

BZA 22-74 - European Car ~~Wash~~
requests Variance to reduce front
yard setback to 0 ft. for area
between Mathewson and New York
on north side of Second St.

Handwritten: 8-22-74

M.A.P.C.

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

616-7000
4A 5

ACTION

BZA COMMITTEE

denied

DATE

8-27-74

M.A.P.C.

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

BZA 22-74 - European Car
requests Variance to reduce front
yard setback to 0 ft. for area
between Mathewson and New York
on north side of Second St.

RESOLUTION NO. BZA 22-74

WHEREAS, European Car Inc., 1510 East Second Street, Wichita, Kansas requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from both New York Avenue and Mathewson Avenue from 20 feet to 0 feet on property zoned the "C" Commercial District and legally described as follows:

Lot 28 on New York Avenue, and Lots 27 and 29 on Mathewson Avenue, all in Mathewson Fourth Addition to Wichita, Sedgwick County, Kansas. Generally located between Mathewson and New York Avenue in an area north of Second Street.

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 on August 27, 1974, 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 found that the variance does not arise 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 in fact created by the action of the applicant; 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 adjacent properties to the north are developed with residences and would be deprived of the open space and view provided by adjoining front yard setbacks; 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 is not being deprived the utilization of his property any more than for any other property where setbacks are required to be maintained; and

WHEREAS, the Board of Zoning Appeals has found that it is difficult to determine whether the requested variance would adversely affect the public health, safety, morals, order, convenience, prosperity and general welfare; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance will be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the front yard setback requirements are established to provide open space adjacent to public streets; and

Resolution No. BZA 22-74
Page Two

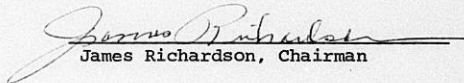
WHEREAS, each of the five conditions required by Section 2.12.590. B, Code of the City of Wichita, to be present before a variance can be granted has not been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback from both New York Avenue and Mathewson Avenue from 20 feet to 0 feet on property zoned the "C" Commercial District and legally described as:

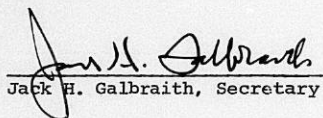
Lot 28 on New York Avenue, and Lots 27 and 29 on Mathewson Avenue, all in Mathewson Fourth Addition to Wichita, Sedgwick County, Kansas. Generally located between Mathewson and New York Avenue in an area north of Second Street.

be denied.

ADOPTED AT WICHITA, KANSAS, this 27th day of August, 1974.


James Richardson, Chairman

ATTEST:


Jack H. Galbraith, Secretary

September 9, 1974

Mr. Edward J. Hund
Attorney at Law
200 West Douglas
Suite 830
Wichita, Kansas 67202

Subject: Case No. BEA 22-74
Request for Variance

Dear Mr. Hund:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 27, 1974, in connection with your request for a variance to reduce the required front yard setback from both New York Avenue and Mathewson Avenue from 20 feet to 0 feet, on property zoned the "C" Commercial District and generally located between Mathewson and New York Avenue in an area north of Second Street.

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,

Jack H. Galbraith
Secretary

JHG:js

Encl.

cc: European Car Inc., 1510 East Second St. 67214
Robert Feldner, Supt. of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

August 28, 1974

Mr. Edward J. Hund
Attorney at Law
200 West Douglas
Suite 830
Wichita, Kansas 67202

Subject: Case No. BZA 22-74 -
Request for Variance

Dear Mr. Hund:

At the regular meeting of the Board of Zoning Appeals on August 27, 1974, your request for a variance to reduce the required front yard setback from both New York Avenue and Mathewson Avenue from 20 feet to 0 feet, on property zoned the "C" Commercial District and generally located between Mathewson and New York Avenue in an area north of Second Street, was considered.

It was the action of the Board to deny this request.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: European Car Inc.
1510 East Second St.
Wichita, Kansas 67214

Lawrence N. Brammer
233 Pennsylvania
Wichita, Kansas 67214

Robert Feldner, Supt. of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

SECRETARY'S REPORT

CASE NO. PZA 22-74

APPLICANT: European Car Inc., 1510 East Second Street, Wichita, Ks.

AGENT: Edward J. Hund. Suite 830, 200 West Douglas, Wichita, Ks.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from both New York Avenue and Mathewson Avenue from 20 feet to 0 feet.

GENERAL LOCATION: Between Mathewson and New York Avenue in an area north of Second Street.

ZONING: Subject property is zoned the "C" Commercial District as are the properties to the south, east and west. Property to the north is zoned the "B" Multiple Family Dwelling District and "C" Commercial.

LAND USE: Subject property contains a vacant single family dwelling, a vacant lot and a car storage lot. Properties to the north, east and west are occupied by single family residences. Property to the south contains the applicant's automobile business.

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. The Board may grant the request when all five of the following conditions are found to exist.

1. That the variance requested 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 not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

Secretary's Report
Case No. BZA 22-74
Page Two

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance)

COMMENTS BY THE SECRETARY

The applicant is requesting a variance of the front yard setback from the required 20 feet to 0 feet. The application area is zoned the "C" Commercial zoning district, but the major portion of the block is zoned "B" Multiple-Family which requires a 20 foot setback. The zoning ordinance states, under the area requirements for the "C" Commercial District, "where the frontage on the same side of the street between two intersecting streets is located partly in a dwelling district, the front yard requirements of the dwelling district shall apply to the entire frontage in both districts". Therefore, the required front yard setback for subject property is 20 feet.

Two of the lots in the application area have frontage on Mathewson and one lot has frontage on New York. The lot on New York is already a part of the applicant's automobile operation, being utilized as a car storage lot. The applicant's plot plan indicates a body shop to be constructed on the New York lot and a maintenance building with a customer check-in operation to be constructed on the two Mathewson lots, all to be an expansion of the existing European Car Company operation. The Board of Zoning Appeals previously granted the applicant a variance to reduce the front yard setback to 0 feet on Mathewson for the lot at the northeast corner of Mathewson and Second Street (BZA 25-68).

The "B" Multiple-Family Dwelling District to the north of the application area is an older residential neighborhood where over the past few years several houses have been torn down and not replaced. Maintenance on many of the remaining homes would be considered below average. These facts are mentioned to point out that this neighborhood is in somewhat of a transition period.

On November 27, 1973, a zone change from "B" to "C" was approved by the City Commission (Z-1553) at the southeast corner of New York and Third Street. Prior to this action two other similar requests

Secretary's Report
Case No. BZA 22-74
Page Three

in the general area had been denied. The Commission's action in approving this case indicates their willingness to consider other such requests on an individual basis. They did not, however, adopt a zoning policy of looking with favor on "C" zoning for the entire area.

The City Commission has recently adopted an ordinance pertaining to screening and landscaping requirements for Commercial Districts when adjacent to a residential district. This ordinance requires that "Screening and landscaping shall be in accordance with the following:

- (1) Where a side or rear lot line coincides with a side or rear lot line of an adjacent residence district, then screening shall be provided along such lot line.
- (2) Where the extension of a front or side lot line coincides with a front line of an adjacent lot located in a residential district, then a landscaped yard equal in depth to the minimum front yard required by this ordinance on such adjacent residential lot shall be provided along such front or side lot line for a distance of at least 50 feet, including the width of any alley."

Interpreting this to subject property without benefit of the requested variance would require the applicant to provide screening along the north property line of the northernmost lot on Mathewson, probably with some type of evergreen vegetation; and would require the landscaping of the front yard 20 foot setback on the same lot (50' wide) with grass and shrubs and/or trees. These new requirements are pointed out to demonstrate that the intent of the zoning ordinance has been strengthened in regard to providing protection to residential districts from commercial, industrial and office uses.

UNIQUENESS

Although the area to the north may be in somewhat of a transition, it is the opinion of the Secretary that it is difficult to find uniqueness in this instance. The City Commission has not adopted a firm policy of favoring commercial zoning to the north, and, at this time, the Planning Commission has not projected the area for a commercial classification in the preliminary mapping of districts for the new zoning ordinance.

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Case No. BZA 22-74
Page Four

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance would have an adverse effect on the rights of adjacent property owners inasmuch as both adjacent properties to the north are developed with residences and would be deprived of the open space and view provided by adjoining front yard setbacks.

HARDSHIP

It is the opinion of the Secretary that the applicant is not being deprived the utilization of his property any more than for any other property where setbacks are required to be maintained and, therefore, hardship cannot be found to exist.

PUBLIC INTEREST

It is the opinion of the Secretary that it is difficult to determine that the granting of the variance would have an adverse effect on the public health, safety, morals, order, convenience, prosperity, or general welfare.

SPIRIT AND INTENT

It is the opinion of the Secretary that the spirit and intent of the zoning ordinance, in circumstances where there are mixed uses within an area is to provide for amicable conditions whereby the rights and privileges of all will be preserved. It is the opinion of the Secretary that this request would be opposed to that spirit and intent.

RECOMMENDATION

It is the opinion of the Secretary that all five conditions necessary to the granting of this variance cannot be found to exist and therefore it is recommended that this request be denied.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

August 7, 1974

CORRECTED NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 22-74

Our notice to you of August 6, 1974 advised you that an application had been filed by European Car Inc., 1510 East Second Street, Wichita, Kansas requesting a variance to reduce the required front yard setback from both New York Avenue and Mathewson Avenue from 20 feet to 0 feet on property zoned the "C" Commercial District and legally described as follows:

Lot 28 on New York Avenue, and Lots 27 and 29 on Mathewson Avenue, all in Mathewson Fourth Addition to Wichita, Sedgwick County, Kansas.
Generally located between Mathewson and New York Avenue in an area north of Second Street.

This notice was in error in that it advised you the case would be heard by the Board of Zoning Appeals at their regular meeting of September 27, 1974. This notice is to advise you that this meeting will be held on Tuesday, August 27, 1974, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas.

JACK H. GALBRAITH
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

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Room 402 City Building Annex
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JACK H. GALBRAITH
Secretary

August 8, 1974

Ms. Bonnie Oliver, Chairman
Model Cities South Council
636 Ellis
Wichita, Kansas 67211

Subject: BZA 22-74 - Application
for Variance

Dear Ms. Oliver:

This letter is to inform you that an application has been filed by European Car, Inc., 1510 East Second Street, Wichita, Kansas, requesting a variance to reduce the required front yard setback from both New York Avenue and Mathewson Avenue from 20 feet to 0 feet on property zoned the "C" Commercial District and legally described as follows:

Lot 28 on New York Avenue, and Lots 27 and 29 on Mathewson Avenue, all in Mathewson Fourth Addition to Wichita, Sedgwick County, Kansas. Generally located between Mathewson and New York Avenue in an area north of Second Street.

This application is associated with a proposed expansion of the European Car Inc. operation. The application has been assigned Case No. BZA 22-74, and will be considered by the Board of Zoning Appeals at their regular meeting of August 27, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you should have any questions concerning this matter, please call.

Sincerely,

Larry Dobson
Assistant Secretary

LD:js

cc: Dean Smith, Model Cities
Stan Hendricks, 1502 E. Central 67214

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

August 7, 1974

CORRECTED NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 22-74

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JACK H. GALBRAITH
Secretary

THIS NOTICE MAILED TO 24 ADJACENT PROPERTY OWNERS AND 10 MAPC MEMBERS

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

August 6, 1974

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 22-74

An application has been filed by European Car Inc., 1510 East Second Street, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from both New York Avenue and Mathewson Avenue from 20 feet to 0 feet on property zoned the "C" Commercial District and legally described as follows:

Lot 28 on New York Avenue, and Lots 27 and 29 on Mathewson Avenue, all in Mathewson Fourth Addition to Wichita, Sedgwick County, Kansas. Generally located between Mathewson and New York Avenue in an area north of Second Street.

This application has been assigned Case No. BZA 22-74, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 27, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

NOTICES MAILED ON THIS DATE TO 24 PROPERTY OWNERS and 10 MAPC members.

MAP 5547

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. B2B 22-74
FILED 7-30-74

APPLICATION FOR VARIANCE

I. Name of Applicant European Car Inc. ✓✓

Mailing Address 1510 East 2nd Street ¹⁴ Phone 263-0304

Name of Authorized Agent Edward J. Hund ✓✓

Mailing Address Suite 830, 200 West Douglas ⁰² Phone 267-5293

Relationship of applicant to property is that of Under contract
(Owner, Tenant, Lessee, Other) as proposed owner

II. The variance requested is Reduce the required front yard set-back to 0 feet.

for property located Lots 27, 28, and 29 between Mathewson and New York Streets, north of 2nd Street, Mathewson's Fourth Addition City of Wichita, Sedgwick County Kansas.

and legally described as: Lots 27, 28, and 29 of Mathewson's Fourth Addition to Wichita, Kansas located in the northeast quarter of Section 21, Township 27 Range 1 East.

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

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 he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

European Car Inc
Applicant

Edward J. Hund
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:45 (a.m. - p.m.), July 30 19 74 together with appropriate fee of \$50.00.

Larry Johnson
Signed

STATEMENT

Applicant makes this request for variance so that an expansion to the applicant's present structure and place of business may be made next to and be made a part of his present location. The applicant's property is bound on all sides by zoned (C) commercial property. The present 20 foot setback requirement exists on Lots 27, 28 and 29 only because there is multiple family zoned (B) property north of and within the same block as the applicant's property. This property is located in an older area of town. Many of the residences in the block do not observe the 20 foot setback. Some of these older residences in this area have been torn down and no new residences have been constructed for several decades.

The granting of a variance to the applicant will not adversely affect the rights of the adjacent property owners since they are zoned the same as the applicant's area. Property in this area is slowly being purchased for what appears to be for commercial purposes.

The applicant's present structure is built with a zero setback requirement on Matthewson. An expansion to the north with a 20 foot setback requirement would not be in keeping with the present structure and would deny the applicant the full utilization of his property. The applicant's proposed structure would greatly increase the ascetic qualities of the area and would not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and that granting the variance desired will not be opposed to the general spirit and intent of Title 28, Zoning Ordinance of the City of Wichita.

EUROPEAN CAR, INC.
Applicant

SMITH, SHAY, FARMER & WETTA

By Edward J. Hurd
Authorized Agent


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:

All owners within 200 feet of Lot 28 on New York Avenue, and Lots 27 and 29, on Mathewson Avenue, all in Mathewsons Fourth Addition, Sedgwick County, Kansas.


 Fidelity
 Title
 Company,
 Inc.

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>OWNER & ADDRESS</u>
21	MATHEWSONS FOURTH	✓ Gordon G. & Alberta Faye Ferris 250 Matheson Avenue Wichita, Kansas 67214
22 & 24	MATHEWSONS FOURTH	✓ Aileen J. Leben 1303 Charlotte Wichita, Kansas 67208
23	MATHEWSONS FOURTH	✓ Colby B. Sandlian 1500 Fairfield Lane Wichita, Kansas 67208 and ✓ R. D. Martens 217 Postoak Street Wichita, Kansas 67206
25	MATHEWSONS FOURTH	✓ Ferdinand K. & Rosina Foergg 4009 East 22nd Street North Wichita, Kansas 67220



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
26	MATHEWSONS FOURTH	✓ Ferdinand K. & Rosina Foergg 4009 East 22nd Street North Wichita, Kansas 67220
27	MATHEWSONS FOURTH	✓ Joe DeWitt 308 Mathewson Avenue Wichita, Kansas 67214
28	MATHEWSONS FOURTH	✓ Joe DeWitt 308 Mathewson Avenue Wichita, Kansas 67214
29	MATHEWSONS FOURTH	✓ Ferdinand K. & Rosina Foergg 4009 East 22nd Street North Wichita, Kansas 67220
30	MATHEWSONS FOURTH	✓ Charles S. DeVoge 754 South Spruce Street Wichita, Kansas 67211
31	MATHEWSONS FOURTH	✓ Bartina Beschka 6902 East Orme Street Wichita, Kansas 67207
32	MATHEWSONS FOURTH	✓ Vera T. Stephens 317 New York Avenue Wichita, Kansas 67214
33	MATHEWSONS FOURTH	✓ Edwin G. & Jane B. Loeb sack 7972 Dublin Court Wichita, Kansas 67206
34	MATHEWSONS FOURTH	✓ Bob & Grace F. Loepp 753 Woodrow Avenue Wichita, Kansas 67203
35	MATHEWSONS FOURTH	✓ Edwin G. & Jane B. Loeb sack 7972 Dublin Court Wichita, Kansas 67206
36 & S 3' of 38	MATHEWSONS FOURTH	✓ Guy W. & Georgia E. Aistrup 4202 Vesta Drive Wichita, Kansas 67205



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
N 47' of Lot 38	MATHEWSONS FOURTH	✓ Jim R. Albertson Jr. 961 North Belmont Avenue Wichita, Kansas 67208
37	MATHEWSONS FOURTH	✓ W. H. & M. Madeline Swan 330 Mathewson Wichita, Kansas 67214
39	MATHEWSONS FOURTH	✓ Matilda Mary Korphage 336 Mathewson Avenue Wichita, Kansas 67214
22	MATHEWSONS FOURTH	✓ Tinnie L. Anthony Deceased - Probate #11571
24	MATHEWSONS FOURTH	✓ Tressie Ellen Gaugh Address Unknown
26, 28 & S 2' of 30	MATHEWSONS FOURTH	✓ Lucie I. Neely Address unknown <i>2325 Somerset 67204</i>
30 except S 2'	MATHEWSONS FOURTH	✓ W. J. & Ruby Winey 1424 Park Place Wichita, Kansas 67203
32	MATHEWSONS FOURTH	✓ Roy M. & Allie L Smith Address Unknown
34	MATHEWSONS FOURTH	✓ Frank Laughlin 339 Laura Avenue Wichita, Kansas 67211
36	MATHEWSONS FOURTH	✓ Beaty, Hodge and Wood 433 North Broadway Wichita, Kansas 67202
38	MATHEWSONS FOURTH	✓ Joe A. & Catherine L. Sumner Address Unknown
21	MATHEWSONS FOURTH	✓ Joseph T. and Addie M. Rich Address Unknown
23	MATHEWSONS FOURTH	✓ Joseph T. and Addie M Rich Address Unknown



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
25 & 27	MATHEWSONS FOURTH	X R. H. and Jessie B. Jacques Address Unknown
29 & S 2' of Lot 31	MATHEWSONS FOURTH	✓ Leo and Birchie L. Kastens 773 Westridge Drive Wichita, Kansas 67203
N 2' of 31	MATHEWSONS FOURTH	✓ Sarah A. Robertson and Paul O. Recob (mother and son) 312 New York Avenue Wichita, Kansas 67214
33	MATHEWSONS FOURTH	✓ Maurice F and Laura M. Beliveau 320 New York Avenue Wichita, Kansas 67214
35	MATHEWSONS FOURTH	D Maurice F. and Laura M. Beliveau 320 New York Avenue Wichita, Kansas 67214



Dated at Wichita, Kansas, this 29th day of July, 1974,
at 7:00 o'clock A.M.'

FIDELITY TITLE COMPANY, INC.

By *Crita Gray*
Asst. Sec. ag

Tracer No. 25066



MATHEWSON

10' EASEMENT

FUTURE MAINT. BLDG.

CANOPY

8 CARS

CHECK-IN

EXIST. MAINT. BLDG.

SHOW ROOM

4 CARS

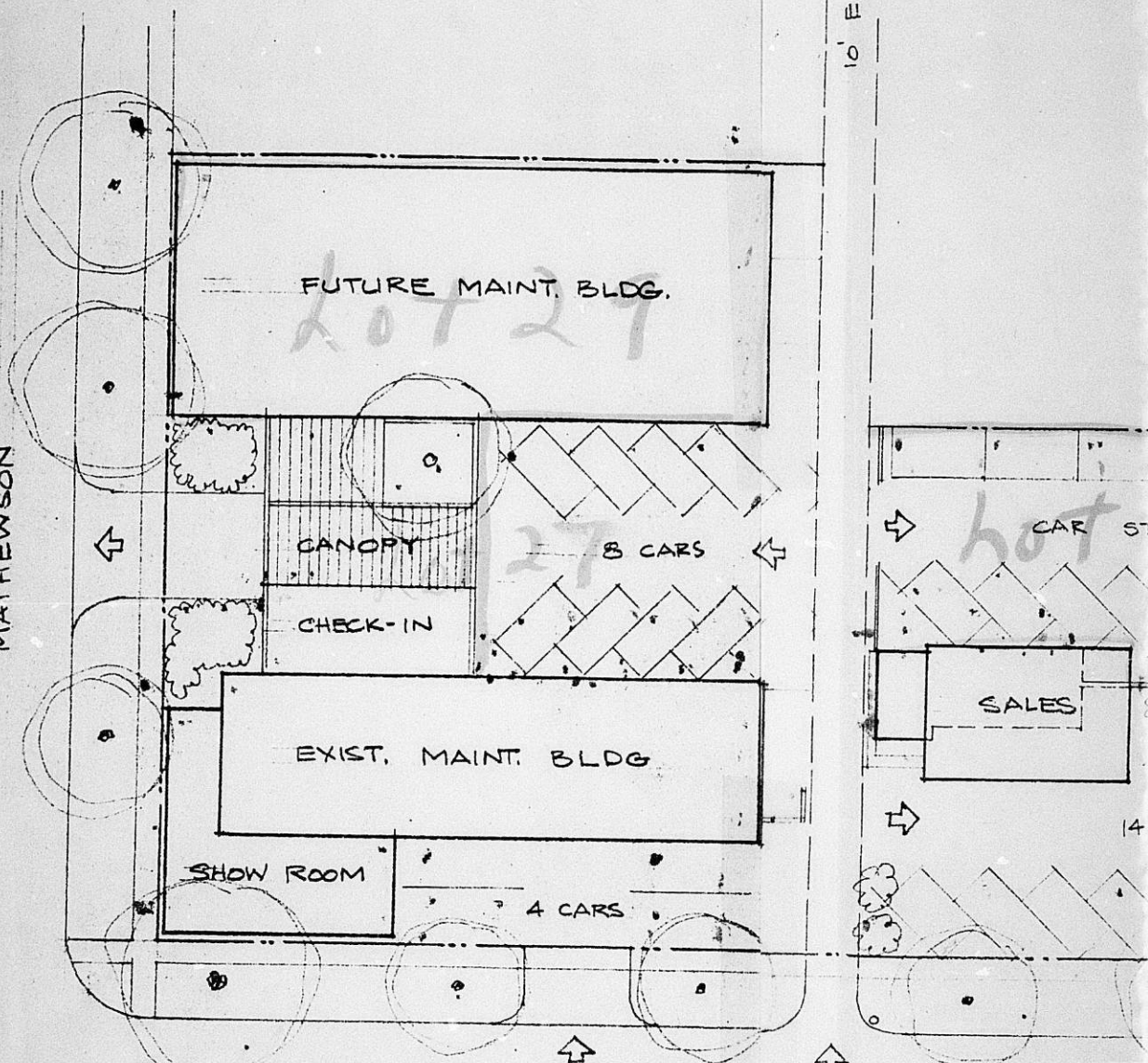
SALES

CAR ST

SECOND STREET

Expansion

WIDE-RANGE EXPANSION PLAN



10' EASEMENT

MAINT. BLDG.

27

MAINT. BLDG.

8 CARS

CAR STORAGE

BODY REPAIR

SALES

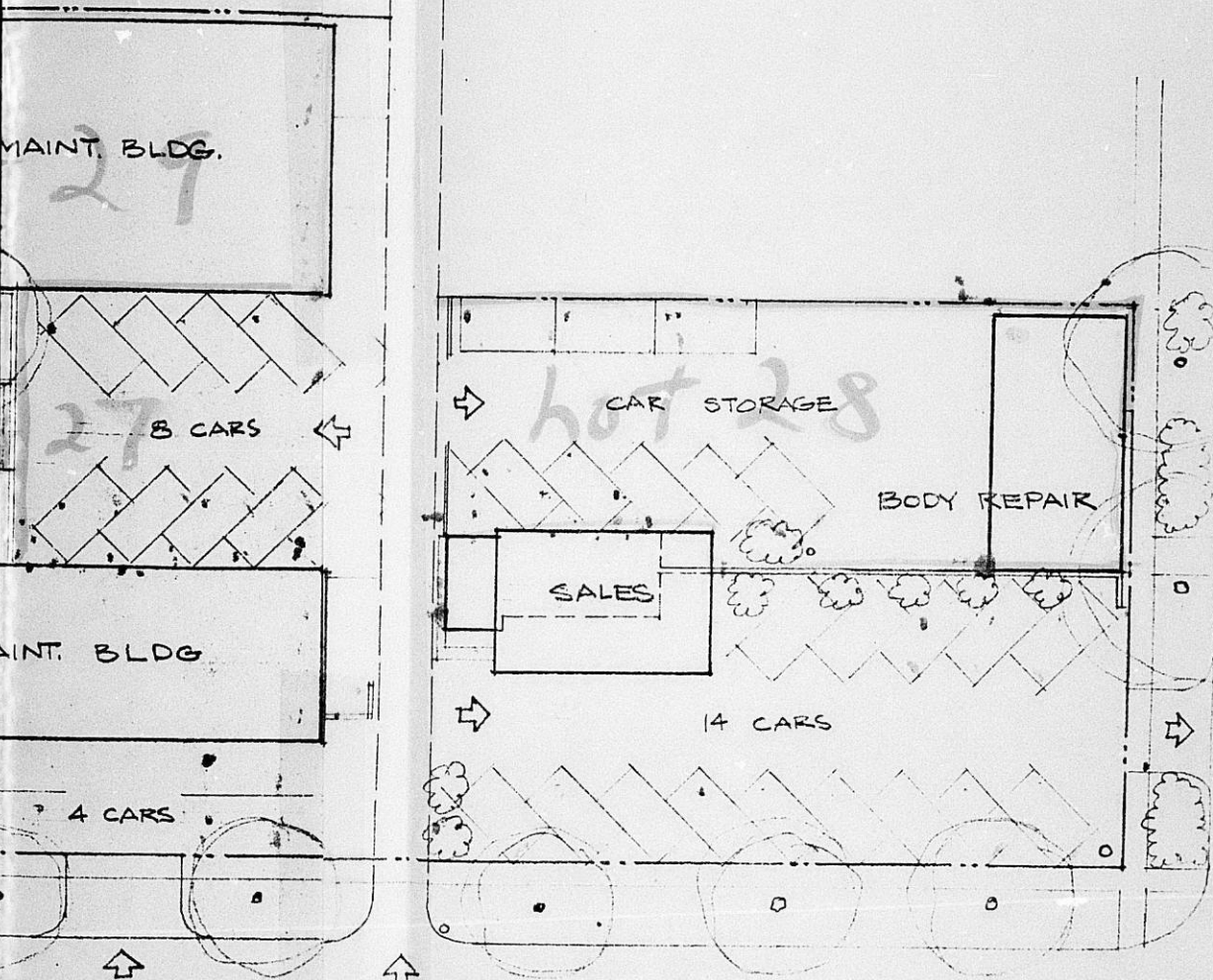
14 CARS

4 CARS

SECOND STREET

Expansion

VISION PLAN



FORM 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
Application for Variance	\$50.00

Name _____

Address _____

Type _____ Due Date _____

AA-407103

Comments: _____

Date _____ By _____

7-20-74 V Nelson

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1