

Case No. BZA 38-86 - Phillips 66 Co. requests an exception to permit a car wash on property zoned the "LC" Light Commercial District & generally located at the northwest corner of Maple and Tracy.

POSTED
9-2-86 684

ACTION

BZA 38-86 Deposited 9/23/86
of applicant 9-15-86 DATE

BZA APPROVED 11/25/86

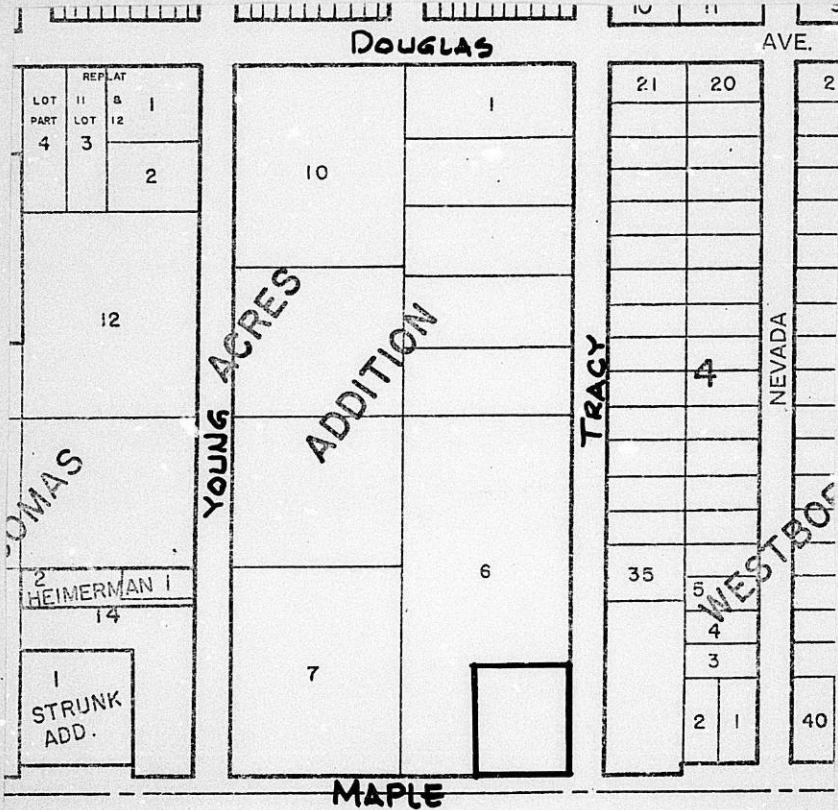
200'4 Sec 2-9-87
Checked ✓
Shot 5-1-87
Record ✓

Map No. 5147 B

BZA 38-86
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E B S LC W LC N AA
3. Land Use: East Res. South Comm
West Res. North Res
4. Area (is) (~~is not~~) platted.



Surveyed
No. 2153C
HASTINGS, MN
LAW OFFICES OF
COLEMAN, OR
MORSEBORN, T.
REGISTERED SURVEYORS
U.S.A.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: March 27, 1987

TO: Monty Robson, Superintendent of Central Inspection

FROM: Marvin S. Krout, Director of Planning

SUBJECT: Landscape plan for Phillips 66 Station on the northwest corner of Maple and Tracy. *Associated cases: Z-2786, BZA 38-26, P.P.Co.#3 Addition. A copy of the plan is in zone case file & BZA case file.*

Site Planning Associates have submitted four copies of the proposed landscape screening plan for the Phillips 66 Station located on Lot 1, PPCo 3rd Addition. In accordance with Section 28.04.160.K and the definition of "screening" in the Zoning Ordinance, they have proposed a combination of evergreen screening and earth berms along the north property line adjacent to the residential zoning district in lieu of a fence or wall.

The plan has been reviewed and meets the necessary requirements. Enclosed are the submitted landscape plans which have been marked "approved" and are to be signed by both of us in accordance with the regulations. Your signature below and on the four copies (two copies for the Planning Department and two copies for CID) of the landscape plan will indicate your concurrence in the approval of the landscape screen instead of fencing or a wall.

Marvin S. Krout
Director of Planning

Monty Robson
Superintendent of Central Inspection

MSK:MR:dlk

cc: H. Stewart Mann, Site Planning Associates, 520 S. Holland, Suite 410,
Wichita, KS 67209

Site
Site
Site
Site
Site
Site

520 S. Holland, Suite 410
Wichita, Kansas 67209
(316) 721-1580

Planning Planning Planning Planning Planning Planning Planning

Associates
Associates
Associates

March 18, 1987

Ms. Louise Olivarez
Metropolitan Area Planning Dept.
10th Floor
City Hall
455 N. Main
Wichita, Kansas 67202

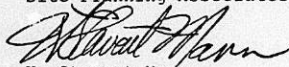
Re: Phillips 66 Station Site at Tracy and West Maple

Dear Ms. Olivarez:

Enclosed is a plan for buffering treatment for the Phillips 66 station, using a landscaping treatment in lieu of fencing or wall. This edge of the property abutts residential use and is in requirement of some type of buffer.

This plan, as you are aware, must be approved by the Director of Planning and the Chief Building Inspector. We are interested in getting this plan approved as an alternative to fencing or wall. It maybe, however, that this would not be the method chosen for final installation. It would need to be approved, in case that we do wish to use landscaping.

Sincerely,
Site Planning Associates



H. Stewart Maxn
ASLA

HSM/jm

January 28, 1987

Michael T. Mullings
Phillips Petroleum Company
c/o PT, RE&C
101 North Robinson
Oklahoma City, Oklahoma 73102

Re: BZA 38-86 - Request for Exception (On the northwest corner of
Maple and Tracy.)

Dear Mr. Mullings:

Enclosed is a signed copy of the Resolution adopted by the Board of
Zoning Appeals on January 27, 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.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

Enclosure

cc: Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 38-86

WHEREAS, Phillips 66 Company, c/o PT, RE & C, 101 N. Robinson, Oklahoma City, Oklahoma 73102, 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 an automatic car wash on property zoned the "LC" Light Commercial District and legally described as follows:

The east 190 feet of the south 200 feet of Lot 6, McComas Acres, an addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Tracy and Maple.

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 November 25, 1986, 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 an automatic car wash 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 an automatic car wash on property zoned the "LC" Light Commercial District and legally described as follows:

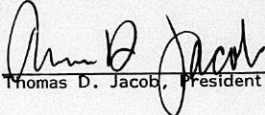
The east 190 feet of the south 200 feet of Lot 6, McComas Acres, an addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Tracy and Maple.

subject to the following conditions:

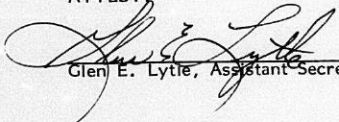
1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
8. A screening fence as required by Section 28.04.160.K of the zoning ordinance shall be provided along the north property line.

9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
10. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
13. Prior to the release of the resolution, the applicant shall complete the replatting of the property.
14. All of the above conditions of approval must be complied with within 180 days of the release of the resolution or the resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 25th day of November, 1986.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

November 26, 1986

Michael T. Mullings
Phillips Petroleum Company
c/o PT, RE&C
101 North Robinson
Oklahoma City, Oklahoma 73102

Re: BZA 38-86 - Request for Exception (On the northwest corner of
Maple and Tracy)

Dear Mr. Mullings:

At the regular meeting of the Board of Zoning Appeals on November 25, 1986, your request for an exception was considered. It was the action of the Board to grant the exception subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.

8. A screening fence as required by Section 28.04.160.K of the zoning ordinance shall be provided along the north property line.
9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
10. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
13. Prior to the release of the resolution, the applicant shall complete the replatting of the property.
14. All of the above conditions of approval must be complied with within 180 days of the release of the resolution or the resolution shall become null and void.

As set forth in condition #13, the release of the resolution is subject to the completion of the plat.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE September 9, 1986

TO Glen Lytle, Special Assistant for Zoning

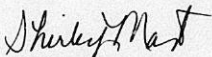
FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 38-86: Northwest corner of
Maple and Tracy

CPO Council "N" considered the captioned case at its September 3 meeting and voted 6-0 to recommend that the exception to permit the establishment of a car wash on property at the aforementioned location be granted.


William Shoaf, Phillips 66 Company representative was present to describe the request and respond to questions. Mr. Shoaf showed pictures of the type of car wash to be established on the property to the Council. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 38-86 is considered at the September 23 meeting.


Shirley Mast
Administrative Aide III

SM:dm

Noted


Annie K. Montgomery
CRS Director

SECRETARY'S REPORT
CASE NO. BZA 38-86

APPLICANT: Phillips Petroleum Company, c/o PT, RE&C., 101 N. Robinson, Oklahoma 73102

AGENT: Michael T. Mullings, same.

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of an automatic car wash on property zoned the "LC" Light Commercial District.

GENERAL LOCATION: On the northwest corner of Maple and Tracy.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the adjacent properties to the west and south. To the north is "AA" One family Dwelling District.

LAND USE: Subject property is to be developed with a self-serve filling station and convenience store with a detached automatic car wash. Property to the south is a church. To the north is a school and residences. To the east and west is vacant land.

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 to construct an automatic car wash on the property in conjunction with the development of the corner with a self-serve gasoline station and convenience store. This requires approval of the Board for the automatic car wash facility in the "LC" Light Commercial District.

The applicant's site plan indicates that adequate holding spaces can be provided so that on-site circulation can be maintained so as to not interfere with on-street traffic in the area. The car wash also contains a dryer which will eliminate the majority of problems with drainage of moisture beyond the limits of the car wash area.

The site will be provided by two driveway approaches to Maple and one driveway to Tracy. The exit from the car wash will be to Maple. No circulation will be provided between this property and the adjacent properties.

RECOMMENDATION:

Should the Board determine that the proposed use 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 automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.

4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
8. A screening fence as required by Section 28.04.160.K of the zoning ordinance shall be provided along the north property line.
9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
10. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
13. Prior to the release of the resolution, the applicant shall complete the replating of the property.
14. All of the above conditions of approval must be complied with within 180 days of the release of the resolution or the resolution shall become null and void.

BZA CASE NO. 38-86

| | |
|-----------|---|
| <u>1</u> | NOTICES SENT TO APPLICANT/AGENT |
| <u>14</u> | LEGAL ADVERTISEMENT SENT TO MAPC & BZA |
| <u>1</u> | NOTICES SENT TO CPO |
| <u>11</u> | NOTICES SENT TO ADJOINING PROPERTY OWNERS |
| <u>13</u> | TOTAL NOTICES SENT <u>11/4/86</u> |

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

November 3, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 38-86

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 Phillips 66 Company, 101 N. Robinson, c/o PT, RE, & C, Oklahoma City, Oklahoma 73102 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 an automatic car wash on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The east 190 feet of the south 200 feet of Lot 6, McComas Acres, an addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Tracy and Maple.

This application has been assigned Case No. BZA 38-86. It will be considered by the Board of Zoning Appeals on November 25, 1986 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.

It should be noted that the Citizen Participation Organization Area Council previously considered this case on September 3, 1986 and recommended 6-0 to approve this request. The applicant has purchased an additional 15 feet of property which has required an additional advertisement and new date for the Board of Zoning Appeals hearing.

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

Glen E. Lytle
Assistant Secretary

September 19, 1986

Mr. Michael T. Mullings
Phillips 66 Company
101 North Robinson
Oklahoma City, Oklahoma 73102

RE: BZA 38-86 Request for Exception

Dear Mike:

This letter is to confirm what was stated on the phone on September 15, 1986 relative to the application filed on the property at the northwest corner of Tracy and Maple.

This case (BZA 38-86) will be deferred indefinitely, or until such time you can furnish a site plan in conformance with all the provisions of Section 28.04.183.4 of the zoning ordinance. This can be accomplished by a redesign of the facility, or until the adjacent property owner secures zoning on the property that is not residential. This would then eliminate the 60-foot requirement from a building to a residential zoning district.

As I pointed out to you on the phone, the introduction of zoning for commercial development down a residential street is inappropriate where the only access is from a residential street. This case is a good example where an owner has sold off all the access to a major street for commercial development without consideration of what might occur on the remainder of the property. Unfortunately, the staff will not be in support of a change to "LC" zoning on the property to the north.

I again wish to apologize for not calling this matter to your attention earlier, but as you know, I was on vacation when this application came in. The staff should have reviewed your site plan and advised you of the condition immediately. Since this was a failure on our part, any further advertisement or notification will be at our expense. Should the adjacent property owner fail to get zoning, and you do not wish to proceed with this case, we will refund the full filing fee of \$400.

Please keep me advised of your intentions and progress on this matter. If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL/lw

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

August 29, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 38-86

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 Phillips 66 Company, 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 a car wash on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The east 175 feet of the south 200 feet of Lot 6, McComas Acres, an addition to the City of Wichita, Kansas, being replatted as Lot 1, PPCo. Addition #3, Wichita, Kansas. Generally located at the northwest corner of Maple and Tracy.

This application has been assigned Case No. BZA 38-86. It will be considered by the Board of Zoning Appeals on September 23, 1986 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.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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

Glen E. Lytle
Assistant Secretary

BZA CASE NO. 58-86

| | |
|-----------|---|
| <u>1</u> | NOTICES SENT TO APPLICANT/AGENT |
| <u>14</u> | LEGAL ADVERTISEMENT SENT TO MAPC & BZA |
| <u>1</u> | NOTICES SENT TO CPO |
| <u>12</u> | NOTICES SENT TO ADJOINING PROPERTY OWNERS |
| <u>14</u> | TOTAL NOTICES SENT <u>9-2-86</u> |

COPY

OWNERSHIP LIST

| <u>Lot</u> | <u>Addition</u> | <u>Property Owner</u> |
|--|--|---|
| Lot 6 | McComas Acres Addition | Starkey Developmental Center for Retarded Inc. 144 S. Young Wichita, KS 67209 |
| The East 98.5 feet of Lot 7 | " | Same As Above |
| Lot 1 | Christ The King Church Second Addition | Catholic Diocese of Wichita 424 N. Broadway Wichita, KS 67202 |
| Lot 4 except that part dedicated for street | Star Lumber Company 4th Addition | Spear Investments, a partnership 1930 S. Oliver Wichita, KS 67218 |
| The North 40 feet of Lot 2 & the South 40 feet of Lot 3, Block 4 | Westborough 2nd Addition | Grant M. Furnas Ruby L. Furnas 470 Rogers Lane Wichita, KS 67235 |
| Lot 2 except the North 40 feet, Block 4 | " | James E. Linson Elsie L. Linson 259 Nevada Wichita, KS 67209 |
| The North 20 feet of Lot 3 & all of Lot 4, Block 4 | " | Vern V. Bawl Irene M. Bawl 243 S. Nevada Wichita, KS 67209 |
| Lot 35 except the North 40 feet, Block 4 | " | Walter P. Blake 240 S. Tracy Wichita, KS 67209 |
| The North 40 feet of Lot 35, Block 4 | " | Robert G. Frick Frances Marie Frick 230 S. Tracy Wichita, KS 67209 |

Tract Description

Tract beginning 35½ feet East of the SW/c of the SE¼ of the SE¼ of Section 23, Township 27, Range 1 West; th. North 250 feet; th. East 135 feet; th. South 250 feet and West to the point of beginning.

Roy Carley
Mattie L. Carley
4342 Maple
Wichita, KS 67209

The North 85 feet of: Beginning 35½ feet East of the SW/c of the SE¼ of the SE¼ of Section 23, Township 27, Range 1 West; th. North 335 feet; th. East 135 feet; th. South 335 feet; th. West 135 feet to the point of beginning.

Lois M. Smith
244 S. Tracy
Wichita, KS 67209

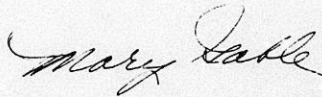
| <u>Lot</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------------------------------|--|
| Lot 4 | Towne West Square Second Addition | Towne West Mall Co. c/o Melvin Simon Associates P.O. Box 7033 Indianapolis, IN 46207 |

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

A tract of land described as the East 175 feet of the South 200 feet of Lot 6, McComas Acres, an Addition to the City of Wichita, 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 June, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.



By
Sr. Vice-President

Order No: 363477
nj

TO MR GLEN LYHE WSC-MAPC 455 N. MAIN STREET WICHITA KS 67202

FROM MIKE MULLINGS Phillips 66 Company 101 N. ROBINSON c/o OF REC OKLAHOMA CITY, OK 73102

AUG 25 1986

METROPOLITAN PLANNING ROUTE

SUBJECT: EXCEPTION - NW/4 Maple & Tracy

FILE NO
DATE 8/22/86

MESSAGE

Enclosed please find our application for the exception to permit car wash on "LC" zoned property. I have included the application fee of \$400, a site plan, and a copy of the ownership list. As you may recall, the original ownership list was submitted when we requested the zoning change. Please acknowledge receipt by signing the enclosed copy and returning to me in the envelope which is enclosed.

Thanked for your help

SIGNED Mike Mullings

DATE 9/9/86

REPLY

This case has been advertised for hearing by BZA on Tues, SEPT 23, 1986 at 1:30 p.m.

Attached is your receipt.

SIGNED [Signature]

RECIPIENT: RETAIN WHITE COPY, RETURN PINK COPY

LETTER-LIMINATOR

9. Case No. BZA 38-86 - Phillips 66 Company,
101 N. Robinson, Oklahoma City, Oklahoma, 73102,
pursuant to Section 2, 12.590C, Code of the
City of Wichita, requests an exception to permit
a car wash on property zoned the "LC"
Light Commercial District and legally described as
follows:

The east 175 feet of the south 200 feet
of Lot 6, McConas Acres, an addition
to ^{the City of} Wichita, Kansas. Being replatted
as lot 1, PPCo. Addition #3, Wichita,
Kansas. Generally located at the
northwest corner of Maple and Tracy.

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29 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. |
| | Planning | | |

DESCRIPTION *1400* AMOUNT

BZA

NAME *Planning Co Company*

ADDRESS *11 N. Robinson St., OK*

FUND *755-4070-103* DUE DATE *1-29-86*

COMMENTS

DATE *1-28-86* BY *LC*

WICHITA - SEDGWICK COUNTY
BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

PRESORTED
FIRST-CLASS

RECEIVED
NOV 10 1986
METROPOLITAN PLANNING

James E. Linson
Elsie L. Linson
259 Nevada
Wichita, KS 67209

ATTEMPTED
NOT KNOWN
RETURN TO SENDER

WICHITA, KS
PM
NOV 10
1986

WICHITA
NOV-286
KANSAS
U.S. POSTAGE
10

38-86

LIN 59 070603N1 11/06/86

RETURN TO SENDER
NO FORWARDING
ORDER ON FILE
UNABLE TO FORWARD

*

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

Roll # 3