L. Bowman D 3425 S. Walnut Street Wichita, Kansas 67211
Lots 7, 9, 11, 13, 15 and 17 on Lawrence now Broadway	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	William L. & Roberta L. Bowman D 3425 S. Walnut Street Wichita, Kansas 67211
Lots 4, 6, 8, 10 on Topeka Avenue	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	Erval C. & Lillie E. Swart and Arthur G. Swart 2001 S. Topeka Wichita, Kansas 67211

Fidelity Title
COMPANY, INC.

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lots 12 and 14 on Topeka Ave.	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	Clifford F. & Evelyn M. Sutton 201 S. Topeka Wichita, Kansas 67211
Lots 16 and 18 on Topeka Ave.	"	Bertha Getter 2015 S. Topeka Wichita, Kansas 67211
Lots 20 and 22 on Topeka Ave.	"	Mabel I. Nelson 2019 S. Topeka Wichita, Kansas 67211
Lots 24 and 26 on Topeka Ave.	"	Michael S. & Pamela M. Taylor 2023 S. Topeka Wichita, Kansas 67211
Lot 1 on Lawrence Ave. now Broadway	TURLEY'S ADDITION to Wichita, Kansas	E. W. & MARIE PRAY 508 N. Mission Road Wichita, Kansas 67206
Lot 2, on Lawrence Ave. now Broadway	"	Homer Morgan 2226 S. Oak Street Wichita, Kansas 67213
Lot 3 on Lawrence Ave. now Broadway	"	Ruth Piper 2040 S. Broadway Wichita, Kansas 67211
Lots, 4, 5, and 6 on Lawrence Ave. now Broadway	"	Shirley Ann Porter & Myrtle Pearl Fieser Address unknown
Lot 7 and the North half of Lot 8 on Topeka	"	Edward & Hazel Arp 2035 S. Topeka Wichita, Kansas 67211
The South half of Lot 8 and Lot 9 except the South 2 1/2', on Topeka Ave.	"	Edward C. & Eva A. Reimers 2039 S. Topeka Wichita, Kansas 67211
The North 37.16' of Lot 10 and the South 2 1/2' of Lot 9 on Topeka Ave.	"	Dallas F. & Sonya Hankins 5840 S. Minnie Wichita, Kansas 67217



Fidelity  **Title**
COMPANY, INC.

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
The West 47' of the South 12.84' of Lot 10 and the West 47' of the North 24.48' of Lot 11	TURLEY'S ADDITION to Wichita, Kansas	Robert Cecil Parrish 401 Spring Haysville, Kansas 67217
Lots 41, 43, 45, 47 & 49 on Broadway	ALAMEDA PARK ADDITION	Marguerite Nicolay 3801 E. Zimmerly St. Wichita, Kansas 67218
Lots 51 and 53 on Broadway	"	Claude & Nellie I. Lupton 2523 Reva Street Wichita, Kansas 67211
Lots 55 and 57 on Broadway	"	John Marks, etal 2013 S. Broadway Wichita, Kansas 67211
 Lot 59 and the North half of Lot 61 on Broadway	"	Bob & Doris Moorhouse 1747 N. Illinois Ave. Wichita, Kansas 67203
The South half of Lot 61 on Broadway	"	<i>Norma E. Curnutt</i> B.M. Curnutt & Norma E. Curnutt Address unknown
Lots 1 and 3 on Broadway	BROWN'S ADDITION	<i>D</i> Doris Evelyn Moorhouse 1747 N. Illinois Ave. Wichita, Kansas 67203
Lots 5, 7, and 9 on Broadway	"	Robert F. & Bertha L. Oliver 1350 Lark Lane Wichita, Kansas 67209
Lots 1 and 3 on Broadway	E.E. MARSHALL ADDITION	Isador R. & Phyllis E. Lambert 1702 S. Clifton Wichita, Kansas 67218
Lots 5 and 7 on Broadway	"	V. & K. PROPERTIES 2466 Columbine Wichita, Kansas 67204
The East 62' of the South 12.84' of Lot 10 and the East 62' of the North half of Lot 11, on Topeka	TURLEY'S ADDITION	John B. & Gladys B. Shephard 1133 W. 29th South Wichita, Kansas 67217

Fidelity  Title
COMPANY, INC.

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
The West half of the South 25.52' of Lot 11 and the West half of the North 10.7' of Lot 12 on Topeka	TURLEY'S ADDITION	<i>[Signature]</i> Robert Cecil Parrish Address unknown
The East half of the South 25.52' of Lot 11 and the East half of the North 10.7' of Lot 12 on Topeka	"	<i>[Signature]</i> A. G. & Beverly Parrish 401 Spring Drive Haysville, Kansas 67060
Lots 9 and 11 on Broadway	E. F. MARSHALL ADDITION	<i>[Signature]</i> Ardeen B. Casado 202 N. Terrace Wichita, Kansas 67208

Dated at Wichita, Kansas, the 23rd day of May, 1979] at 7:00 a. m.



Fidelity Title Company, Inc.
by *[Signature]*
Vice-President

Tracer #44129



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Use for legal


200 Feet of 2020 S. Broadway: [Lots 19, 21, 23, and 25, on Lawrence Avenue, now Broadway Avenue, in SNIVELY, MILLER, AND WORK'S SUBDIVISION, Sedgwick county, Kansas] and Lot 1, on Lawrence Avenue, now Broadway Avenue, Turley's ADDITION TO WICHITA, SEDGWICK County, Kansas]



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 19, 21, 23, 25 on Lawrence now Broadway	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	E. W. & MARIE PRAY 508 N. Mission Road Wichita, Kansas 67206
The West 75 Feet of Lots 3 and 5 on Lawrence now Broadway	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	William L. & Roberta L. Bowman 3425 S. Walnut Street Wichita, Kansas 67217
Lots 3 and 5, Except the West 75 Feet on Lawrence now Broadway	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	William L. & Roberta L. Bowman 3425 S. Walnut Street Wichita, Kansas 67217
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Lots 4, 6, 8, 10 on Topeka Avenue	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	Erval G. & Lillie E. Swart and Arthur G. Swart 2001 S. Topeka Wichita, Kansas 67211



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 12 and 14 on Topeka Avenue	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	Clifford E. & Evelyn M. Sutton ✓ 2011 S. Topeka Wichita, Kansas 67211
Lots 16 and 18 on Topeka Avenue	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	Bertha Getter ✓ 2015 S. Topeka Wichita, Kansas 67211
Lots 20 and 22 on Topeka Avenue	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	Mabel I. Nelson ✓ 2019 S. Topeka Wichita, Kansas 67211
Lots 24 and 26 on Topeka Avenue	SNIVELY, MILLER & WORK'S SUBDIVISION OF SEDGWICK COUNTY, KANSAS	Michael S. & Pamela M. Taylor ✓ 2023 S. Topeka Wichita, Kansas 67211
Lot 1 on Lawrence Avenue now Broadway	TURLEY'S ADDITION TO WICHITA, SEDGWICK CO., KS	D E. W. & Marie Pray ✓ 508 N. Mission Road Wichita, Kansas 67206
 Lot 2 on Lawrence Avenue now Broadway	TURLEY'S ADDITION	✓ Homer Morgan 2226 S. Oak Street Wichita, Kansas 67213
Lot 3 on Lawrence Avenue now Broadway	TURLEY'S ADDITION	✓ Bath Piper 2040 S. Broadway Wichita, Kansas 67211
Lot 4 on Lawrence Avenue now Broadway	TURLEY'S ADDITION	<i>No listing</i> Shirley Ann Porter & Myrtle Pearl Fieser Address Unknown
Lots and the North-Half of Lot 8 on Topeka	TURLEY'S ADDITION	✓ Edward & Hazel Arp 2035 S. Topeka Wichita, Kansas 67211
South-Half of Lot 8 and Lot 9 Except the South 2½ Feet on Topeka Avenue	TURLEY'S ADDITION	✓ Edward C. & Eva A. Reimers 2039 S. Topeka Wichita, Kansas 67211
North 37.16 Feet of Lot 10 and the South 2½ Feet of Lot 9 on Topeka Avenue	TURLEY'S ADDITION	✓ Dallas E. & Sonya Hankins 5840 S. Minnie Wichita, Kansas 67217
West 47 Feet of the South 12.84 Feet of Lot 10 & the West 47 Feet of the North 24.48 Feet of Lot 11	TURLEY'S ADDITION	✓ Robert Cecil Parrish 401 Spring Haysville, Kansas 67217
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<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 51 and 53 on Broadway	ALAMEDA PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS	✓ Claude & Nellie I. Lupton 2523 Reva Street Wichita, Kansas 67211
Lots 55 and 57 on Broadway	ALAMEDA PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS	✓ John Marks, etal 2013 S. Broadway Wichita, Kansas 67211
Lot 59 and the North Half of Lot 61 on Broadway	ALAMEDA PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS	✓ Bob & Doris Moorhouse 1747 N. Illinois Avenue Wichita, Kansas 67203
South Half of Lot 61 and All of Lot 63 on Broadway	ALAMEDA PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS	✓ <i>B. M. Curnutt</i> & Norma E. Curnutt Address Unknown
Lots 1 and 3, Block 1	BROWN'S ADDITION TO CITY OF WICHITA, SEDGWICK COUNTY, KANSAS	D Doris Evelyn Moorhouse 1747 N. Illinois Avenue Wichita, Kansas 67203
Lots 5, 7, and 9 Block 1	BORWN'S ADDITION TO CITY OF WICHITA, SEDGWICK COUNTY, KANSAS	Robert F. & Bertha L. Oliver ✓ 1350 Lark Lane Wichita, Kansas 67209
Lots 1 and 3 on Broadway	E. E. MARSHALL ADDITION CITY OF WICHITA, SEDGWICK COUNTY, KANSAS	✓ Isador R. & Phyllis E. Lerner 1702 S. Clifton Wichita, Kansas 67218
Lots 5 and 7 on Broadway	E. E. MARSHALL ADDITION CITY OF WICHITA, SEDGWICK COUNTY, KANSAS	✓ V. & K. PROPERTIES 2466 Columbine Wichita, Kansas 67204



Dated at Wichita, Kansas this 14th day of February, 1979 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

BY *Patricia M. Grier*
Vice-President

TRACER NO. 44129



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

June 6, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 20-79

An application has been filed by Edward Pray, 508 N. Mission, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a new and used car lot on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 19, 21, 23 and 25, on Lawrence Avenue, now Broadway Avenue, in SNIVELY, MILLER, AND WORK'S SUBDIVISION, Sedgwick County, Kansas and Lot 1, TURLEY'S ADDITION to Wichita, Kansas on Broadway. Generally located on the east side of Broadway approximately 1/2 block south of Mt. Vernon (2020 S. Broadway).

This application has been assigned case no. BZA 20-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 26, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

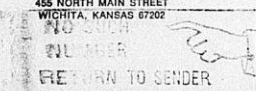
It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

WICHITA - SEDGWICK COUNTY

W S C

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET



20-79
Homer Morgan
2226 S. Oak
Wichita, Kansas 67213



no listing

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.
S-gns	Plan Rev. (P.W.)	Cement	M.S.P.
Planning			

DESCRIPTION	AMOUNT
City 02A	500
NAME <i>Wichita City</i>	
ADDRESS <i>1013 E. Hill</i>	
PUND <i> </i>	DUE DATE <i> </i>
COMMENTS <i> </i>	
DATE <i>1/2/71</i>	BY <i> </i>