

ACTION

DATE

By COMMITTEE *Sept 1-28-64* *12-20-63*

M.A.P.C. *Withdrawn by applicant 1-3-64*

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

BZA 38-63 - Hugh P. Cloninger request
exception to allow used car sales in
LC on ^{SW} corner of Zimmerly and
Broadway

January 6, 1964

Mr. Hugh P. Cloninger
National Securities Company
Schweiter Building
Wichita, Kansas

Dear Mr. Cloninger:

Re: BZA 38-63

This is to acknowledge receipt of your letter of January 3, 1964, in which you requested that BZA Case No. 38-63 be withdrawn from further consideration by the Board of Zoning Appeals.

We have marked this case closed and placed it in our closed files.

If you have any questions or if we can be of any further assistance to you in the future, please feel free to call.

Very truly yours,

Robert A. Lakin
Secretary

RAL:JWH:ber

NATIONAL SECURITIES COMPANY

INCORPORATED
Investment Securities

FOREST 3-8227
SCHWEITER BUILDING
WICHITA 2, KANSAS

HUGH P. CLONINGER
PRESIDENT
GAYLORD MARTIN
VICE PRESIDENT

January 3, 1964

Mr. Robert A. Lakin, Secretary,
Board of Zoning Appeals,
Room 402 City Building Annex,
104 South Main,
Wichita, Kansas

Dear Mr. Lakin:

Thank you for your letter advising me that the Zoning Board has deferred my application for "exception" at 1361 S. Broadway.

I presume Mr. McHenry has called your office since he returned from his vacation, to inquire what action the Zoning Board had taken on my application, and when he learned of the deferment, he failed to call me. Perhaps I have too much faith in the integrity of man; but Mr. McHenry impressed me with his knowledge of his business and the simple requests he made of me; therefore, I earnestly tried to comply with his requests, and have the lot ready for his use, as per his hopes.

In view of his failure to call me since his return from the vacation he said he was going to take, and so far as I know, he did take--I haven't been able to contact him. Maybe the experience and interesting observations in requesting the "exception" will be of some value in future years. Hence, I respectfully request that my application for "exception" zoning on the lot at 1361 S. Broadway be withdrawn.

Yours very truly,

Hugh P. Cloninger
Hugh P. Cloninger

HPC:c



December 24, 1963

Mr. Hugh P. Cloninger
333 South Terrace Drive
Wichita, Kansas

Dear Mr. Cloninger:

Re: BZA 38-63 - Request for Exception

This is to advise you that at its special meeting of December 20, 1963, the Board of Zoning Appeals of the City of Wichita considered your request for an exception to allow the sale of new and used cars on property generally located at the northwest corner of Broadway and Zimmerly, and legally described as:

East 75 feet of South 10.48 feet of Lot 19,
and the east 75 feet of Lots 20 and 21, on
Broadway Avenue, Pauline's Addition, in the
City of Wichita.

The action of the Board of Zoning Appeals was to defer action on this application until the meeting of January 28, 1964.

Very truly yours,

Robert A. Lakin
Secretary

RAL:JWH:ber

O. W. HELSEL
ROBERT C. HELSEL

LAW OFFICES
HELSEL AND HELSEL
615 BEACON BUILDING
WICHITA 2, KANSAS

TELEPHONE
AMHERST 2-3112

December 17, 1963

BZA
38-63

Robert A. Lakin, Secretary
Board of Zoning Appeals
Room 402
City Building Annex
104 South Main
Wichita, Kansas 67202

Dear Sir:

This office represents Stella M. Stinnett, who has received notice from you of the application filed by Hugh P. Cloniger, requesting an Exception, pursuant to Section 28.04.180.A.14, Code of the City of Wichita, Kansas.

Mrs. Stinnett owns property in the vicinity of the property which is the subject matter of Case No. BZA 38-63. On behalf of Mrs. Stinnett, I wish to advise you that she vigorously protests the application, and does not feel that it would serve the best interests of the neighborhood, herself or the City of Wichita for the requested exception to be made.

We do not feel that an appearance would serve any useful purpose, and thought that this letter would serve to advise the Board of her feelings in the matter.

Respectfully yours,

HELSEL & HELSEL

By

Robert C. Helsel

RCH:mw



SECRETARY'S REPORT

CASE NO. BZA 38-63

GENERAL LOCATION

This property is generally located at the northwest corner of Zimmerly and Broadway.

EXISTING LAND USE

The property in question is occupied by a vacant filling station and a vacant building that was evidently used for storage in conjunction with the filling station. North is a residence, east is a tire shop and offices, south is Hamilton Intermediate School, west (on the same lot) is an abandoned grocery now being used for storage.

EXISTING ZONING

The property in question is zoned "LC" Light Commercial. The existing zoning to the north is "LC"; east is "LC"; south is "LC"; and west is "RB".

REQUEST

The request is for an exception as provided in Section 28.04.180.A.14 of the Code of the City of Wichita to allow the property to be used for a new and used car sales lot. The request is within the jurisdiction of the Board of Zoning Appeals to grant, provided the following conditions are found to exist:

1. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
2. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
3. All storage and display areas shall be paved with concrete, asphalt or other comparable material.

4. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
5. No projecting signs shall be permitted.
6. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.
7. Such other conditions as the Board of Zoning Appeals shall deem necessary to include, but not be restricted, proper setbacks, landscaping, and maintenance provisions.
8. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

The applicant points out in his statement of justification (see Attachment #1) that this particular lot has been zoned "LC" and used as a service station for many years. He also suggests that in recent years he has been unable to lease the service station to major oil companies in view of the fact that this lot has only a 50 foot frontage on Broadway. If a special permit is granted, the applicant indicates that he will lease the property to a Mr. Herbert S. McHenry, who operates the Impala Motor Company. It is also suggested that the use of the property as a service station is much more hazardous and noisy than a used car lot.

COMMENTS BY THE SECRETARY

The applicant has also submitted a plot plan (see Attachment #2) which shows the property as it now exists. However, a proposed layout has not been submitted to indicate how the lot will be operated. The applicant has been advised that the Board desires to have a plot plan showing such things as curb cuts, width and location of driveways, off-

street parking spaces, proposed screening if any, location of lights, markings for channelization and movement of vehicles, whether or not the lot would be surfaced, etc.

As of the time this report was written, the applicant has not submitted any additional information. The applicant did suggest to the Secretary, however, that he had no way of knowing how the lot would be operated since he had been unable to get in touch with Mr. McHenry, the prospective lessee, who is on vacation.

From viewing the property, it can be seen that this property is very small (50' x 75'). The location of the vacant service station and storage house on the property will make it difficult to utilize this property as a used car lot. If the buildings are to be left on the property, it appears that no more than three or four used cars could be properly placed on the lot and still leave adequate room for off-street parking. Even then, to have circulation and not force the customer to back into Broadway would be difficult. There are two curb cuts (one on Broadway and one on Zimmerly) which indicates that use of the lot would have to be oriented to the location of the curb cuts.

The Board did consider an application earlier this year (BZA Case No. 1-63) which was similar to this application. This particular application was a request to utilize the property located at the southeast corner of 21st and Arkansas as a car lot.

Although the Board did approve the application, they first required the applicant to remove an old house and a mobile home which was located on the property before it could be used for a used car lot. This

particular lot, however, was larger than the one being considered in this application. It is the opinion and recommendation of the Secretary that this application not be considered until such time as a plot plan is submitted showing the layout of the used car lot. However, in the event the Board does wish to consider this application, it is recommended that the following items be taken into consideration:

1. Is the lot large enough to be utilized for a new and used car sales operation? The lot contains 3,750 square feet, approximately a third of which is occupied by a service station and associated storage building.
2. If this lot is to be used for new and used car sales, should not both the service station and associated storage building be removed?
3. Even if the buildings are removed, will there be enough room for customers to get into and out of the lot without backing onto Broadway and obstructing the movement of traffic?
4. Is this a proper location for a used car lot? Shouldn't the applicant be requested to submit a plot plan showing the proposed layout of the lot and all improvements which are to be made on the property?
5. The Board of Zoning Appeals should be cognizant of the fact that when the Planning Commission recommended to the City Commission the adoption of an amendment to the Zoning Ordinance which would permit the Board of Zoning Appeals to allow

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Case No. BZA 38-63

used car lots in the Light Commercial Districts, it did so specifically with the new spacious well designed used car lots in mind. It specifically stated that it hoped that the adoption of such an amendment would not lead to the granting of approval for small used car lots or the stacking of used cars on service stations for sale as an incidental operation.

It is the Secretary's opinion that Broadway in this particular area between Kellogg and the John Mack bridge (except where there is substantial residential development nearby) is adaptable to used car lots. However, it is the opinion of the Secretary that the type of site such as included in this application is too small to be adaptable to a quality type used car lot and that permission or approval of such request should not be granted by the Board of Zoning Appeals. It is thus recommended that the application on this particular track be denied at the present time. If the service station, accessory structures and the storage building were removed to where there was at least a 50' by 150' lot, and when a proper layout was submitted, it is recommended that reconsideration be given.

However, should the Board feel this small site (75' x 50') is adequate for a used car lot and should be considered, then it is recommended that the matter be deferred until such time as the applicant submits the proper layout, showing location of car stalls, ingress and egress points, lighting, etc., as has been required by the Board in previous cases.

If the application is approved, it is recommended that it be approved subject to the following conditions and requirements:

1. The vacant service station and accessory structure be removed or relocated prior to the time a permit is issued for use of the lot to allow better utilization of the lot.
2. The entire lot, including all storage and display areas, shall be surfaced with asphalt or concrete.
3. A five foot high louvered redwood, brick or masonry fence shall be constructed along the north property line, except that the fence shall be reduced from 5 feet in height to 30 inches in height for a distance of 15 feet east of the east property line to the east property line.
4. A corporate performance bond or other similar security in the amount of \$ _____ shall be filed with the City Clerk to ensure that the fence shall be erected. (The form of the security shall be approved by legal counsel for the Board).
5. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
6. No projecting signs shall be permitted (as defined by the sign ordinance).
7. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.
8. No repair work shall be conducted except within an enclosed building and further provided no body or fender work is done.

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9. Off-street parking shall be provided in accordance with
Section 28.04.140.

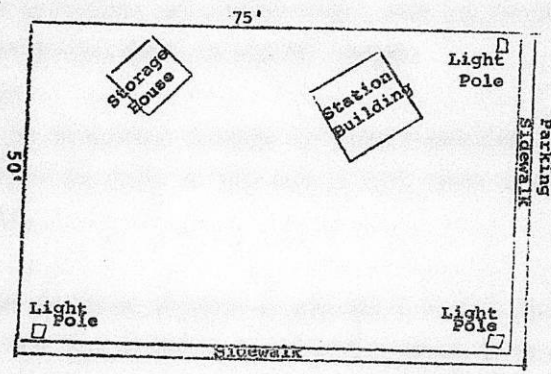
Attachments #1 - Statement of Justification
#2 - Plot plan

The above described lot has been zoned and used for light commercial and a filling station for many years. In recent years major oil companies have declined to lease the station because of only 50 feet frontage on Broadway.

Mr. Herbert S. McHenry, who operates the Impala Motor Company wants to lease the lot and buildings for new and used car sales. The lot is fully surfaced with cement paving, except where the two small buildings stand. This business appears less hazardous and less noisy; therefore I respectfully request permission to lease the lot and buildings for the above stated use.

Attachment #1
BZA 38-63

North
↑



Attachment #2
BZA 38-63

SECRETARY'S REPORT**CASE NO. BZA 38-63****GENERAL LOCATION**

This property is generally located at the northwest corner of Zimmerly and Broadway.

EXISTING LAND USE

The property in question is occupied by a vacant filling station and a vacant building that was evidently used for storage in conjunction with the filling station. North is a residence, east is a tire shop and offices, south is Hamilton Intermediate School, west (on the same lot) is an abandoned grocery now being used for storage.

EXISTING ZONING

The property in question is zoned "LC" Light Commercial. The existing zoning to the north is "LC"; east is "LC"; south is "LC"; and west is "RB".

REQUEST

The request is for an exception as provided in Section 28.04.180.A.14 of the Code of the City of Wichita to allow the property to be used for a new and used car sales lot. The request is within the jurisdiction of the Board of Zoning Appeals to grant, provided the following conditions are found to exist:

1. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
2. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
3. All storage and display areas shall be paved with concrete, asphalt or other comparable material.

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Case No. BZA 38-63**

4. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
5. No projecting signs shall be permitted.
6. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.
7. Such other conditions as the Board of Zoning Appeals shall deem necessary to include, but not be restricted, proper setbacks, landscaping, and maintenance provisions.
8. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

The applicant points out in his statement of justification (see Attachment #1) that this particular lot has been zoned "LC" and used as a service station for many years. He also suggests that in recent years he has been unable to lease the service station to major oil companies in view of the fact that this lot has only a 50 foot frontage on Broadway. If a special permit is granted, the applicant indicates that he will lease the property to a Mr. Herbert S. McHenry, who operates the Impala Motor Company. It is also suggested that the use of the property as a service station is much more hazardous and noisy than a used car lot.

COMMENTS BY THE SECRETARY

The applicant has also submitted a plot plan (see Attachment #2) which shows the property as it now exists. However, a proposed layout has not been submitted to indicate how the lot will be operated. The applicant has been advised that the Board desires to have a plot plan showing such things as curb cuts, width and location of driveways, off-

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Case No. BZA 38-63

street parking spaces, proposed screening if any, location of lights, markings for channelization and movement of vehicles, whether or not the lot would be surfaced, etc.

As of the time this report was written, the applicant has not submitted any additional information. The applicant did suggest to the Secretary, however, that he had no way of knowing how the lot would be operated since he had been unable to get in touch with Mr. McHenry, the prospective lessee, who is on vacation.

From viewing the property, it can be seen that this property is very small (50' x 75'). The location of the vacant service station and storage house on the property will make it difficult to utilize this property as a used car lot. If the buildings are to be left on the property, it appears that no more than three or four used cars could be properly placed on the lot and still leave adequate room for off-street parking. Even then, to have circulation and not force the customer to back into Broadway would be difficult. There are two curb cuts (one on Broadway and one on Zimmerly) which indicates that use of the lot would have to be oriented to the location of the curb cuts.

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Case No. BZA 38-63

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1. Is the lot large enough to be utilized for a new and used car sales operation? The lot contains 3,750 square feet, approximately a third of which is occupied by a service station and associated storage building.
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Case No. BZA 38-63

If the application is approved, it is recommended that it be approved subject to the following conditions and requirements:

1. The vacant service station and accessory structure be removed or relocated prior to the time a permit is issued for use of the lot to allow better utilization of the lot.
2. The entire lot, including all storage and display areas, shall be surfaced with asphalt or concrete.
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4. A corporate performance bond or other similar security in the amount of \$ _____ shall be filed with the City Clerk to ensure that the fence shall be erected. (The form of the security shall be approved by legal counsel for the Board).
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Case No. BZA 38-63

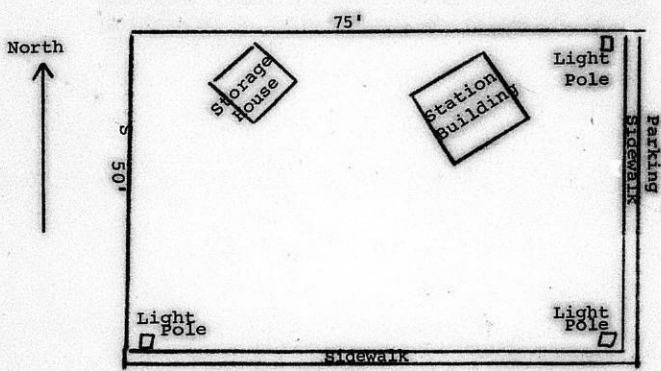
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Section 28.04.140.

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#2 - Plot plan

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Attachment #1
BZA 38-63



Attachment #2
BZA 38-63

CASE NO. BZA 38-63

CORRECTED NOTICES MAILED DECEMBER 6, 1963 FOR MEETING ON
DECEMBER 20, 1962, TO THOSE WHO RECEIVED NOTICES MAILED
DECEMBER 4, 1963, EXCEPT THAT ELSIE P. FREDERICK & CLYDE
F. PISELL WERE NOT SENT A CORRECTED NOTICE INASMUCH AS
THE FIRST ONE WAS RETURNED MARKED "Moved - Not Forwardable."

C O R R E C T E D N O T I C E

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

December 6, 1963

N O T I C E T O A D J O I N I N G P R O P E R T Y O W N E R S

Case No. BZA 38-63

An application has been filed by Hugh P. Cloniger, 333 South Terrace Drive, Wichita, Kansas, requesting an Exception, pursuant to Section 28.04.180.A.14, Code of the City of Wichita, Kansas, to permit the sale of new and used cars on property zoned "LC" Light Commercial, and legally described as:

The East 75 feet of the south 10.48 feet of Lot 19, and the east 75 feet of Lots 20 and 21, on Broadway Avenue, Pauline's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Broadway and Eimmerly.

This application has been assigned Case No. BZA 38-63, and will be considered by the Board of Zoning Appeals on Friday, December 20, 1963, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Iakin
Secretary

C O R R E C T E D N O T I C E

CORRECTED NOTICE

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

December 6, 1963

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 38-63

An application has been filed by Hugh P. Cloniger, 333 South Terrace Drive, Wichita, Kansas, requesting an Exception, pursuant to Section 28.04.180.A.14, Code of the City of Wichita, Kansas, to permit the sale of new and used cars on property zoned "LC" Light Commercial, and legally described as:

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Robert A. Lakin
Secretary

CORRECTED NOTICE

CASE NO. BZA 38-63

NOTICES MAILED DECEMBER 4, 1963 FOR MEETING ON DECEMBER 20, 1963

Hugh P. Cloniger
333 South Terrace Drive

Roy & Nellie A. Minnich
1430 South Wichita

Hugh P. & Anna B. Cloniger
503 Schweitzer Building

O. M. & Billye A. Kuhn
825 Caddy Lane

Gladys L. & C. C. Allen
1338 South Market

M. D. & Georgia Burge
1342 South Market

J. W. & Hazel A. Brown
3901 South Broadway

Lloyd & Douglas Dorrell
145 North Athenian

Lena A. & LeMoyne A. Freeman
1352 South Market

Stella M. Stinnett
10530 East Pawnee

Connie Jean South
1342 South Broadway

Frank P. & Ina B. Chacon
1344 South Broadway

Elsie P. Frederick & Clyde F. Pissell
1358 South Broadway

B. H. & Leota M. Zickefoose
1360 South Broadway

Joseph & Ethel M. Worley
612 North Gordon

Board of Education
428 South Broadway

Immanuel Baptist Church
1415 South Topeka

17

*Notice Returned
moved, not forwardable*

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

December 4, 1963

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 38-63

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Robert A. Lakin
Secretary

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

December 4, 1963

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Case No. BZA 38-63

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Robert A. Lakin
Secretary

Consider for plan will
be submitted later showing
items we require

N

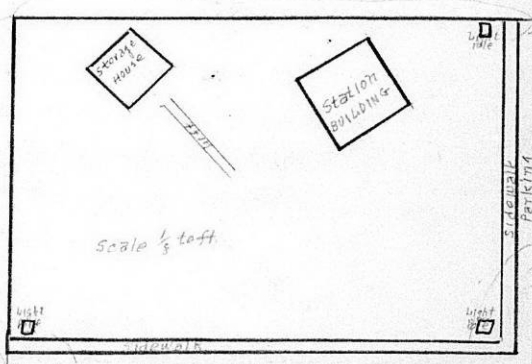
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7524

50 ft

S



STATEMENT OF RECORD OWNERSHIP

STATE OF KANSAS)
)
 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:

Property lying within a radius of 200 ft of: The East 75 ft of the South 10.48 ft of Lot 19 & the East 75 ft of Lots 20 & 21, on Broadway Avenue, Paulline's Add. to Wichita, Kansas.

And from such examination find that the record owners thereof are as set opposite the description of the property below, viz:

Lot	Street	Addition	Owner
11	Broadway	Paulline's	Roy & Nellie A. Minnich, ux
12	"	"	" " " " 1430 S. Wichita St.
13	"	"	Christiana Marie Shields, sgle.
14	"	"	" " " ^{no} add
15 (N 9.52')"		"	" " " No Address Available
15 (S 15.48')"		"	Ethel A. Paulline ^{no add}
16	"	"	" " "
17	"	"	" " "
18	"	"	" " "
19 (N 14.5')"		"	" " " No Address Available


Fidelity
Title
Company.
inc.



Lot	Street	Addition	Owner
19 (S10.48') (exc W65')	Broadway	Paulline's	Hugh P. & Anna B. Cloninger, ux
20 (exc W65')	"	"	" " " " "
21	"	"	" " " " " 503 Schweiter Bldg.
19 (S10 $\frac{1}{2}$ ' OF) W 65')	"	"	O. M. & Bilye A. Kuhn, ux
20 (W 65')	"	"	" " " " "
21 (W 65')	"	"	" " " " " 825 Caddy Lane
33	Market	"	Gladys L. & C. C. Allen, vir. 1338 S. Market St.
34	"	"	M. D. & Georgia Burge, ux
35	"	"	" " " " " 1342 S. Market St.
36	"	"	J. W. & Hazel A. Brown, ux
37	"	"	" " " " "
38 (N 5')	"	"	" " " " " 3901 S. Broadway
38 (S 20')	"	"	Lloyd & Douglas Dorrell, ux
39	"	"	" " " "
40	"	"	" " " " 145 N. Athenian Ave.
41	"	"	Lena A. Freeman & LeMoyné A. Freeman
42	"	"	" " " " " " " 1352 S. Market St.
6	Broadway	A.Klein's	O. W. Stinnett, decd. Stella M. Stinnett, wdo.
8	"	" "	" " " " 10530 E. Pawnee
10	"	" "	Connie Jean South
12 (S $\frac{1}{2}$)	"	" "	" " " " 1342 S. Broadway Ave.
12 (S $\frac{1}{2}$)	"	" "	Frank P. & Ina B. Chacon, ux
14	"	" "	" " " " " 1344 S. Broadway Ave.
16	"	" "	Elsie P. Frederick & Clyde F. Pisse ^{ll}
18	"	" "	" " " " " " " 1358 S. Broadway Ave.
20 (W 110')	"	" "	E. H. & Leota M. Zickefoose, ux
22 (W 110')	"	" "	" " " " " " 1360 S. Broadway Ave.

Lot	Street	Addition	Owner
20 (E 40')	Broadway	A. Klein's	Joseph & Ethel M. Worley, ux
22 (E 40')	"	" "	" " " "
			612 N. Gordon Ave.
1	Market	Walnut Grove 2nd.	The Board of Education, Wichita
3	"	" " "	" " " "
5	"	" " "	" " " "
7	"	" " "	" " " "
9	"	" " "	" " " "
2	Broadway	" " "	" " " "
4	"	" " "	" " " "
6	"	" " "	" " " "
8	"	" " "	" " " "
10	"	" " "	" " " "
12	"	" " "	" " " "
1	"	Zimmerly's	Immanuel Baptist Church, Wichita
2 (N 64')	"	"	" " " "
2 (S 50' W 1/2)	"	"	" " " "
			1415 S. Topeka Ave.

Dated at Wichita, Kansas this 29th day
of November, 1963 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Edna M. Farrell
Sec. OEM

Tracer # 57529

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g & Elev. _____ Elec. _____ Elev. Insp. _____
 Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
 Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
 Plan. X _____ Plb'g. _____ Plb'g. Cert. _____
 Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
 Street _____ Trailers _____

DESCRIPTION	AMOUNT
<i>App Application</i>	<i>50.00</i>
<i>R 712</i>	

Name *H. T. Clemens*
 Address *333 S. Lincoln*
 Type _____ Due Date *12-3-63*
 Comments _____

Date *12-3-63* By *M. M. T.*

20M 5-60

IMPORTANT MESSAGE

FOR *Jim Blaine*
 DATE *12-2-63* TIME *1:20* ^{A.M.} ~~P.M.~~

WHILE YOU WERE AWAY

MR. *Hugh Blaininger*
 OF _____

PHONE No. *F0 38227*

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

MESSAGE *in unit 4 o'clock*

SIGNED *Mesa*

FORM 000-017

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

December 4, 1963

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 38-63

An application has been filed by Hugh P. Cloniger, 333 South Terrace Drive, Wichita, Kansas, requesting an Exception, pursuant to Section 28.04.180.A.14, Code of the City of Wichita, Kansas, to permit the sale of new and used cars on property zoned "LC" Light Commercial, and legally described as:

The East 75 feet of the south 10.48 feet of Lot 19, and the east 75 feet of Lots 20 and 21, on Broadway Avenue, Pauline's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Broadway and Zimmerly.

This application has been assigned Case No. BZA 38-63, and will be considered by the Board of Zoning Appeals on Friday, December 20, 1963, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin
Secretary

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA 2, KANSAS
ZIP CODE 67202



RETURN
TO
WRITER



Elsie P. Frederick & Clyde F. Pissell

1950 South Broadway
Wichita, Kansas

RETURN

Moved, but no address
 WRITER No such number
 Moved, not forwardable
 Addressee unknown



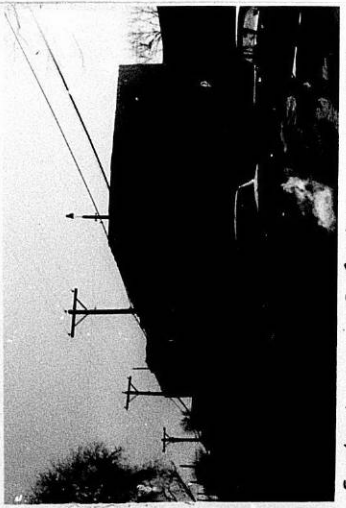
Northwest corner of Broadway and Zimmerman



Property in Question



Northeast corner of Broadway and Zimmerman



Southeast corner of Broadway and Zimmerman

Northwest corner of Broadway & Zimmerman



Property in Question



Southwest corner of Broadway and Zimmerman