

BZA 2-65 - Scholfield Brothers, Inc.
requests exception to permit sale of
new & used cars at the SW corner of
Kellogg and Longfellow Lane

~~E.C.C. 18 C.C. 2~~

VOIDED & SUPERCEDED BY BZA 3-86

[Handwritten signature]

file

6-9

POSTED
2-2-65

ACTION

Bya COMMITTEE Approve DATE 2-23-65

~~M.A.P.C.~~ _____

~~B.C.C./S.C.C.~~ _____

VOIDED & SUPERCEDED BY BZA 3-86

[Signature]

SEN 2-65 - Scholfield Brothers, Inc.
requests exception to permit sale of
new & used cars at the SW corner of
Kelllogg and Longfellow Lane

August 26, 1965

Scholfield Brothers, Inc.
830 First National Bank Building
Wichita, Kansas

Gentlemen:

Re: Case No. BZA 2-65

The Central Inspection Division has advised us that all conditions associated with the approval of the above-numbered case before the Board of Zoning Appeals, have been complied with.

Therefore, under the provisions of item 8, Resolution 2-65, you are entitled to a release of the bond which was filed in the City Clerk's office to guarantee compliance with the conditions established in the approval of this application.

We would suggest that you arrange to call at the City Clerk's office to pick up this bond.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber

Board of Zoning Appeals

August 25, 1965

Robert Finch, City Clerk
James Howe, Assistant Secretary

BZA 2-65

The Central Inspection Division has advised us that all conditions associated with the approval of the above numbered case before the Board of Zoning Appeals, have been complied with.

Therefore, under the provisions of Resolution No. BZA 2-65, Condition #8, you are authorized to release the bond which was filed with your office to guarantee the compliance by the applicant with conditions established in the approval of this application by the Board of Zoning Appeals.

JWH:ber

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION DATE August 23, 1965

TO Jack H. Galbraith, Secretary of BZA

FROM L. L. Binkley, Maintenance Inspection Supervisor *LLB*

SUBJECT

Bond - BZA 2-65
Scholfield Brothers
7633 East Kellogg

Please be advised that Scholfield Motors have complied with all the requirements as set forth in subject resolution.

LLB:rs





The
Wheeler Kelly & Hagny
Investment Company

AREA CODE 318
AMHERST 2-1414

P. O. BOX 2281
309 SO. MARKET ST.

Wichita, Kansas 67201

June 18, 1965

*file
in B7A file*

Mr. James W. Howe
Assistant Secretary
Board of Zoning Appeals
The City of Wichita
City Building Annex
Wichita, Kansas

Dear Mr. Howe:

We are returning herewith the original plot plan with respect to the Schofield Brothers, Inc. application before the Board of Zoning Appeals.

Thank you very much for the use of this plan.

Sincerely,

C. Merritt Winsby
C. Merritt Winsby
Executive Vice President

CMW:elh
enc.



June 10, 1965

Mr. C. Merritt Winsby
P. O. Box 2281
Wichita, Kansas

Dear Mr. Winsby:

We are enclosing the only plot plan we have in our files with respect to the Scholfield Brothers, Inc. application before the Board of Zoning Appeals; therefore, we would very much appreciate its return to us whenever you are through with it.

We are also enclosing a copy of the conditions which were established by the Board of Zoning Appeals in the approval of the new and used car sales lot for Scholfield Brothers.

Very truly yours,

James W. Howe
Assistant Secretary

JWH:ber
Enclosures

R E S O L U T I O N N O . B Z A 2 - 6 5

WHEREAS, Scholfield Brothers, Inc., 830 First National Bank Building, Wichita, Kansas, by Lawrence Curfman, Attorney, 830 First National Bank Building, Wichita, Kansas, requests an Exception to permit the installation or construction of a new and used car lot as provided in Section 28.04.183.2, Code of the City of Wichita, Kansas; and

WHEREAS, the above request applies to property legally described as:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, Kellogg Crest Addition, to be replatted as Replat of Block 1, Kellogg Crest Addition, in the City of Wichita, Sedgwick County, Kansas,

and generally located at the southwest corner of Kellogg and Longfellow Lane; and

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 23, 1965, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an Exception under the provisions of Section 2.12.590.1 and under Section 28.04.183 of the Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals determined that the location is contiguous to a major street as designated in Pattern for Thorofares, Wichita, Kansas, 1955, and amendments thereto, and that the area is zoned "LC" Light Commercial.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for an Exception as described above, for property described legally as:

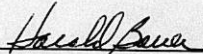
Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, Kellogg Crest Addition, to be replatted as Replat of Block 1, Kellogg Crest Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located at the southwest corner of Kellogg and Longfellow Lane, be approved, subject to the following:

1. A five-foot high solid wall masonry, louvered redwood or architectural tile fence shall be constructed adjacent to all south property lines and adjacent to the south 200 feet of the east property line (that area south of the body shop area and adjacent to Eastridge 11th Addition), within six months from the date a building permit is issued for construction of the new and used car sales agency.
2. All storage and display areas, including all areas of ingress and egress, shall be paved with asphalt, asphaltic concrete, or concrete.
3. All lights shall be shielded so as to reflect or direct light away from the adjoining property. No string type lighting shall be permitted.


4. No projecting signs (as defined in the Sign Ordinance) shall be permitted and no sign shall project over any public right of way.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. No repair work shall be conducted except within an enclosed building, and further provided that body and fender work shall be permitted if located within an enclosed building and located within that area zoned "C" Commercial.
7. A plot plan showing width of driveways, interior traffic circulation, off-street parking spaces, markings for channelization for the customer and service parking, shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for the new and used car sales operation.
8. A bond or other similar surety in the amount of \$5,000 shall be submitted to the City Clerk within 90 days from the effective date of the approval of this application, in order to guarantee that all of the requirements of this resolution will be complied with. Said bond is to be furnished either by the applicant or by the Fourth National Bank. The form of the bond shall be approved by Legal Counsel for the Board. Whenever the Superintendent of Central Inspection has informed the Metropolitan Area Planning Department that all of the requirements of this resolution have been complied with, the City Clerk shall be instructed to release said bond to the applicant or his authorized agent.

ADOPTED AT WICHITA, KANSAS, this 23rd day of February, 1965.



Harold Bauer, Chairman

ATTEST:



Jack H. Galbraith
Secretary

March 24, 1965

Robert Finch, City Clerk

James W. Howe, Planner II

BZA 2-65 - Performance Bond

Attached hereto is a copy of a performance bond submitted in conjunction with Case No. BZA 2-65. This performance bond, in the amount of \$5,000, is to guarantee all of the conditions as outlined in the resolution.

As soon as we have been notified by the Central Inspection Division that all of the requirements contained in the resolution have been complied with, we will notify you so that this bond may be released to Scholfield Brothers, Inc. or their authorized agent.

JWH:bgs

Attachment

cc: L. L. Binkley
Central Inspection

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, SCHOLFIELD BROTHERS, INC., of Augusta, Kansas, as principal, and FOURTH NATIONAL BANK AND TRUST COMPANY, WICHITA and GLADYS H. G. WIEDEMANN as Trustees of the K. T. WIEDEMANN TRUST, as Surety, are held and firmly bound unto the City of Wichita, Kansas, in the penal sum of Five Thousand and no/100 Dollars, lawful money of the United States of America for the payment of which is to be well and truly made, we and each of us, jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns firmly by these presents. The conditions of this obligation are such that

WHEREAS, the said SCHOLFIELD BROTHERS, INC., Principal herein, has made application for a permit to sell new and used automobiles as provided by Section 28.04.180A of the Code of the City of Wichita, Kansas, on property legally described as Replat, of Block 1, Kellogg Crest Addition to the City of Wichita, Sedgwick County, Kansas; and

WHEREAS, the Board of Zoning Appeals has approved the request of the Principal subject to certain conditions as set forth in a letter addressed to the applicant dated March 1, 1965 and as further set forth in a resolution in Case No. BZA 2-65;

NOW THEREFORE, if the said SCHOLFIELD BROTHERS, INC., Principal herein, shall well and truly perform the conditions outlined in Resolution No. BZA 2-65 of the Board of Zoning Appeals adopted February 23, 1965 and set forth in a letter to the applicant dated March 1, 1965, then this obligation shall be null and void, otherwise to be in full force and effect.

IN WITNESS WHEREOF, the said Parties hereto have hereunto set their hands and seals this 12 day of March, 1965.

SCHOLFIELD BROTHERS, INC.

By J. H. Scholfield

President

ATTEST:

Vice Pres.

Assistant Secretary

Principal

FOURTH NATIONAL BANK AND TRUST COMPANY,
Wichita, as Trustee by

Senior Vice President & Trust Officer

GLADYS H. G. WIEDEMANN
Trustees of the K. T. Wiedemann Trust
Surety

*Approved as to Form
Loren A. G. Wille
Assistant City Clerk
3-1-65*

March 8, 1965

Scholfield Brothers, Inc.
830 First National Bank Building
Wichita, Kansas

Gentlemen:

Re: Case No. BZA 2-65

On March 1, 1965, we advised you that the Board of Zoning Appeals had approved your application for an Exception to permit the installation or construction of a new and used car sales lot on property zoned "LC" and generally located at the southwest corner of Kellogg and Longfellow Lane.

We advised also that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before March 5, 1965. The City Clerk has advised that no appeal was filed, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

Attachment

cc: Lawrence Curfman, Attorney
830 First National Bank Building

Glen Lytle, Superintendent of
Central Inspection

March 1, 1965

Scholfield Brothers, Inc.
830 First National Bank Building
Wichita, Kansas

Gentlemen:

Re: Case No. BZA 2-65

This is to advise you that at its regular meeting of February 23, 1965, the Board of Zoning Appeals of the City of Wichita, considered your request for an Exception to permit the installation or construction of a new and used car sales lot on property zoned "LC" and generally located at the Southwest Corner of Kellogg and Longfellow Lane.

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

1. A five-foot high solid wall masonry, louvered redwood or architectural tile fence shall be constructed adjacent to all south property lines and adjacent to the south 200 feet of the east property line (that area south of the body shop area and adjacent to East-ridge 11th Addition), within six months from the date a building permit is issued for construction of the new and used car sales agency.
2. All storage and display areas, including all areas of ingress and egress, shall be paved with asphalt, asphaltic concrete, or concrete.
3. All lights shall be shielded so as to reflect or direct light away from the adjoining property. No string type lighting shall be permitted.
4. No projecting signs (as defined in the sign ordinance), shall be permitted and no sign shall project over any public right of way.

Page 2 - Scholfield Brothers, Inc.
March 1, 1965

5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure,
6. No repair work shall be conducted except within an enclosed building, and further provided that body and fender work shall be permitted if located within an enclosed building and located within that area zoned "C" Commercial.
7. A plot plan showing width of driveways, interior traffic circulation, off-street parking spaces, markings for channelization for the customer and service parking, shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for the new and used car sales operation.
8. A bond or other similar surety in the amount of \$5,000 shall be submitted to the City Clerk within 90 days from the effective date of the approval of this application, in order to guarantee that all of the requirements of this resolution will be complied with. Said bond is to be furnished either by the applicant or by the Fourth National Bank. The form of the bond shall be approved by Legal Counsel for the Board. Whenever the Superintendent of Central Inspection has informed the Metropolitan Area Planning Department that all of the requirements of this resolution have been complied with, the City Clerk shall be instructed to release said bond to the applicant or his authorized agent.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board shall be final unless it is appealed to the Board of City Commissioners within ten days after the date of the Board's action. Accordingly, an appeal could be filed in this case on or before March 5, 1965.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If none has been filed on or before that date, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWB:ber

cc: Lawrence Carfman, Attorney
830 First National Bank Building

Glen Lytle, Superintendent of Central Inspection
Robert G. Finch, City Clerk

SECRETARY'S REPORT

CASE NO. BEA 2-65

APPLICANT: Schofield Brothers

AGENT: Lawrence Curfman, Attorney

GENERAL LOCATION: Southwest corner of Kellogg and Longfellow Lane

ZONING: North, east and west is "IC"; south is "AA"

LAND USE: North is vacant; east is a drive-in theater; south is single family and west is the Holiday Inn Motel.

REQUEST: Exception as provided in Section 28.04.183.2, Code of the City of Wichita, to permit the construction of a new and used car sales lot at the southwest corner of Kellogg and Longfellow Lane.

JURISDICTION: The Board has jurisdiction under the Code.

Schofield Brothers Pontiac Agency of Augusta, Kansas, are requesting permission to construct a new and used car sales agency. All of the property is "IC" Light Commercial, except for a small portion at the southeast corner of the property which was approved for "C" Commercial zoning. The "C" zoning was granted in order to allow the applicants to construct a body and fender repair shop, which is a use that is not permitted under the exception provisions to the ordinance.

The applicants have submitted a plot plan showing the location of the proposed building. The plot plan also shows the general location of the new and used car storage and sales areas and shows the area to the west and south which the applicants intend to screen. The applicants have asked that they not be required to provide a screen along the north and west sides of the three residential lots located adjacent to the southeast corner of their property. However, it is the opinion of the Secretary that a screening fence should be required along the north and west sides of these three residential lots whenever a permit is issued for the construction of the new and used car structure.

The plot plan submitted with the application appears to generally meet the requirements of the ordinance.

The approval of a new and used car sales lot for the particular location along East Kellogg would be compatible with the other highway oriented uses in the area. The Holiday Inn Motel is located west of the property; a drive-in theater is located east of the property and a shopping center (Rockwood) has been approved for the property on the north side of Kellogg.

It should be pointed out that the applicants are currently in the process of replatting this property and a 10-foot service road is being dedicated adjacent to the south line of Kellogg.

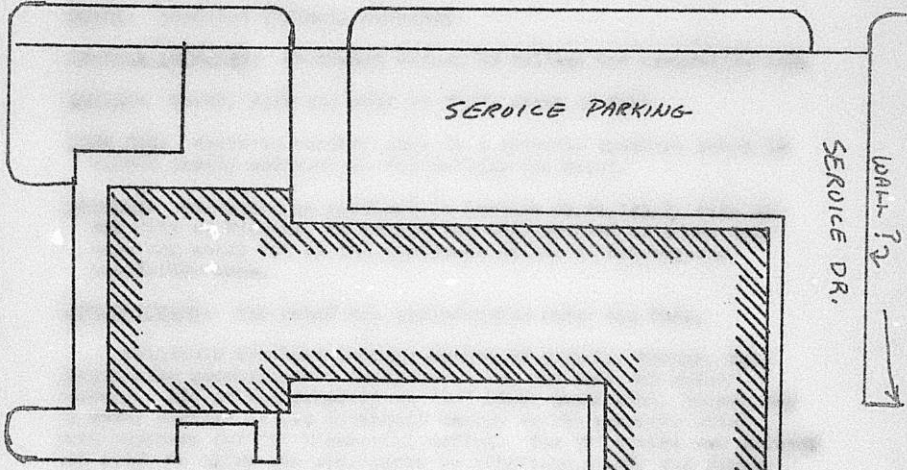
Based upon the foregoing comments and the fact that the new and used car sales agency is compatible with the already existing and the proposed highway oriented uses in this area, it is recommended that the exception be granted, subject to the following conditions and requirements:

1. A five foot high solid wall masonry, louvered redwood or architectural tile fence shall be constructed adjacent to all south property lines and adjacent to the south 200 feet of the east property line (that area south of the body shop area and adjacent to Eastridge 11th Addition), within six months from the date a building permit is issued for construction of the new and used car sales agency.
2. All storage and display areas, including all areas of ingress and egress, shall be paved with asphalt, asphaltic concrete, or concrete.
3. All lights shall be shielded so as to reflect or direct light away from the adjoining property. No string type lighting shall be permitted.
4. No projecting signs (as defined in the sign ordinance), shall be permitted and no sign shall project over any public right of way.
5. No sound projecting devices or loudspeakers shall be used so as to be heard out of any structure.
6. No repair work shall be conducted except within an enclosed building, and further provided that body and fender work shall be permitted if located within an enclosed building and located within that area zoned "C" Commercial.
7. A plot plat showing width of driveways, interior traffic circulation, off-street parking spaces, markings for channelization for the customer and service parking, shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for the new and used car sales operation.
8. A corporate performance or other similar security in the amount of \$_____ shall be submitted to the City Clerk within 90 days from the effective date of the

Page 3 - Secretary's Report
Case No. BZA 2-65

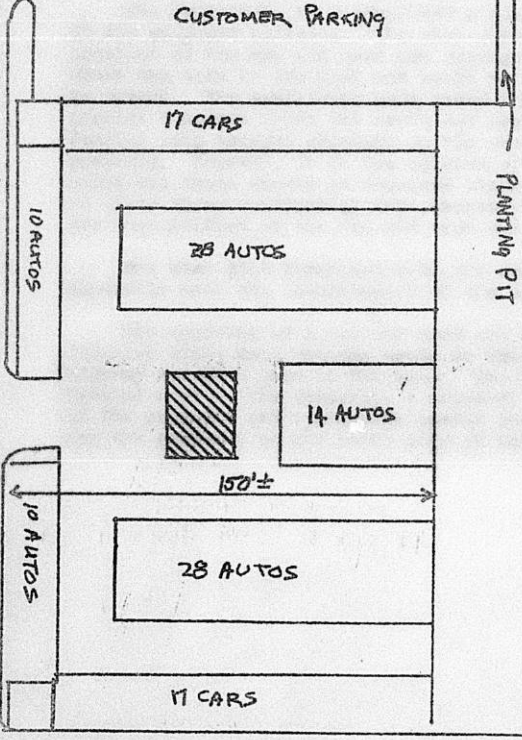
approval of this application, in order to guarantee that all of the requirements of this resolution will be complied with. The form of the bond shall be approved by Legal Counsel for the Board. Whenever the Superintendent of Central Inspection has informed the Metropolitan Area Planning Department that all of the requirements of this resolution have been complied with, the City Clerk shall be instructed to release said bond to the applicant or his authorized agent.

LONG-FELLOW LANG



CUSTOMER PARKING

KELLOGG DR.



PLANNING PIT

AUTO STORAGE-SERVICE DEPT.

NEW AUTO STORAGE

Force

BZA 2-65

SECRETARY'S REPORT

CASE NO. BZA 2-65

APPLICANT: Schofield Brothers

AGENT: Lawrence Curfman, Attorney

GENERAL LOCATION: Southwest corner of Kellogg and Longfellow Lane

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REQUEST: Exception as provided in Section 28.04.183.2, Code of the City of Wichita, to permit the construction of a new and used car sales lot at the southwest corner of Kellogg and Longfellow Lane.

JURISDICTION: The Board has jurisdiction under the Code.

Schofield Brothers Pontiac Agency of Augusta, Kansas, are requesting permission to construct a new and used car sales agency. All of the property is "LC" Light Commercial, except for a small portion at the southeast corner of the property which was approved for "C" Commercial zoning. The "C" zoning was granted in order to allow the applicants to construct a body and fender repair shop, which is a use that is not permitted under the exception provisions to the ordinance.

The applicants have submitted a plot plan showing the location of the proposed building. The plot plan also shows the general location of the new and used car storage and sales areas and shows the area to the west and south which the applicants intend to screen. The applicants have asked that they not be required to provide a screen along the north and west sides of the three residential lots located adjacent to the southeast corner of their property. However, it is the opinion of the Secretary that a screening fence should be required along the north and west sides of these three residential lots whenever a permit is issued for the construction of the new and used car structure.

The plot plan submitted with the application appears to generally meet the requirements of the ordinance.

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Page 2 - Case No. BEA 2-65
Secretary's Report

It should be pointed out that the applicants are currently in the process of replatting this property and a 10-foot service road is being dedicated adjacent to the south line of Kellogg.

Based upon the foregoing comments and the fact that the new and used car sales agency is compatible with the already existing and the proposed highway oriented uses in this area, it is recommended that the exception be granted, subject to the following conditions and requirements;

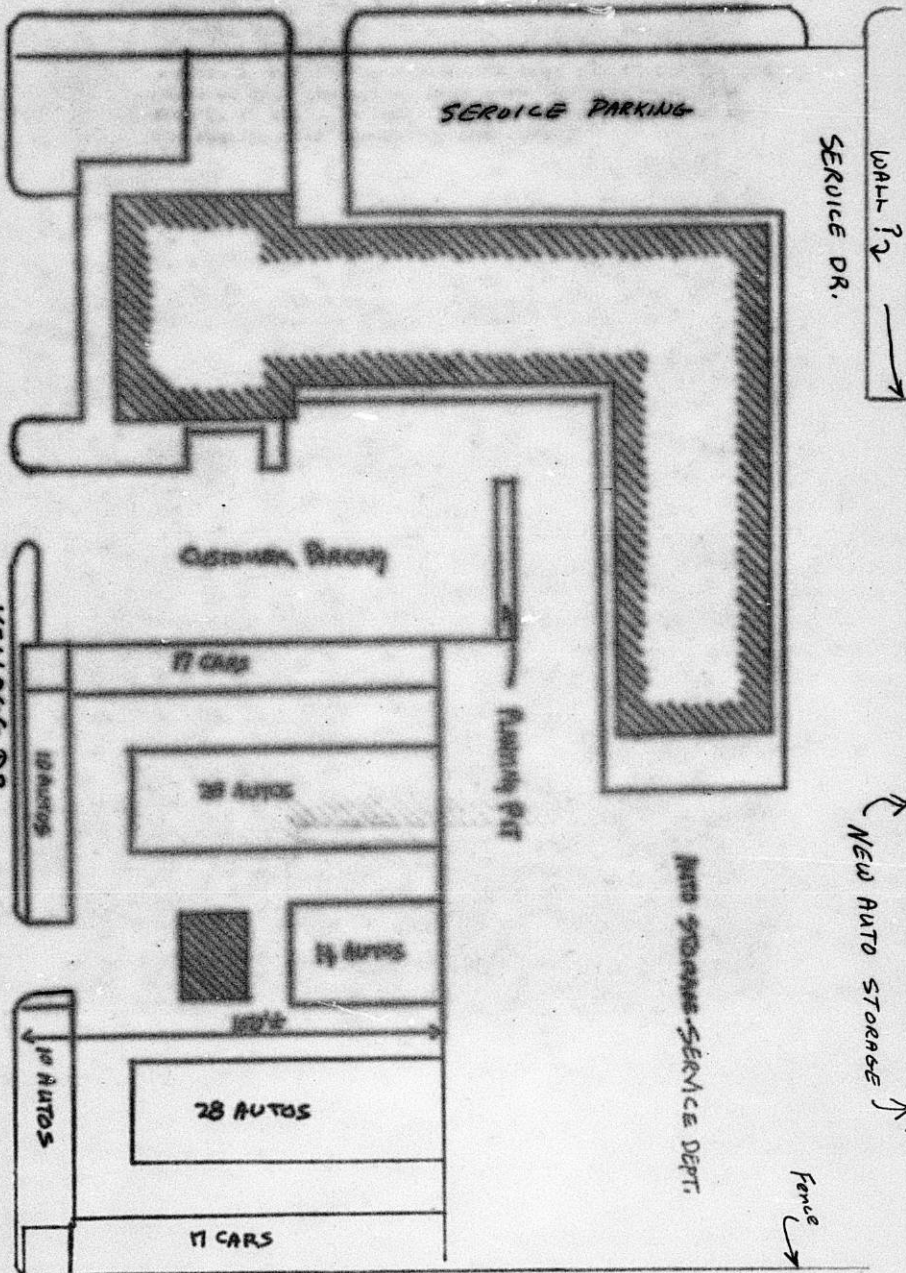
1. A five foot high solid wall masonry, louvered redwood or architectural tile fence shall be constructed adjacent to all south property lines and adjacent to the south 200 feet of the east property line (that area south of the body shop area and adjacent to Eastridge 11th Addition), within six months from the date a building permit is issued for construction of the new and used car sales agency.
2. All storage and display areas, including all areas of ingress and egress, shall be paved with asphalt, asphaltic concrete, or concrete.
3. All lights shall be shielded so as to reflect or direct light away from the adjoining property. No straggly lighting shall be permitted.
4. No projecting signs (as defined in the sign ordinance), shall be permitted and no sign shall project over any public right of way.
5. No sound projecting devices or loudspeakers shall be used so as to be heard out of any structure.
6. No repair work shall be conducted except within an enclosed building, and further provided that body and fender work shall be permitted if located within an enclosed building and located within that area zoned "C" Commercial.
7. A plot plat showing width of driveways, interior traffic circulation, off-street parking spaces, markings for channelization for the customer and service parking, shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for the new and used car sales operation.
8. A corporate performance or other similar security in the amount of \$_____ shall be submitted to the City Clerk within 90 days from the effective date of the approval

**Page 3 - Secretary's Report
Case No. BZA 2-65**

approval of this application, in order to guarantee that all of the requirements of this resolution will be complied with. The form of the bond shall be approved by Legal Counsel for the Board. Whenever the Superintendent of Central Inspection has informed the Metropolitan Area Planning Department that all of the requirements of this resolution have been complied with, the City Clerk shall be instructed to release said bond to the applicant or his authorized agent.

LONGFELLOW LANG

N ←



SERVICE DR. WALL ?

NEW AUTO STORAGE

Fence

KELLOGG DR.

AUTO STORAGE-SERVICE DEPT.

BZA 2-65

February 10, 1965

Mr. Lawrence Curfman, Attorney
830 First National Bank Building
Wichita, Kansas

Dear Mr. Curfman:

Re: Case No. BZA 2-65 - Exception to
permit sale of new and used cars
at Southwest corner of Kellogg
and Longfellow Lane

We have received your application for an Exception to permit the sale of new and used cars on the above-captioned property, and in reviewing this application, I find that a plot plan showing the layout of the new and used car sales lot has not been submitted. It has been the policy of the Board to require a plot plan showing points of ingress and egress, interior traffic circulation, location of new and used car stalls and off-street parking stalls, width of driveways, screening, bumper guards adjacent to property lines, location of buildings, etc., so that they may have something definite to review in making their determination. Consequently, I would like to request that you have a plot plan drawn up, if one has not already been prepared, to show how the lot will be laid out and showing the above-mentioned items, plus any other items which you feel would be of benefit to the Board.

I would like to have a copy of this plot plan by February 15 so that I will have sufficient time to make a recommendation to mail out to the Board members and to the applicants prior to the meeting on February 23.

If you should have any questions concerning this matter, please feel free to call.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber

CASE NO. BZA 2-65

11 NOTICES MAILED FEBRUARY ⁵4, 1965

FOR MEETING FEBRUARY 23, 1965

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

February 5, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 2-65

An application has been filed by Schofield Brothers, Inc., 830 First National Bank Building, Wichita, Kansas, by Lawrence Curfman, Attorney, 830 First National Bank Building, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting an Exception as provided in Section 28.04.180 of the Code of the City of Wichita, to permit the installation or construction of a lot for the sale of new and used cars outside of the buildings, on property zoned "LC" Light Commercial, and legally described as follows:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, Kellogg Crest Addition, to be replatted as Replat of Block 1, Kellogg Crest Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Kellogg and Longfellow Lane.

This application has been assigned Case No. BZA 2-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 23, 1965, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack E. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

15

February 5, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 2-65

An application has been filed by Schofield Brothers, Inc., 830 First National Bank Building, Wichita, Kansas, by Lawrence Curran, Attorney, 830 First National Bank Building, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting an Exception as provided in Section 28.04.180 of the Code of the City of Wichita, to permit the installation or construction of a lot for the sale of new and used cars outside of the buildings, on property zoned "LC" Light Commercial, and legally described as follows:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, Kellogg Crest Addition, to be replatted as Replat of Block 1, Kellogg Crest Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Kellogg and Longfellow Lane.

This application has been assigned Case No. BZA 2-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 23, 1965, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

LAW OFFICES OF
WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN
(DEPEW, STANLEY, WEIGAND, HOOK & CURFMAN)
SUITE 830 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

AMHERST 4-1376
AREA CODE 318

LAWRENCE WEIGAND
LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
ORVAL J. KAUFMAN
J. RUSE MCCARTHY
DONALD A. BELL
J. L. WEIGAND, JR.
SPENCER L. DEPEW
PAUL H. BUCHANAN
CHARLES R. MOBERLY

CLAUDE I. DEPEW
(1892-1956)
W. E. STANLEY
(1891-1953)
WILLIAM C. HOOK
(1905-1953)

January 29, 1965

Wichita-Sedgwick Metropolitan
Area Planning Commission
City Building Annex
Wichita, Kansas

Re: Scholfield Brothers, Inc.

Gentlemen:

Enclosed herewith application for exception which we are submitting on behalf of Scholfield Brothers, Inc., requesting that the Board of Zoning Appeals authorize the sale of new and used cars outside of buildings located on light commercially zoned property on Lots 1,2,3,4,5,6 and 7, Block 1, Kellogg Crest Addition, which property will be replatted as replat of Block 1, Kellogg Crest Addition.

This request is made pursuant to the suggestion of your department and your office is fully familiar with the situation. Also enclosed herewith is our check in the amount of \$50.00, payable to the City of Wichita to cover the filing fee. Please notify the undersigned when this matter is set for hearing.

Very truly yours,

of WEIGAND CURFMAN BRAINERD HARRIS & KAUFMAN

LEC/rlh

Encls.



BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED 1-29-65

APPLICATION FOR EXCEPTION

I. Name of Applicant Schofield Brothers, Inc.
Mailing Address 830 First National Bank Bldg. Phone AM 4-1376
Wichita, Kansas
Name of Authorized Agent Lawrence Curfman
Mailing Address 830 First National Bank Bldg. Phone AM 4-1376
Wichita, Kansas
Relationship of applicant to property is that of Lessee
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.090, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the ~~installation or construction~~
~~of~~ sale of new and used cars outside of the buildings located
_____ on property zoned
Light commercial, located West of Longfellow Lane and South of
Kellogg Ave. and legally described as Lots 1, 2, 3,
4, 5, 6 and 7, Block 1, Kellogg Crest Addition to be replatted
as Replat of Block 1, Kellogg Crest/ Addition
_____ in the City of Wichita.
(Give metes and bounds description below if appropriate).

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant Schofield Brothers, Inc.

Authorized Agent Lawrence Curfman

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 3:45 (a.m. - P.m.), January 29, 1965, together with appropriate fee of \$50.00.



Signed _____

OWNERSHIP LIST

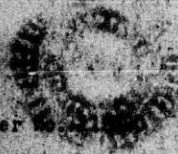
Lot	Block	Addition	Property Owner
1	1	Kellogg Crest Addition	X K. I. Wiedeman Address unknown
2	"	"	"
3	"	"	"
4	"	"	"
5	"	"	"
6	"	"	"
7	"	"	"
	2	"	"
1	1	Eastridge 11th Add.	X Edith Rimel Smolt Address unknown
2	"	"	"
3	"	"	"
4	"	"	X Alfred A. Farha Nancy Farha 554 Longfellow
1	2	"	X Edith Rimel Smolt Address unknown
2	"	"	"
3	"	"	"
4	"	"	X Larry G. Elliott Jean B. Elliott 589 N. Chautaugus
5	"	"	X Kerkish W. Cleaton Henysse M. Cleaton 7604 E. Orme
1	3	"	X Robert S. Lightner 28 Cypress
2	"	"	"
1	4	"	X Ernest H. Jackson Helen J. Jackson 531 S. Mission
W 2' of 2	"	"	"
2 exc W 2'	"	"	X Carter Hart, Jr. Mozella Hart Address unknown
3	"	"	X Robert E. Pittman Getty Pittman 7519 E. Orme

Continued page 2

Lot	Block	Addition	Property Owner
4	4	Eastridge 11th Add.	X Jerry Weldon Steward Joyce M. Steward Address unknown <i>Address found</i>
5 exc. S 4'	"	"	X Sammy Harry Kouri Jacqueline M. Kouri X 608 Longfellow
S 1/4 of 5	"	"	X Orvin E. Artas Edith M. Artas X 609 Longfellow
6	"	"	"
	4	Eastridge 8th Add.	X Robert S. Lightner 26 Cypress Eugene Lightner Address unknown
		The N. 827' of the E. 705' of the E 1/4 of the NE 1/4 of Sec. 30-27-2E, except that portion condemned for U. S. Highway # 54	X K. T. Wiedeman Address unknown
		The S 200' of the NE 1/4 of Sec. 19-27-2E, except that part platted as Rockwood South First Add. and Rockwood South Second Addition and except that part condemned for U. S. Highway No. 54	X Rock Road Improvement, Inc. 309 S. Market X

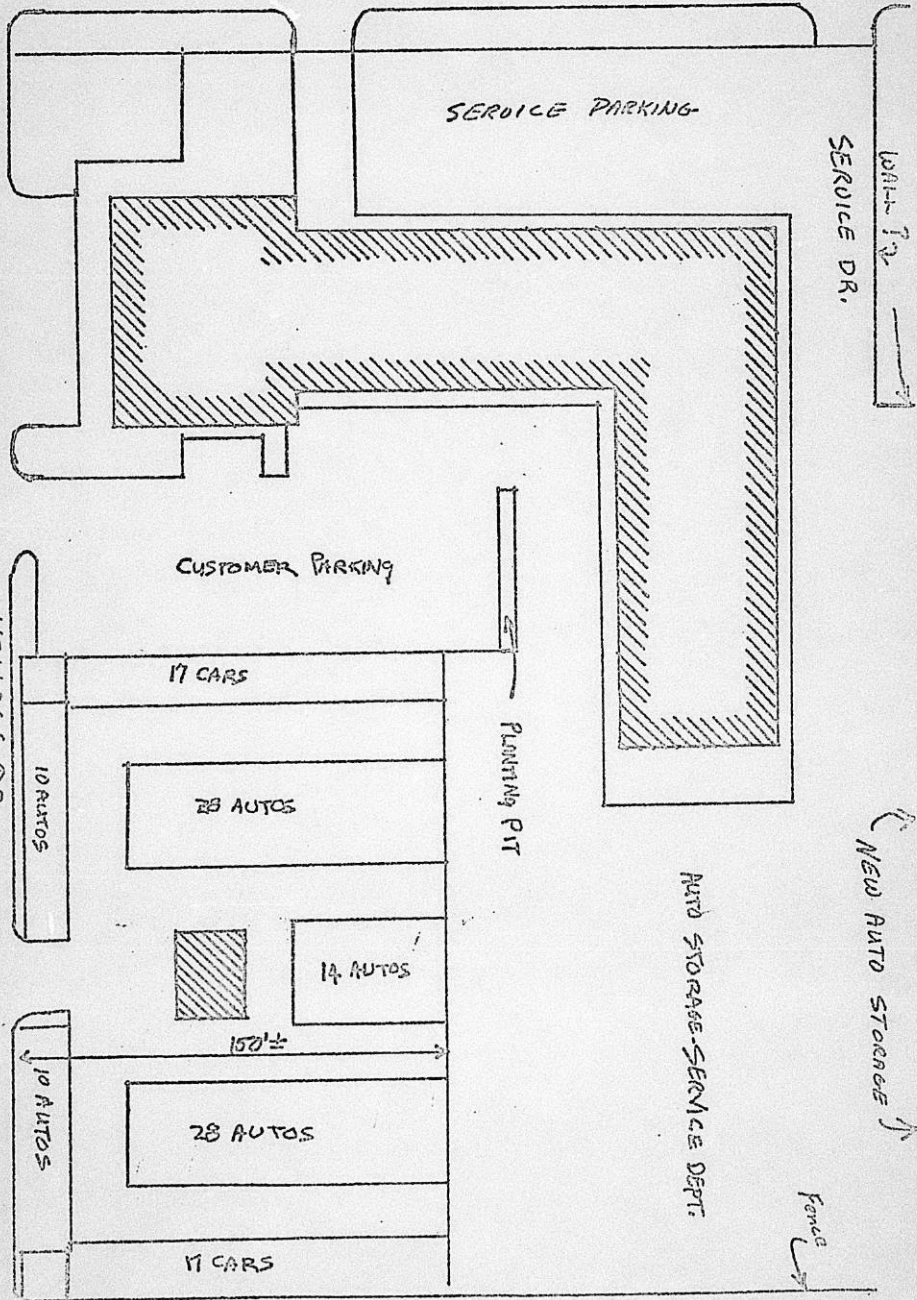
We, The Security Abstract and Title Company, Inc. hereby certify the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 1, 2, 3, 4, 5, 6 and 7, in Block 7, in Kellogg Crest Addition to Wichita, Kansas, as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 9th day of November, 1964 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By:  Vice-President

Order

← LONGFELLOW LANE



SERVICE DR. →

NEW AUTO STORAGE ↓

AUTO STORAGE-SERVICE DEPT.

Fence ↙

BZA 2-65

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>and applications</i>	<i>50.00</i>

Name _____

Address _____

Type *K-712* Due Date _____

Comments: _____

Date *1-29-65* By *Belkover*

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1