

Case No. BZA 25-87 - Universal Motor Furniture Inc. requests an exception to permit the establishment of a full service automatic carwash on property zoned the "LC" Light Commercial District & generally located on the NE corner of West Street & Second Street.

POSTED 4-27-81 GEL.

ACTION

BZA 25-87 Approved 5/16/87 DATE

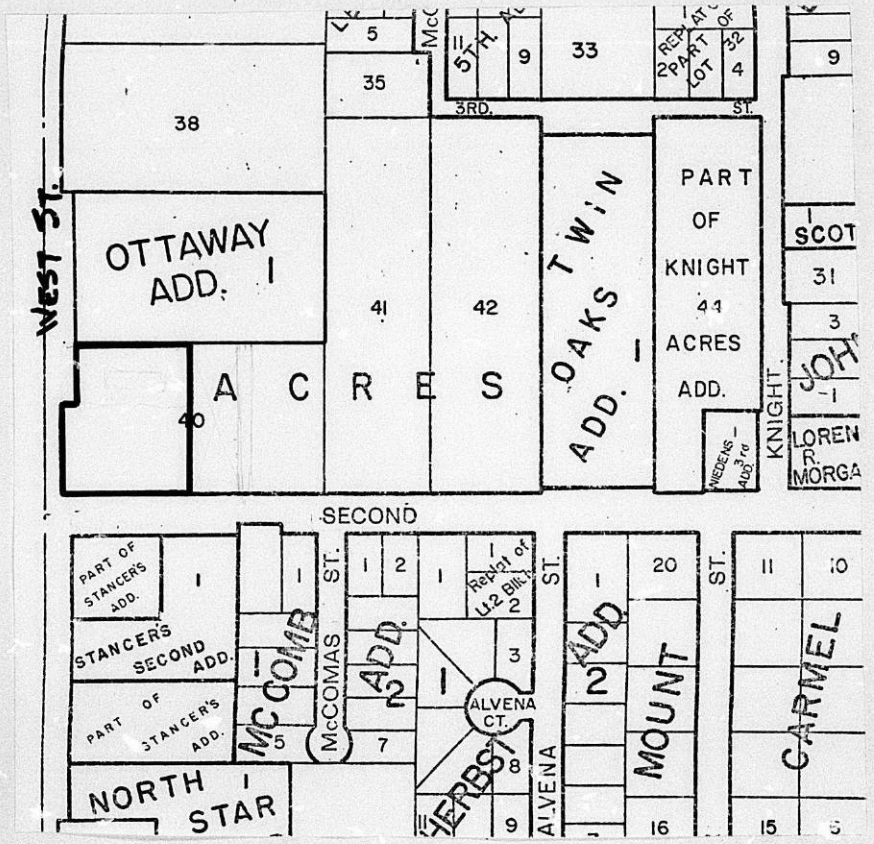
200'4" Sec 9-23-87
Slot 10-22-87
Record ✓
5247D

Map No. 5247 D

BZA 25-37
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "LC" S "LC" & "C" W "LC" N "LC"
3. Land Use: East Apts South Tavern & Comm
West Off. & Comm. North Skating Rink
4. Area (is) () platted.




 No. 2-153C
 DRAWINGS, MAPS, PLANS, ETC.
 LOS ANGELES, CALIFORNIA
 HENNINGSON, TRACLOCHEST BROS. CO.
 U.S.A.

September 16, 1987

Hugh Moxley
902 East Indianapolis
Wichita, Kansas 67211

Re: BZA 25-87 - Exception for car wash (302-308 N. West Street)

Dear Mr. Moxley:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on May 26, 1987. This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files now that the replat of the property has been completed as required by condition #12. Please take note of condition #1 which requires final site plan approval by the Traffic Engineer, with a copy furnished to us, prior to issuance of a building permit.

*received
11-2-87*

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

Sincerely,

Louise Olivarez
Assistant Secretary

LO/lw

Enclosure

cc: Universal Motor Fuels, Inc., P. O. Box 2920, Wichita, KS 67201
Dennis Gillen, Depew, Gillen & Rathbun, 1st Nat'l Bank Bldg.,
Suite 621, Wichita, KS 67202
Monty Robson, Superintendent of CID (2 w/preliminary site plan)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 25-87

WHEREAS, Universal Motor Fuels, Inc. P. O. Box 2920, Wichita, Kansas 67201, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a full service automatic carwash on property zoned the "LC" Light Commercial District and legally described as follows:

*(New platted as
Lot 1, Universal
3rd Addition)*

Lot 40, except the east 246 feet, Knight Acres Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of West Street and Second Street (302-308 N. West 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 May 26, 1987, 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 full service automatic carwash on property zoned the "LC" Light Commercial District; subject to the conditions outlined in Section 28.04.183.4, 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 full service automatic carwash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 40, except the east 246 feet, Knight Acres Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of West Street and Second Street (302-308 N. West Street).

subject to the following conditions:

1. The layout of the property shall be in general conformance to the plan submitted with the application, and prior to the issuance of a building permit, the final site plan shall be approved by the Traffic Engineer and a copy furnished to the Secretary to be placed in the file.
2. Under no circumstances shall the lot area be less than required by Section 28.04.183.4 of the zoning ordinance.
3. All areas to be utilized off-street parking, holding spaces, drying spaces, and ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete.
4. No sign shall exceed a height of 25 feet and no sign shall be placed to project over public right-of-way. Signs shall be limited to that permitted by Section 28.04.139 of the zoning ordinance for the "LC" Light Commercial District. No portable sign shall be permitted within 35 feet of the west property line and 15 feet of the south property line.
5. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
6. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structures.
7. Off-street holding, drying, and parking spaces shall be provided on the property in the following ratio:

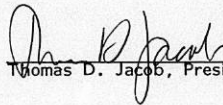
There shall be not less than three holding spaces for each 20 linear feet of the automatic car washing aisle.

There shall be not less than two drying spaces for each automatic car washing aisle.

There shall be not less than one off-street parking space for each two employees and not less than five additional parking spaces for customer parking.

8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
9. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Sewer Maintenance.
10. The area shall be properly policed, by inspection, by the owner or operator for proper maintenance and removal of trash.
11. The car wash shall have facilities to dry the vehicles prior to departure from the site.
12. Prior to the release of the resolution authorizing the expansion of the existing carwash facility, the property owner shall replat the property in accordance with the subdivision rules and regulations.
13. Conditions 1 and 12 above must be complied with within 12 months from the date of approval of this application or the application shall be considered denied and closed.
14. The release of this resolution shall null and void Resolution BZA 27-67.

ADOPTED AT WICHITA, KANSAS, this 26th day of May, 1987.


Thomas D. Jacob, President

ATTEST:


Jack H. Calbraith, Secretary

May 28, 1987

Hugh Moxley
902 East Indianapolis
Wichita Kansas 67211

Re: BZA 25-87 - Request for Exception and BZA 26-87 - Request for
Variance (On the northeast corner of Second and West Streets,
302-308 N. West Street)

Dear Mr. Moxley:

At the regular meeting of the Board of Zoning Appeals on May 26, 1987, your requests for an exception to permit the establishment of a full service automatic car wash and a variance to reduce the required rear yard setback from 10 feet to 0 feet were considered. It was the action of the Board to approve the exception (BZA 25-87) subject to the following conditions:

1. The layout of the property shall be in general conformance to the plan submitted with the application, and prior to the issuance of a building permit, the final site plan shall be approved by the Traffic Engineer and a copy furnished to the Secretary to be placed in the file.
2. Under no circumstances shall the lot area be less than required by Section 28.04.183.4 of the zoning ordinance.
3. All areas to be utilized off-street parking, holding spaces, drying spaces, and ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete.
4. No sign shall exceed a height of 25 feet and no sign shall be placed to project over public right-of-way. Signs shall be limited to that permitted by Section 28.04.139 of the zoning ordinance for the "LC" Light Commercial District. No portable sign shall be permitted within 35 feet of the west property line and 15 feet of the south property line.
5. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.

PL/0174/1

6. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structures.
7. Off-street holding, drying, and parking spaces shall be provided on the property in the following ratio:

There shall be not less than three holding spaces for each 20 linear feet of the automatic car washing aisle.

There shall be not less than two drying spaces for each automatic car washing aisle.

There shall be not less than one off-street parking space for each two employees and not less than five additional parking spaces for customer parking.

8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
9. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Sewer Maintenance.
10. The area shall be properly policed, by inspection, by the owner or operator for proper maintenance and removal of trash.
11. The car wash shall have facilities to dry the vehicles prior to departure from the site.

*Universal
3rd Add.
recorded
9-3-87*

12. Prior to the release of the resolution authorizing the expansion of the existing carwash facility, the property owner shall replat the property in accordance with the subdivision rules and regulations.
13. Conditions 1 and 12 above must be complied with within 12 months from the date of approval of this application or the application shall be considered denied and closed.
14. The release of this resolution shall null and void Resolution BZA 27-67.

The Board has also approved the variance (BZA 26-87) subject to the following conditions:

1. The variance to reduce the rear yard setback from 10 feet to 0 feet shall only apply to the north 135 feet.
2. Any structure shall be constructed on the east property line or be located at least 5 feet from the property line.

May 28, 1987

3. The applicant shall obtain a five-foot maintenance easement on the adjoining property for that portion of the property where the setback is 0 feet. This shall be obtained no later than at the time the property is platted.
4. Resolution No. BZA 25-87, authorizing the expansion of the carwash, shall become effective prior to the release of this resolution.

Release of these resolutions authorizing the exception and the variance is pending compliance with conditions 1 and 12 of the exception (BZA 25-87) and condition 3 of the variance (BZA 26-87).

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

GEL:lw

cc: Universal Motor Fuels, Inc. P. O. Box 2920, Wichita, KS 67201
Dennis Gillen, Depew, Cillen & Rathbun, 1st National Bank Building
Suite 621, Wichita, KS 67202
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

PL/0174/1

IMPORTANT MESSAGE

FOR Deane
DATE 5/28 TIME 11 A.M.
P.M.

WHILE YOU WERE AWAY

Deane Miller
OF Dept. of Justice, 621 15th St. N.W., Wash. D.C.
PHONE No. 265-9621

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE attorney for Hugh
McPherson
McPherson

SIGNED Deane

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE May 22, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator *[Signature]*

SUBJECT BZA 25-87/BZA 26-87: Northeast
corner of West and Second Street
(302-308 North West Street)

On Wednesday, May 20, 1987, CPO Neighborhood Council 5B considered the captioned cases:

- 1) BZA 25-87: A request for a zoning exception to permit the establishment of a full service automatic car wash on property zoned "LC" Light Commercial District; and
- 2) BZA 26-87: A request for a zoning variance to reduce the required rear yard setback from 10 feet to 0 feet on property zoned "LC" Light Commercial District.

After discussion, the Council voted 8-0 to recommend approval of BZA 25-87 and BZA 26-87 subject to the recommendations of the MAPD Secretary's report.

Hugh Moxley was present to describe the requests and respond to questions from the Council and area residents. No area residents were in attendance regarding the cases. Council members were provided the notice to adjoining property owners, a map of the area, and the MAPD Secretary's report.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 25-87 and BZA 26-87 are considered.

SJS:dm

RECEIVED

MAY 22 1987

METROPOLITAN PLANNING

ROUTE

BZA 25-87

IMPORTANT MESSAGE

FOR _____

DATE 5-19 TIME 2:30 A.M.
P.M.

WHILE YOU WERE AWAY

Dennis Helen

OF _____

PHONE No. 265-9621

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE inquired if Hugh Mosley had
revised the application to delete the
Service Station. Said Mosley had been
unable to get Fred Mahoney to
agree to include the station.

SIGNED _____

SECRETARY'S REPORT
CASE NO. BZA 25-87

APPLICANT: Universal Motor Fuels, Inc., P. O. Box 2920, Wichita, KS 67201

AGENT: Hugh Moxley, 902 E. Indianapolis, Wichita, KS 67211

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a full service automatic car wash.

GENERAL LOCATION: On the northeast corner of Second and West Streets. (302-308 N. West Street).

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the north, east and west. To the south is the "C" Commercial District.

LAND USE: Subject property is presently used as a service station/convenience store and automatic car wash. To the north is a skating rink and east are apartments. To the south and west are commercial developments.

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 28.04.183.4 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to expand the present car wash into a full service automatic car wash on property zoned "LC" Light Commercial. The property is a portion of a platted lot and should be replatted as a condition of approval of this case since it is no longer exempt from the requirements of the Subdivision rules and regulations. Fifty feet of half-street right-of-way dedication for West Street is required with the replat.

The ordinance requires that the property contain at least 2,500 square feet for each twenty linear feet of automatic car washing structure. This 46,920 square foot property exceeds the 10,000 square foot minimum lot area requirement.

The schematic drawing submitted with the application indicates the proposed layout of the full service car wash operation which includes a waiting area and Yogurt Shop. The existing wooden screening fence along the east property line between this commercial development and the apartment complex is shown. The proposed car wash building extends to the east property line, and an associated variance has been submitted for the zero rear yard setback for the northern portion of the lot.

Adequate holding spaces are provided so as to eliminate any congestion onto Second Street or on the site, and adequate off-street parking and drying spaces are also indicated to comply with the ordinance. The car wash should have facilities to dry the vehicles prior to departure from the site. The Traffic Engineer has not approved the schematic drawing yet, and has advised that the second driveway from the north on West Street should be removed for safety purposes.

It is the Secretary's opinion that the car wash would not have an adverse affect on the area since a full service facility will somewhat reduce the hours of operation as compared to a self-service car wash, of which, some operate on a 24-hour basis.

RECOMMENDATION:

Should the Board determine that a full service automatic car wash is appropriate at this location, then it is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. The layout of the property shall be in general conformance to the plan submitted with the application, and prior to the issuance of a building permit, the final site plan shall be approved by the Traffic Engineer and a copy furnished to the Secretary to be placed in the file.
2. Under no circumstances shall the lot area be less than required by Section 28.04.183.4 of the zoning ordinance.
3. All areas to be utilized off-street parking, holding spaces, drying spaces, and ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete.
4. No sign shall exceed a height of 25 feet and no sign shall be placed to project over public right-of-way. Signs shall be limited to that permitted by Section 28.04.139 of the zoning ordinance for the "LC" Light Commercial District. No portable sign shall be permitted within 35 feet of the west property line and 15 feet of the south property line.
5. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
6. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structures.
7. Off-street holding, drying, and parking spaces shall be provided on the property in the following ratio:
 - There shall be not less than three holding spaces for each 20 linear feet of the automatic car washing aisle.
 - There shall be not less than two drying spaces for each automatic car washing aisle.
 - There shall be not less than one off-street parking space for each two employees and not less than five additional parking spaces for customer parking.
8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
9. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Sewer Maintenance.
10. The area shall be properly policed, by inspection, by the owner or operator for proper maintenance and removal of trash.
11. The car wash shall have facilities to dry the vehicles prior to departure from the site.
12. Prior to the release of the resolution authorizing the expansion of the existing carwash facility, the property owner shall replat the property in accordance with the subdivision rules and regulations.
13. All of the above conditions of approval must be complied with within 12 months from the date of approval of this application or the permit shall become null and void.
14. The release of this resolution shall null and void Resolution BZA 27-67.

BZA CASE NO. 25-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>15</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>18</u>	TOTAL NOTICES SENT <u>5/6/87</u>

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

May 1, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 25-87

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 Universal Motor Fuels, Inc. P. O. Box 2920, Wichita, Kansas 67201, 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 full service automatic carwash on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 40, except the east 246 feet, Knight Acres Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of West Street and Second Street (302-308 N. West Street).

This application has been assigned Case No. BZA 25-87. It will be considered by the Board of Zoning Appeals on May 26, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested 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 Council "5B" will consider this case at their meeting to be held on Wednesday, May 20, 1987, at 7:00 p.m., at the Orchard Park Community Center, 4808 West 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

APPLICATION FOR EXCEPTION

I. Name of Applicant Universal Motor Fuels, Inc.
Mailing Address P.O. Box 2920, Wichita, KS 67201 Phone 832-0151
Name of Authorized Agent HUGH MOXLEY
Mailing Address 902 E. Indianapolis, W.K. 67211 Phone _____
Relationship of applicant to property is that of Owner
(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 establishment of a full service automatic car wash

on property zoned "LC" - light commercial,
located on the northeast corner of Second Street and West Street
and legally described as: All of Lot 40, except the east 246 feet, Knight Acres, Wichita, Kansas, commonly referred to as 302 North West Street and 308 North West Street, Wichita, Kansas

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 Sedgwick 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.

UNIVERSAL MOTOR FUELS, INC.

Applicant

Universal Motor Fuels, Inc.
Gerald Maloney, Pres.

Gerald Maloney, Pres.

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 12:00 noon (a.m./p.m.), April 27, 1982, together with appropriate fee of 400.00.

Signed

[Signature]

APPLICATION FOR EXCEPTION

I. Name of Applicant Universal Motor Fuels, Inc.
Mailing Address P.O. Box 2920, Wichita, KS 67201 Phone 832-0151
Name of Authorized Agent _____
Mailing Address _____ Phone _____
Relationship of applicant to property is that of Owner
(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 establishment of a full service
automatic car wash

on property zoned "LC" - light commercial,
located on the northeast corner of Second Street and West Street
and legally described as: All of Lot 40, except the east 2/6 feet, Knight Acres,
Wichita, Kansas, commonly referred to as 302 North West Street and 308 North
West Street, Wichita, Kansas

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 Sedgwick 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.

UNIVERSAL MOTOR FUELS, INC.

Applicant *Universal Motor Fuels, Inc.*
Gerald Maloney, Pres.
Gerald Maloney, Pres.

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
_____ (a.m./p.m.), _____, 19____, together with appropriate
fee of _____.

Signed _____

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Universal Motor Fuels, Inc.
Mailing Address P.O. Box 2920, Wichita, KS 67201 Phone 832-0151
Name of Authorized Agent _____
Mailing Address _____ Phone _____
Relationship of applicant to property is that of Owner
(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 establishment of a full service automatic car wash

on property zoned "LC" - light commercial, located on the northeast corner of Second Street and West Street and legally described as: All of Lot 40, except the east 246 feet, Knight Acres, Wichita, Kansas, commonly referred to as 302 North West Street and 308 North West Street, Wichita, Kansas

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 Sedgwick 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.

UNIVERSAL MOTOR FUELS, INC.

Applicant *Universal Motor Fuels, Inc.*
Gerald Maloney, Pres.

Gerald Maloney, Pres.

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, _____ (a.m./p.m.), _____, 19____, together with appropriate fee of _____.

Signed _____



DELIVER: MAPD - City Building
10th Floor

ATTN: Glen Lytle

Property Owner

RE: Ownership List for Red Carpet
Car Wash (Hugh Moxley)

Lot

The South 136 feet
West 68 feet of
121 feet of Lot

ennis W. Mies
oy L. Mies
46 Meadowhaven
ichita, KS 67209

The West 125 feet
East 246 feet

oxfire Partnership
.O. Box 2920
ichita, KS 67201

The East 121 feet
40, except the
136 feet of the

aliph Eugene Legge
ulia J. Legge
810 W. 2nd
ichita, KS 67203

Lot 40 except
246 feet there

SECURITY ABSTRACT AND TITLE CO., INC. NORMA
434 North Main • Wichita, Kansas 67202 • Telephone (316) 26-7-8371 4-28-87
SECURITY IS KNOWING

General Enterprises Inc.
P.O. Box 2920
Wichita, KS 67201

Lot 1

Aero Capital Addition

Clifford E. Edgington
Carmond M. Edgington
258 N. Florence
Wichita, KS 67212

Lot 1

Letterman Addition

Alfred A. Caro
1559 Gatewood
Wichita, KS 67206

The South 1 foot
of Lot 1

J. Hansberry Addition

Same As Above

Lot 1 except the
South 1 foot

"

Larry Duane Crisler
Joyce Elaine Billingsley
311 N. West
Wichita, KS 67203

The South 20 feet
of Lot 1, Block 1

McComb Addition

Earl C. Brown
Catherine E. Brown
227 N. McComas
Wichita, KS 67203

Lot 1 except the
South 20 feet,
Block 1

"

Lucille M. McCaulley
265 N. McComas
Wichita, KS 67203

Lot 1

Ottaway Addition

Herbert G. Ottaway
3821 W. 11th
Wichita, KS 67203

Lot 5, except the
North 52 feet of
East 135 feet, Block 16

Parkwilde Addition

F. O. Buckman Jr.
323 N. West
Wichita, KS 67203

The North 52 feet
of the East 135 feet
of Lot 5, Block 16

"

I. J. Cooper
LaVera Cooper
333 N. West
Wichita, KS 67203

OWNERSHIP LIST

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
The South 136 feet of the West 68 feet of the East 121 feet of Lot 40	Knight Acres	✓ Dennis W. Mies Joy L. Mies 346 Meadowhaven Wichita, KS 67209
The West 125 feet of the East 246 feet of Lot 40	"	✓ Foxfire Partnership P.O. Box 2920 Wichita, KS 67201
The East 121 feet of Lot 40, except the South 136 feet of the West 68 feet	"	✓ Ralph Eugene Legge Julia J. Legge 3810 W. 2nd Wichita, KS 67203
Lot 40 except the East 246 feet thereof	"	✓ General Enterprises Inc. P.O. Box 2920 Wichita, KS 67201
Lot 1	Aero Capital Addition	✓ Clifford E. Edgington Carmond M. Edgington 258 N. Florence Wichita, KS 67212
Lot 1	Letterman Addition	✓ Alfred A. Caro 1559 Gatewood Wichita, KS 67206
The South 1 foot of Lot 1	J. Hansberry Addition	Same As Above
Lot 1 except the South 1 foot	"	✓ Larry Duane Crisler Joyce Elaine Billingsley 311 N. West Wichita, KS 67203
The South 20 feet of Lot 1, Block 1	McComb Addition	✓ Earl C. Brown Catherine E. Brown 227 N. McComas Wichita, KS 67203
Lot 1 except the South 20 feet, Block 1	"	✓ Lucille M. McCaulley 265 N. McComas Wichita, KS 67203
Lot 1	Ottaway Addition	✓ Herbert G. Ottaway 3821 W. 11th Wichita, KS 67203
Lot 5, except the North 52 feet of the East 135 feet, Block 16	Parkwilde Addition	✓ F. O. Buckman Jr. 323 N. West Wichita, KS 67203
The North 52 feet of the East 135 feet of Lot 5, Block 16	"	✓ I. J. Cooper LaVera Cooper 333 N. West Wichita, KS 67203

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 7, except the South 23 feet of the West 130 feet & except the South 85 feet of the East 170 feet, Block 16	Parkwilde Addition	F. O. Buckman Jr. 323 N. West Wichita, KS 67203
Lot 5	Masterbilt Addition	City of Wichita 435 N. Main Wichita, KS 67202
Lot 1	Stancer Addition	Dr. J. A. Brentari 33231 Zoo Blvd. Apt. 217 Wichita, KS 67203
Lot 1	Stancer's Second Addition	Foley Meats, Inc. 230 N. West Wichita, KS 67203

Tract Description

Beginning 327.35 feet East of the NW/c of the SW $\frac{1}{4}$ of Section 24, Township 27 South, Range 1 West; th. South 180 feet; th. East to the SW/c of Lot 1, McComb Addition; th. North 180 feet; th. West to beginning, except the South 20 feet and except the East 10.8 feet and except the North 25 feet for street.

B & W Properties
3849 W. 2nd
Wichita, KS 67203

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:

Lot 40, except the East 246 feet thereof,
Knight Acres, 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 27th day of April, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Gable

By
Sr. Vice-President

Order No. 379243
nj

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FORM 24-1

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT
Comp 47A	7.40
NAME	Don C. ...
ADDRESS	...
FUND	DUE DATE
COMMENTS	
DATE	BY

*

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

Roll # 3