

Postcard
1-21-78
C.I. ✓
M.H.D.
4-14-78

Case No. BZA 2-78 - NEVETS, INC.
(Edw. M. Steven) requests an exception to permit the establishment of a new and used motor sale agency on property generally located at the southwest corner of

ACTION

DATE

Approved *2-28-78*

BZA 2-78 COMMITTEE

M.A.P.C. _____

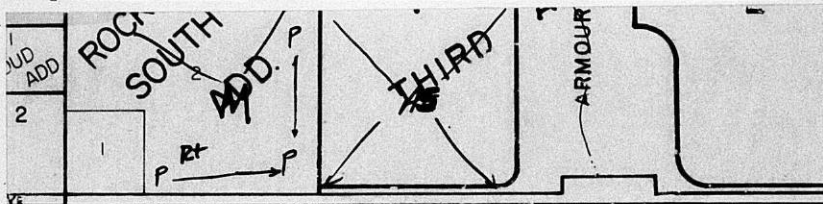
B.C.C./B. CO. C. _____

5947
 Map No. 5946
 Sec. 30
 Twp. 27
 Range 2E

BZA- 2-78
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 1.82 (165 (IRREGULAR) ft. by 420 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East MOTEL South SINGLE FAM
 West AUTO DEALER North AUTO DEALER
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: AUTO DEALER
 6. Area (is) (is not) platted.

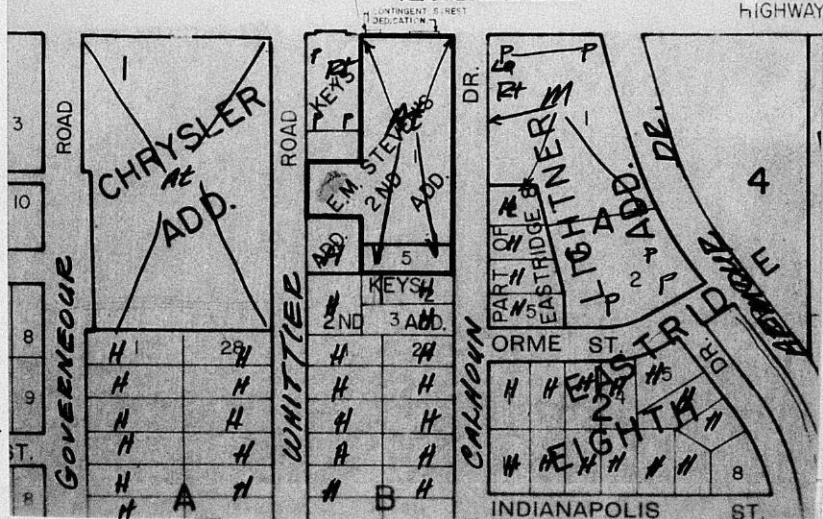
PHOTO DATA:
 Taken by _____ Date _____ Time _____



HIGHWAY US-54, K-96

KELLOGG

HIGHWAY



HASTINGS, MN - LOS ANGELES
 LOGAN, OH - McCREGOR, TX U.S.A.

No. 2153C
 STM Smead[®]

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

February 3, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 2-78

An application has been filed by Nevets, Inc., Edward M. Stevens, 6637 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 motor vehicle sales agency on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, E. H. Stevens Second Addition and Lot 5, Keys Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg in an area between Whittier and Calhoun.

This application has been assigned Case No. BZA 2-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 28, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

*Minor Street Privilege
approved by Bruggerman
for
Beautification of parking
Paving's installation of
Planters*

*Info from
Tim Cain
3-9-78*

Planning Department

March 6, 1978

*file in
Case file*

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

Screening Requirement/
Case No. Z-1983 and BZA
2-78 - Southwest corner
of Kellogg and Calhoun

The Board of Zoning Appeals, at its meeting of February 28, 1978, approved an Exception to permit the expansion of a motor vehicle sales agency generally located at the southwest corner of Kellogg and Calhoun. The expansion area, a 50 x 170 foot parcel at the southern end of the application area, was the subject of a recent zone change request from the "AA" Single Family District to the "LC" Light Commercial District (Z-1983). The City Commission approved the zoning with the understanding that an eight foot high masonry screening wall would be constructed adjacent to the south property line. The masonry wall was requested by the owner of the residential property immediately south of the area being re-zoned.

During the Board of Zoning Appeals consideration of the Exception case, it was discovered that the applicant had recently purchased the single family home south of the application area and would soon be initiating the necessary applications to request a change of zoning from "AA" to "LC" and requesting Board of Zoning Appeals approval for further expansion of the motor vehicle sales agency. Therefore, the agent for the applicants was desirous of substituting a wood fence for the masonry wall along the southern boundary of the current application area. After much discussion the Board approved the Exception subject to several conditions, one of which required a wood fence, constructed of redwood or cedar, instead of a masonry wall along the south property line. The majority of the Board (4-1) felt that it was not practical to require a masonry wall at this stage, in view of the fact that the applicants have purchased the home of the neighbor who initially petitioned the Planning Commission to require an eight foot masonry wall between his property and the commercial property to the north.

You may want to bring this situation to the attention of the City Commission. Please advise if additional information is needed.

Jack H. Galbraith
Chief Planner

APPROVED:

Robert A. Lakin, Director
cc: Planning Commissioners

RESOLUTION NO. BZA 2-78

WHEREAS, Nevets, Inc., Edward M. Stevens, 6637 East Kellogg, Wichita, Kansas, requests 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 motor vehicle sales agency on property zoned the "LC" Light Commercial District, and legally described as follows:

Lot 1, E. M. Stevens Second Addition, and the south 50 feet of Lot 5, Keys Addition, Wichita, Sedgwick County. Generally located on the south side of Kellogg in an area between Whittier and Calhoun.

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 28, 1978, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a new and used motor vehicle sales agency 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 motor vehicle sales agency on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, E. M. Stevens Second Addition, and the south 50 feet of Lot 5, Keys Addition, Wichita, Sedgwick County. Generally located on the south side of Kellogg in an area between Whittier and Calhoun.

subject to the following conditions:

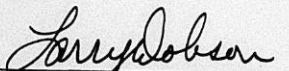
1. Approval of this application is intended to incorporate and supercede previous BZA cases #21-71 and #14-73, thereby making those resolutions null and void.
2. All storage and display areas shall be paved with concrete or asphalt.
3. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
4. Any signs on subject property shall comply with the provisions of Section 28.04.139 of the City Code.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structures.
6. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be done.

7. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
8. All parking and display areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property line.
9. An 8 foot high solid fence shall be constructed of redwood, or rough sawed cedar along the south property line of Lot 5, Keys Addition, except that the fence shall be reduced to 3 foot in height for the east 20 feet of said property line.
10. An 8 foot solid fence constructed of redwood or rough sawed cedar shall be constructed along the south and west property lines which are common to Lot 4, Keys Addition, except that the fence shall be reduced to 3 foot in height for the west 35 feet of the south property line.
11. No permanent structures (excluding the wall and fence described above) shall be erected or placed within the north 20 feet of Lot 5, Keys Addition.
12. This exception shall permit the display and sale of new and used motor vehicles with a rated 1/2 ton limitation on trucks and a rated 25 foot length limitation on all other motor vehicles.
13. Conditions 9 and 10 above shall be complied with prior to the utilization of Lot 5, Keys Addition for the display, sale, or storage of any motor vehicles and within 45 days from the date of approval or this Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 28th day of February, 1978.


James Richardson, Chairman

ATTEST:


Larry Dobson,
Assistant Secretary

March 22, 1978

Mr. Alan M. McHenry
318 Century Plaza Bldg.
Wichita, Kansas 67202

Re: Case No. BZA 2-78
Request for Exception

Dear Mr. McHenry:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 28, 1978, in connection with your request for an exception to permit the establishment of a new and used motor vehicle sales agency on property zoned the "LC" Light Commercial District, and generally located on the south side of Kellogg in an area between Whittier and Calhoun.

This Resolution reflects the official action of the Board to grant your request and sets forth the conditions of approval. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:hh

cc: Nevets, Inc., Edward M. Stevens, 6637 E. Kellogg, 67218
Don Gisick, City Clerk
Robert Faldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 27, 1978

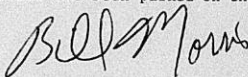
TO Larry Dobson, Secretariat, Board of Zoning Appeals

FROM Bill Morris, CPO Administrative Aide

SUBJECT BZA Case 2-78 (South Side of Kellogg
in an Area Between Whittier and
Calhoun)

On February 20, 1978, CPO Council Area "H" considered the captioned case. The Council voted unanimously to recommend approval of the requested exception subject to the conditions set forth in the MAPD staff report.

The Council expressed a desire that sufficient screening be required and enforced to provide a buffer for adjacent residential properties. Additionally, the Council had observed that sales vehicles had been parked on the subject property in violation of City Ordinance.



Bill Morris
CPO Administrative Aide

BM:sm

Noted:

David Furnas by MP
David Furnas
Citizen Participation Coordinator

March 2, 1978

BOARD OF ZONING APPEALS

Mr. Alan M. McHenry
318 Century Plaza Bldg.
Wichita, Kansas 67202

Re: Case No. BSA 1-78
Request for an Exception

Dear Mr. McHenry:

At the regular meeting of the Board of Zoning Appeals on February 28, 1978, your request for an exception to permit the establishment of a new and used motor vehicle sales agency on property zoned the "LC" Light Commercial District and generally located on the south side of Kellogg in an area between Whittier and Calhoun was considered.

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

1. Approval of this application is intended to incorporate and supercede previous BSA cases #21-71 and #14-73, thereby making those resolutions null and void.
2. All storage and display areas shall be paved with concrete or asphalt.
3. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
4. Any signs on subject property shall comply with the provisions of Section 28.04.139 of the City Code.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structures.
6. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be done.
7. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.

Mr. Alan M. McHenry
Page 2
3-2-78

8. All parking and display areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property line.
9. An 8 foot high solid fence shall be constructed of redwood, or rough sawed cedar along the south property line of Lot 5, Keys Addition, except that the fence shall be reduced to 3 foot in height for the east 20 feet of said property line.
10. An 8 foot solid fence constructed of redwood or rough sawed cedar shall be constructed along the south and west property lines which are common to Lot 4, Keys Addition, except that the fence shall be reduced to 3 foot in height for the west 35 feet of the south property line.
11. No permanent structures (excluding the wall and fence described above) shall be erected or placed within the south 20 feet of Lot 5, Keys Addition.
12. This exception shall permit the display and sale of new and used motor vehicles with a rated 1/2 ton limitation on trucks and a rated 25 foot length limitation on all other motor vehicles.
13. Conditions #9 and #10 above shall be complied with prior to the utilization of Lot 5, Keys Addition for the display, sale, or storage of any motor vehicles, and within 45 days from the date of approval or this resolution shall become null and void.

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.

A specific neighborhood complaint expressed at the meeting was that loudspeakers were being utilized by this car agency which could be heard in the residential neighborhood to the south. This directly violates condition #5 above and should be discontinued immediately.

If you have any questions concerning this matter, please advise.

Sincerely yours,

LARRY DOBSON
Assistant Secretary

LD:bb

cc: Nevets, Inc., Edward M. Stevens, 6637 E. Kellogg, 67218
Ron Clements, 555 Calhoun Drive, 67207
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

SECRETARY'S REPORT
CASE NO. BZA 2-78

APPLICANT: Nevets, Inc., Edward M. Stevens. 6637 East Kellogg, Wichita, Kansas.

AGENT: Alan M. McHenry, 318 Century Plaza Bldg., Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the establishment of a new and used motor vehicle sales agency.

GENERAL LOCATION: South side of Kellogg in an area between Whittier and Calhoun.

ZONING: Subject property is zoned the "LC" Light Commercial District. South is the "AA" Single Family Dwelling District. East is "LC" and the "A" Two Family Dwelling District. North is "LC". West is "LC" and the "BB" Office District.

LAND USE: Subject property is developed as a new and used motor vehicle sales agency. South is a single family residential development. East is a motel and single family residential development. North is a motor vehicle sales agency. West is a restaurant, a single family residence and a motor vehicle sales agency.

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 applicant is requesting an exception to permit the establishment of a new and used motor vehicle sales agency on subject property. The bulk of the application area has been previously approved by the Board of Zoning Appeals (BZA 14-73) for the sale of new and used automobiles, but the applicant has recently acquired and rezoned a 50 x 170 foot tract at the southern end of the application area which he desires to incorporate into his operation. At staff's urging the applicant agreed to file this application on his total ownership so that, if approved, there will be only one set of requirements to regulate the total operation.

SECRETARY'S REPORT
Case No. BZA 2-78
Page 2

Inasmuch as the City Commission has just recently approved "LC" zoning on the 50 x 170 foot southern portion of this application area it would appear logical and proper to grant the requested exception for the expansion of an existing use. The recommendation of the Planning Commission on the above discussed zone case (2-1983) was that the application be approved subject to the dedication by separate instrument of complete access control to Calhoun and a 20 foot building setback line adjacent to the south property line, and with the understanding that an 8 foot masonry wall will be provided on the south and west property lines as agreed to by the applicant's representative. The City Commission concurred in this recommendation except that they substituted a 6 foot solid fence instead of an 8 foot masonry wall along the west property line. A valid dedication of abutter's access rights has been received and filed, but the establishment of the 20 foot building setback line and described screening would properly be within the Board of Zoning Appeals jurisdiction to require as conditions of approving this exception, if that is the Board's action.

In the past there have been enforcement problems with this applicant on some of the conditions of approval associated with previous cases. These problems may have been a result of growing pains during an interim period when expansion plans were being formulated and carried to completion. Hopefully, these same enforcement problems will no longer exist now that a new building has been completed and the area of intended use is well defined.

One of the cited violations was the display and sales of recreational vehicles on this site. The applicant included recreational vehicles, travel trailers and motor homes in his previous request but was granted an exception only for the sale and display of new and used automobiles. The applicant is still desirous of selling motorized recreational vehicles and has suggested specific size limitations for vehicles he would like to handle, namely trucks with a 1/2 ton rated limitation and a rated 25 foot length limitation on all other motor vehicles.

RECOMMENDATION:

It is the opinion of the Secretary that, with proper screening of adjacent residential properties, this would be a logical and proper expansion of an existing use and therefore, it is recommended that the application be approved subject to the following conditions:

1. Approval of this application is intended to incorporate and supercede previous BZA cases #21-71 and #14-73, thereby making those resolutions null and void.

SECRETARY'S REPORT

Case No. BZA 2-78

Page 3

2. All storage and display areas shall be paved with concrete or asphalt.
 3. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
 4. Any signs on subject property shall comply with the provisions of Section 28.04.139 of the City Code.
 5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structures.
 6. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be done.
 7. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
 8. All parking and display areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines.
 9. An 8 foot high solid masonry wall shall be constructed along the south property line of Lot 5, Key's Addition, except that the wall shall be reduced to 3 foot in height for the east 20 feet of said south property line.
 10. A 5 to 8 foot solid fence constructed of masonry, staggered or louvered redwood or rough sawed cedar shall be constructed along the south and west property lines which are common to Lot 4, Keys Addition, except that the fence will be reduced to 3 foot in height for the west 35 feet of the south property line.
 11. No permanent structures (excluding the wall and fence described above) shall be erected or placed within the south 20 feet of Lot 5, Keys Addition.
 12. This exception shall permit the display and sale of new and used motor vehicles with a rated 1/2 ton limitation on trucks and a rated 25 foot length limitation on all other motor vehicles.
 13. Conditions #9 and #10 above shall be complied with prior to the utilization of Lot 5, Keys Addition for the display, sale or storage of any motor vehicles, and within three months from the date of approval or this resolution shall become null and void.
-

25 notices sent to applicant and/or agent & adj. prop. owners
10 notices sent to MAPC
1 notice sent to CPO
27 total notices sent on BZA 2-78, 2-2-78

25
10
1

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

February 3, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 2-78

An application has been filed by Mevets, Inc., Edward M. Stevens, 6637 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 motor vehicle sales agency on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, E. H. Stevens Second Addition and Lot 5, Keys Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg in an area between Whittier and Calhoun.

This application has been assigned Case No. BZA 2-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 28, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Mevets Inc., Edward M. Steven

Mailing Address 6637 E. Kellogg, Wichita, KS Phone 685-4201

Name of Authorized Agent Alan M. McHenry

Mailing Address 318 Century Plaza Bldg., Wichita Phone 265-1872

Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section

2.12.590.C, Code of the City of Wichita, Kansas, to permit

the establishment of new and used motor vehicle sales agency. Trucks will
be limited to rated 1/2 ton pick-ups. All other vehicles
will be limited to a '25' rated length.

LC, located on the south side of Kellogg west of Calhoun-

_____ and legally described as: E. M. Stevens

Second Addition and the south 50 feet of Lot 5 Keys Addition

_____, 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.

Applicant Edw. M. Steven

Authorized Agent Alan M. McHenry

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:00 (a.m. - p.m.), 12-28, 1977, together with appropriate fee of \$50.00

don't advertise until "LC"
becomes effective

T9-403

Signed [Signature]

s/w corner of Kellogg & Calhoun Dr.

Alan M. McHenry Architect
Century Plaza Building
Wichita, Kansas 665-1872

This application is an extension of a previously approved BZA case (no. BZA 14-74), which, at the request of Central Inspection, incorporates both cases in one item.

The original request is as follows:

"Application for a zoning exception is made to permit the construction of a new enlarged facility for Eddy's Toyota in "automobile row" on East Kellogg replacing a deteriorating old motel, and adjacent residences. It is made as provided for in Section 28.04.183.2 of the zoning ordinance. This site is across Kellogg from Rusty Eck automobile agency and between Scholfield and Gorges Automobile agencies on the south side of Kellogg. All of these agencies have been looked on with favor by the board. This application is an extension of the area in previously exempted Kellogg frontage. Together these areas are and approved replat."

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
SEDGWICK COUNTY) SS

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within: 200 feet of South 50 feet of Lot 5 Keys Addition.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
South 50' of Lot 5	Keys Addition	Verona V. Buck & Gale L. Day 543 Calhoun Drive Wichita, Kansas 67207
Lot 3 & 6 Lot 5 exc. S 50' Lot 7 exc. N 41.1'	Keys Addition	Neyets, Inc. 905 Stratford Wichita, Kansas 67206
Lot 4	Keys Addition	Frank W. & Meriam Jane Bucholz Address Unknown <i>not in phone book</i>
Lots 1 & 2	Keys Addition	Pizza Hut, Inc. <i>not in SD</i> 10225 E. Kellogg Wichita, Kansas 67207
Lots 1 & W 37' Lots 2 & 3	Keys 2nd Add.	Elizabeth Horning & Opal Ranisdell 542 Whittier Road Wichita, Kansas 67207



LOTS	BLOCKS	ADDITION	OWNERS & ADDRESSES
Lot 2 exc. W 37'	--	Keys 2nd Add.	Larry R. & Elizabeth J. Wohlgemuth ✓ 549 Calhoun Drive Wichita, Kansas 67207
Lot 3, exc W 37'	--	Keys 2nd Add.	✓ Alan & Shirley Eshbaugh 8018 Levitt Wichita, Kansas 67207 <i>new owner Ronald Clements 555 Calhoun</i>
Lot 1	--	E.M. Stevens Add.	Neveys, Inc. ✓ 905 Stratford Wichita, Kansas 67206
Lot 1	--	Chrysler Add.	✓ Chrysler Realty Corp. Address Unknown <i>Not in plat Not in CD Not in SD</i>
Lot 1 & 2	--	Lightner Add.	Robert S. Lightner ✓ 219 N. Market Wichita, Kansas 67202 dba Holiday Inn East ✓ 2201 S. Hillside Wichita, Kansas 67211 <i>miscellaneous not built ready 2-7</i>
Lot 2	1	Eastridge 8th Add.	LaVerne Dean & Wilma L. Wedel ✓ 536 Calhoun Drive Wichita, Kansas 67207
Lot 3	1	Eastridge 8th Add.	Richard Lee & Carolyn Lee Wheeler ✓ 542 Calhoun Drive Wichita, Kansas 67207
Lot 4	1	Eastridge 8th Add.	Thomas & Marcella Forster ✓ 538 Calhoun Wichita, Kansas 67207
Lot 5	1	Eastridge 8th Add.	Carl L. & Margaret K. Burrow ✓ 554 Calhoun Wichita, Kansas 67207
Lot 1	2	Eastridge 8th Add.	Robert A. McElroy, Jr. ✓ 602 Calhoun Wichita, Kansas 67207
Lot 1	B	Eastridge 6th Add.	Frank L. & Vivian Seten Robert Ray Seten ✓ 602 Whittier Wichita, Kansas 67207
Lot 2	B	Eastridge 6th Add.	J.M. Brady ✓ 608 Whittier Wichita, Kansas 67207
Lot 21	B	Eastridge 6th Add.	Billy R. & Wilma Popchoke ✓ 607 Calhoun Wichita, Kansas 67207
Lot 22	B	Eastridge 6th Add.	Charles V. Lambertz ✓ 601 Calhoun Wichita, Kansas 67207



Fidelity  Title

COMPANY, INC.

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lot 28	A	Eastridge 6th Add.	Walter L. & Lorené B. Johnson 601 Whittier Wichita, Kansas 67207

Dated at Wichita, Kansas this 21st day of September,
1977; 7:00 A.M.

(Seal)

FIDELITY TITLE COMPANY, INC.

BY Patricia M. Davis
Vice - Pres. & Co.

Tracer No. 39705



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

All the record owners within 200 feet of:

Lot 1, E. M. STEVENS^{2nd} ADDITION, Sedgwick County, Kansas



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
1	E. M. STEVENS	D Nevels Inc. 905 Stratford Wichita, Kansas 67206
1 & 2	KEYS	D Pizza Hut Inc. 10225 East Kellogg Wichita, Kansas 67207
4	KEYS	D Frank W. & Merian Jane Bucholz Address Unknown
South 50 feet of Lot 5	KEYS	D Verona V. Buck 543 Calhoun Drive Wichita, Kansas 67207
Lot 1 & West 37 feet of Lots 2 & 3	KEYS 2ND	D Elizabeth Harning and Opal Ramsdell 542 Whittier Street Wichita, Kansas 67207

Fidelity  Title
 COMPANY, INC.



-2-

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
2 except West 37 feet	KEYS 2ND	Larry L. & Elizabeth J. Wohlgemuth 549 Calhoun Drive Wichita, Kansas 67207
3 except West 37 feet	KEYS 2ND	Alan & Shirley Eshbaugh 555 Calhoun Drive Wichita, Kansas 67207
1	CHRYSLER	Chrysler Realty Corp. Address Unknown
1 & 2	LIGHTNER	Robert S. Lightner & Eugene W. Lightner dba Holiday Inn East 219 North Market Wichita, Kansas 67202
1 Block B	EASTRIDGE SIXTH	Frank L. & Vivian Seten Robert Ray Seten 602 Whittier Wichita, Kansas 67207
22 Block B	EASTRIDGE SIXTH	Charles V. Lambertz 601 Calhoun Drive Wichita, Kansas 67207
2 Block 1	EASTRIDGE EIGHTH	Lester L. & Virginia A. Toben 536 Calhoun Wichita, Kansas 67207
3 Block 1	EASTRIDGE EIGHTH	Richard Lee & Carolyn Lee Wheeler 542 Calhoun Wichita, Kansas 67207
4 Block 1	EASTRIDGE EIGHTH	Thomas & Marcella M. Forster 548 Calhoun Wichita, Kansas 67207
5 Block 1	EASTRIDGE EIGHTH	Carl L. & Margaret K. Burrow 554 Calhoun Wichita, Kansas 67207
2	ROCKWOOD SOUTH FIRST	The Estate of James Campbell Suite 500 828 Fort Street Mall Honolulu, Hawaii 96813
1	ROCKWOOD SOUTH THIRD	O. L. Eck 7310 East Kellogg Wichita, Kansas 67207



Dated at Wichita, Kansas, this 21st day of December, 1977 at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

By *Anita Gray*
Asst. Sec. ag

Tracer No. 40067



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
Electric	15.00

Name: Edward M. Toben

Address: 178 E. 11th

Type: 11467103 Due Date: _____

Comments: _____

Date: 12-18-77 By: EB

WICHITA - SEDGWICK COUNTY



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

Betty



2-78

RETURNED TO SENDER
NOT DELIVERABLE AS ADDRESSEE
SOUTHEAST

Lester L. and Virginia A. Toben
36 Calhoun
Wichita, Kansas 67207

Important!
Notice of Hearing
Enclosed

*

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