

~~BZA 54-88~~ - QUIK TRIP CORP. reduces a variance to reduce the side yd setback from 5 to 0 ft. on prop. zoned the "LC" Light Commercial District on NE corner

ACTION

BZA 54-88

11-22-88
DATE

W. H. Jones
10-2-88

~~BZA 54-88~~ - QUIK TRIP CORP. reduces a variance to reduce the side yd setback from 5 to 0 ft. on prop. zoned the "LC" Light Commercial District on NE corner

ACTION

B.Z.A. 54-88

11-22-88
DATE

*Withdrawn
10-28-88*



City of Wichita, Kansas
PAYMENT AUTHORIZATION VOUCHER

CONTROLLER FILE COPY

DOCUMENT
AV 01189

DATE

12 | 7 | 88

FISCAL PERIOD

VOUCHER DUE DATE

VENDOR NUMBER

CHECK NUMBER

Note: If Vendor Number is available Vendor Address need not be shown below

Vendor Name: Baughman Company
 Address: 315 Ellis
 City: Wichita State: KS Zip: 67211

L N	S X	TXN CODE	DOCUMENT REFERENCE	INDEX CODE	SOBJ CODE	PROJ / USER	SUBSIDIARY	AMOUNT	REMITTANCE DESCRIPTION (INVOICE NUMBER)	SC
01	A	260		150029	9029			\$250.00	Partial refund of BZA filing fee	
02	B									
03	C									
04	D									
05	E									
06	F									
07	G									
08	H									
09	I									
10	J									
		260	TC Hash			Document Amount		\$250.00		

DEPARTMENTAL AUTHORIZATION

Division Head: [Signature] Date: 12-8-88
 Department Head: [Signature] Date: 12-8-88

FINANCE DEPARTMENT AUTHORIZATION

Audited by: _____ Date: _____
 Controller: _____

Nº 00425

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA Variance (Henry & Hillside)

Name Baughman Co.

Address 315 Ellis

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)

Amount 4316.⁰⁰

Date 10-21-88 Due Date 10-21-88 By SL

Form 00-000

10-28-88

BOARD OF ZONING APPEALS
Fifth Floor - City Hall
1 Main, Wichita, Kansas 67202

October 31, 1988

*Brent Wooten
called at
10:20 am
and asked
that this
item not be
scheduled on
BCA agenda. They
are withdrawing
the application.
L.O.*

ING:

CASE NO. BZA 54-88

1. property owners of record within 200 feet
considered for an exception or variance by
appeals are to be notified of the public
ation has been filed by Quik Trip Corporation,

2. 590.B, Code of the City of Wichita, the
ing a variance to reduce the side yard
0 ft. on property zoned the "LC" Light
A legal description of the applicant's
s:

3 feet of Lot 3, all of Lot 4, and
.66 feet of Lot 5, Block A,
dition to Wichita, Sedgwick
sas. Generally located at the
rner of Hillside and Harry.

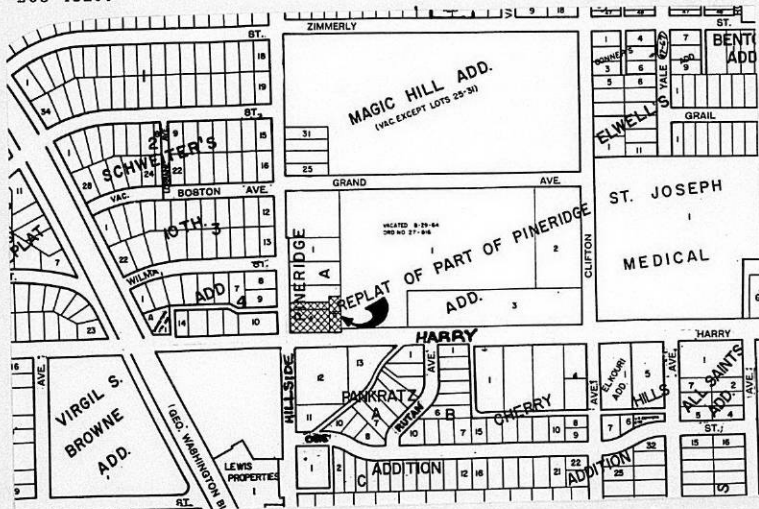
*not
mailed*

been assigned Case No. BZA 54-88. It will
board of Zoning Appeals on Tuesday,
1:30 p.m. in the Board Room, First Floor of
Main, Wichita, Kansas. If you have no
ions to the requested variance, you have no
or comment. If you desire to appear at the

Board meeting, you are invited to do so either in person or by
agent or attorney.

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

NOTE: We have been advised by the Citizen Participation Organi-
zation staff that CPO Southeast Neighborhood Council "3B" will
consider this case at their meeting to be held on Thursday,
November 17, 1988, at 7:00 p.m. at the Mt. Vernon Presbyterian
Church, 3700 East Mt. Vernon. Additional information regarding
this CPO meeting may be obtained by calling the CPO office at
268-4516.



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

October 31, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 54-88

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 Quik Trip Corporation, requesting a variance.

Pursuant to Section 2.12.590.B, Code of the City of Wichita, the applicant is requesting a variance to reduce the side yard setback from 5 ft. to 0 ft. on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

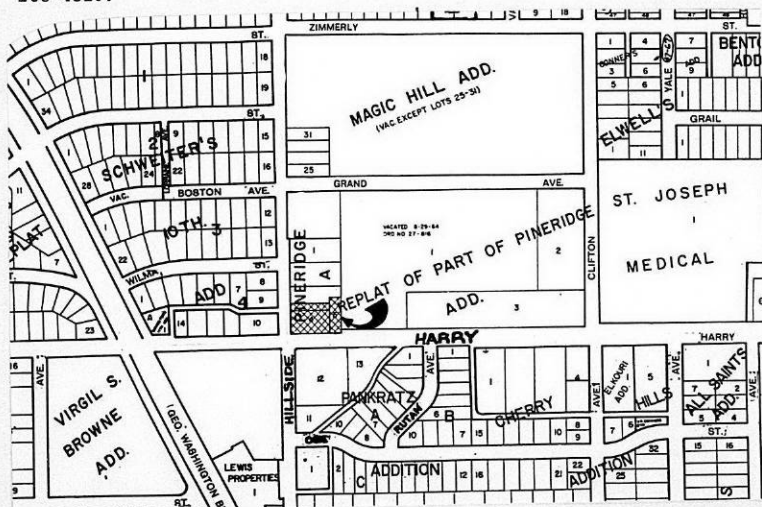
The south 25 feet of Lot 3, all of Lot 4, and the west 61.66 feet of Lot 5, Block A, Pineridge Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Hillside and Harry.

not mailed

This application has been assigned Case No. BZA 54-88. It will be considered by the Board of Zoning Appeals on Tuesday, November 22, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main, Wichita, Kansas. If you have no interest in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Southeast Neighborhood Council "3B" will consider this case at their meeting to be held on Thursday, November 17, 1988, at 7:00 p.m. at the Mt. Vernon Presbyterian Church, 3700 East Mt. Vernon. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



54-88

CONTRACT TO PURCHASE REAL ESTATE

THIS CONTRACT is entered into between Frank A. Smith and Marjorie O. Smith husband and wife ("Seller") and QUIKTRIP CORPORATION ("Buyer").

Upon approval of this Contract by both Seller and Buyer, evidenced by their signatures hereto, a valid and binding contract of sale shall exist, the terms and conditions of which are as follows:

1. SALE: Seller agrees to sell and convey to Buyer by warranty deed and Buyer agrees to purchase the following described real estate (the "Property"), located in Sedgwick County, Kansas:

The West 100 feet of the South 25 feet of Lot 3, and the West 100 feet of Lot 4, Block A, Pineridge Addition to the City of Wichita, Kansas, which is further described as: Beginning at the Southwest corner of Lot 4, thence East 100 feet; thence North 122 feet; thence West 100 feet; thence South 122 feet to the point of beginning;

and that certain easement and right of way over and across that strip of land commencing at the Southeast corner of the above described tract, thence East 25 feet; thence North 38.2 feet; thence West 25 feet and thence South 38.2 feet to the point of beginning, conveyed in Warranty Deed dated April 18, 1949 by Sara H. Welch and Joe K. Welch, her husband, unto the Texas Company, and recorded in Book 723, page 538, in the Office of the Register of Deeds of Sedgwick county; and shown as Parcel 1 on the attached Exhibit "A".

together with all improvements thereon, if any, in their present condition, ordinary wear and tear excepted, and including the following personal property: None

2. PURCHASE PRICE: -

*partial
proof of
purchase*

Am-19

APPLICATION FOR VARIANCE

I. Applicant QuikTrip Corporation
 Address attn: Homer D. Grooms 901 N. Mingo, Tulsa, OK. Zip Code 74116 Phone 918-836-8551
 Agent N. Brent Wooten
 Address 315 Ellis, Wichita, KS. Zip Code 67211 Phone 316-262-7271
 Relationship of applicant to property is that of contract purchaser
 (Owner, Tenant, Lessee, Other)

II. The variance requested is ~~for~~ ^{of the} a reduction ~~in a~~ side yard setback from 5' to 0'
11.6'
 on property zoned LC light commercial which is
ft by ft (or 0.68 acres) in size, legally described as: The south
25 feet of Lot 3, all of Lot 4, and the west 61.66 feet of Lot 5, Block A,
Pineridge Addition to Wichita, Sedgwick County, Kansas.
 and located at the northeast corner of Hillside Street and Harry Street
 in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
 - 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.
 - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Homer D. Grooms
QUIKTRIP CORP., DIRECTOR OF REAL ESTATE.
 Authorized Agent _____

OFFICE USE ONLY:

Map No. 5746 C Zoning: (N) B+A (S) LC (E) A (W) LC+B CPO 3B 11-17
 Received in Office of Secretary, Board of Zoning Appeals, 4 (a.m./p.m.),
10-21, 1988, together with appropriate fee of 300 + 600.

Signed Louise Olivarez

please one double faced sign on Hillside
 T9-402(CI) *Site plan to come.*

OWNERSHIP LIST

Need copy of purchase contract 10-21-66

Property Description			Property Owner
Lot 1	Block A	Pineridge Addition	Floyd Kelsie Pierpoint 1528 S. Hillside Wichita, KS 67211
Lot 2	Block A	"	Loretta L. Hartung 1530 S. Hillside Wichita, KS 67211
The North 75 feet of Lot 3	Block A	"	Andrew C. Tinney Violet M. Tinney 1431 S. Hillside Wichita, KS 67211
<i>application area</i> {	The South 25 feet of the West 100 feet of Lot 3 and the West 100 feet of Lot 4	Block A	Frank A. Smith Marjorie O. Smith 1560 S. Hillside Wichita, KS 67211
	The South 25 feet of Lot 3, except the West 100 feet and Lot 4, except the West 100 feet	Block A	Mary E. Golding (Dec'd) and Colby Sandlian 435 N. Broadway Wichita, KS 67202
	The West 61.66 feet of Lot 5	Block A	J. T. Landes Elaine I. Landes 3212 E. Harry Wichita, KS 67218
Lot 1		Replat of Part of Pineridge Addition	Catholic Diocese of Wichita 424 N. Broadway Wichita, KS 67202
Lots 8 and 9	Block 4	Schweikers Tenth Addition	Abdul Wadud Lucinda J. Wadud 1543 S. Hillside Wichita, KS 67211
Lot 10, except the North 20 feet for alley	Block 4	"	Phil G. Ruffin 1522 S. Florence Wichita, KS 67209
Lots 12 and 13, except that part deeded to city for street	Block A	Pankratz Addition	Martin K. Welch (Dec'd) Ethel D. Welch Joe K. Welch (Dec'd) Sara H. Welch 1600 S. Hillside Wichita, KS 67211

dec'd

Property Description

Property Owner

Beginning at the NE/c of the NE $\frac{1}{4}$ of Section 34, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; th. West 305 feet; th. South 190 feet; th. SE to a point 290 feet South and 247.27 feet West of the NE/c of the NE $\frac{1}{4}$; th. East 247.27 feet to the East line of the NE $\frac{1}{4}$; th. North 290 feet to beginning, except streets.

Roland Anthony King
a/k/a R.A. King
3125 E. Harry
Wichita, KS 67211

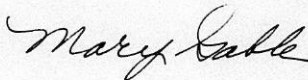
We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 200 foot radius of:

The South 25 feet of Lot 3, all of Lot 4, and the West 61.66 feet of Lot 5, Block A, Pineridge 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 19th day of October, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Sr. Vice-President

HILLSIDE AVE.

HILLSIDE AVE.

HARRY STREET

HARRY STREET

