

BZA 20-88-Wm. F. Barger req. EXCEPTION
to estab. used car sales lot on prop.
zoned "LC" Lite Comm. Dist. on NW corner
of 31st St. S & Hyd (3139 S. Hydraulic)

ACTION

BZA.

20-88 approve

5/24/88

DATE

DATA SHEET

MAP NO.: 5544B

CASE NO. BZA 20-88

(CPO 3A, 5/18/88)

REQUEST: Exception to permit the establishment of a used car sales lot.

EXISTING ZONING: "LC" Light Commercial District

GENERAL LOCATION: Northwest corner of 31st Street South and Hydraulic
(3139 S. Hydraulic).

APPLICANT: William F. Barger
ADDRESS: 115 Grover
Wichita, KS 67217

PHONE: 522-1895 office
522-6550 home

AGENT: Wally Underhill, Attorney
ADDRESS: 343 N. Market, P. O. Box 1642
Wichita, KS 67201

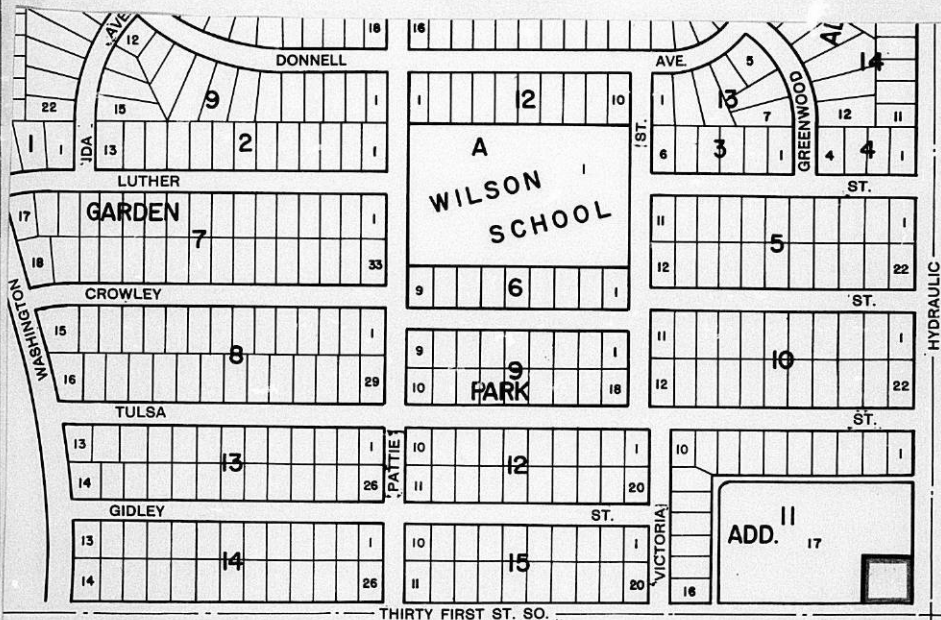
PHONE: 269-1364

AREA DATA

Acres: (125 ft. by 125 ft.)

Adjacent Zoning and Land Use:

North	"LC"	Undeveloped (owned by church)
South	"LC"	Undeveloped
East	"E"	Undeveloped
West	"LC"	Church



Closest sewer is in alley. Book G-187 indicates a sewer tap permit was received in 1945.
 PL1-0409 H₂O in Hydraulic
 no record of lot split.
 Church existed in 1950 (see aerial)
 Service station shows up on 1960 aerial
 Aerial & plotted in 1953.

No. 2153C
 HASTINGS, MN
 LOS ANGELES, CA
 MOBILE, AL
 HOUSTON, TX
 DENVER, CO
 WASHINGTON, DC
 U.S.A.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: March 20, 1989

TO: Monty Robson, Superintendent, Central Inspection
FROM: Louise Olivarez, Principal Planner *L. Olivarez*
SUBJECT: BZA 20-88 - Exception for car sales lot at NW corner
of 31st St. So. and Hydraulic (3139 S. Hydraulic).

On May 24, 1988, the Board of Zoning Appeals approved the above-referenced case subject to a number of conditions, including submission of a revised site plan and submission and completion of a lot split application. There were definite deadlines for these conditions which have not been met and therefore, BZA 20-88 is now null and void. Your files should be marked accordingly.

If you have any questions about this matter, please call.

LO:jcm
cc: Joe Donnelly
Dale Rea
✓ BZA 20-88 File

RESOLUTION NO. BZA 20-88

WHEREAS, William F. Barger, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a used car sales lot on property zoned the "LC" Light Commercial District and legally described as follows:

The South 125 feet of the East 125 feet of Lot 17, Block 11, Garden Park Addition, Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of 31st Street South and Hydraulic (3139 S. Hydraulic).

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 May 24, 1988, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a used car sales lot on property zoned the "LC" Light Commercial District, subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a used car sales lot on property zoned the "LC" Light Commercial District and legally described as follows:

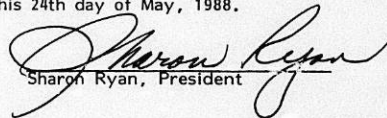
The South 125 feet of the East 125 feet of Lot 17, Block 11, Garden Park Addition, Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of 31st Street South and Hydraulic (3139 S. Hydraulic).

subject to the following conditions:

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business. The car wash bay and/or service bay which is to remain on site shall be used only for dealer preparation of automobiles for sale and shall not be for general public use.
2. The existing gasoline pump islands shall be removed prior to commencing use of this site for auto sales.
3. Any motor repair work shall be conducted entirely within an enclosed building and no body or fender work shall be conducted on site unless "C" zoning is obtained.
4. All storage and display areas shall be paved with concrete, asphalt, or asphaltic concrete.
5. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
6. Only those signs as permitted in the "LC" district shall be permitted on this site.
7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
8. Off-street parking spaces shall be provided on the property, as required by the zoning ordinance (1 space per 3,000 sq. ft. lot area, plus 1 space per 250 sq. ft. building area) and in conformance with the standards established by the Traffic Engineer's office. These required customer/employee parking spaces shall be so designated and shall not be used for display or sale of cars.

9. Parking barriers of bumper blocks, curbs, or posts and chain shall be installed to prevent parked cars from encroaching onto public right-of-way.
10. The applicant shall submit and obtain approval of a lot split application for this site within six months after approval of the use exception by the Board and prior to release of the resolution, or this application shall be considered denied and closed. Two conditions of lot split approval shall be:
 - (a) Granting access control, except for one opening to Hydraulic, and
 - (b) Guaranteeing the closure of the southernmost driveway on Hydraulic. This driveway shall be closed prior to establishing a car sales lot on this property.
11. Within 60 days after approval of the use exception by the Board and prior to release of the resolution, the applicant shall submit a revised site plan drawn to scale with dimensions noted for size of car parking spaces, driveway aisles and building; closure of the southern driveway onto Hydraulic; notation as to placement and type of parking barrier, as required by condition #9 above; and designation of which spaces are for customer/employee parking and which are for the cars to be sold.
12. Prior to use of this property for a car sales lot and in no case later than 12 months after approval by the Board, all conditions of this resolution and those of Section 28.04.183.2 of the Zoning Ordinance shall be complied with or the resolution shall become null and void.
13. The solid fence existing on the west and north property line shall be retained and maintained in good condition.

ADOPTED AT WICHITA, KANSAS, this 24th day of May, 1988.


Sharon Ryan, President

ATTEST:


Louise Olivarez, Assistant Secretary

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 5, 1988

Mr. William F. Barger
115 Grover
Wichita, KS 67217

Re: BZA 20-88

Dear Mr. Barger:

I believe Central Inspection has recently contacted you regarding the use of your property at 3139 S. Hydraulic by a roofing company and they have informed you that this type of use is not permitted in the "LC" district. When this illegal use is removed from the property, you will be free to develop the site as a used car lot, provided all conditions of BZA 20-88 have been completed. I have checked with a number of people about your question as to whether or not the car sales business must commence within one year or if the required site improvements alone would be sufficient to satisfy the BZA conditions of approval. It is the consensus of everyone that the intent was to require the business to be operational within one year. If you need to include boats, R.V.'s or other items in your inventory, a new application will be required.

If you wish to continue with this case and establish a used car lot at 3139 S. Hydraulic by May 24, 1989, you will need to submit another site plan (the one submitted July 19 is unacceptable), submit and complete a lot split application, remove the gasoline pump islands, close the southernmost driveway to Hydraulic, install parking barriers, and stripe the lot in accordance with an approved plan.

In case you do not yet have a lot split application, I am enclosing one. Also enclosed is a copy of your latest site plan with notations as to what is not acceptable and what standards would be acceptable. The Traffic Engineer suggested that you also close the easternmost driveway to 31st Street. If it is left open, there must be a clear 24-foot-wide travel aisle for cars entering and exiting. This could be less if the lot layout is a one-way system. Have you now decided to remove the wash and service bays? If they remain, you cannot establish parking

William F. Barger
August 5, 1988
Page 2

spaces in front of these bays. The two "employ" parking spaces and the center parking space parallel to the north property line are unacceptable. I think you could get more spaces if you have 90° parking adjacent to Hydraulic and if you use 8- or 9-foot widths for the parking stalls.

Based on the parking requirements in the zoning ordinance (see BZA condition #8), you will be required to provide about 9 spaces for employees and customers. This would not leave very many for display of cars for sale. Looks like your original site plan gave you more spaces. Since it took me several weeks to respond to your revised site plan, you will be given additional time to correct the deficiencies and resubmit a plan which does meet all of the City off-street parking standards. I have enclosed a copy of these standards as prepared by the Traffic Engineer's office. You should review your new revised plan with them before submitting it to me. You now have until August 24, 1988, to submit an acceptable site plan.

*no plan
was ever
submitted
L.D.*

If you have any questions regarding this matter, please call me at 268-4421.

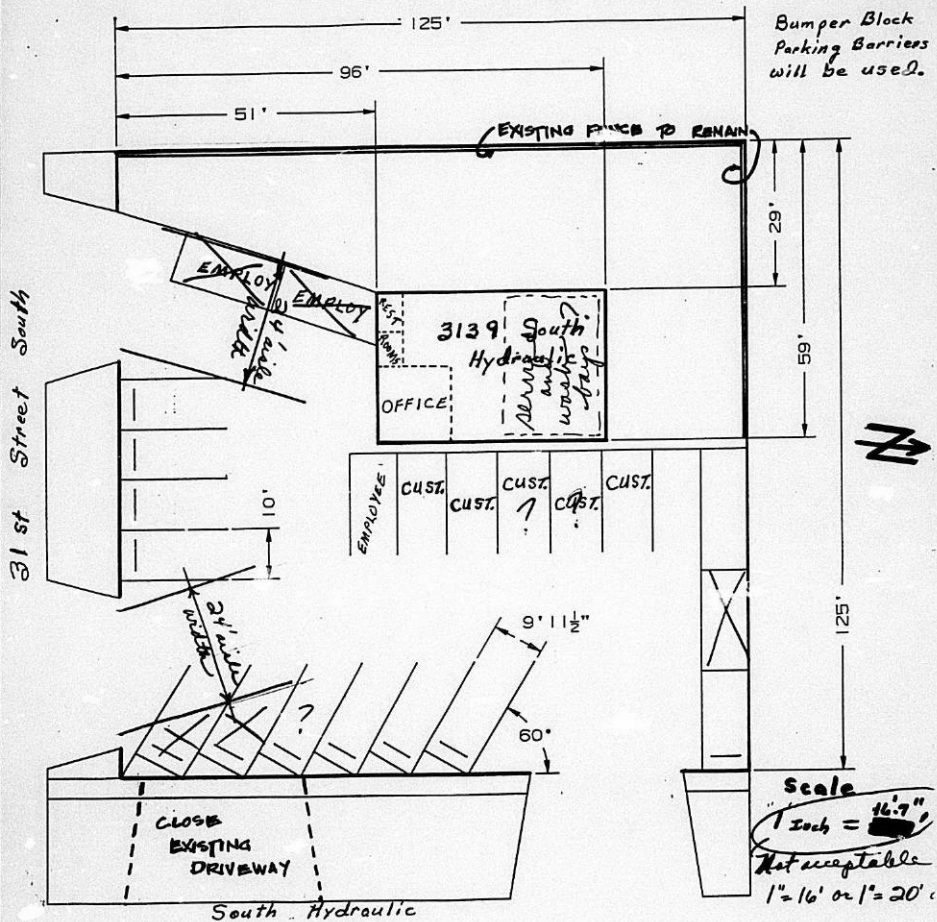
Sincerely,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosures

cc: Wally Underhill, 343 N. Market, Box 1642, Wichita, KS, 67201

Marked site plan as returned to Barger 8-5-88



Marked site plan as returned to Barger 8-5-88

BZA 20-88

$$\begin{array}{r} 125' \\ \times 125' \\ \hline 15,625 \text{ sq total lot} \end{array}$$

$$\begin{array}{r} 74' \\ \times 59' \\ \hline 4366 \text{ sq} \end{array} + \begin{array}{r} 51' \\ \times 15' \\ \hline 765' \end{array} = 5131 \text{ sq not paved}$$

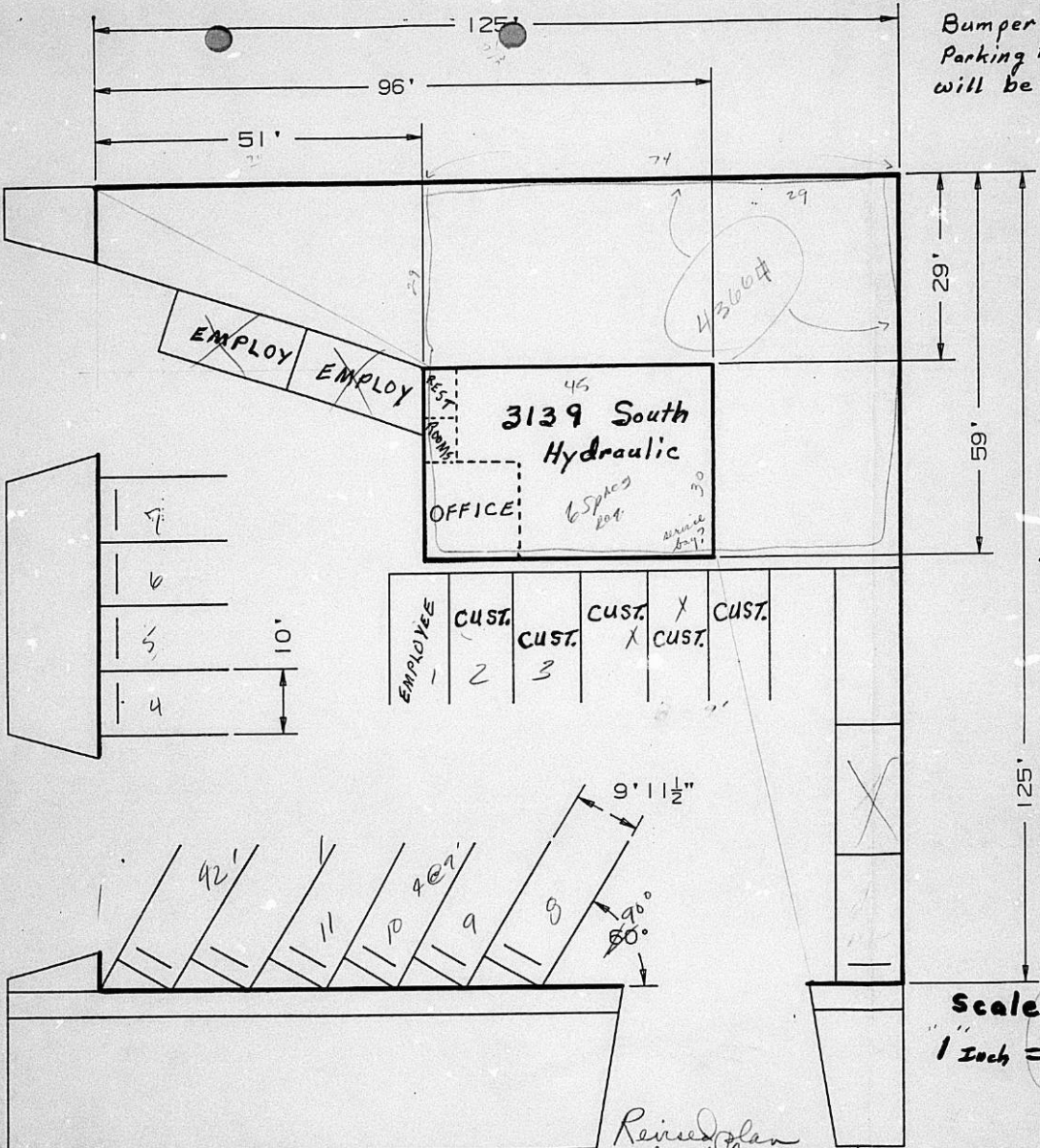
$$\begin{array}{r} 15,625 \\ - 5131 \\ \hline 3000 \overline{) 10,494} \end{array}$$

customer
4 parking spaces required
for the lot

$$\begin{array}{r} 45' \\ \times 30' \\ \hline 250 \overline{) 1350} \end{array}$$

building
5+ employee parking spaces
required

31 st Street South



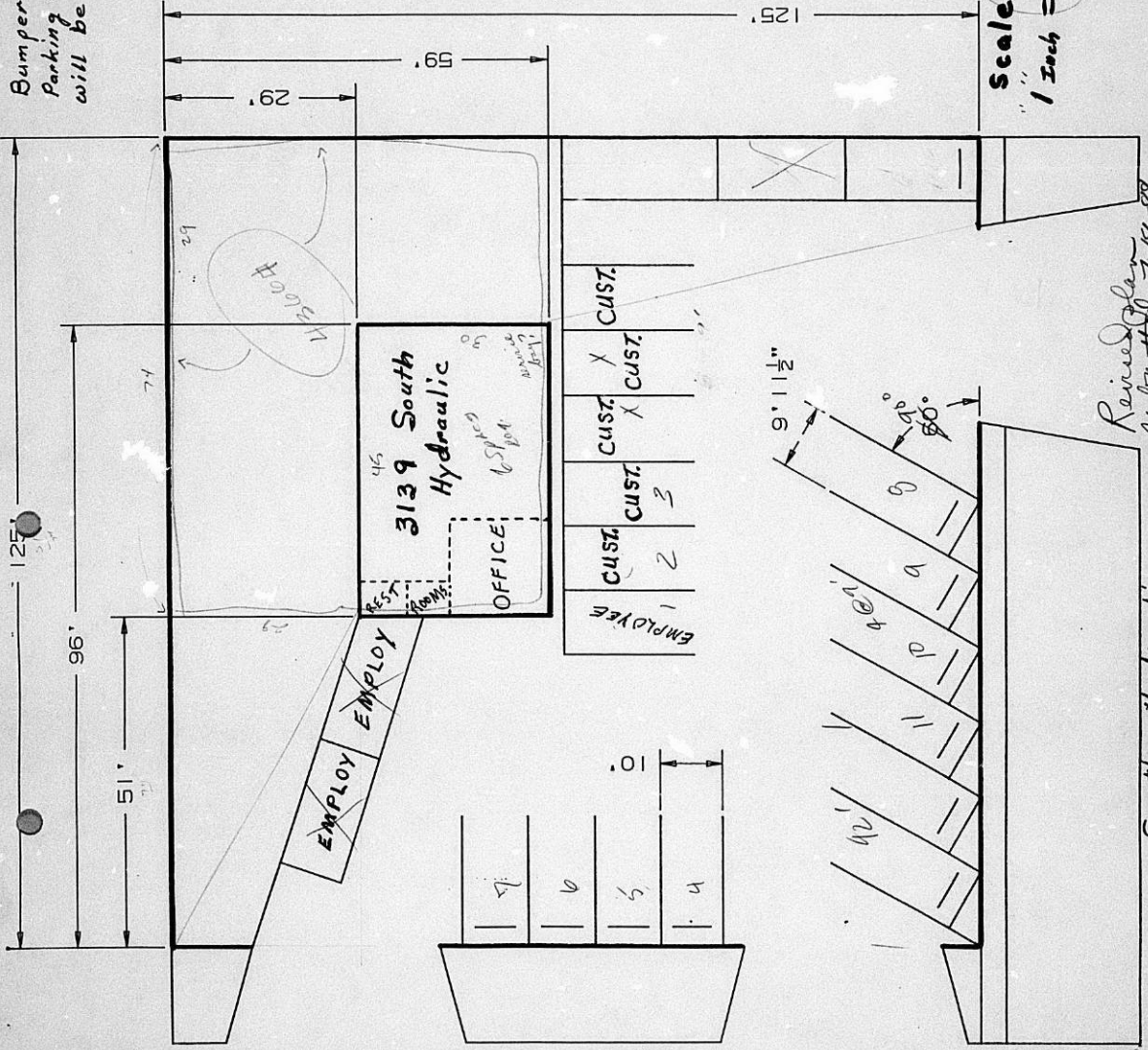
South Hydraulic

Revised plan submitted 7-18-88

Bumper Block
Parking Barriers
will be used.



Scale
1" = 10'-7"
1 Inch = 10'-7"



31st Street South

South Hydraulic

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

May 25, 1988

Wally Underhill, Attorney
343 N. Market, Box 1642
Wichita, KS 67201

Re: BZA 20-88 - Exception to permit the establishment of a used car lot
(3139 S. Hydraulic)

Dear Mr. Underhill:

At the regular meeting of the Board of Zoning Appeals on May 24, 1988, your request for an exception to permit the establishment of a used car lot was considered. It was the action of the Board to approve this request, subject to the following conditions:

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business. The car wash bay and/or service bay which is to remain on site shall be used only for dealer preparation of automobiles for sale and shall not be for general public use.
2. The existing gasoline pump islands shall be removed prior to commencing use of this site for auto sales.
3. Any motor repair work shall be conducted entirely within an enclosed building and no body or fender work shall be conducted on site unless "C" zoning is obtained.
4. All storage and display areas shall be paved with concrete, asphalt, or asphaltic concrete.
5. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
6. Only those signs as permitted in the "LC" district shall be permitted on this site.
7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.

8. Off-street parking spaces shall be provided on the property, as required by the zoning ordinance (1 space per 3,000 sq. ft. lot area, plus 1 space per 250 sq. ft. building area) and in conformance with the standards established by the Traffic Engineer's office. These required customer/employee parking spaces shall be so designated and shall not be used for display or sale of cars.
9. Parking barriers of bumper blocks, curbs, or posts and chain shall be installed to prevent parked cars from encroaching onto public right-of-way.
10. The applicant shall submit and obtain approval of a lot split application for this site within six months after approval of the use exception by the Board and prior to release of the resolution, or this application shall be considered denied and closed. Two conditions of lot split approval shall be:
 - (a) Granting access control except for one opening to Hydraulic, and
 - (b) Guaranteeing the closure of the southernmost driveway on Hydraulic. This driveway shall be closed prior to establishing a car sales lot on this property.
11. Within 60 days after approval of the use exception by the Board and prior to release of the resolution, the applicant shall submit a revised site plan drawn to scale with dimensions noted for size of car parking spaces, driveway aisles and building; closure of the southern driveway onto Hydraulic; notation as to placement and type of parking barrier, as required by condition #9 above; and designation of which spaces are for customer/employee parking and which are for the cars to be sold.
12. Prior to use of this property for a car sales lot and in no case later than 12 months after approval by the Board, all conditions of this resolution and those of Section 28.04.183.2 of the Zoning Ordinance shall be complied with or the resolution shall become null and void.
13. The solid fence existing on the west and north property line shall be retained and maintained in good condition.

The Resolution setting forth the official action of the Board will be released upon compliance with condition(s) #10 & #11.

*Received
7-18-88*

Page 3

If you have any questions, please call our office.

Sincerely yours,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm

cc: William F. Barger, 115 Grover, Wichita, KS 67217
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk
Don Losew, Current Plans Division

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE May 16, 1988

TO Louise Olivarez, Principal Planner

FROM Shirley Mast, Administrative Aide III

Shirley Mast

SUBJECT BZA 20-88: Northwest corner
of 31st Street South and
Hydraulic - 3139 South Hydraulic
(Exception)

On Wednesday, May 11, 1988, Mid-South CPO Neighborhood Council 3A considered the captioned case, a request for an exception to permit the establishment of a used car sales lot on property zoned the "LC" Light Commercial District. Council members were provided the Notice of Public Hearing and MAPD staff comments. Following discussion, the Council voted 7-0 to recommend approval of the request subject to MAPD staff comments.

The applicant, William F. Barger, was present to describe the request and respond to questions. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the May 24 meeting.

SM:dm

BACKGROUND: The applicant is requesting an exception to permit the establishment of a used car lot on a 15,625 square foot portion of a large platted lot located at the northwest corner of Hydraulic and 31st Street South. It is the site of a former service station with service bays and pump islands still in place. The applicant's site plan indicates that the pump islands will be removed, but that the service bays will remain in the structure which will house the sales office. This corner site is a small part of a much larger lot on which a church is located. Much of the church property is still undeveloped. Staff could find no record of an official lot split on this site, and one should be required as a condition of BZA approval.

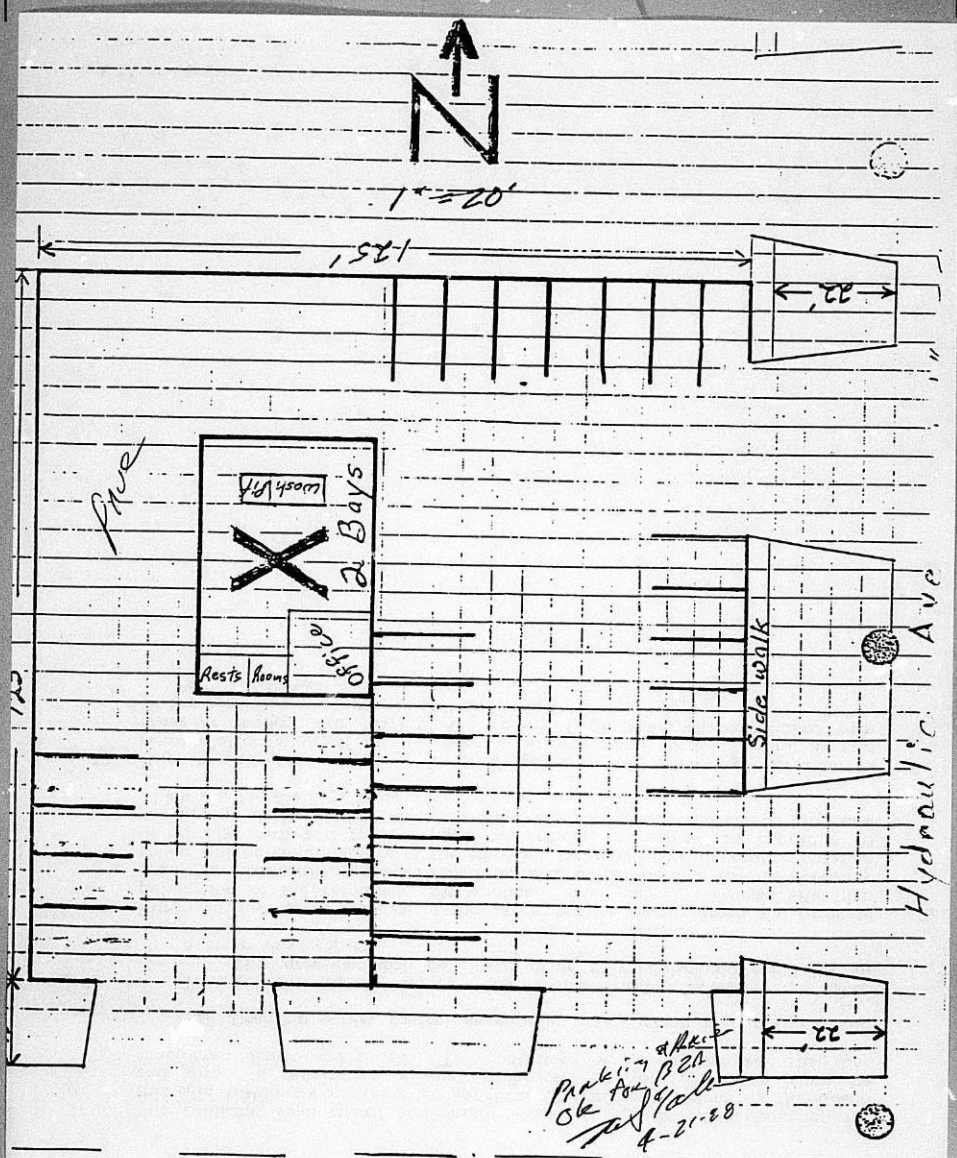
ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Undeveloped
SOUTH	"LC"	Undeveloped
EAST	"E"	Undeveloped
WEST	"LC"	Church

RECOMMENDATION: Should the Board determine that a car sales lot is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

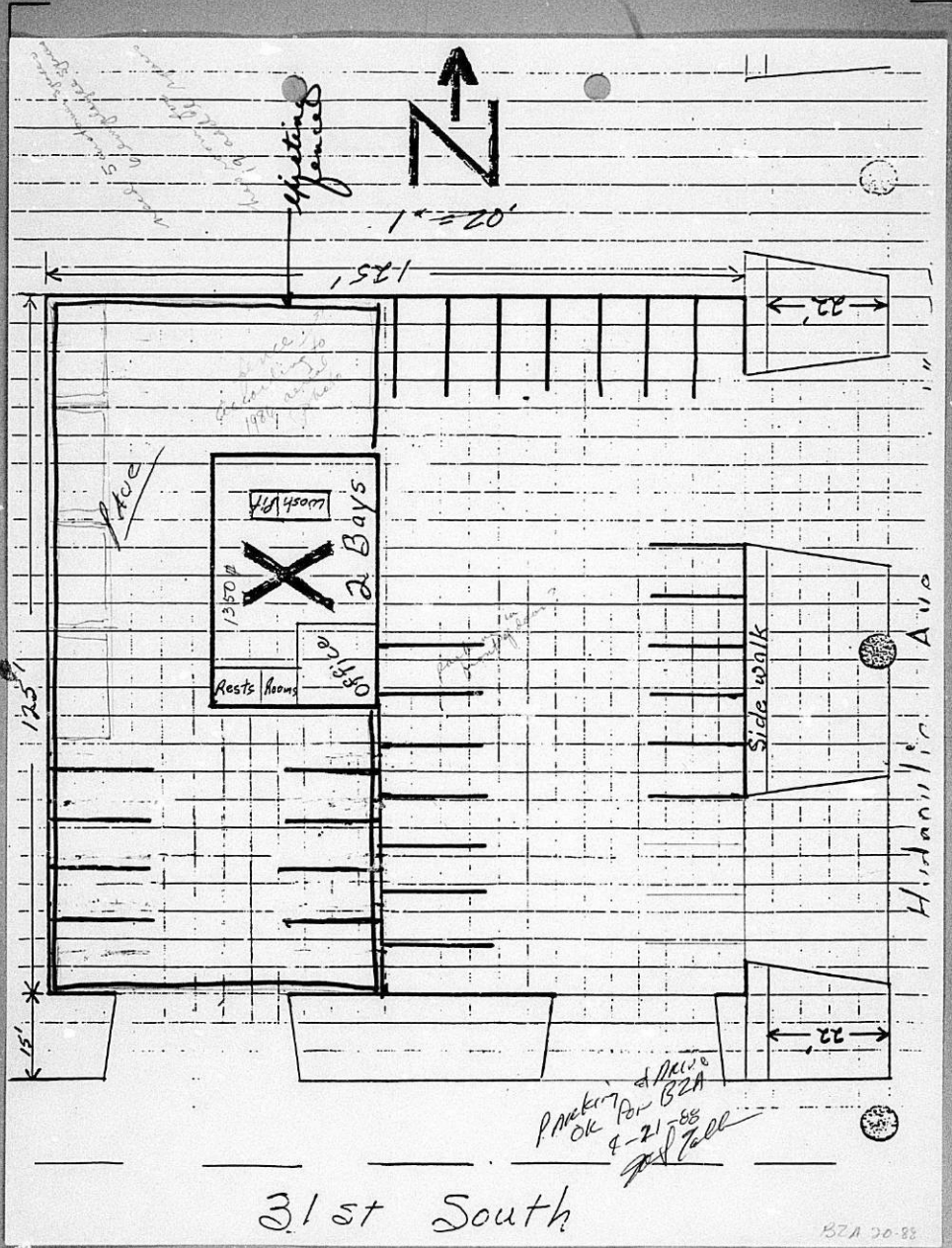
1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business. The car wash bay and/or service bay which is to remain on site shall be used only for dealer preparation of automobiles for sale and shall not be for general public use.
2. The existing gasoline pump islands shall be removed prior to commencing use of this site for auto sales.
3. Any motor repair work shall be conducted entirely within an enclosed building and no body or fender work shall be conducted on site unless "C" zoning is obtained.
4. All storage and display areas shall be paved with concrete, asphalt, or asphaltic concrete.
5. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
6. Only those signs as permitted in the "LC" district shall be permitted on this site.
7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
8. Off-street parking spaces shall be provided on the property, as required by the zoning ordinance (1 space per 3,000 sq. ft. lot area, plus 1 space per 250 sq. ft. building area) and in conformance with the standards established by the Traffic Engineer's office. These required customer/employee parking spaces shall be so designated and shall not be used for display or sale of cars.
9. Parking barriers of bumper blocks, curbs, or posts and chain shall be installed to prevent parked cars from encroaching onto public right-of-way.

10. The applicant shall submit and obtain approval of a lot split application for this site within six months after approval of the use exception by the Board and prior to publication of the resolution, or this application shall be considered denied and closed. Two conditions of lot split approval shall be:
 - (a) Granting access control except for one opening to Hydraulic, and
 - (b) Guaranteeing the closure of the southernmost driveway on Hydraulic. This driveway shall be closed prior to establishing a car sales lot on this property.
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12. Prior to use of this property for a car sales lot and in no case later than 12 months after approval by the Board, all conditions of this resolution and those of Section 28.04.183.2 of the Zoning Ordinance shall be complied with or the resolution shall become null and void.



3rd St South

BZA 20-88



31st South

B2A 20-88

BZA CASE NO. 20-88

- 15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA
- 2 NOTICES SENT TO APPLICANT/AGENT
- 4 NOTICES SENT TO ADJOINING PROPERTY OWNERS
- 5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 5/2/88

- 1 NOTICES SENT TO CPO
- 2 NOTICES SENT TO CITY MANAGER & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Olivarez
~~Barbara Harris~~ Bob Young
Karen Crook

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

April 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 20-88

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 William F. Barger, requesting an exception.

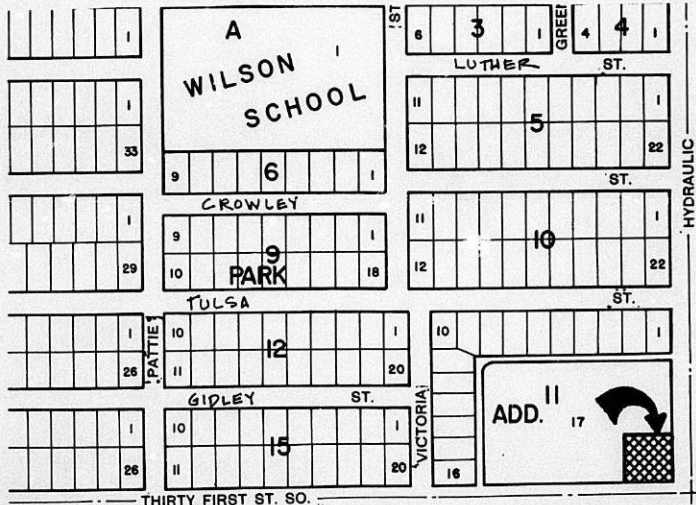
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a used car sales lot on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The South 125 feet of the East 125 feet of Lot 17, Block 11, Garden Park Addition, Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of 31st Street South and Hydraulic (3139 S. Hydraulic).

This application has been assigned Case No. BZA 20-88. It will be considered by the Board of Zoning Appeals on Tuesday, May 24, 1988 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 in or objections to the requested exception, 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Mid-South Neighborhood Council "3A" will consider this case at their meeting to be held on Wednesday, May 11, 1988, at 7 p.m. in the Linwood Community Center, 1901 South Kansas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



WALLACE W. UNDERHILL
ATTORNEY

343 NO. MARKET
P.O. BOX 1642
WICHITA, KANSAS 67202

(316) 269-1364

April 21, 1988

Board of Zoning Appeals
City of Wichita

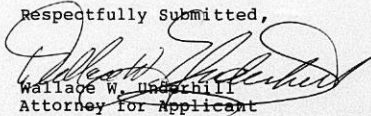
Re: Application of William
Barger for Exception

Gentlemen:

With respect to the application of William Barger for exception at 3139 S. Hydraulic, Wichita, Kansas; applicant states:

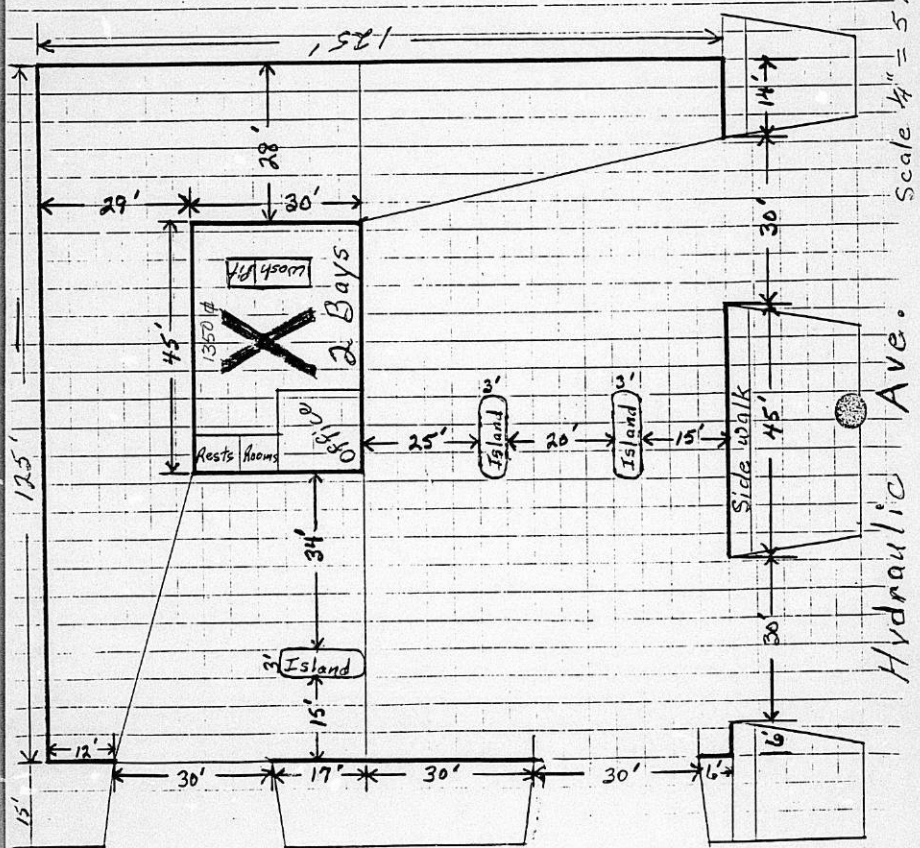
1. That the Board of Zoning Appeals has jurisdiction to grant the same under the provisions of 28.04.183;
2. That the proposed use of the property does not violate the spirit or intent of any master plan;
3. That the proposed use will not subject the surrounding property owners to undue or increased noise or traffic;
4. That the proposed use is compatible with protecting property values and is consistent with the proper ordinary expansion and development of the neighborhood.

Respectfully Submitted,


Wallace W. Underhill
Attorney for Applicant

WWU/ba

Existing Property

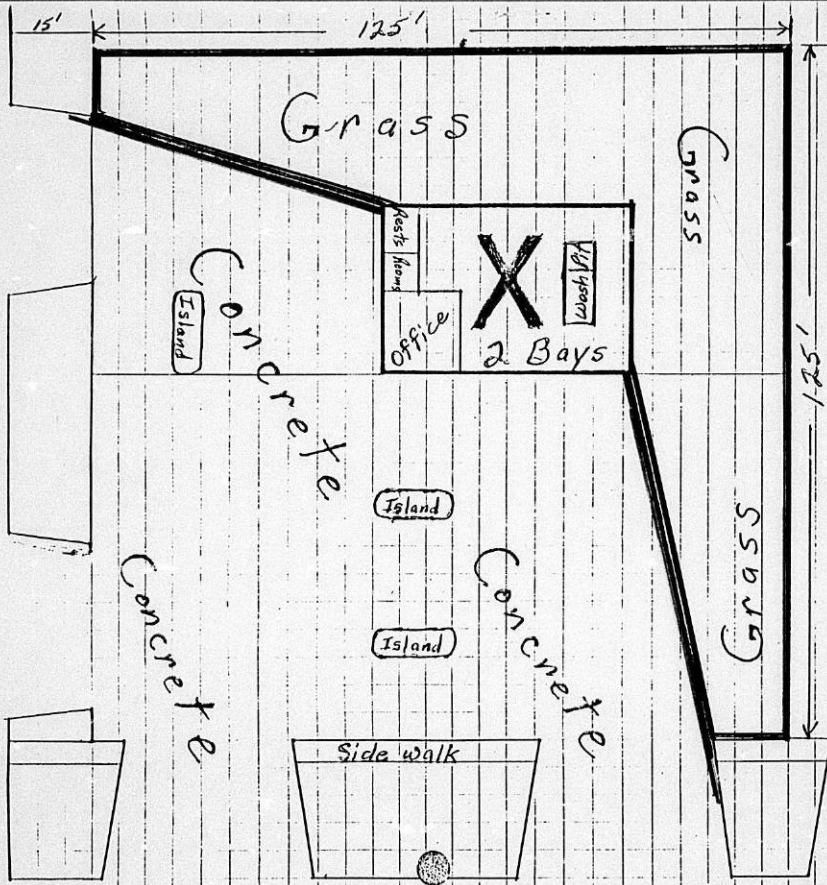


Scale 1/4" = 5 Ft.

Hydraulic Ave.

31st South

31st South



3
Existing
Property

Blk = Buildin
Red = Concrete
Blue = Grass



Hydraulic Ave.

Scale 1/4" = 5ft.

APPLICATION FOR EXCEPTION

I. Applicant William F. Barker
 Address 115 Grover, Wichita Zip Code 67217 Phone 522-1825
 Agent Dally Underhill, Attorney
 Address 343 No Market Bx 1642 Zip Code 67201 Phone 269-1364
 Relationship of applicant to property is that of OWNER
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit the establishment of _____
a USED CAR SALES LOT

on property zoned LIGHT COMMERCIALS which is
125 ft by 125 ft (or _____ acres) in size, legally described as:

South 125' of the East 125' of Lot 17,
Block 14, Garden Park Addition to the City
of Wichita, Sq. Co. Kansas

and located (3139 South Hydraulic) Northwest corner
31st St South and Hydraulic intersection of
 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. 39-285); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgewick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant _____

Authorized Agent Dally Underhill

OFFICE USE ONLY:

Map No. 5544B Zoning: (N) LC (S) LC (E) E (W) LC CPO 3A 5-18

Received in Office of Secretary, Board of Zoning Appeals, _____ (a.m./p.m.),
April 21, 1988, together with appropriate fee of 406.00.

Signed Rouss Oliveira

OWNERSHIP LIST

Property Description		Property Owner
The South 125 feet of the East 125 feet of Lot 17, Block 11	Garden Park Addition	William F. Barger Adrial E. Barger 115 Grover Wichita, Kansas, KS 67217 67660
Lot 17, except the South 125 feet of the East 125 feet of Lot 17, Block 11	"	Faith Temple Inc. 3161 S. Hydraulic Wichita, KS 67216
Lot 1	Santa Fe Midland Industrial District 2nd Addition	City of Wichita 455 N. Main Wichita, KS 67202
Block 16, except the South 348 feet of the West 155 feet thereof	Rainbow First Addition	Builders, Inc. Room 306 1000 Park Lane Wichita, KS 67218
All that part of Government Lots 2 and 3, in Section 10, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows:		Santa Fe Land Improvement Company Suite 100 12850 Spurling Dallas, TX 75230

Beginning at a point 50 feet East of the Northwest corner of said Section 10; th. N 89°47'45" E and along the North line of said Section 10 a distance of 1730.42 feet to a point 865.9 feet West of the Northeast corner of said Government Lot 2, said point also being on the Northwesterly right-of-way line of Interstate Highway I-35; th. S 40°17'30" W and along the Northwesterly right-of-way line of Interstate Highway #35, a distance of 1667.33 feet; th. S 50°10'30" W and along said Northwesterly highway right-of-way line a distance of 767.45 feet to a point that is 112.58 feet East of and normally distant to the West line of said Section 10; th. N 13°05'30" W a distance of 200 feet to a point that is 67.29 feet East of and normally distant to said West line of Section 10; th. N 4°28'30" W a distance of 221.65 feet to a point that is 50 feet East of and normally distant to said West line of Section 10; th. N 0°00' E along a line 50 feet East of and parallel to said West line of Section 10 a distance of 1341.23 feet to the point of beginning.

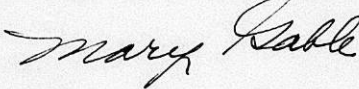
Page 2

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

The South 125 feet of the East 125 feet of Lot 17,
Block 11, Garden Park Addition to Wichita, Kansas,
Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 6th day of April, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.



By

Sr. Vice-President

Order No. 393124
nj

№ 00135

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA exception of 2 signs
Name Wallace Underhill
Address 343 N. Market 67261 (PO. Box 1642)
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount \$400⁰⁰
Date 4-21-88 Due Date April 21 88 By LC

Form 00-000