

Case No. BZA 53-78 Peggy F. &  
Elvert H. Land, Jr. request for  
exception to establish trailer &  
vehicle rental business on  
property zoned "LC" in an area  
between Glendale and Ks. Turnpike

POSTED  
11-22-78  
31

# ACTION

BZA  
53-78

COMMITTEE approved DATE 12-19-78

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

B.C.C./B. CO. C. \_\_\_\_\_

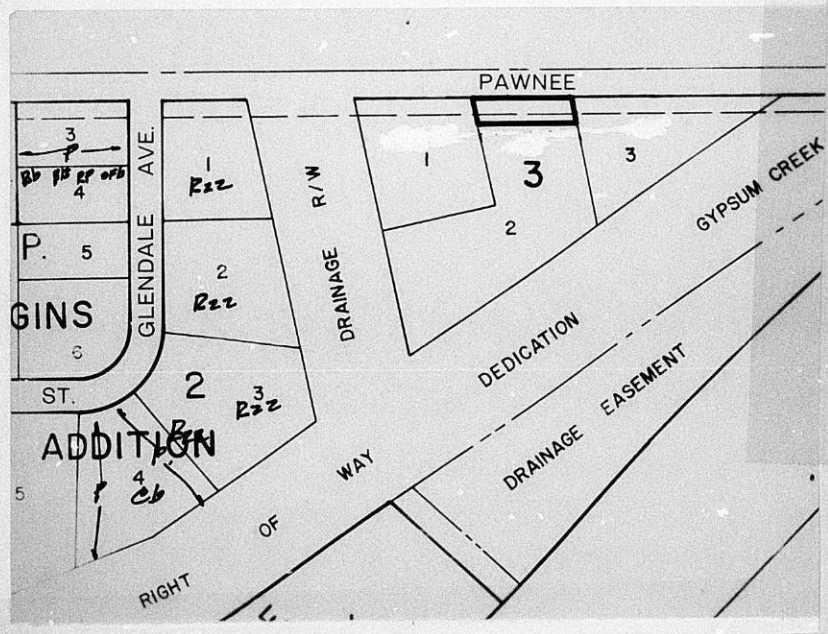
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Map No. 5844  
 Sec. 7  
 Twp. 28  
 Range 1E

BZA- 53-78  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
1. Acres: 0.18 ( 50 ft. by 165 ft.)
  2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  3. Land Use: East PARKING LOT South AIRCRAFT PARTS  
 West PARKING LOT North SINGLE F
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use if for: PARKING LOT
  6. Area (is) (is not) platted.

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



**S**  
 Smith  
 No. 2153C  
 HASTINGS, MIN. LOS ANGELES  
 LOGAN OH - McCREGOR, TX U. S. A

from:      date: 1-5-79

admin. adv. plans cur. plans social graphics

- |                                     |                                       |                                    |                                    |                                   |
|-------------------------------------|---------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> iakin      | <input type="checkbox"/> stockwell    | <input type="checkbox"/> galbraith | <input type="checkbox"/> mitchell  | <input type="checkbox"/> pierce   |
| <input type="checkbox"/> walter     | <input type="checkbox"/> lindbak      | <input type="checkbox"/> lytle     | <input type="checkbox"/> hart      | <input type="checkbox"/> stafford |
| <input type="checkbox"/> eubanks    | <input type="checkbox"/> shon         | <input type="checkbox"/> young     | <input type="checkbox"/> kabi l.   | <input type="checkbox"/> garland  |
| <input type="checkbox"/> tucker     | <input type="checkbox"/> nelson. p    | <input type="checkbox"/> meek      | <input type="checkbox"/> brown     | <input type="checkbox"/> gale     |
| <input type="checkbox"/> nelson. v  | <input type="checkbox"/> losaw        | <input type="checkbox"/> shirkey   | <input type="checkbox"/> kaliher   | <input type="checkbox"/> barber   |
| <input type="checkbox"/> iakin. e   | <input type="checkbox"/> schafer      | <input type="checkbox"/> newby     | <input type="checkbox"/> covert    | <input type="checkbox"/> crook    |
| <input type="checkbox"/> henderson  | <input type="checkbox"/> curfman      | <input type="checkbox"/> debson    | <input type="checkbox"/> kohl l.   | <input type="checkbox"/> comner   |
| <input type="checkbox"/> brothers   | <input type="checkbox"/> habbitt      | <input type="checkbox"/> olivarez  | <input type="checkbox"/> lane      | <input type="checkbox"/> livesay  |
| <input type="checkbox"/> hanson     | <input type="checkbox"/> reed         | <input type="checkbox"/> krebbiel  | <input type="checkbox"/> eyal      | <input type="checkbox"/>          |
| <input type="checkbox"/> craig      | <input type="checkbox"/> warner       | <input type="checkbox"/> glazer    | <input type="checkbox"/> luettters |                                   |
| <input type="checkbox"/> barnes     | <input type="checkbox"/> reive        | <input type="checkbox"/> burch     | <input type="checkbox"/> sharpe    |                                   |
| <input type="checkbox"/> sturdevant | <input type="checkbox"/> may          |                                    | <input type="checkbox"/> harvey    |                                   |
|                                     | <input type="checkbox"/> ontiveros    |                                    | <input type="checkbox"/> smith     |                                   |
|                                     | <input type="checkbox"/> butler       |                                    | <input type="checkbox"/> crawford  |                                   |
|                                     | <input type="checkbox"/> nagley       |                                    | <input type="checkbox"/> phelps    |                                   |
|                                     | <input type="checkbox"/> browne c.    |                                    | <input type="checkbox"/> schroeder |                                   |
|                                     | <input type="checkbox"/> stahlschmidt |                                    | <input type="checkbox"/> harwood   |                                   |
|                                     | <input type="checkbox"/> forinash     |                                    | <input type="checkbox"/> blanton   |                                   |
|                                     | <input type="checkbox"/> schranz      |                                    |                                    |                                   |
|                                     | <input type="checkbox"/> mcfadden     |                                    |                                    |                                   |
|                                     | <input type="checkbox"/> swander      |                                    |                                    |                                   |
|                                     | <input type="checkbox"/> lickteig     |                                    |                                    |                                   |
|                                     | <input type="checkbox"/> grossnickle  |                                    |                                    |                                   |

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> note & return | <input type="checkbox"/> signature   |
| <input type="checkbox"/> handle        | <input type="checkbox"/> library     |
| <input type="checkbox"/> all staff     | <input type="checkbox"/> information |
| <input type="checkbox"/> comment       | <input type="checkbox"/> files       |

remarks: Hold Resolution  
until plan is  
approved.

RESOLUTION NO. BZA 53-78

WHEREAS, Peggy F. and Elvert H. Land, Jr., 16205 E. Pawnee, Wichita, Kansas, request an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a trailer and vehicle rental business on property zoned the "LC" Light Commercial District and legally described as follows:

The North 50 feet of Lot 2, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee in an area between Glendale Avenue and the Kansas Turnpike.

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 December 19, 1978 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 trailer and vehicle rental business on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

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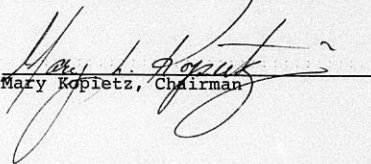
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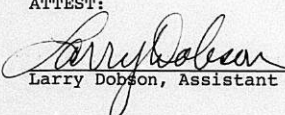
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10. Two copies of a revised site plan shall be submitted to the Secretary of the Board for his approval, showing the type and size of plant materials proposed for the locations designated as low planter and shrubbery area, indicating the number and type of trees to be planted in the public right-of-way and showing the location of the required screening fence.
11. The planting of trees and landscaping and the erection of the fence shall be done prior to the occupancy of the property as a trailer rental operation or a financial guarantee of same shall be provided in a form acceptable to the Central Inspection Office.
12. The plant materials specified on the revised plan shall be maintained in good condition and in the case of dead or dying materials, replaced with like kind.

ADOPTED AT WICHITA, KANSAS, this 19th day of December, 1978.

  
Mary Kopietz, Chairman

ATTEST:

  
Larry Dobson, Assistant Secretary

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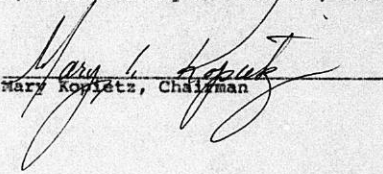
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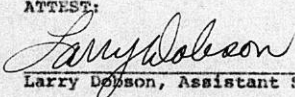
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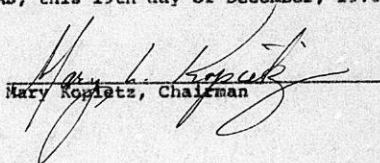
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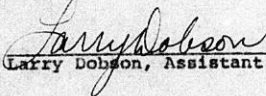
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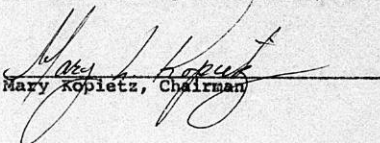
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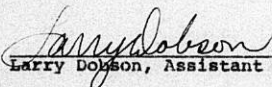
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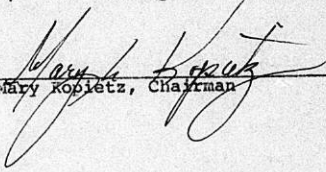
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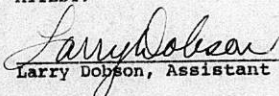
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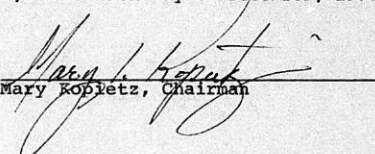
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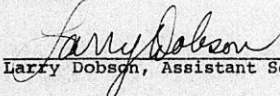
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10. Two copies of a revised site plan shall be submitted to the Secretary of the Board for his approval, showing the type and size of plant materials proposed for the locations designated as low planter and shrubbery area, indicating the number and type of trees to be planted in the public right-of-way and showing the location of the required screening fence.
11. The planting of trees and landscaping and the erection of the fence shall be done prior to the occupancy of the property as a trailer rental operation or a financial guarantee of same shall be provided in a form acceptable to the Central Inspection Office.
12. The plant materials specified on the revised plan shall be maintained in good condition and in the case of dead or dying materials, replaced with like kind.

ADOPTED AT WICHITA, KANSAS, this 19th day of December, 1978.

  
Mary Kobletz, Chairman

ATTEST:

  
Larry Dobson, Assistant Secretary



April 26, 1979



Mr. E. H. Land  
Land Tool Co.  
650 East Gilbert  
Wichita, Kansas

Good morning Mr. Land...

Per our recent telephone conversation regarding your having sold the land owned by you and Mrs. Land at 5209 and 5211 East Pawnee, I have prepared copies of invoices of expenses incurred by John T. Arnold Associates, Inc. in the processing of a Variance Application and an Exception Application. The expenses are listed as follows and we request your check in the total amount.

1. Board of Zoning Appeals Variance Application dated November 20, 1978 marked paid in the amount of \$50.00.
2. Board of Zoning Appeals Exception Application dated November 20, 1978 marked paid in the amount of \$50.00.
3. Security Abstract and Title Co., Inc. Invoice number 271123 dated November 15, 1979, covering an ownership list of those persons within a 200 foot radius of the above referred to properties. (Required by the Board of Zoning Appeals to accompany the Variance and Exception Applications.) Billing in the amount of \$25.00.

JOHN T. ARNOLD ASSOCIATES, INC.

REALTORS  
Sutton Place / 209 E. William / Wichita, Kansas 67202 / (316) 263-7242

Mr. E. H. Land

-2-

April 26, 1979

4. A statement from Baughman Co. Surveyors dated November 22, 1978, covering the setting of irons on the corner as well as a final survey and drawing required by the Board of Zoning Appeals to accompany the Variance and Exception Applications in the amount of \$150.00.
5. A statement from Baughman Co. Surveyors dated December 15, 1978, covering C. P. O. meetings and Board of Zoning Appeals meetings as well as additional drawings required to grant the Variance and Exception. The billing is in the amount of \$250.00.

TOTAL \$525.00

In addition to the above, I am providing to you Xerox copies of all of the applications, correspondence, etc. that was processed by this company to successfully obtain both the Variance and Exception Applications. I believe this information to be most important since the Board of Zoning Appeals approval was predicated upon the use for establishment of a trailer and vehicle rental business which is zoned Light Commercial district. Please be informed if the property legally known as The North 50 feet of Lot 2, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas should require other than its present zoning, it would be necessary for you to obtain "C" commercial or light industrial zoning or it would be necessary for you to re-submit an Application for Variance and Exception for a use other than a trailer and vehicle rental business.

1. Board of Zoning Appeals Application for Variance.
2. Board of Zoning Appeals Application for Exception.
3. Board of Zoning Appeals notice to adjoining property owners (within a 200 foot radius of your property) dated November 27, 1978.
4. Citizen Participation Organization Neighborhood Council Area "F" meeting agenda dated Monday, December 4, 1978.
5. A letter from Ms. Gail Williams, CPO Administrative Aide to me dated November 28, 1978.
6. Board of Zoning Appeals agenda dated December 19, 1978 (refer to Case Number BZA 53-78, Item 5 and Case Number BZA 54-78, Item 6).

Mr. E. H. Land

-3-

April 26, 1979

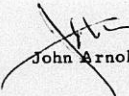
7. Board of Zoning Appeals Secretary's Report  
Case Number BZA 53-78.
8. Board of Zoning Appeals Secretary's Report  
Case Number BZA 54-78.
9. A letter received by the writer from Mr. Larry  
Dobson, Assistant Secretary, Board of Zoning  
Appeals dated December 21, 1978. This  
letter is official notification that the Application  
for Variance and Exception was approved by the  
Board of Zoning Appeals subject to the twelve  
items listed in the correspondence.

By carbon copy of this correspondence, I am advising the Secretary of the Board of Zoning Appeals and the Chairman of the Citizen Participation Organization Neighborhood Council Area "F" that circumstances beyond our control prevented the consummation of the intended transaction of which I had made application as your agent. This notification is a courtesy that we feel is due those persons who so graciously assisted us in the processing of the Board of Zoning Appeals applications.

Mr. Land, I would like to thank you and Mrs. Land for affording us the opportunity of working with you in an effort to dispose of your properties. Thank you for your many kindnesses.

Sincerely,

JOHN T. ARNOLD ASSOCIATES, INC.

  
John Arnold

JA:jmp  
enclosures

December 21, 1978

John Arnold  
Suite 800  
Sutton Place  
Wichita, Kansas 67202

Re: Case No. BZA 53-78  
Request for Exception  
Case No. BZA 54-78  
Request for Variance

Dear Mr. Arnold:

At the regular meeting of the Board of Zoning Appeals on Tuesday, December 19, 1978, your request for an exception to permit the establishment of a trailer and vehicle rental business, and a variance to waive the required screening along the rear lot line on property zoned the "LC" Light Commercial District and "C" Commercial District, and located on the south side of Pawnee in an area between Glendale and the Kansas Turnpike, were considered.

It was the action of the Board to approve the request for variance (BZA 54-78).

Your exception request (BZA 53-78) was also approved subject to the following conditions:

1. This exception shall be approved as an expansion of the existing trailer and vehicle rental operation on Lot 3, Block 3, W. P. Higgins Addition and may not operate as a separate and distinct rental business.
2. Display and storage shall be limited to trailers only.
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. Any sign on the property shall comply with the provisions of the sign regulations of the City Code.

Page 2  
John Arnold  
December 21, 1978  
Re: BZA 53-78 and 54-78

6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. No repair work shall be conducted except in an enclosed building on the "C" zoned portion of the applicants' ownership.
8. The applicants shall plant trees on the public property located north of subject property. The City Forester shall be contacted relative to the size, type and location of said trees.
9. A solid fence, of the same height and material as the fence required along the north property line on the companion case (BEA 12-78), shall be erected along the north 65 feet of the west property line.
10. Two copies of a revised site plan shall be submitted to the Secretary of the Board for his approval, showing the type and size of plant materials proposed for the locations designated as low planter and shrubbery area, indicating the number and type of trees to be planted in the public right-of-way and showing the location of the required screening fence.
11. The planting of trees and landscaping and the erection of the fence shall be done prior to the occupancy of the property as a trailer rental operation or a financial guarantee of same shall be provided in a form acceptable to the Central Inspection Office.
12. The plant materials specified on the revised plan shall be maintained in good condition and in the case of dead or dying materials, replaced with like kind.

Resolutions setting forth the official action of the Board are being prepared and you will be mailed a copy of each upon the Secretary's approval of your revised site plan, required by condition number 10 above.

If you have any questions, please call our office.

Page 3  
John Arnold  
December 21, 1978  
Re: BZA 53-78 and 54-78

Sincerely,

Larry Dobson  
Assistant Secretary

LD:bbc

cc: Peggy F. and Elvert H. Land, Jr., 16205 E. Pawnee 67230  
Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

**THE CITY OF WICHITA**

**OFFICE OF**      **CITIZEN PARTICIPATION**

**DATE** December 6, 1978

**TO** Larry Dobson, BZA

**FROM** Gail Williams, CPO Administrative Aide

**SUBJECT** BZA 53-78 ) Glendale at Turnpike  
          BZA 54-78 )

At its meeting of December 4, CPO Council "F" considered the captioned cases, and voted 8-0 to recommend approval of both the requested exception and variance. However, approval of the zoning exception (BZA 53-78) was based explicitly on the condition that the frontage of the subject property would be landscaped in keeping with existing landscaping.

Therefore, the Council's unanimous vote was on the following motion: To recommend approval of BZA Case 53-78 on the condition that screening be installed as depicted in the Baughman Company drawings dated 11-22-78 and presented to the Council at its December 4 meeting.

No conditions were placed on the Council's approval of BZA Case 54-78. Council members felt that screening along the subject rear lot line would serve no purpose and need not be required.

*Gail Williams*  
Gail Williams  
CPO Administrative Aide

GW:ml

NOTED:

*David Furnas*  
David Furnas  
Citizen Participation Coordinator

SECRETARY'S REPORT  
CASE NO. BZA 53-78

APPLICANT: Peggy F. and Elvert H. Land, Jr., 16205 E. Pawnee, Wichita, Kansas

AGENT: John Arnold, Suite 800, Sutton Place, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a trailer and vehicle rental business on property zoned the "LC" Light Commercial District.

GENERAL LOCATION: South side of Pawnee in an area between Glendale and the Kansas Turnpike.

ZONING: Subject property is zoned the "LC" Light Commercial District as is property to the east. South is the "C" Commercial District. West is the "B" Multiple Family Dwelling District. North is the "AA" Single Family Dwelling District.

LAND USE: Subject property is a paved, vacant parking area. South is developed with now vacant commercial buildings. East is a display area for U-Haul Trailers. North is single family development. West is an apartment complex.

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) can be complied with.

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception to permit the establishment of a trailer and vehicle rental operation on property zoned the "LC" Light Commercial District.

Subject property is a 50 foot deep by 182 foot wide northern portion of a large irregular shaped lot. The balance of the lot is zoned the "C" Commercial District, which permits the proposed use. However, for the applicants to utilize the 50 foot "LC" zoned portion of their property for the storage and display of trailers and vehicles for rent, they must obtain Board of Zoning Appeals approval of this exception request. Subject property and the property adjacent to the east previously contained the Land Manufacturing Company. Earlier this year the Board of Zoning Appeals approved a similar request for the property

Case No. BZA 53-78  
December 19, 1978  
Page 2

adjacent to the east (BZA 12-78). Subject application, if approved, would provide for the expansion of the existing use on adjacent property.

A site plan submitted with the application shows trailer parking and display areas located on the "LC" frontage of this lot and indicates a landscape planter will be provided adjacent to the front property line, as is established on the property to the east. Street trees are also proposed to be planted in public right-of-way to help buffer this use from the residential development to the north. The plan also shows the on-site circulation and location of required off-street parking spaces.

It is the opinion of the Secretary that subject request is appropriate if utilized as an expansion of the existing rental business on adjacent property. However, it is the Secretary's opinion that the use of subject application area should be limited to the display of trailers only, with truck parking and display being restricted to the "C" zoned property and/or the far east edge of the adjacent property, behind the screening fence. It would also seem appropriate to require a screening fence along the west property line from the front property line, south to a point even with the northwest corner of the building, to offer protection to the apartment use on adjacent property to the west.

RECOMMENDATION:

It is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. This exception shall be approved as an expansion of the existing trailer and vehicle rental operation on Lot 3, Block 3, W. P. Higgins Addition and may not operate as a separate and distinct rental business.
2. Display and storage shall be limited to trailers only.
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. Any sign on the property shall comply with the provisions of the sign regulations of the City Code.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.

Case No. BZA 53-78  
December 19, 1978  
Page 3

7. No repair work shall be conducted except in an enclosed building on the "C" zoned portion of the applicants' ownership.
8. The applicants shall plant trees on the public property located north of subject property. The City Forester shall be contacted relative to the size, type and location of said trees.
9. A solid fence, of the same height and material as the fence required along the north property line on the companion case (BZA 12-78), shall be erected along the north 65 feet of the west property line.
10. Two copies of a revised site plan shall be submitted to the Secretary of the Board for his approval, showing the type and size of plant materials proposed for the locations designated as low planter and shrubbery area, indicating the number and type of trees to be planted in the public right-of-way and showing the location of the required screening fence.
11. The planting of trees and landscaping and the erection of the fence shall be done prior to the occupancy of the property as a trailer rental operation or a financial guarantee of same shall be provided in a form acceptable to the Central Inspection Office.
12. The plant materials specified on the revised plan shall be maintained in good condition and in the case of dead or dying materials, replaced with like kind.

BZA CASE NO.

53-78

*sent w/54-78*

2

NOTICES SENT TO APPLICANT/AGENT

10

NOTICES SENT TO MAPC

1

NOTICES SENT TO CPO

8

NOTICES SENT TO ADJOINING PROPERTY OWNERS

21

TOTAL NOTICES SENT

11-27-78

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

November 27, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 53-78

An application has been filed by Peggy F. and Elvert H. Land, Jr., 16205 E. Pawnee, Wichita, Kansas, pursuant to Section 2.12.590 .C, Code of the City of Wichita, requesting an exception to permit the establishment of a trailer and vehicle rental business on property zoned the "LC" Light Commercial District and legally described as follows:

The North 50 feet of Lot 2, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee in an area between Glendale Avenue and the Kansas Turnpike.

This application has been assigned case No. BZA 53-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 19, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 53-78

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Peggy F. and Elvert H. Land, Jr. ✓

Mailing Address 16205 E. Pawnee 67230 Phone 733-0817

Name of Authorized Agent John Arnold ✓

Mailing Address Suite 800, Sutton Place Phone 263-7242

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 trailer and vehicle rental business

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

"LC", located on South side of Pawnee in an area east of

Glendale and legally described as: The North 50 feet

of Lot 2, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County,

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

584A

Applicant Peggy F. & Elvert H. Land, Jr.

Authorized Agent John Arnold

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 12:30 (a.m. - P.M.), 11/20, 19 78, together with appropriate fee of \$50.00

South side of Pawnee in area between Glendale Ave and Kansas Temple

Signed Larry Johnson

(Site plan later)

In addition, exception has been granted on the North 50 feet of Lot 3, Block 3, W. P. Higgins Addition. The granting of this requested Exception will allow the use of Lot 2, Block 3, to conform with that of Lot 3, Block 3, W. P. Higgins Addition.

Application for exception to permit a "trailer and vehicle rental business" in the "LC" Light Commercial district in accordance with Section 28.04.183.2 of the Zoning Ordinance of the City of Wichita.

It is believed that the exception is justified because it is requested on the North 50 feet of Lot 2, Block 3, W. P. Higgins Addition, and the balance of said lot to the South is presently zoned "C" Commercial district which allows the requested rental operation as an out-right permitted use.

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 3, Block 3	W. P. Higgins Addition	✓ U Haul Company of Kansas City Inc. 2721 N. Central Avenue Suite 1100 Phoenix, Arizona 85004
lot 2, Block 2	W. P. Higgins Addition	✓ Skyline House Inc <sup>2412 S.</sup> Address Unknown <i>Glendale</i>
lot 3, Block 2	W. P. Higgins Addition	<b>D</b> Skyline House Inc. Address Unknown
lot 18, Block G	McAdam Acres 2nd Addition	✓ Richard Bruce Wilson and Carolyn S. Wilson 2336 S. Ridgewood 67218
lot 19, Block G	McAdam Acres 2nd Addition	✓ Ronald A. Nichols 1516 N. Old Manor 67208
lot 2, Block F	McAdam Acres 2nd Addition	✓ Phillip Wayne Metzger and Pamela F. Metzger 3402 E. Zimmerly 67218
Reserve B	McAdam Acres Addition	✓ Wichita Federal Savings and Loan Association Broadway at Waterman 67202
Part of lots 1 and 2, Block 3, W. P. Higgins Addition, described as beginning at the NE corner of lot 1; thence West along the North line of said lot 1, 56.74 feet; thence SEly parallel with the Easterly line of said lot 1, 300 feet; thence with an angle to the left of 22°19'25" a distance of 75.83 feet to the Southerly line of said lot 2; thence NEly along the Southerly line of said lot 2, 28.86 feet to the Easterly line of lot 1, extended SEly; thence NEly along said Easterly line 347.39 feet to beginning		✓ Wildwood, Inc. 3001 E. Pawnee 67218



434 NORTH MAIN  
WICHITA, KANSAS 67202  
267-8371

Lot	Addition	Property Owner
	Part of lots 1 and 2, Block 3, W. P. Higgins Addition, described as beginning at a point on the north line of said Lot 1, said point being 56.74 feet west of the NE corner thereof; thence SEly parallel with the easterly line of said lot 1, 300 feet; thence with an angle to the left of 22°19'25" a distance of 75.83 feet to the Southerly line of said lot 2; thence SWly 186.85 feet to the SWly corner of said lot 2; thence NWly along the westerly line of said lots 2 and 1, 471.73 feet to the NW corner of said lot 1; thence East 147.26 feet to beginning	✓ Hazelton, Inc. c/o 305 W. Central 67202
	All that part of Lot 2, Block 3, W. P. Higgins Addition lying East of Lot 1 and the extended East line of said lot 1	D Elvert H. Land Jr. and Peggy F. Land 650 East Gilbert 67211

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lot 2, Block 3,  
W. P. Higgins Addition, Wichita,  
Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 15th day of November, 1978 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Vice President

Order No. 271123  
wh

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

November 27, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 53-78

An application has been filed by Peggy F. and Elvert H. Land, Jr., 16205 E. Pawnee, Wichita, Kansas, pursuant to Section 2.12.590 .C, Code of the City of Wichita, requesting an exception to permit the establishment of a trailer and vehicle rental business on property zoned the "LC" Light Commercial District and legally described as follows:

The North 50 feet of Lot 2, Block 3, W. P. Higgins Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee in an area between Glendale Avenue and the Kansas Turnpike.

This application has been assigned case No. BZA 53-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 19, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

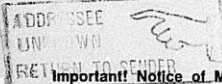
Jack H. Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202



Important! Notice of Meeting Enclosed



*Bev*

Phillip W. and Pamela F. Metzger  
3232 S. Clifton Lot 303  
Wichita, Kansas 67216

*53-78*

*File - no other listing 12-4-78*



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

November 27, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 54-78

An application has been filed by Peggy F. and Elvert H. Land, Jr., 16205 E. Pawnee, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to waive the required screening along the rear lot line on property zoned the "LC" Light Commercial District and "C" Commercial District and legally described as follows:

All that part of Lot 2, Block 3, W. P. Higgins Addition lying east of Lot 1 and the extended east line of said Lot 1, Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee in an area between Glendale and the Kansas Turnpike.

This application has been assigned case No. BZA 54-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 19, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY

**W S C**

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

ADDRESSEE  
UNKNOWN  
RETURN TO SENDER

Important! Notice of Meeting Enclosed



*Ben*

Phillip W. and Pamela F. Metzger  
3232 S. Clifton Lot 303  
Wichita, Kansas 67216

*53-78*

*File - no other listing  
12-4-78*

FORM 2021

PAYMENT NOTICE  
City of Wichita

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

Planning

DESCRIPTION	AMOUNT
BZA Exemption Application	150.00

NAME *John Arnold for E.H. Lund*

ADDRESS *204 1000 South St. W-11*

FUND *40071-001* DUE DATE *3-1-78*

COMMENTS

DATE *11/21/77* BY *[Signature]*

53-78

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

*Resent  
11-29-78*

RETURN TO  
SENDER  
ADDRESSEE UNKNOWN



Phillip W. Metzger and Pamela F. Metzger  
3402 E. Zimmerly  
Wichita, Kansas 67218

*3232 S Clifton  
Lat 303*

Important! Notice of Meeting Enclosed

PAWNEE

AVE.

(PROPOSED) STREET TREES

(PROPOSED) STREET TREES

OUT

IN

SIDWALK

LOW PLANTER & SHRUBBERY

(PROPOSED) LOW PLANTER & SHRUBBERY

(PROPOSED)

DISPLAY 30'

AREA

CONCRETE

TRAILER PARKING & DISPLAY AREA

EASEMENT

SEWER

25' x 21'

MILK

PLANTER

60.3

LOADING DOCK

12'

CONCRETE

270' BUILDING

31'

EASEMENT

UTILITY

9.9

50.3

51.2

240.8

240.8

347.30'

30.3

18.5

20.7

11.6

48.5

16.5

15.5

192.44

50.7

4.81

236.46

168.5

30.4

4.32

10.3

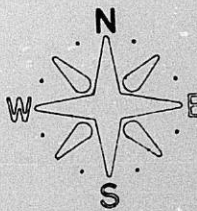
50.9

16'

DRAINAGE

RIGHT OF WAY

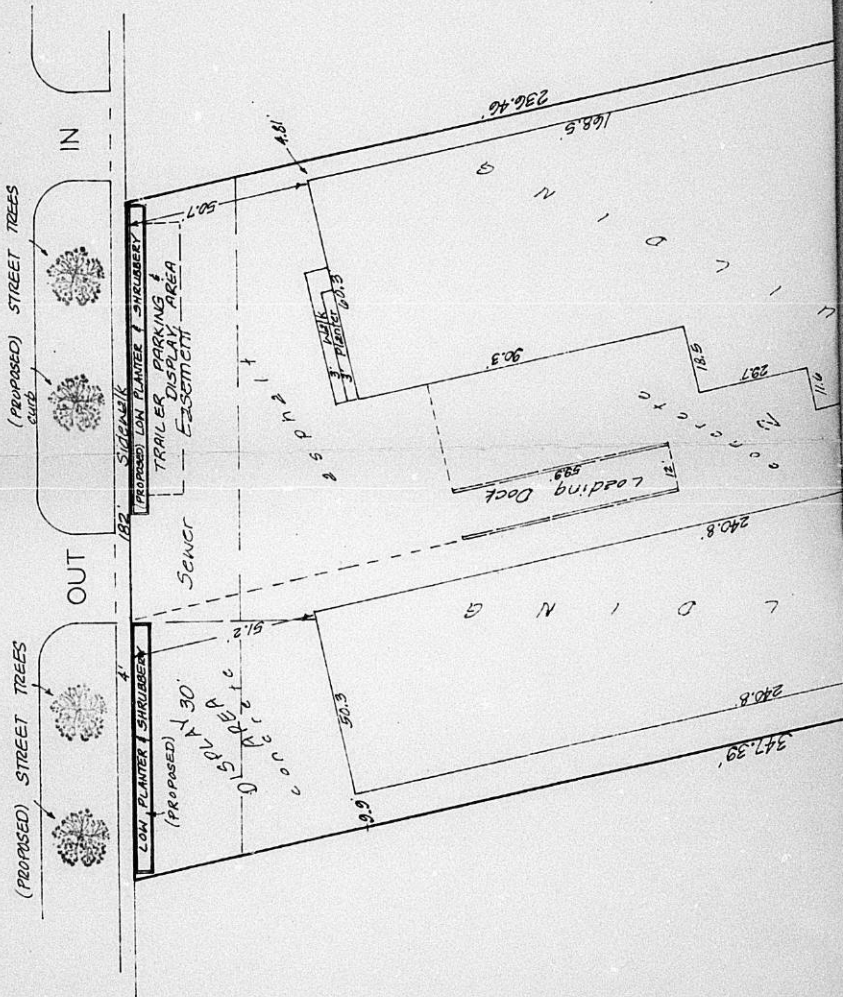
DEDICATION



1" = 30'

PAWNEE AVE.

PAWNEE AVE.



(PROPOSED) STREET TREES

(PROPOSED) STREET TREES

IN

OUT

PROPOSED LOW PLANTER & SHRUBBERY

LOW PLANTER & SHRUBBERY

TRAILER PARKING & DISPLAY AREA

SEWER

(PROPOSED) DISPLAY AREA

ESSEMENT

MILK TRAILER

LOADING DOCK

182'

4'

182'

50.7'

48.1'

51.2'

50.3'

9.9'

236.46'

168.5'

90.3'

18.5'

23.7'

11.0'

240.8'

240.8'

347.39'



\*

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

Roll # 2