

BZA 24-72 Scholfield Winnebago by  
Everett C Fettis requests exceptn.  
for installation of sales & rental  
lot for mobile homes, motor vehcls

POSTED  
8-3-72  
MARP ✓  
C. I. ✓  
11-14-72  
*[Signature]*

*Filled ok*

ACTION

BZA COMMITTEE DATE Approved as 8-22-72  
*Recommended*

M-A-P-C. \_\_\_\_\_

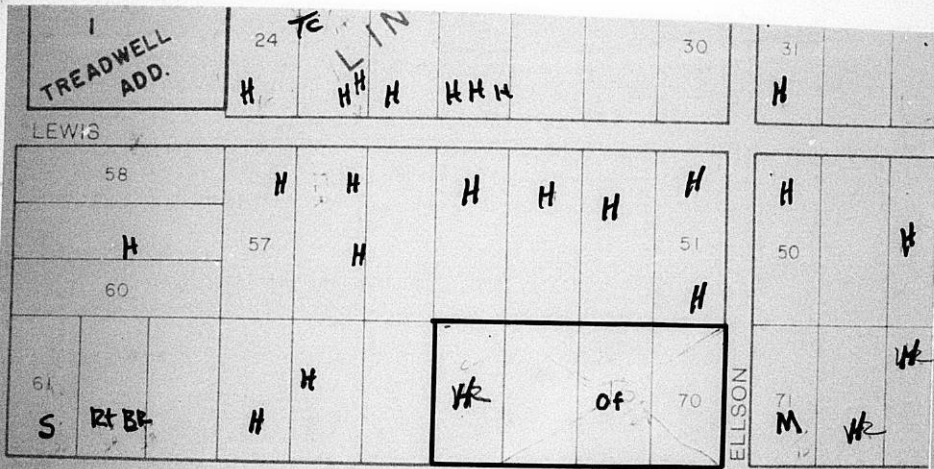
B-C-C/B-C-C-C. \_\_\_\_\_

Map No. 6247  
 Sec. 22  
 Twp. 27  
 Range 2E

BZA- 2A-72  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:  
 1. Acres: 3.53 ( 303 ft. by 508 ft.)  
 2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
 3. Land Use: East MOTEL South 75-54 HI-WAY  
 West SINGLE FAM North SINGLE FAM  
 4. Sketch Plan Use is for: \_\_\_\_\_  
 5. Present Land Use if for: TRAILER SALES  
 6. Area (is) (is not) platted.

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



*unplatted w. of  
 filed  
 no plates*

RESOLUTION NO. BZA 24-72

WHEREAS, Scholfield Winnebago, Inc., 11129 East Kellogg, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation of a sales and rental lot for mobile homes, travel trailers, motor homes, and motor vehicles, on property zoned "LC" Light Commercial, and legally described as follows:

Lots 67, 68, 69, and 70, Linwood Acres Addition, Sedgwick County, Kansas. Generally located at the Northwest corner of Kellogg Drive and Ellson 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 of August 22, 1972, 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 installation of a sales and rental lot for mobile homes, travel trailers, motor homes, and motor vehicles on property zoned "LC" Light Commercial, 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 installation of a sales and rental lot for mobile homes, travel trailers, motor homes, and motor vehicles on property zoned "LC" Light Commercial, and legally described as follows:

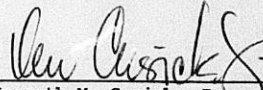
Lots 67, 68, 69, and 70, Linwood Acres Addition, Sedgwick County, Kansas. Generally located at the Northwest corner of Kellogg Drive and Ellson Street.

subject to the following conditions:

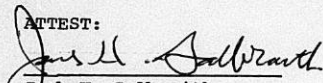
1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
3. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
4. No sound projecting devices or loudspeakers shall be used (so as to be heard outside any structure).
5. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles, travel trailers or mobile homes beyond property lines. All parking areas shall have adequate markings for channelization and movement of vehicles.

7. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.
8. No mobile home on subject property shall be occupied as a residence.
9. The applicant shall install all of the required improvements prior to the occupancy of the site for a sales and rental lot for mobile homes, travel trailers, motor homes and motor vehicles.

ADOPTED AT WICHITA, KANSAS, this 22nd day of August, 1972.

  
Kenneth M. Cusick, Jr.  
Chairman

ATTEST:

  
Jack H. Galbraith  
Secretary

September 25, 1972

Mr. Everett C. Fettis  
504 - 120 South Market  
Wichita, Kansas 67202

Subject: Case No. BZA 24-72  
Request for Exception

Dear Mr. Fettis:

Last week a copy of the Resolution associated with the above captioned case was sent to you without cover memorandum. We would appreciate your checking your files and if you do not have a copy of this Resolution, let us know, and we will send you a xerox copy.

The Resolution reflects the official action of the Board and sets out the conditions of approval.

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

Yours very truly,

Jack H. Galbraith  
Secretary

JHG:rw

cc: Scholfield Winnebago, Inc.  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

August 23, 1972

Mr. Everett C. Fettis  
504 - 120 South Market  
Wichita, Kansas 67202

Subject: Case No. 24-72  
Request for Exception

Dear Mr. Fettis:

At the regular meeting of the Board of Zoning Appeals on August 22, 1972, your request for an exception to permit the installation of a sales rental lot for mobile homes travel trailers, motor homes and motor vehicles on property zoned "LC" "Light Commercial" was considered.

It was the action of the Board to approve this request subject to the nine (9) conditions listed in the Secretary's report.

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.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:rw

cc: Robert Feldner, Superintendent of Central Inspection  
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 24-72

APPLICANT:

Scholfield Winnebago, Inc.

AGENT:

Everett C. Fettis

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the installation of a sales and rental lot for mobile homes, travel trailers, motor homes and motor vehicles.

GENERAL LOCATION:

Northwest corner of Kellogg Drive and Ellson Street

LAND USE:

Subject property is occupied in part by a single family home and vacant office building, north is single family, west is single family and undeveloped, east is motel, south is undeveloped.

ZONING:

Subject property is zoned "LC" Light Commercial as are all surrounding properties.

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 28.04.183.2., Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to the Zoning Ordinance to permit the installation of a sales and rental lot for mobile homes, travel trailers, motor homes and motor vehicles on property zoned "LC" Light Commercial at the northwest corner of Kellogg Drive and Ellson Street.

On July 22, 1969, the Board of Zoning Appeals considered a request for an exception to permit the installation of a mobile home sales lot on the east 383 feet of the area contained in this request. Action of the Board was to approve the request subject to the 9 conditions recommended in the Secretary's Report.

The uses proposed by the applicant are highway oriented uses and usually other similar uses such as boat and marina sales, equipment rental operations, etc. congregate in the same area. The majority of these uses are located on North and South Broadway and East and West Kellogg which are two of the major highways of the City.

It is the opinion of the Secretary that this is a logical and proper use for the area inasmuch as subject property is located adjacent to a highway.

RECOMMENDATION:

It is the recommendation of the Secretary that the application to permit the installation of a sales and rental lot for mobile homes, travel trailers, motor homes and motor vehicles be approved subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
3. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
4. No sound projecting devices or loudspeakers shall be used (so as to be heard outside any structure).
5. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles, travel trailers or mobile homes beyond property lines. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.
8. No mobile home on subject property shall be occupied as a residence.

BZA 24-72  
Secretary's Report  
Page 3

9. The applicant shall install all of the required improvements prior to the occupancy of the site for a sales and rental lot for mobile homes, travel trailers, motor homes and motor vehicles.

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

August 1, 1972

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 24-72

An application has been filed by Scholfield Winnebago, Inc., 11129 East Kellogg, Wichita, Kansas pursuant to Section 2.12.590.C. Code of the City of Wichita, requesting an exception to permit the installation of a sales and rental lot for mobile homes, travel trailers, motor homes and motor vehicles on property zoned "LC" Light Commercial, and legally described as follows:

Lots 67, 68, 69, and 70, Linwood Acres Addition, Sedgwick County, Kansas. Generally located at the Northwest corner of Kellogg Drive and Ellson Street.

This application has been assigned Case No. BZA 24-72, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 22, 1972, 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

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant SCHOLFIELD WINNEBAGO, INC.

Mailing Address 11129 E. Kellogg 67207 Phone 682-1587

Name of Authorized Agent Everett C. Fettis

Mailing Address 504 - 120 So. Market 67202 Phone 267-7251

Relationship of applicant to property is that of contract/purchaser  
(Owner, Tenant, Lessee, Other).

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 installation of a sales and rental lot for*  
(Zoning Ordinance); ~~to permit the installation or construction~~

~~of mobile homes, travel trailers, motor homes and motor vehicles~~

\_\_\_\_\_ on property zoned

Light Commercial located at the northwest corner of Kellogg Drive  
and Ellison Street and legally described as: \_\_\_\_\_

Lots 67, 68, 69 and 70, Linwood Acres Addition, Sedgwick County, Kansas

\_\_\_\_\_, in the City of Wichita.

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. 24-606); and that the appropriate fee is herewith tendered;
- That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- 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 Scholfeld-Winnebago, Inc.

Authorized Agent Everett C. Fettis

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 3:30 (a.m. - p.m.), July 25, 19 72, together with appropriate fee of \$50.00.

T9-403

Signed Robert A. Lakin  
BR

PURPOSE OF REQUEST

Most of this property has previously been used for mobile home sales. It is the intention of the applicant to engage primarily in sales and rental of travel trailers and motor homes and in effect engage in sales and rentals of recreational vehicles.

The property is located on a service road with adequate access which should constitute no danger or hazard to the area in the way of traffic or otherwise.

OWNERSHIP LIST

Lot	Addition	Property Owner
49	Linwood Acres	✓ J. R. Boyce & Carol Boyce 11627 E. Lewis Wichita, Kansas, 67207
50	"	✓ Frank L. Brazill & Hettie Brazill, 11605 E. Lewis Wichita, Kansas, 67207
S 130' of 51	"	✓ Gloria Gaskill 1100 Royal Road Wichita, Kansas, 67207
51 exc. S. 130'	"	✓ H. H. Cline and Jessie A. Cline, 11529 E. Lewis Wichita, Kansas, 67207
52	"	✓ Jerome F. Mayer & Virginia R. Mayer, 11505 E. Lewis Wichita, Kansas, 67207
53	"	✓ Claude C. Arnold & Margaret R. Arnold, 11431 E. Lewis Wichita, Kansas, 67207
54	"	✓ Chester L. Stroud & Addie Stroud, 11326 E. Lewis Wichita, Kansas, 67207
55	"	"
56	"	✓ Ludella M. McDonald & Wilbert I. McDonald, 11327 E. Lewis Wichita, Kansas, 67207
W 82' of 65 exc. that part condemned for Highway	"	✓ Gladys H. G. Wiedemann & Fourth National Bank & Trust Company, Co-Trustees of the K. T. Wiedemann Trust 200 E. Douglas Wichita, Kansas, 67202
E. 2.66' of W. 84.66' of 65, except that part condemned for Highway	"	✓ Carey Dean Casey 1905 S. Washington Wichita, Kansas, 67211
E. 42.34' of 65, except that part condemned for Highway	"	✓ Maye O. Casey 11332 E. Kellogg Wichita, Kansas, 67207
W 42.34' of 66, except that part condemned for Highway	"	"
E 84.66' of 66, except that part condemned for Highway	"	✓ Charles G. Casey 345 S. Belmont Wichita, Kansas, 67218
W 125' of 67 except that part condemned for Highway	"	✓ Gordon J. Clark & Alvia Clark 13707 E. Kellogg Wichita, Kansas, 67230

Continued page 2

Lot	Addition	Property Owner
E 2' of 67 except that part condemned for Highway	Linwood Acres	Ray A. Phillips & Elsie E. Phillips Address unknown
71 except that part condemned for Highway	"	Leonard O. Hendryx & Fredda Virginia Hendryx, 7515 Tanglewood Wichita, Kansas, 67206
72 except that part condemned for Highway	"	"
The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 27, Tp. 27, S., Rg. 2 E, except Beginning 342' N. of the SW corner of said N $\frac{1}{2}$ of NW $\frac{1}{4}$ , thence E. 217.8', thence N 400', thence W. 217.8', thence S. 400' to beginning and except Beginning at a point on the E. line of said NW $\frac{1}{4}$ , 30' N. of the S. line of right of way of Kellogg Avenue, thence S. 277.4', thence W. parallel to the S. line of Kellogg Avenue 157', thence N. parallel to the E. line of said NW $\frac{1}{4}$ , 277.4' to a point 30' N. of the S. line of Kellogg Avenue, thence E. 157' to beginning		Gladys H. G. Wiedemann & Fourth National Bank and Trust Company, Co-Trustees of the K. T. Wiedemann Trust 200 E, Douglas Wichita, Kansas, 67202

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 67, 68, 69 and 70, in Linwood Acres, Sedgwick County, Kansas, on this 25th day of July, 1972 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Curtis Simmons*  
Vice-President

Order No. 192721

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.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Jobing fees</i>	<i>450.00</i>
<i>ma. front lot</i>	
Name	
<i>120 W Market</i>	
Address	
Type	Due Date
	<i>7</i>
Comments:	
<i>AA--467103</i>	
Date	By
<i>7-25-72</i>	<i>W. B. Clark</i>

THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

ETC. 48  
TO  
RITZ



CITY OF WICHITA



Moved, left no address  
 No such number  
 Moved, not forwardable  
 Addressee unknown

Carey Dean Casey  
1905 South Washington  
Wichita, Kansas 67211



32A 24-72

Section 11 needs to  
be filled in &  
ownerships will  
be here Friday.

\*

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