

Case No. BZA 1-79 - Victor H. & James R. Scholfield, 7633 E. Kellogg, request exception to permit establishment of automobile sales and storage lot on property zoned "I.C."

*POSTED
1-13-79*

ACTION

DATE **2-29-79**

COMMITTEE **Approved**

M.A.P.C. _____ C.I. - 4/27/79

B.C.C./B. CO. C. _____ MAPS - 4/30/79

**BZA
1-79**

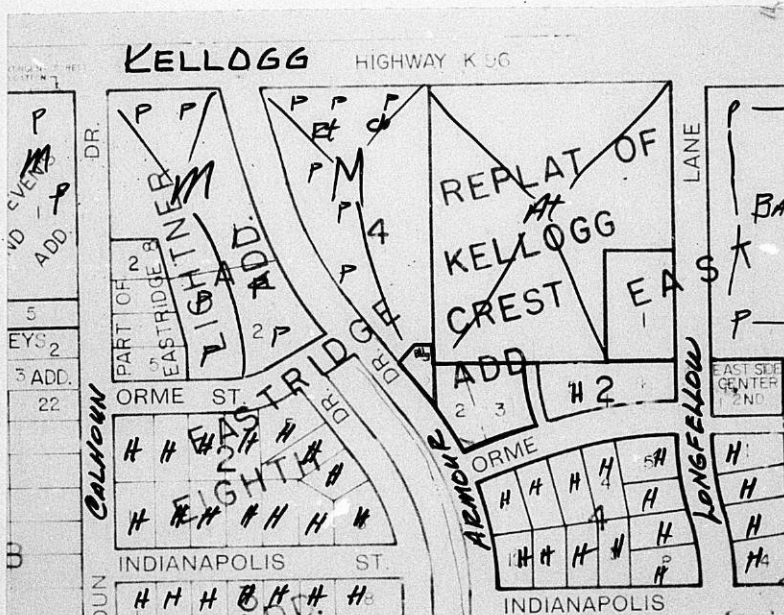
*For Slides
see Case
74-79*

Map No. 5946
 Sec. 30
 Twp. 27
 Range 2E

BZA- 1-79
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA: (IRREGULAR)
1. Acres: 0.8 (187 ft. by 219 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAMILY South SINGLE FAM
 West ARMOUR DR. North AUTO DEALER
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: UNDEVELOPED
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



Smead
 No. 2-153C
 HASTINGS, MINN. LOS ANGELES
 LOGAN, OH. WEDGECOR, TX. U.S.A.

June 13, 1979

Mr. Everett Fettis
One Twenty Building
Wichita, Kansas 67202

Re: ✓ BZA 1-79 and
Z-2071

Dear Everett:

Our office, as well as the Grievance and Central Inspection offices, has received complaints that your client, Scholfield's, is in violation of the conditions established by the Board of Zoning Appeals on the above case, which is their auto storage lot at Orme and Armour.

As you will recall, Dedication of Abutter's Access Rights along Armour and Orme were granted prior to the granting of the "LC" zoning requested by Case Z-2071. Additional access rights were granted to the City of Wichita for that portion of the property adjacent to Doreen as part of BZA case 1-79.

A condition of the BZA 1-79 states ... "An 8 foot high solid wall constructed of masonry shall be erected along the east, west and south property lines of the subject property." In viewing the property, it is noted that a chain link fence/gate has been installed in the wall along Armour.

We would appreciate your advising your client of this violation and have them remove the chain link gate and replace it with the same wall material as exists on either side. We would urge that you encourage them to comply with the conditions of approval at the earliest possible date. Appreciate your attention to this matter.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CEL:el
cc: continued on page 2

Page Two
Mr. Everett Fettis
June 13, 1979

cc: Victor H. Scholfield and James R. Scholfield
7633 East Kellogg, Wichita, Ks. 67207

Robert B. Feldner, Superintendent of Central Inspection

Joe Donnelly, Housing & Zoning Administration

Fred Linde, Grievance Officer

Sarah Gilbert, Assistant CPO Coordinator

Lylle
File in BZA
ind



Citizen Participation

Robert Feldner, Superintendent of Central Inspection

Bill Morris, CPO Administrative Aide

Schofield Brothers Car Agency
(7633 E. Kellogg)

On June 4 CPO Council "H" was contacted by two area residents regarding the captioned property. The residents explained that vehicles had access to Lots 2 and 3, Block 1 via Armour Street, which they understood to be in violation of City Code. They further explained that an eight foot masonry fence had not been constructed as required adjacent to Armour.

It is my understanding that the applicants dedicated complete access control to Orme and Armour as a condition of a zone change (Z-2071). In addition, it appears that the eight foot masonry wall is a condition of BZA Case 1-79.

Council "H" voted 6-0 to ask Central Inspection Division to ensure that the property owners comply with the conditions of the BZA and Zone case, and that they be provided a status report on the situation for their June 18 meeting.

If further information is required, please advise.

Bill Morris
Bill Morris
CPO Administrative Aide

BM:al

Noted: SG
Sarah Gilbert
Assistant CP Coordinator

March 6, 1979

Everett C. Fettis
120 S. Market
Suite #504
Wichita, Kansas 67202

Re: Case No. BZA 1-79
Request for Exception


Dear Mr. Fettis:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 27, 1979, in connection with your request for an exception to permit the establishment of a new and used car sales operation on property zoned the "LC" Light Commercial District, and generally located at the northeast corner of Armour Drive and Orme.

This Resolution reflects the official action of the Board to approve this 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,


Larry Dobson
Assistant Secretary

LD:bbc
Enclosure

cc: Victor H. Scholfield and James R. Scholfield,
7633 E. Kellogg 67207
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 1-79

WHEREAS, Victor H. Scholfield and James R. Scholfield, 7633 E. Kellogg, 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 new and used car sales operation on property zoned the "LC" Light Commercial District, and legally described as follows:

Lots 2 and 3, Block 1, Replat of Block 1, Kellogg Crest Addition to Wichita, Sedgwick County, Kansas, and that part of Block 4, Eastridge Eighth Addition to Wichita, Kansas, described as beginning at the S.E. Corner thereof; thence north along the east line of said Block 4, 105.98 feet to a point 36.24 feet north of the N.W. Corner of said Lot 2, Block 1; thence west parallel with the north line of said Lots 2 and 3, Block 1, 31.51 feet; thence southwesterly 41.68 feet to the southwesterly line of said Block 4 to a point 87.17 feet northwesterly from the place of beginning; thence southeasterly along the southwesterly line of said Block 4, 87.17 feet to the place of beginning. Generally located at the north-east corner of Armour Drive and Orme.

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 February 27, 1979, 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 new and used car sales operation, 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.


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 a new and used car sales operation on property zoned the "LC" Light Commercial District, and legally described as follows:

Lots 2 and 3, Block 1, Replat of Block 1, Kellogg Crest Addition to Wichita, Sedgwick County, Kansas, and that part of Block 4, Eastridge Eighth Addition to Wichita, Kansas, described as beginning at the S.E. Corner thereof; thence north along the east line of said Block 4, 105.98 feet to a point 36.24 feet north of the N.W. Corner of said Lot 2, Block 1; thence west parallel with the north line of said Lots 2 and 3, Block 1, 31.51 feet; thence southwesterly 41.68 feet to the southwesterly line of said Block 4 to a point 87.17 feet northwesterly from the place of beginning; thence southeasterly along the southwesterly line of said Block 4, 87.17 feet to the place of beginning. Generally located at the north-east corner of Armour Drive and Orme.

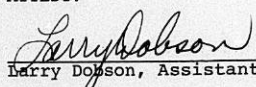
subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to direct light away from adjoining residential properties to the east, south and west. No string-type lighting or banners shall be permitted.
3. No signs shall be permitted on subject property.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be permitted.
6. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
7. An 8 foot high solid wall constructed of masonry shall be erected along the east, south and west property lines of subject property. (The intent is to have a wall constructed that will, as close as possible, resemble the existing wall on the property at the northwest corner of Longfellow and Orme.)
8. The applicants shall, by separate instrument, dedicate complete access control along the east property line of subject property and along that portion of the south line of Lot 1, Replat of Kellogg Crest Addition which is adjacent to Doreen Street.
9. All conditions of approval shall be completed prior to the utilization of subject property for the storage or display of new and used cars.

ADOPTED AT WICHITA, KANSAS, this 27th day of February, 1979.


Mary L. Kopietz, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

Larry Dobson, Asst. Secretary
Board of Zoning Appeals
TO 455 North Main, 10th floor
Wichita, Kansas 67202

FROM

EVERETT C. FETTIS
Attorney at Law
120 SOUTH MARKET, SUITE 504
WICHITA, KANSAS 67202
(316) 267-7251

SUBJECT: BZA 1-79, Request for Exception
FOLD ↑



DATE 6 March 1979

Dear Larry:

Pursuant to your letter of February 28th, I have enclosed herewith the original and one copy of the Dedication in the above matter.

Re: D-0871

SIGNED

Everett C. Fettis

DEDICATION OF ABUTTER'S ACCESS RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned James R. Scholfield and Victor H. Scholfield, being the owners of the following described real estate in Sedgwick County, Kansas, to-wit:

Lots 1 and 3, Block 1, Replat of Kellogg Crest Addition, Wichita, Sedgwick County, Kansas

do hereby transfer and convey to the City of Wichita, Kansas, all abutter's rights of access, ingress and egress to said property from or to Doreen Street over and across the south line of Lot 1, Block 1, Replat of Kellogg Crest Addition and the east line of Lot 3, Block 1, Replat of Kellogg Crest Addition; to have and to hold the same forever. It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from Doreen Street.

EXECUTED this 6th day of March, 19 79.

James R. Scholfield
Victor H. Scholfield

State of Kansas
Sedgwick County ss:

BE IT REMEMBERED that on this 6th day of March, 19 79, before me, a notary public in and for the said County and State, came James R. Scholfield and Victor H. Scholfield, to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have here unto subscribed my name and affixed my official seal, the day and year last above written.

Deborah B. Stewart
Notary Public
Deborah B. Stewart

My Commission Expires:
June 1, 1982



"Copy"

original used
to set up
Dedication Case
D-0871

Dobson

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 20, 1979

TO Larry Dobson, Junior Planner

FROM Bill Morris, CPO Administrative Aide

SUBJECT EZA Case 1-79 (Northeast corner
of Armour Drive and Orme)

On February 19, 1979, CPO Council "H" considered the captioned case. Everett Fettis was present representing the applicant. One resident of the area was present to obtain additional information about the case.

Council "H" voted 8-0 to recommend approval of EZA 1-79 subject to the condition proposed in the MAPD staff report. The reason given for the action was the Council's endorsement of the zoning policy which establishes Orme as the limit on commercial expansion in the area.



Bill Morris
CPO Administrative Aide

EM/ml

NOTED:


Evelyn Pittman
Assistant CP Coordinator

February 28, 1979

Everett C. Fettis
120 S. Market
Suite #504
Wichita, Kansas 67202

Re: Case No. BIA 1-79
Request for Exception

Dear Mr. Fettis:

At the regular meeting of the Board of Zoning Appeals on February 27, 1979, your request for an exception to permit the establishment of a new and used car sales operation on property zoned the "LC" Light Commercial District and generally located at the northeast corner of Armour Drive and Ozma was considered.

It was the action of the Board to approve the request subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to direct light away from adjoining residential properties to the east, south and west. No string-type lighting or banners shall be permitted.
3. No signs shall be permitted on subject property.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be permitted.
6. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.

Page 2
February 28, 1979
Everett C. Fettis
Re: BIA 1-79

7. An 8 foot high solid wall constructed of masonry shall be erected along the east, south and west property lines of subject property. (The intent is to have a wall constructed that will, as close as possible, resemble the existing wall on the property at the northwest corner of Longfellow and Orme.)
8. The applicants shall, by separate instrument, dedicate complete access control along the east property line of subject property and along that portion of the south line of Lot 1, Replat of Kellogg Crest Addition which is adjacent to Doreen Street.
9. All conditions of approval shall be completed prior to the utilization of subject property for the storage or display of new and used cars.

In reference to condition #8 above, I have enclosed two (2) copies of a dedication instrument to be executed and returned to this office as soon as possible.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bbs
Enclosures (2)

cc: Victor H. Scholfield and James R. Scholfield,
7633 N. Kellogg 67207
Mrs. Otis White, 609 S. Armour Drive 67207
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

DEDICATION OF ABUTTER'S ACCESS RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned _____, being the owner_ of the following described real estate in Sedgwick County, Kansas, to-wit:

Lots 1 and 3, Block 1, Replat of Kellogg Crest Addition,
Wichita, Sedgwick County, Kansas

do hereby transfer and convey to the City of Wichita, Kansas, all abutter's rights of access, ingress and egress to said property from or to Doreen Street over and across the south line of Lot 1, Block 1, Replat of Kellogg Crest Addition and the east line of Lot 3, Block 1, Replat of Kellogg Crest Addition; to have and to hold the same forever. It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from Doreen Street.

EXECUTED this _____ day of _____, 19____.

State of Kansas
Sedgwick County ss:

BE IT REMEMBERED that on this _____ day of _____, 19____, before me a notary public in and for the said County and State, came _____, to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have here unto subscribed my name and affixed my official seal, the day and year last above written.

Notary Public

My Commission Expires:

SECRETARY'S REPORT
CASE NO. BZA 1-79

APPLICANT: Victor H. Scholfield and James R. Scholfield,
7633 E. Kellogg, Wichita, Kansas

AGENT: Everett C. Fettis, 120 S. Market, Suite 504,
Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code
of the City of Wichita to permit the establish-
ment of a new and used car sales operation.

GENERAL
LOCATION: Northeast corner of Armour and Orme

ZONING: Subject property and properties to the north are
zoned the "LC" Light Commercial District. Prop-
erties to the east, west and south are all zoned
the "AA" Single Family Dwelling District.

LAND USE: Subject property is vacant, except for a small
storage building in the northwest corner of the
property. Properties to the north are developed
with a car sales agency and a motel. Properties
to the east, west and south are all developed
with single family residences.

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 new and used car sales lot on subject property. This request is for an extension or expansion of the Scholfield Brothers car agency which adjoins subject property on the north.

The Scholfield Brothers operation was originally approved by the Board of Zoning Appeals in 1966 and for expansion in 1973. The City Commission recently approved the "LC" Light Commercial zoning district for subject property, after a zoning policy was adopted to look with favor on the "LC" or "BB" Office District, as far south as Orme Street, for existing businesses having access to Kellogg. In association with the approval of this zoning, the applicants dedicated complete access control to Orme Street on the south and Armour Drive on the west. The acquisition of subject property leaves the single family home adjacent to the east as the only property on the north side of

Case No. BZA 1-79
February 27, 1979
Page 2

Orme, between Armour and Longfellow, not in the applicants' ownership. It appears that a half-street right-of-way exists between subject property and this single family home to the east. It should be clearly understood by the applicants that there will be no access permitted to this half-street right-of-way to gain access to Orme Street.

The applicants' property at the northwest corner of Orme and Longfellow is zoned the "BB" Office District, which permits employee and customer parking but does not permit the storage or display of cars for sale. As a concession to the residential neighborhood, the applicants agreed to construct a substantial concrete wall along the south and west property lines of that "BB" zoned property. It is the opinion of the Secretary that if the Board approves this exception request, a comparable wall should be required to protect the residential neighborhood and to provide a degree of uniformity along the street.

This request is for the expansion of an existing new and used car sales operation located adjacent to a major highway and, with access control to the residential streets and screening of the residential neighborhood, would appear to be a logical and proper request.

RECOMMENDATION:

It is the opinion of the Secretary that, with proper screening of adjacent residential properties, this request would conform to past actions and policies of the City in permitting the expansion of existing uses fronting on Kellogg and therefore, it is recommended that the application be approved subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string-type lighting or banners shall be permitted.
3. No signs shall be permitted on subject property.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be permitted.
6. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.

Case No. BZA 1-79
February 27, 1979
Page 3

7. A 5 to 8 foot high solid wall constructed of masonry shall be erected along the east, south and west property lines of subject property. (The intent is to have a wall constructed that will, as close as possible, resemble the existing wall on the property at the northwest corner of Longfellow and Orme.)
8. The applicants shall, by separate instrument, dedicate complete access control along the east property line of subject property and along that portion of the south line of Lot 1, Replat of Kellogg Crest Addition which is adjacent to Doreen Street.
9. All conditions of approval shall be completed prior to the utilization of subject property for the storage or display of new and used cars.

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

February 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 1-79

An application has been filed by Victor H. Scholfield and James R. Scholfield, 7633 E. Kellogg, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a new and used car sales operation on property zoned the "LC" Light Commercial District, and legally described as follows:

Lots 2 and 3, Block 1, Replat of Block 1, Kellogg Crest Addition to Wichita, Sedgwick County, Kansas, and that part of Block 4, Eastridge Eighth Addition to Wichita, Kansas, described as beginning at the S.E. Corner thereof; thence north along the east line of said Block 4, 105.93 feet to a point 36.24 feet north of the N.W. Corner of said Lot 2, Block 1; thence west parallel with the north line of said Lots 2 and 3, Block 1, 31.51 feet; thence southwesterly 41.68 feet to the southwesterly line of said Block 4 to a point 37.17 feet northwesterly from the place of beginning; thence southeasterly along the southwesterly line of said Block 4, 37.17 feet to the place of beginning. Generally located at the northeast corner of Armour Drive and Orme.

This application has been assigned case No. BZA 1-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 27, 1979, 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 E. Galbraith
Secretary

BZA CASE NO. 1-79

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

13 NOTICES SENT TO ADJOINING PROPERTY OWNERS

26 TOTAL NOTICES SENT 2-2-79

BOARD OF ZONING APPEALS

CASE NO. 1-79

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Victor H. Scholfield & James R. Scholfield

Mailing Address 7633 E. Kellogg 67207 Phone 684-2841

Name of Authorized Agent Everett C. Fettis, Attorney

Mailing Address 120 S. Market, Suite 504 Phone 267-7251

Relationship of applicant to property is that of Owners
(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 an automobile sales and storage lot

_____ on property zoned

LC, located at the East side of Calhoun, in an area
between Kellogg & Armand legally described as: _____

See Survey attached

_____, 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.

Victor H. Scholfield
James R. Scholfield

Applicant _____

Authorized Agent Everett C. Fettis

Everett C. Fettis

*NE corner
of Orme and
Armour*

OFFICE USE ONLY: Received in the office of the Secretary, Board of
Zoning Appeals, 4:15 (a.m. - p.m.), Jan 12, 1979,
together with appropriate fee of \$50.00

Signed _____

Wmp 5946

STATEMENT

This property was recently acquired and is adjacent to the automobile dealership operated by Scholfield Bros. Pontiac, Inc. The City granted the change to light commercial with the understanding and knowledge that a contemplated use would be as stated herein and with the further knowledge and understanding that the applicants would grant access control on Orme Street and with the further understanding that this application would be necessary to the Board of Zoning Appeals.

INSTRUCTIONS TO APPLICANT

3. The property will be used for car storage primarily at this time at least for new cars. It is not intended to be a display area so the vehicles will not be parked in any particular way. There will be no ingress or egress off Orme Street. The only ingress and egress will be internally from the north side of the property. There will be no fence along the north side. Therefore, there will be no specific driveways or specific traffic channels.

OWNERSHIP LIST

Lot	Addition	Property Owner
Lot 5, Blk 2	Eastridge Eighth Add.	Edward L. Radell and Mauricia Radell 7327 East Orme 67207
lot 6, Block 2	Same	Helen Y. White and Lois Tefft 609 S. Armour Drive 67207
lot 7, Block 2	Same	Lawrence E. Lybarger and Helen L. Lybarger 2214 South Rutan 67218
lot 8, Block 2	Same	Sidney L. Foulston Jr. Ruth Helen Foulston 625 South Armour Drive 67207
Block 4	Same	R. S. Lightner 26 Cypress Drive 67206 Eugene W. Lightner 2201 South Hillside 67211 1000 N Woodlawn 08
lot 4, Block 2	Eastridge Eleventh Add.	Victor H. Scholfield and James R. Scholfield 7633 East Kellogg 67207
lot 5, Block 2	Same	Coakish W. Cleaton and Glenysse M. Cleaton 7604 East Orme 67207
lot 1 & W 2' lot 2 Block 4	Same	<i>8014 E. Indianapolis 67207</i> Eugene O. Schenck and Kiyoko Schenck 7503 East Orme 67207
lot 2 exc. W 2.01' Block 4	Same	<i>no listing</i> Carter Hart, Jr. and Mozelle W. Hart Address Unknown
lot 3, Block 4	Same	Valerian J. Greiving and Margaret A. Greiving 7515 East Orme 67207
lot 4, Block 4	Same	Paul T. Rollins and Betty S. Rollins 7603 East Orme 67207
lot 5 exc S 4' Block 4	Same	Marcelline A. Wright 603 Longfellow 67207
S 4' lot 5, Block 4	Same	Robert B. Walker and Nadine Walker 609 Longfellow 67207
lot 11, Block 4	Same	<i>no listing</i> Vernon Royce Kline and Hazel Nadine Kline Address Unknown

Lot	Addition	Property Owner
lot 12, Block 4	Eastridge Eleventh Add.	Sam A. Lessley and Mildred J. Lessley 7504 E. Indianapolis 67207
lot 2, Block A	Lightner Addition	Robert S. Lightner 26 Cypress Drive 67206
		Eugene W. Lightner 2201 S. Hillside 67211
lot 1, Block 1	Replat of Block 1 Kellogg Crest	Victor H. Scholfield and James Richard Scholfield 7633 E. Kellogg 67207
lots 2 & 3, Block 1	Same	Robert S. Lightner 26 Cypress Drive 67206
lot 1	East Side Center	Victor H. Scholfield and James Richard Scholfield 7633 E. Kellogg 67207

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

A 200 foot radius of: Lots 2 and 3, Block 1, Replat of Block 1, Kellogg Crest Addition to Wichita, Sedgwick County, Kansas, and that part of Block 4, Eastridge Eighth Addition to Wichita, described as beginning at the SE corner thereof; thence north along the east line of said Block 4, 105.98 feet to a point 36.24 feet north of the NW corner of said Lot 2, Block 1; thence west parallel with the north line of said Lots 2 and 3, Block 1, 31.51 feet; thence SWly 41.68 feet to the SWly line of said Block 4 to a point 87.17 feet NWly from the pob; thence SEly along the SWly line of said Block 4, 87.17 feet to pob.

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 5th day of January, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Gable

Vice President

Order No. 272679

wh

RECEIVED
AUG 11 1978

WILLIAM L. KORBER
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

100 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS August 9, 1978
County of Sedgwick)

*use
as
legal*

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 9th day of August, 1978 survey all of Lots 2 and 3, Block 1, Replat of Block 1, Kellogg Crest Addition to Wichita, Sedgwick County, Kansas, and that part of Block 4, Eastridge Eighth Addition to Wichita, Kansas, described as beginning at the S.E. Corner thereof; thence north along the east line of said Block 4, 105.98 feet to a point 36.24 feet north of the N.W. Corner of said Lot 2, Block 1; thence west parallel with the north line of said Lots 2 and 3, Block 1, 31.51 feet; thence southwesterly 41.68 feet to the southwesterly line of said Block 4 to a point 87.17 feet northwesterly from the place of beginning; thence southeasterly along the southwesterly line of said Block 4, 87.17 feet to the place of beginning.

On said lots is a building which is in the clear of all boundary lines. There are no encroachments on said lots by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey.

William L. Korber
Surveyor



FORM 2-21

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		

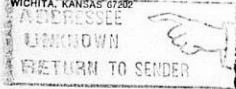
DESCRIPTION	AMOUNT
BZA Opn	\$ 50.00

NAME Shepherd Bros.
 ADDRESS 7623 S. K. Hwy
 FUND 114-40071-003 DUE DATE 2-25-79
 COMMENTS _____
 DATE 1/12/79 BY [Signature]

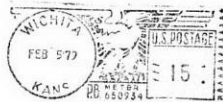
WICHITA - SEDGWICK COUNTY



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



Eugene W. Lightner
2201 S. Hillside
Wichita, Kansas 67211



*Resent
1000 N Woodlawn
67208
2-7-79*

