

Case No. BZA 62-83 - Bulger-Cadillac-Oldsmobile Inc., 1900 East Douglas - requests a variance to increase the height of an on-site pole sign from 30' to 40' on property zoned the "E" Light Industrial District and gen-

POSTED
11-23-83
S.F.L.

ACTION

BZA 62-83 **APPROVED** 1-3-84
DATE

5647D (2)

200' 4 Sec. 2-2-84

Checked

Shok

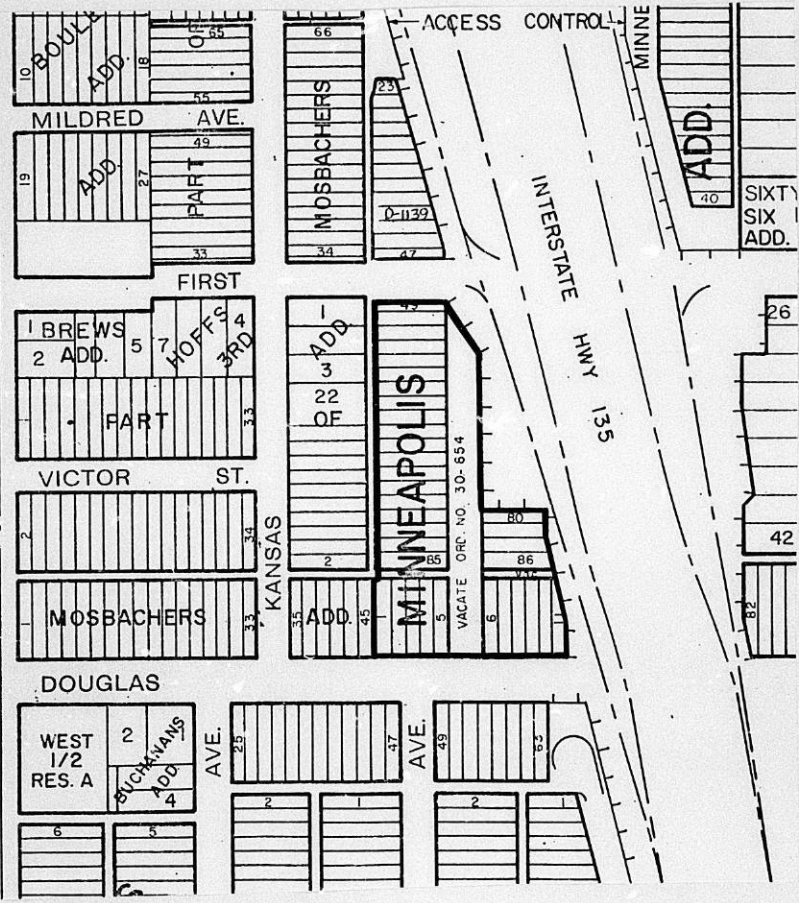
Record

Map No. 5647 ^C/_D
5547 ^A/_B

BZA 62-83
 Filed _____

AREA DATA:

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



SHILLBARD
 No. 2153C
 HASTINGS, MN
 LOG AND INSTRUMENTS
 REGISTERED PROFESSIONAL SURVEYOR
 U.S.A.

January 9, 1984

Joseph A. Bulger
Bulger-Cadillac-Oldsmobile Inc.
1900 East Douglas
Wichita, Ks.

Re: BZA 62-83 - Request for Variance

Dear Mr. Bulger:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 3, 1984.

This Resolution reflects the official action of the Board to approve 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:sad
Encl.

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
bcc: E. H. Denton, City Manager

RESOLUTION NO. BZA 62-83

WHEREAS, Bulger-Cadillac-Oldsmobile, Inc., 1900 East Douglas, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to increase the height of an on-site pole sign from 30 feet to 40 feet on property zoned the "E" Light Industrial District and legally described as follows:

Lots 1, 2, 3, 4, 5 and vacated Minneapolis Avenue adjoining Lot 5, Block 4, Douglas Avenue; and Lots 6, 7, 8, 9, 10, 11 and the vacated alley adjoining on the North and vacated Minneapolis Avenue adjoining Lot 6, Block 5, Douglas Avenue, and 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85 and vacated Minneapolis Avenue adjoining said Lots on Minneapolis Avenue, in Block 4; and Lots 80, except drainage canal, 82, 84, 86 and vacated Minneapolis Avenue adjoining said Lots on Minneapolis Avenue, in Block 5; and even Lots 50 through 60, inclusive, Block 5 and east half of vacated Minneapolis adjoining Lots 56 through 78, Block 5, all in Minneapolis Addition to Wichita, Sedgwick County, Kansas. Generally located between Douglas and First Street and West of I-35 Highway right-of-way.

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 January 3, 1984, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the property adjacent to the highway is over 600 feet in a north to south dimension and the property does not have any other on-site ground or pole signs oriented to the highway; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the sign will be located adjacent to an elevated highway right-of-way with a property line of over 600' in length and will not be interfering with any other signs in the area; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the existing sign is of insufficient height to be visible from the traveling public along the interstate; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the sign is oriented to the traffic along the highway and should not interfere with any use of public property or easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the property adjacent to the highway is over 600' in length and would be permitted the requested height if it were considered frontage; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

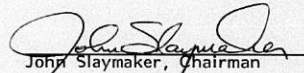
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to increase the height of an on-site pole sign from 30 feet to 40 feet on property zoned the "E" Light Industrial District and legally described as follows:

Lots 1, 2, 3, 4, 5 and vacated Minneapolis Avenue adjoining Lot 5, Block 4, Douglas Avenue; and Lots 6, 7, 8, 9, 10, 11 and the vacated alley adjoining on the North and vacated Minneapolis Avenue adjoining Lot 6, Block 5, Douglas Avenue, and 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85 and vacated Minneapolis Avenue adjoining said Lots on Minneapolis Avenue, in Block 4; and Lots 80, except drainage canal, 82, 84, 86 and vacated Minneapolis Avenue adjoining said Lots on Minneapolis Avenue, in Block 5; and even Lots 50 through 60, inclusive, Block 5 and east half of vacated Minneapolis adjoining Lots 56 through 78, Block 5, all in Minneapolis Addition to Wichita, Sedgwick County, Kansas. Generally located between Douglas and First Street and West of I-35 Highway right-of-way.

be approved subject to the following conditions:

1. No additional on-site ground or pole signs shall be oriented toward the highway (facing the direction of travel).
2. The sign shall not exceed a height of 40' above grade or exceed 300 square feet in gross surface area.

ADOPTED AT WICHITA, KANSAS, this 3rd day of January, 1984.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

SECRETARY'S REPORT
CASE NO. BZA 62-83

APPLICANT: Bulger-Cadillac-Oldsmobile Inc., 1900 East Douglas, Wichita, Kansas.

AGENT: Joseph A. Bulger, Bulger-Cadillac-Oldsmobile Inc., 1900 East Douglas, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to increase the height of an on-site pole sign from 30' to 40'.

GENERAL LOCATION: In an area west of Highway I-135 and between Douglas and First Streets.

ZONING: Subject property is zoned the "E" Light Industrial zoning district as are the properties to the north, west and south. Property to the east across the highway is "B" Multiple-family and the "C" Commercial District.

LAND USE: Subject property is an automobile sales and service business. Other properties are mainly commercial to the north, west and south.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the height limitation of an existing pole sign so that it may be raised to a height of 40' and be better viewed from the Highway to the east. Central Inspection has indicated that the property has frontage on both Douglas and First Street and that the east property line adjacent to the Highway is not considered frontage for a sign. If this would be determined to be frontage, the sign would be permitted to go to 40' without a variance. The sign is located to be oriented toward and visible to the Highway where complete access control has been condemned for highway right-of-way.

The zoning ordinance primarily places limitations on the number of on-site ground and pole signs based on the frontage of the property to provide adequate signage for identification of a business to a street onto which it fronts. In this case, the sign has been in existence a long time and possibly prior to the present regulations.

The applicant has adequate frontage on Douglas to accommodate a higher sign, but that sign is oriented to Douglas. The rear of the development is actually along First Street, even though that is considered as frontage.

Due to the fact that there is no residential property within a distance of 500' of the location of the sign, and there are no additional commercial signs on the west side of the highway between First and Douglas, it would not appear inappropriate to increase the height of the sign 10'.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the property adjacent to the highway is over 600' north to south and the property does not have any other on-site ground or pole signs adjacent to the highway.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the sign will be located adjacent to an elevated highway right-of-way with a property line of over 600' in length and will not be interfering with any other signs in the area.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the sign is of insufficient height to be visible from the traveling public along the interstate.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the sign is oriented to the traffic along the highway and should not interfere with any use of public property or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as property adjacent to the highway is over 600' in length and would be permitted the requested height if it were considered frontage.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. No additional on-site ground or pole signs shall be oriented toward the highway (facing the direction of travel).
2. The sign shall not exceed a height of 40' above grade or exceed 300 square feet in gross surface area.

BZA CASE NO. 62-83

2 NOTICES SENT TO APPLICANT/AGENT

10 ~~NOTICES~~ ^{LEGAL ADV.} SENT TO MAPC

1 NOTICES SENT TO CPO

18 NOTICES SENT TO ADJOINING PROPERTY OWNERS

21 TOTAL NOTICES SENT 12-14-83

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

December 12, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 62-83

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 Bulger-Cadillac-Oldsmobile Inc., 1900 East Douglas, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to increase the height of an on-site pole sign from 30' to 40' on property zoned "E" Light Industrial District. A legal description of the applicant's property is as follows:

Lots 1, 2, 3, 4, 5 and vacated Minneapolis Avenue adjoining Lot 5, Block 4, Douglas Avenue; and Lots 6, 7, 8, 9, 10, 11 and the vacated alley adjoining on the North and vacated Minneapolis Avenue adjoining Lot 6, Block 5, Douglas Avenue, and 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85 and vacated Minneapolis Avenue adjoining said Lots on Minneapolis Avenue, in Block 4; and Lots 80, except drainage canal, 82, 84, 86 and vacated Minneapolis Avenue adjoining said Lots on Minneapolis Avenue, in Block 5; and even Lots 50 through 60, inclusive, Block 5 and east half of vacated Minneapolis adjoining Lots 56 through 78, Block 5, all in Minneapolis Addition to Wichita, Sedgwick County, Kansas. Generally located between Douglas and First Street and West of I-35 Highway right-of-way.

This application has been assigned Case BZA 62-83. It will be considered by the Board of Zoning Appeals on January 3, 1984 at 1:30 p.m. in the Metropolitan Area Planning Department Conference Room, 10th Floor, City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance 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.

Jack H. Galbraith
Secretary

November 21, 1983

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 62-83
FILED 11-21-83

APPLICATION FOR VARIANCE

I. Name of Applicant Bulger Cadillac-Oldsmobile, Inc.
Mailing Address 1900 E. Douglas, Wichita, Ks. 67214 Phone 316/265-8565
Name of Authorized Agent Joseph A. Bulger
Mailing Address 109 Brendonwood Crt., Wichita, Ks. 67296 Phone 316/682-1996
Relationship of applicant to property is that of Owner/Tenant
(Owner, Tenant, Lessee, Other)

II. The variance requested is to increase the height of an on-site
for raising an existing on-site sign
10 feet to a total from the present height of 30 feet to 40 feet.

add sign from 30 feet to 40 feet
for property located *in an area west of I-35 between Douglas and First St*
(1900 East Douglas)

and legally described as: lots 53, 55, and 57 and 1/2 of vacated street.

Adjacent to lots 55 and 57 on the east, Minneapolis Ave., Minneapolis

Addition.

*see legal
advis.*

in the City of Wichita; and which is presently zoned ^{"E1"}Light Industrial

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. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Bulger Cadillac-Oldsmobile, Inc.

Authorized Agent Joseph A. Bulger
Joseph A. Bulger, Inc.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:30 (a.m.-p.m.), Nov. 21, 1983 together with appropriate fee of 150.00.

Signed *[Signature]*



BULGER CADILLAC-OLDSMOBILE, INC.

1900 EAST DOUGLAS

WICHITA, KANSAS 67214



PHONE 265-8565

November 21, 1983

Office of the Secretary
Board of Zoning Appeals
Tenth Floor, City Hall
415 N. Main
Wichita, Kansas 67202

Dear Board Members:

The applicant, Bulger Cadillac-Oldsmobile, Inc., requests your approval to raise our "Business Identification" sign from its present thirty (30) feet level to a height of forty (40) feet. Your approval is required to allow this increase in height because of the height restrictions contained in City Sign Code #28.04.139, Section "K" Subsection #3.

Our application and all documents and fees required by the Board are enclosed, including a sketch containing the dimensions of the property and a plot sheet showing the location of our property and the sign.

Bulger Cadillac-Oldsmobile, Inc. occupies all of the land, including the vacated Minneapolis Street, between Douglas Avenue and First Street and being West of I-135 and as far West as the North-South alley East of Kansas Avenue. The agency has been in this location since 1948 and we have occupied the property since April 1, 1960. Many years later, after a partial taking of our property by I-135, and having to purchase additional properties to continue doing business in this location, we found ourselves almost hidden by the elevated road bed.

We feel that it is very important and indeed necessary for both our sales and service customers who are traveling on elevated I-135 to be able to identify our business location in time to recognize the proper exits. The only way to accomplish this is by raising the sign to the height requested. This is the underlying reason for our request to increase the height of our sign to forty (40) feet so that it will be visible from the elevated road and the original installation height did not accomplish this. If the frontage along our east line where it runs adjacent to I-35 were to be considered, our sign could be of much greater height than we are asking for.

The sign that is being considered is an attractive neon, on-sight, free standing, business identification sign only. The size of the sign is 6' by 25'. The support poles are of ample strength and are located within two and one half feet of our building. This sign was not located on top of our building originally, but I understand had it been originally located there, we could go to a height in considerable excess of what we are asking for. The sign, being free standing, is much more attractive and desirable for the surrounding environment and is much less damaging to our roof and involves much less maintenance expense for both our roof and the sign itself.

We feel that your approval of our request is very important and essential to our business and we would be very grateful for your endorsement of it.

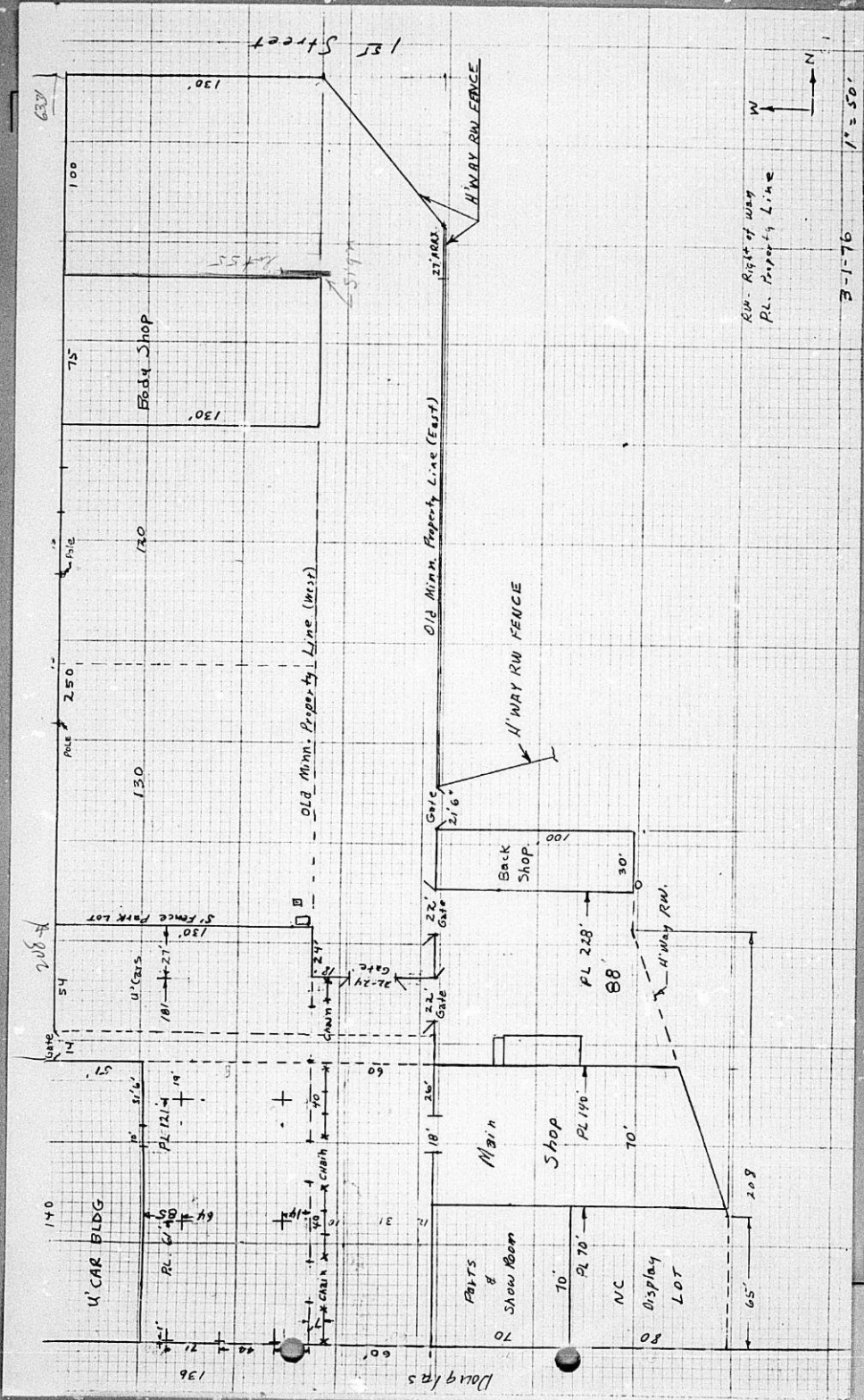
Sincerely yours,

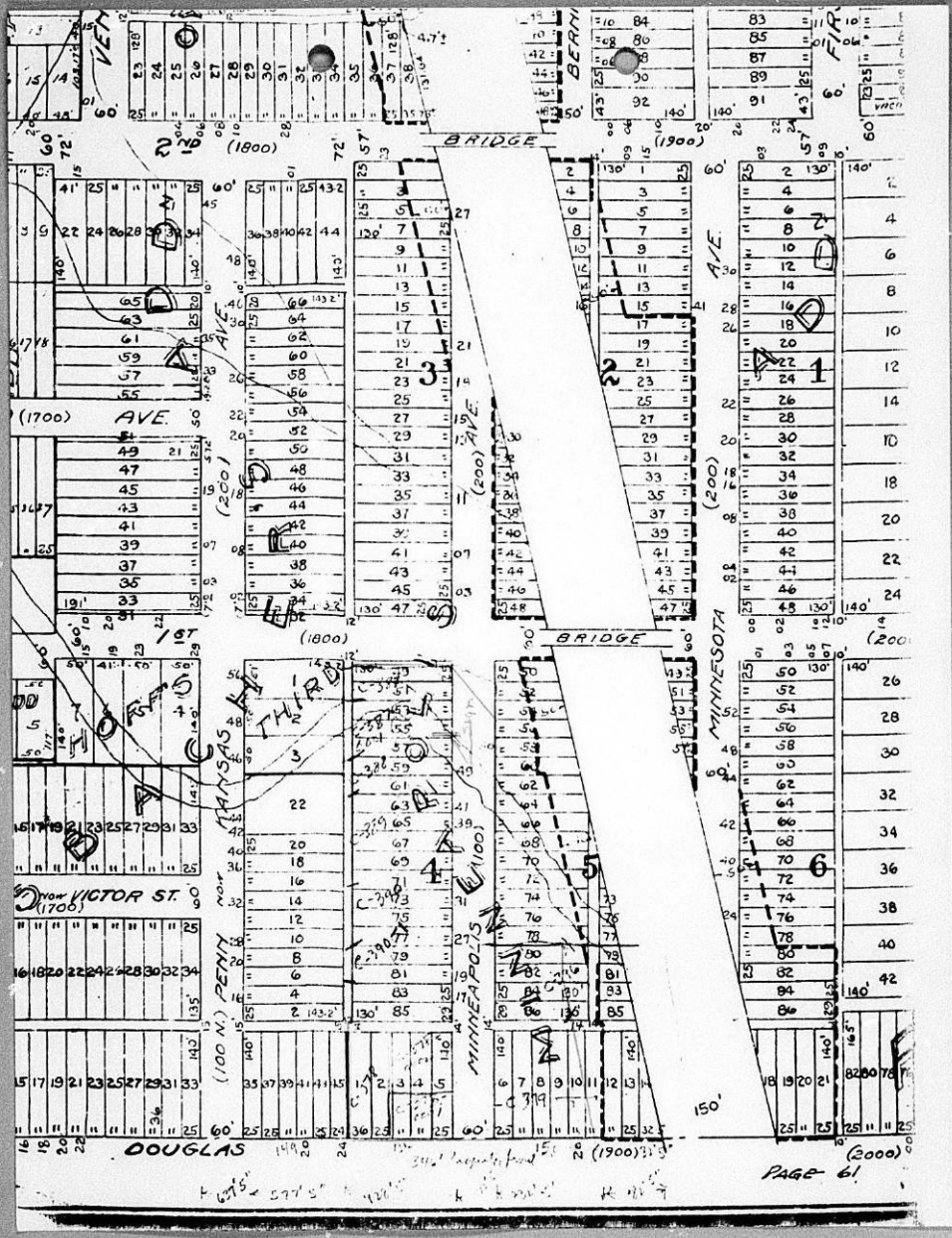
BULGER CADILLAC-OLDS., INC.

Joseph A. Bulger
Joseph A. Bulger
President

JAB/ap

encl.





OWNERSHIP LIST

Property Description

Property Owner

Lot 1, & the west 15 feet of lot 2, Block 4; Joseph A. Bulger
 the east 10 feet of the north 80 feet of lot 2, Hazel R. Bulger
 the north 80 feet of lots 3, 4 & 5, Block 4; 109 Brendonwood Ct.
 & vacated Minneapolis adjoining lot 5; 67206
 the east 10 feet of the south 60 feet of lot 2,
 the south 60 feet of lots 3, 4 & 5, Block 4,
 & the west half of vacated Minneapolis adjoining
 lot 5; lots 83 & 85, Block 4 & lots 79 & 81, Block
 4 & the west half of vacated Minneapolis adjoining;
 odd lots 49 through 61, inclusive, Block 4 &
 west half of vacated Minneapolis adjoining lots
 55 through 61, Block 4; odd lots 63 through
 69, inclusive & the north 20 feet of lot 71,
 Block 4 & west half of vacated Minneapolis
 adjoining; the south 5 feet of lot 71, all
 of odd lots 73 through 77, inclusive, Block 4
 & west half of vacated Minneapolis adjoining;
 lot 80, except canal & all of lots 82, 84 &
 86, Block 5, & vacated east half of Minneapolis
 adjoining; lots 6, 7, 8, 9, 10 & 11,
 Block 5, & vacated alley on the north & east
 half of vacated Minneapolis adjoining lot 6 &
 vacated east-west alley on the south of lot 85
 & on the north of lots 1 through 5, Block 4;
 Minneapolis Addition.

Lots 12, 13, 14 & 15, Block 5, Minneapolis City of Wichita
 Addition, except canal. *back slip* 455 N. Main
 67202

All that part of lots 62, 64, 66, 68 & 70 Same as above
 on Minneapolis Avenue in Block 5, Minneapolis
 Addition described: Beginning at the southwest
 corner of said lot 70; thence northerly along
 the east line of Minneapolis Avenue to the
 Northwest corner of said lot 62; thence
 easterly along the north line of said lot 62
 a distance of 71.32 feet more or less; thence
 southeasterly to a point on the south line
 of said lot 70, said point being 101.64
 feet more or less easterly of the southwest
 corner of said lot 70; thence westerly along the
 south line of said lot 70 a distance of 101.64
 feet more or less to the place of beginning.

All that part of lots 72 & 74, on Same as above
 Minneapolis Ave, Block 5, Minneapolis
 Addition described: Beginning at the southwest
 corner of said lot 74; thence northerly along the
 east line of Minneapolis Ave to the northwest
 corner of said lot 72; thence easterly along the
 north line of said lot 72 a distance of 101.64
 feet more or less; thence southeasterly to a point
 on the south line of said Lot 74, said point
 being 113.77 feet more or less easterly of the
 southwest corner of said lot 74; thence westerly
 along the south line of said lot 74 a distance of
 113.77 feet more or less to the place of beginning.

Property DescriptionProperty Owner

All that part of lots 76 & 78, on Minneapolis in Block 5, in Minneapolis Addition described: Beginning at the southwest corner of said lot 78; thence northerly along the east line of Minneapolis Ave., to the Northwest corner of said lot 76; thence easterly along the north line of said lot 76 a distance of 113.77 feet more or less; thence southeasterly to a point on the south line of said lot 78, said point being 125.9 feet more or less easterly of the southwest corner of said lot 78; thence westerly along the south line of said lot 78 a distance of 125.9 feet more or less to the place of beginning.

City of Wichita
455 N. Main
67202

Even lots 50 through 60, Block 5 & east half of vacated Minneapolis adjoining lots 56 through 78, Block 5, Minneapolis Addition.

Joseph A. Bulger
Hazel R. Bulger
109 Brendonwood Ct.
67206

Lots 33, 35 & 37, Block 3, Minneapolis Addition except beginning at the southeast corner of said lot 37; thence westerly along the south line of said lot 37 a distance of 26.67 feet; thence northwesterly to a point on the north line of said lot 33, said point being 46.67 feet westerly of the northeast corner of said lot 33; thence easterly along the north line of said lot 33 a distance of 46.67 feet to the northeast corner thereof; thence southerly along the west line of Minneapolis Avenue to the place of beginning.

Edwin G. Loepsack
Jane B. Loepsack
7972 Dublin Ct.
67206

That part of lots 33, 35, & 37, Block 3, Minneapolis Addition described immediately above.

City of Wichita
455 N. Main
67202

Lots 39, 41 & 43, Block 3, except that part condemned for highway in District Court Case C-11493, in Minneapolis Addition.

Dwight L. Hopper
880 E. Bayley
67211

Part of lots 45 & 47, Block 3, Minneapolis Addition described: Beginning at the northeast corner of said lot 45; thence southerly along the west line of Minneapolis Ave. to the southeast corner of said lot 45; thence northwesterly to a point on the north line of said lot 45 said point being 6.67 feet westerly of the northeast corner of said lot 45; thence easterly along the north line of said lot 45 a distance of 6.67 feet to the place of beginning.

City of Wichita
455 N. Main
67202

Property Description

Property Owner

Lots 45 & 47, except that part deeded to the City of Wichita described immediately above, Block 3, Minneapolis Addition.

Jewel Joan Hurst Branson
~~Address unknown~~
 221 Hillsdale
 W.K. 67230

The east 50 feet of the north 7 feet of lot 32, & the east 50 feet of lots 34 & 36, Penn now Kansas, Mosbacher's Addition

Building & Development Inc.
 1540 N. Broadway
 Suite 103
 67214

The north 7 feet of lot 32 except the east 50 feet & Lots 34 & 36, except the east 50 feet, Penn now Kansas, Mosbacher's Addition.

Builders Inc.
 1000 Parklane
 67218

Lots 38 & 40, Penn now Kansas, Mosbacher's Addition

Building and Development Inc.
 1540 N. Broadway
 Suite 103
 67214

Lots 42 & 44, Penn now Mosbacher's Addition

Ronald A. Roew
 Catherine E. Roew
 2555 Garland Ave.
 67204

John F. McGee
 1217 Jackson Ave.
 67204

Lots 2 & 4, Penn now Kansas, Mosbacher's Addition

Dwight Bauer
 1402 Twisted Oak Circle
 67230

Lots 6 & 8, Penn now Kansas, Mosbacher's Addition

~~Esma Smith (dec.)~~

Lots 10 & 12, Penn now Kansas, Mosbacher's Addition

V. S. De Witt
 Thelma L. De Witt
 1807 Giltner Dr.
 67211

Lots 14 & 16, Penn now Kansas, Mosbacher's Addition

Gerhardt R. Seyfert
 Florence Seyfert
 1422 S. Water
 67213

Lots 18 & 20, Penn now Kansas, Mosbacher's Addition

Fred L. Byers
~~address unknown~~

DeWayne Fleming
 Claretta Fleming
~~address unknown~~

A tract beginning at the southwest corner of lot 22, Kansas, Mosbacher's Addition; thence north along the east line of Kansas Ave., 78.51 feet to a point 118 feet south of the northwest corner of lot 24, Kansas, which is also the southwest corner of lot (continued on next page)

W. C. Ely
 Eula Ely
 300 S. Bluff
 67218

Property Description

Property Owner

(continued from last page)
 3, in Hoff's Third Addition; thence east 143.2 feet along the south line of said lot 3 to the southeast corner of said lot 3, which point is also 118 feet south of the northeast corner of lot 24, Mosbacher's Addition; thence south 78.51 feet to the southeast corner of said lot 22; thence west 143.2 feet to the place of beginning.

Lots 35, 37 & 39, Douglas, Mosbacher's Addition

D Dwight E. Bauer
 Mary F. Bauer
 1402 Twisted Oak
 67230

Lots 41 & 43, Douglas, Mosbacher's Addition

D Dwight Bauer
 1402 Twisted Oak Circle
 67230

Lot 45, Douglas, Mosbacher's Addition

✓ Kenneth Lowrance
 Route 1
 Augusta, Kansas
 67010

Lot 25, 27, 29 & 31, Douglas, Black's Addition.

✓ A. James King
 Alma Jane King
 126 Penrose Dr
 67206

Lots 33 & 35, Douglas, Black's Addition

✓ Ralph W. Cramm
 554 Broadmoor Ct.
 67206

Lots 37 & 39, Douglas, Black's Addition

✓ Frank R. Soloman
 17 Douglas
 67207

Lots 41, 43, 45 & 47, Douglas, Black's Addition

Albert W. Luling
 Lula M. Luling
address unknown

Lots 49, 51, 53 & 55, Douglas, Black's Addition

✓ ~~Everett Jabara~~
~~202 N. Rock Road~~
~~Ap# 1407~~ 67206 *returned 12-21-83*

Lots 57, 59, 61, & 63, Douglas, Black's Addition

Same as above

Lots 65, 67, 69 & 71, Douglas, Black's Addition

D City of Wichita
 455 N. Main
 67202

Lot 1, Hoff's Third Addition

✓ Robert M. Morgan
~~3159 Salina~~ *returned 12-21-83*
 67203 *by 509 Sunflower*
Alquata, Mo.
 Same as above 67010

Lots 2 & 3, Hoff's Third Addition

Same as above

Page 5

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:

Lots 1, 2, 3, 4, 5 and vacated Minneapolis Avenue adjoining lot 5, Block 4, Douglas Avenue; and
Lots 6, 7, 8, 9, 10, 11 and the vacated alley adjoining on the North and vacated Minneapolis Avenue adjoining lot 6, Block 5, Douglas Ave., and 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85 and vacated Minneapolis Avenue adjoining said Lots , on Minneapolis Avenue, in Block 4;
and Lots 80, except drainage canal, 82, 84, 86 and vacated Minneapolis Avenue adjoining said lots on Minneapolis Avenue, in Block 5;
and even lots 50 through 60, inclusive, Block 5 & east half of vacated Minneapolis adjoining lots 56 through 78, Block 5, all in Minneapolis Addition to Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 17th day of November, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

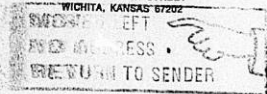
Mary Gable
Vice President

Order No: 327102
cf

WICHITA - SEDGWICK COUNTY



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



BZA 62-83



Everett Jabara
202 North Rock Road, Apt. 1407
Wichita, Ks. 67206



RECEIVED

DEC 21 1983

METROPOLITAN PLANNING
ROUTE _____

WICHITA - SEDGWICK COUNTY



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

BZA 62-93

RECEIVED

DEC 16 1983

METROPOLITAN PLANNING
ROUTE _____

Robert M. Morgan
3159 Salina
Wichita, Ks. 67203

*No one by
this name
at this
address*

*509 S. ...
Augusta, KS.
67010*

**Return
to
SENDER**



**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-1 PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT
City 172A 4476	150.00

NAME Wm. C. Co. - Mass. Inc.

ADDRESS 1703 E. Dow Ave

FUND 285-40171-0 DUE DATE 7

COMMENTS

DATE Nov 21 1965 BY [Signature]