

Case No. BZA 2-83 - Myrtle McCandless - requests an exception to permit the construction of a self-service car wash on property zoned the "LC" Light Commercial and generally located on the west side of Broadway & south of Orme Street (815 East Broadway)

*filed*  
**POSTED**  
**2-11-83**

**ACTION**

BZA. 2-83 APPROVED 2-22-83  
*w/chgs.* DATE

*Subj to compl. w/all  
conds. in 180 days.  
of release of resolution.*

**RESOLUTION VOIDED**

**SEE MEMO 10-15-85**

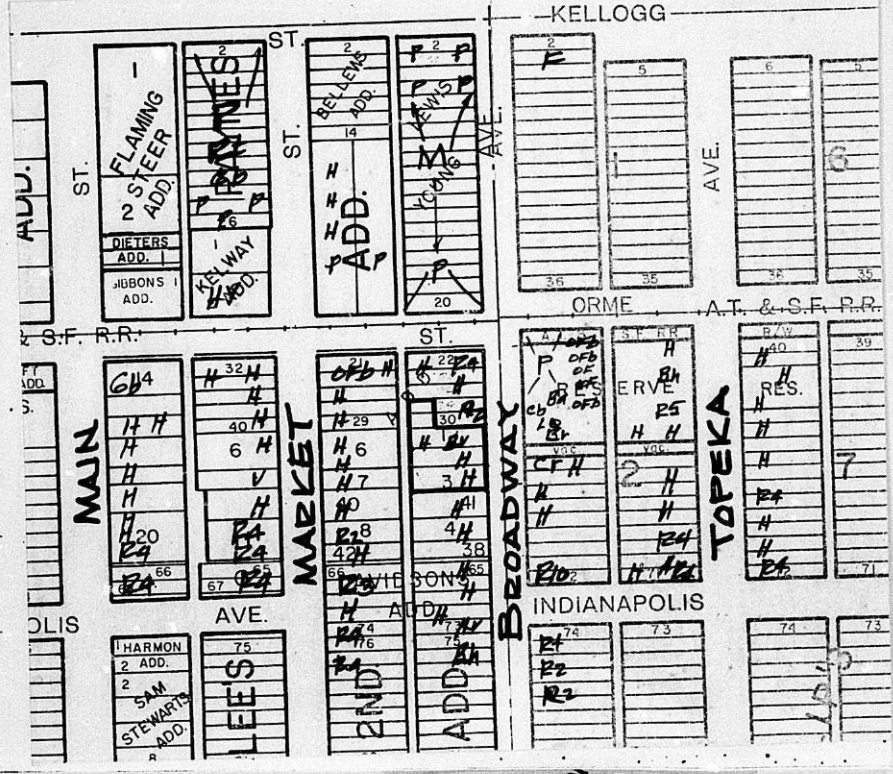
*H. Lytle*

Map No. 5446  
 Sec. 29  
 Twp. 27  
 Range 1E

BZA- 2-83  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:  
 1. Acres: \_\_\_\_\_ (\_\_\_\_\_ ft. by \_\_\_\_\_ ft.)  
 2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
 3. Land Use: East SINGLE FAM South SINGLE FAM  
 West SINGLE FAM North SINGLE + TWO FZ  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use is for: SINGLE FAM  
 6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



Shiloh  
 No. 2153C  
 HASTINGS, MN  
 LOS ANGELES, CALIF. ADD'L OFFICE  
 McCREGOR, TEXAS DIST. OFFICE  
 U.S.A.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 15, 1985

TO: FILE

FROM: Glen E. Lytle, Assistant Secretary, Board of Zoning Appeals

SUBJECT: BZA Case No. 2-83

A portion of this application area has now been included as the required off-street parking lot for a motel located on the southwest corner of Orme and Broadway. As such the making the action taken by the Board on February 22, 1983 is no longer valid.

In addition, the applicant or his agent have never submitted a new site plan as required by the Board.



Glen E. Lytle  
Assistant Secretary

RESOLUTION NO. BZA 2-83

Volo  
10-15-85

WHEREAS, Myrtle McCandless, 811 South Broadway, 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 self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

The west 44' of Lots 28 & 30 on Lawrence Avenue, in Lewis Young Addition & beginning 716.4' south & 30' west of the northeast corner of the northeast quarter; thence south 32.9'; thence west 140'; thence north 32.9'; thence east to beginning; & beginning 749.3' south & 30' west of the northeast corner of NE $\frac{1}{4}$ ; thence S 32.7'; thence west 140'; thence north 32.7'; thence east to beginning; & beginning 782' south & 30' west of the NE corner of the NE $\frac{1}{4}$ ; thence west 140'; thence south 44.9'; thence east 140'; thence north to beginning, all in Section 29, Township 27 South, Range 1 East, Sedgwick County, Kansas. Generally located on the west side of Broadway and south of Orme Street (815 South Broadway).

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 22, 1983, 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 self-service car wash on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.4, 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 self-service car wash on property zoned the "LC" Light Commercial District legally described as follows:

Beginning at a point 716.4' south & 30' west of the NE corner of the NE Quarter; thence south 32.9'; thence west 140'; thence north 32.9'; thence east to beginning; & beginning 749.3' south & 30' west of the NE corner of NE $\frac{1}{4}$ ; thence S 32.7'; thence west 140'; thence north 32.7' ; thence east to beginning; & beginning 782' south & 30' west of the NE corner of the NE $\frac{1}{4}$ ; thence west 140'; thence south 44.9'; thence east 140'; thence north to beginning, all in Section 29, Township 27 South, Range 1 East, Sedgwick County, Kansas. Generally located on the west side of Broadway and south of Orme Street (815 South Broadway).

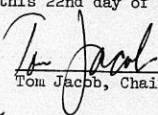
subject to the following conditions:

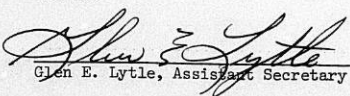
1. The applicant shall submit a new site plan to the Secretary, in triplicate, for the Traffic Engineers approval prior to release of the Resolution. The site plan shall be for a four bay car wash to be located on the south 110 feet of the application area and shall show compliance with all physical improvements as set forth herein.

2. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be installed along the north and west property lines. Said fence shall be reduced to 3 feet in height within 25 feet of the west right-of-way line of Broadway and extended to the property line.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District and shall not exceed a height of 25 feet.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.
8. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
9. One off-street parking space shall be provided for each two employees.
10. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
11. No ingress or egress shall be permitted to the alley.
12. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
13. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
14. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
15. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 22nd day of February, 1983.

ATTEST:

  
Tom Jacob, Chairman

  
Glen E. Lytle, Assistant Secretary

February 23, 1983

Jack Caldwell  
5602 Sullivan  
Wichita, Ks. 67204

Re: Case No. EZA 2-83  
Request for Exception

Dear Mr. Caldwell:

At the regular meeting of the Board of Zoning Appeals on February 22, 1983, your request for an exception was considered.

The Board's approval was for a 4-bay car wash on the south 110 feet of the application area subject to the following conditions:

1. The applicant shall submit a new site plan to the Secretary, in triplicate, for the Traffic Engineers approval prior to release of the Resolution. The site plan shall be for a four bay car wash to be located on the south 110 feet of the application area and shall show compliance with all physical improvements as set forth herein.
2. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be installed along the north and west property lines. Said fence shall be reduced to 3 feet in height within 25 feet of the west right-of-way line of Broadway and extended to the property line.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.

5. Signs shall be limited to that permitted by the zoning ordinance for the "IC" Light Commercial District and shall not exceed a height of 25 feet.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.
8. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
9. One off-street parking space shall be provided for each two employees.
10. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
11. No ingress or egress shall be permitted to the alley.
12. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
13. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
14. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
15. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the 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 applicant has complied with condition number one above.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

- 3 -

OK:read

cc: Myrtle McCandless, 611 South Broadway, Wichita 67211  
Robert F. Amer, Superintendent of Central Inspection (2)  
Don Giesek, City Clerk



**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE February 18, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, Administrative Aide III

SUBJECT BZA 2-83: West Side of Broadway,  
South of Orme (815 Broadway)

On Monday, February 14th, CPD Neighborhood Council "L" considered a request for a zoning exception to permit the construction of a self-service car wash on property zoned "LC" Light Commercial. The Council voted 6-0 to recommend approval of the requested variance subject to MAPD staff recommendations one through 15 inclusive.

Jack Caldwell, representing the applicant, was present to describe his plans for developing a car wash at the location and respond to questions from the Council. No area residents or property owners were present. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 2-83 is considered on Tuesday, February 22nd.



Stan Scott  
Administrative Aide III

**RECEIVED**

FEB 17 1983

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 2-83

APPLICANT: Myrtle McCandless, 811 South Broadway, Wichita, Kansas.

AGENT: Jack Caldwell, 5602 Sullivan, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.4, Code of the City of Wichita to permit the construction of a self-service car wash in the "LC" Light Commercial District.

GENERAL LOCATION: On the west side of Broadway and South of Orme Street (815 South Broadway).

ZONING: Subject property is zoned "LC" Light Commercial as are the properties to the east, south and north. Property to the west is "B" Multiple-family Dwelling District.

LAND USE: Subject property will be cleared for new construction. Property to the north is a residence. To the east and south is Commercial Development and to the west is residential.

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 28.04.183.4 can be complied with.

COMMENTS BY THE SECRETARY:

This application is for a five bay, self-service car wash to be located in the "LC" Light Commercial Zoning District. The site plan indicates the number of required holding spaces can be provided on the site, however the number of drying spaces required are not located in such a manner that if used, a customer not desiring to use the vacuums would be unable to exit from the wash bays.

It should also be noted that the applicant proposes to use a portion of the rear yard of the adjacent residence, that is to remain, in order to comply with the required lot area for a five bay car wash. A fifteen foot rear yard is required for the existing residence, and when that is maintained, the lot area is not sufficient to comply with the ordinance for a five bay car wash. The space behind the house is also unusable in conjunction with the car wash, if the holding spaces are being utilized, access to this area would be impossible.

It would appear that the applicant should redesign the facility as a four bay car wash that can comply with all requirements of the ordinance. At a future time when the residence is removed, then additional bays could be provided.

RECOMMENDATION:

Should the Board determine that a self service car wash is appropriate at this location, then it is the recommendation of the Secretary that the application be approved subject to the following conditions:

1. The applicant shall submit a new site plan to the Secretary, in triplicate, for the Traffic Engineers approval prior to release of the Resolution. The site plan shall be for a four bay car wash to be located on the south 110 feet of the application area and shall show compliance with all physical improvements as set forth herein.
2. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be installed along the north and west property lines. Said fence shall be reduced to 3 feet in height within 25 feet of the west right-of-way line of Broadway and extended to the property line.

3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "IC" Light Commercial District and shall not exceed a height of 25 feet.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.
8. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
9. One off-street parking space shall be provided for each two employees.
10. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
11. No ingress or egress shall be permitted to the alley.
12. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
13. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
14. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
15. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

BZA CASE NO. 2-83

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

20 NOTICES SENT TO ADJOINING PROPERTY OWNERS

34 TOTAL NOTICES SENT 2-2-83

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

February 2, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 2-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Myrtle McCandless, 811 South Broadway, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the construction of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

The west 44 feet of Lots 28 and 30 on Lawrence Avenue, in Lewis Young Addition and beginning 716.4 feet South and 30 feet West of the NE corner of the NE Quarter; thence South 32.9 feet; thence East to beginning; and beginning 749.3 feet South & 30 feet West of the NE corner of NE $\frac{1}{4}$ , thence S 32.7 feet; thence West 140 feet; thence North 32.7 feet; thence East to beginning; and beginning 782 feet South & 30 feet West of the NE corner of the NE $\frac{1}{4}$ ; thence West 140 feet; thence South 44.9 feet; thence East 140 feet; thence North to beginning, all in Section 29, Township 27 South, Range 1 East, Sedgwick County, Kansas. Generally located on the west side of Broadway and south of Orme Street (815 South Broadway).

This application has been assigned Case No. BZA 2-83. It will be considered by the Board of Zoning Appeals on February 22, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 2-83

CITY OF WICHITA, KANSAS

FILED 1-24-83

APPLICATION FOR EXCEPTION

I. Name of Applicant Myrtle McCandless  
Mailing Address 811 S. Broadway 67211 Phone 263-3548  
Name of Authorized Agent Jack Caldwell  
Mailing Address 5602 Sullivan 67204 Phone 832-0117  
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 Car Wash  
*and self service*

on property zoned Light Commercial,  
on West side of South Broadway  
located and South of Orme Street (815 So. Broadway)  
and legally described as: \_\_\_\_\_

SEE ATTACHMENT A

\_\_\_\_\_, 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. 36-596); 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 Myrtle McCandless

Authorized Agent Jack Caldwell

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:30 (a.m.-p.m.), JAN 24, 1983, together with appropriate fee of 200.00.

Signed L. Lytle

"ATTACHMENT A  
TO  
APPLICATION FOR EXCEPTION"

*use for legal*

*[The west 44 feet of Lots*  
~~owners within 200 feet of:~~ *lots 22, 24, 26,* 28 and 30  
on Lawrence Avenue, in LEWIS YOUNG ADDITION and Beginning 716.4  
feet South and 30 feet West of the Northeast corner of the North-  
east Quarter; thence South 32.9 feet; thence West 140 feet;  
thence North 32.9 feet; thence East to beginning; and Beginning  
749.3 feet South & 30 feet West of the Northeast corner of  
NE $\frac{1}{4}$ ; thence S 32.7 feet; thence West 140 feet; thence North  
32.7 feet; thence East to beginning; and Beginning 782 feet  
South & 30 feet West of the NE corner of the NE $\frac{1}{4}$ ; thence West  
140 feet; thence South 44.9 feet; thence East 140 feet; thence  
North to beginning, all in Section 29, Township 27 South,  
Range 1 East, Sedgwick County, Kansas.]

OFFICE OF  
**RANSOM H. BROWN**  
 County Surveyor, Sedgwick  
 County

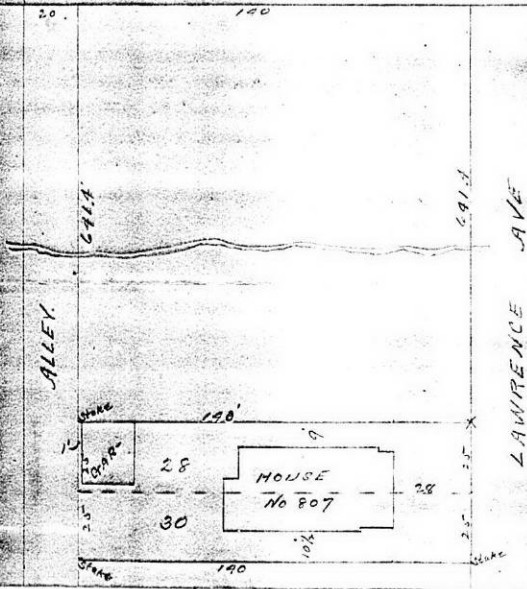
Wichita, Kansas, August 22, 1922

SS:  
 Sedgwick

I, Ransom H. Brown, County Surveyor in and for said  
 County, do hereby certify that I did this 22nd day of August,  
 1922, survey lots 28 and 30 Lawrence Ave., Lewis Young's Addition to  
 Wichita, Kansas. Said lots surveyed 50 feet north and south by 140  
 feet east and west. All corners were marked.

On said lots are house No. 807 and a garage which are  
 the property of Harry M. McCandles and are in the clear of all boundary  
 lines. There are no encroachments on said lots by buildings on the ad-  
 jacent lots.

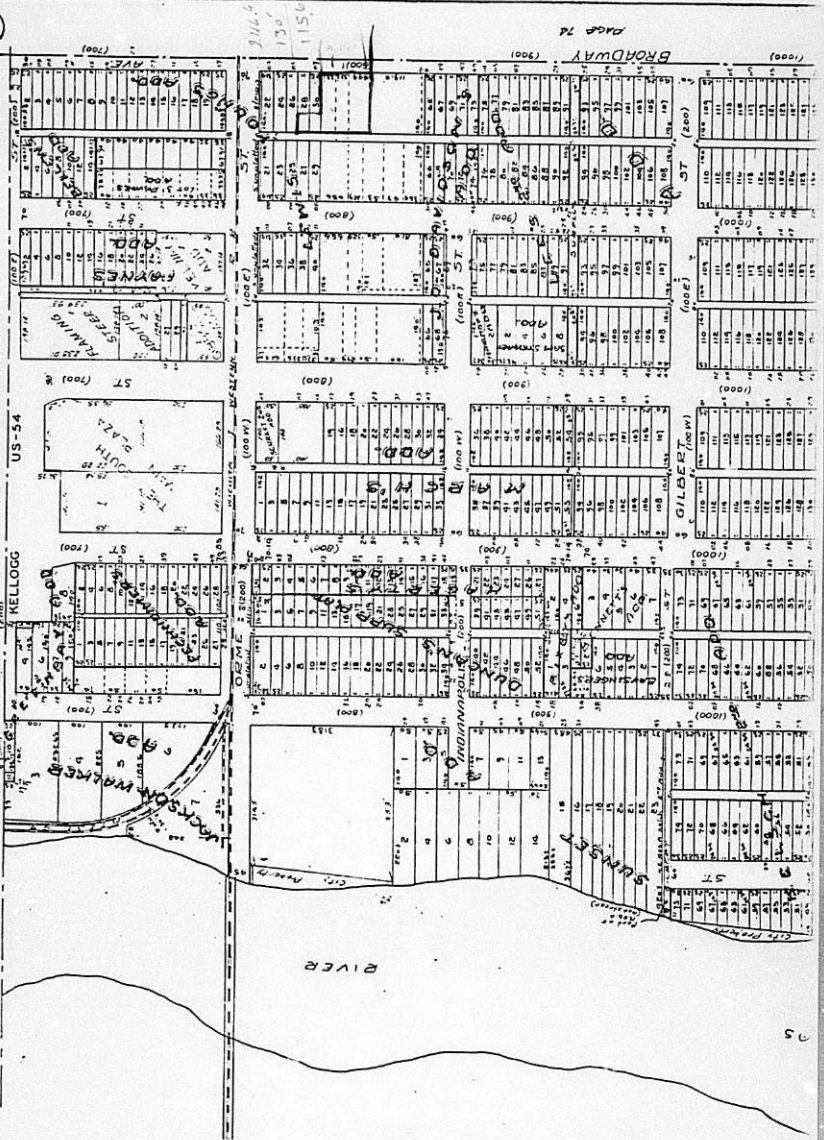
KELLOGG  
 ST. County Surveyor.





N.E. 1/4 SEC. 29. TWP. 27. R. 1 E.

77



1106 1324

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PAGE 28

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
 SEDGWICK COUNTY )

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: Lots 22, 24, 26, 28 and 30 on Lawrence Avenue, in LEWIS YOUNG ADDITION and Beginning 716.4 feet South and 30 feet West of the Northeast corner of the Northeast Quarter; thence South 32.9 feet; thence West 140 feet; thence North 32.9 feet; thence East to beginning; and Beginning 749.3 feet South & 30 feet West of the Northeast corner of NE $\frac{1}{4}$ ; thence S 32.7 feet; thence West 140 feet; thence North 32.7 feet; thence East to beginning; and Beginning 782 feet South & 30 feet West of the NE corner of the NE $\frac{1}{4}$ ; thence West 140 feet; thence South 44.9 feet; thence East 140 feet; thence North to beginning, all in Section 29, Township 27 South, Range 1 East, 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.)

DESCRIPTIONS

RECORD OWNERS

Lots 22, 24, 26, 28 and 30, on Lawrence, in LEWIS YOUNG ADDITION,

Myrtle McCandless  
 807 S. Broadway  
 Wichita, Kansas 67211

Beginning 716.4 feet South and 30 feet West of the Northeast corner of the Northeast Quarter in Section 29, Township 27 South, Range 1 East; thence South 32.9 feet; thence West 140 feet; thence North 32.9 feet; thence East to beginning.

Myrtle McCandless  
 807 S. Broadway  
 Wichita, Kansas 67211

Beginning 749.3 feet South and 30 feet West of the Northeast corner of the Northeast Quarter; thence South 32.7 feet; thence West 140 feet; thence North 32.7 feet; thence East to beginning, Section 29, Township 27 South, Range 1 East,

Myrtle McCandless  
 807 S. Broadway  
 Wichita, Kansas 67211



DESCRIPTIONS

RECORD OWNERS

Beginning 782 feet South and 30 feet West of the Northeast corner of the Northeast Quarter; thence West 140 feet; thence South 44.9 feet; thence East 140 feet; thence North to beginning, Section 29, Township 27 South, Range 1 East, D Myrtle McCandless  
807 S. Broadway  
Wichita, Kansas 67211

Beginning 826.9 feet South of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East; thence West 170 feet; thence South 38 feet; thence East 170 feet; thence North 38 feet to the point of beginning, except the East 30 feet for street. ✓ James C. & Naomi J. Morrison  
2531 Porter  
Wichita, Kansas 67204

Beginning 864.9 feet South and 30 feet West of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East; thence South 83.5 feet; thence West 140 feet; thence North 83.5 feet; thence East 140 feet to the point of beginning. D James C. & Naomi J. Morrison  
2531 Porter  
Wichita, Kansas 67204



Beginning 948.4 feet South and 30 feet West of the Northeast Corner of the Northeast Quarter; thence South to the Northeast corner of Lot 65 in J. O. Davidson's Addition; thence West 140 feet; thence North to point on the West line of beginning, thence East to beginning, in Section 29, Township 27 South, Range 1 East. ✓ M. Dean Wright  
1728 Tamarish  
Wichita, Kansas 67230

Beginning 782 feet South and 330 feet West of the Northeast corner of the Northeast Quarter; thence South 32.9 feet; thence East 140 feet; thence North 32.9 feet; thence West to beginning, in Section 29, Township 27 South, Range 1 East, ✓ Ronald Prince  
818 South Market  
Wichita, Kansas 67211

Beginning 747.2 feet South and 190 feet West of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East; thence South 35.2 feet; thence West 140 feet; thence North 35.2 feet; thence East to beginning. D Ronald E. Prince  
818 South Market  
Wichita, Kansas 67211

Beginning 716.5 feet South and 190 feet West of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East, thence South 30 feet; thence West 140 feet; thence North 30.7 feet to the point of beginning. ✓ Robert C. & Cleo J. Kimzey  
812 South Market  
Wichita, Kansas 67211

Fidelity  Title  
COMPANY, INC.

DESCRIPTIONS

RECORD OWNERS

Beginning 867.9 feet South and 190 feet West of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East, thence West 140 feet; thence South 43 feet; thence East 140 feet; thence North 43 feet to the point of beginning.

✓ Mary K. Williams and  
Rita Gorges  
Route 1  
Viola, Kansas 67149

Beginning 190 feet West and 910.9 feet South of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East; thence South 40.1 feet to the Northeast corner of Lot 66 in J. O. Davidson's Addition; thence West 140 feet; thence North 40.1 feet; thence East to the point of beginning.

~~Alena F. Hurt~~  
~~804 South Market~~  
Wichita, Kansas 67211  
*returned*

Beginning 814.9 feet South and 190 feet West of the Northeast corner of the Northeast Quarter of Section 29, Township 27 South, Range 1 East; thence West 140 feet; thence South 53 feet; thence East 140 feet; thence North 53 feet to beginning.

✓ Donald G. & Rosemary  
Ridpath  
624 South Maize Road  
Wichita, Kansas 67209



Lot 21 and beginning 5 feet North and 89 feet East of the Northwest corner of Lot 21; thence East 51 feet; thence South 5 feet; thence West 51 feet; thence North 5 feet to beginning and the North 14 feet of Lot 23, except the West 89 feet, on Market, LEWIS YOUNG ADDITION,  
Lot 23 except the North 14 feet of the East 51 feet and except the North 19 feet of the West 89 feet and all of Lot 25, on Market, LEWIS YOUNG ADDITION,

✓ David & Patricia R. Hudson  
213 East Orme  
Wichita, Kansas 67211

Lots 27 and 29, on Market, LEWIS YOUNG ADDITION,

Patrick Lloyd & Thelma  
✓ K. McCune  
804 South Market  
Wichita, Kansas 67211

Lots 16, 17, 18, 19 and 20, on Lawrence Avenue, LEWIS YOUNG ADDITION,

✓ Mary Alice Hatch  
808 South Market  
Wichita, Kansas 67211

Beginning 160 feet South of the Northwest corner of Lot 3, thence South 40 feet; thence East 141.06 feet to the West line of alley running North and South between Broadway and Market, thence North 40 feet; thence West 141.06 feet to beginning, PAYNES ADDITION,

✓ Kelway Inc.  
6572 East Central, Suite  
#103  
Wichita, Kansas 67206

✓ Thelma Abbott  
736 South Market  
Wichita, Kansas 67211

DESCRIPTIONS

RECORD OWNERS

Beginning 200 feet South of the North-West corner of Lot 3 on Market, thence South 40 feet; thence East to the West line of alley running North and South between Broadway and Market; thence North 40 feet; thence West to point of beginning, PAYNES ADDITION,

Kelway Inc.  
6572 East Central,  
Suite #103  
Wichita, Kansas 67206

Beginning 240 feet South of the North-west corner of Lot 3; thence East 141.17 feet to alley; thence South 35 feet; thence West 141.17 feet; thence North 35 feet to beginning, on Market in PAYNES ADDITION,

Kelway Inc.  
6572 East Central,  
Suite #103  
Wichita, Kansas 67206

Beginning 510 feet South and 330 feet West of the Northeast corner of Section 29, Township 27 South, Range 1 East, or beginning at the intersection of the East line of Market and the North line of Orme Street; thence East 140 12/17 feet to the West line of alley; thence North 35 feet; thence West 140 12/17 feet; thence South to beginning on Market, PAYNES ADDITION,

Kelway Inc.  
6572 East Central,  
Suite #103  
Wichita, Kansas 67206



Lots 30 and 32, Block 1, ORME & PHILLIPS ADDITION,

Burris C. & Phyllis C.  
Crawford  
805 North Mission  
Wichita, Kansas 67206

West 95 feet of Lots 34 and 36 and the North 8 feet of Orme Street abutting lying immediately South of the West 95 feet of Lots 34 and 36, Block 1, ORME & PHILLIPS ADDITION,  
The East 45 feet of Lots 34 and 36, Block 1, ORME & PHILLIPS ADDITION,

Burris C. & Phyllis C.  
Crawford  
805 North Mission  
Wichita, Kansas 67206

Lot 56 and the North 2/3 feet of Lot 58 and the South Half of vacated alley adjacent to Lot 56, Block 2, ORME & PHILLIPS ADDITION,

Joseph and Marilyn Olden  
12540 East Mount Vernon  
Wichita, Kansas 67207

South 8 1/3 feet of Lot 58, all of Lot 60 and the North 8 1/3 feet of Lot 62, Block 2, ORME & PHILLIPS ADDITION,

Kohn Chuck & Yu Bak Fong  
Mar  
2124 West Pawnee  
Wichita, Kansas 67213

South 16 2/3 feet of Lot 62 and all of Lot 64, Block 2, ORME & PHILLIPS ADDITION

Kohn Chuck & Yu Bak Fong  
Mar  
2124 West Pawnee  
Wichita, Kansas 67213

All of Lots 66, 68, 70 and 72, Block 2, ORME & PHILLIPS ADDITION,

Kohn Chuck & Yu Bak Fong  
Mar  
2124 West Pawnee  
Wichita, Kansas 67213

William Graham Inc.  
211 North Broadway, #200  
Wichita, Kansas 67202

DESCRIPTIONS

RECORD OWNERS

Beginning 100 feet North of the South-west corner of School Reserve in Block 2 in ORME & PHILLIPS ADDITION; thence North 80 feet; thence East 140 feet; thence South 80 feet; thence West 180 feet to the point of beginning.

Jack B. & Melba L.  
Courtney  
641 North Woodlawn Blvd.  
Apt. #68  
Wichita, Kansas 67208

North 50 feet of the South 100 feet of the West Half of School Reserve in Block 2, ORME & PHILLIPS ADDITION,

Steve Marks  
810 South Broadway  
Wichita, Kansas 67211

South 50 feet of the West 140 feet of School Reserve, Block 2 and half of vacated alley adjacent on the South, ORME & PHILLIPS ADDITION,

Fran-Mar Investments Inc.  
P.O. Box 1995  
Wichita, Kansas 67201

Lots 66, 68 and 70 on Market, in J. O. DAVIDSON'S ADDITION,

Shirley A. Fulgroat  
6900 El Robelais  
Wichita, Kansas 67209

Lots 65, 67 and 69 on Lawrence, in J. O. DAVIDSON'S ADDITION,

M. Dean & Nancy A. Wright  
1728 Tamarisk  
Wichita, Kansas 67230



Dated in Wichita, Kansas, this 28th day of December, 1982,

at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *Medina A. Seutter*  
Assistant Secretary

Tracer No. 58749



**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-1L PAYMENT NOTICE  
City of Wichita

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

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DESCRIPTION	AMOUNT
CITY 024 Exempt	7200-

---

NAME: 1402 First North Street  
ADDRESS: 1402 First North Street  
FUND: 11-91071-011 DUE DATE: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_  
DATE: 2/24/83 BY: [Signature]

WICHITA - SEDGWICK COUNTY

**W S C RECEIVED**

FEB 10 1983

METROPOLITAN PLANNING ROUTE

2-83

WICHITA, KS 67202

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

POSTAGE = 20

WICHITA, KS FEB 9 1983

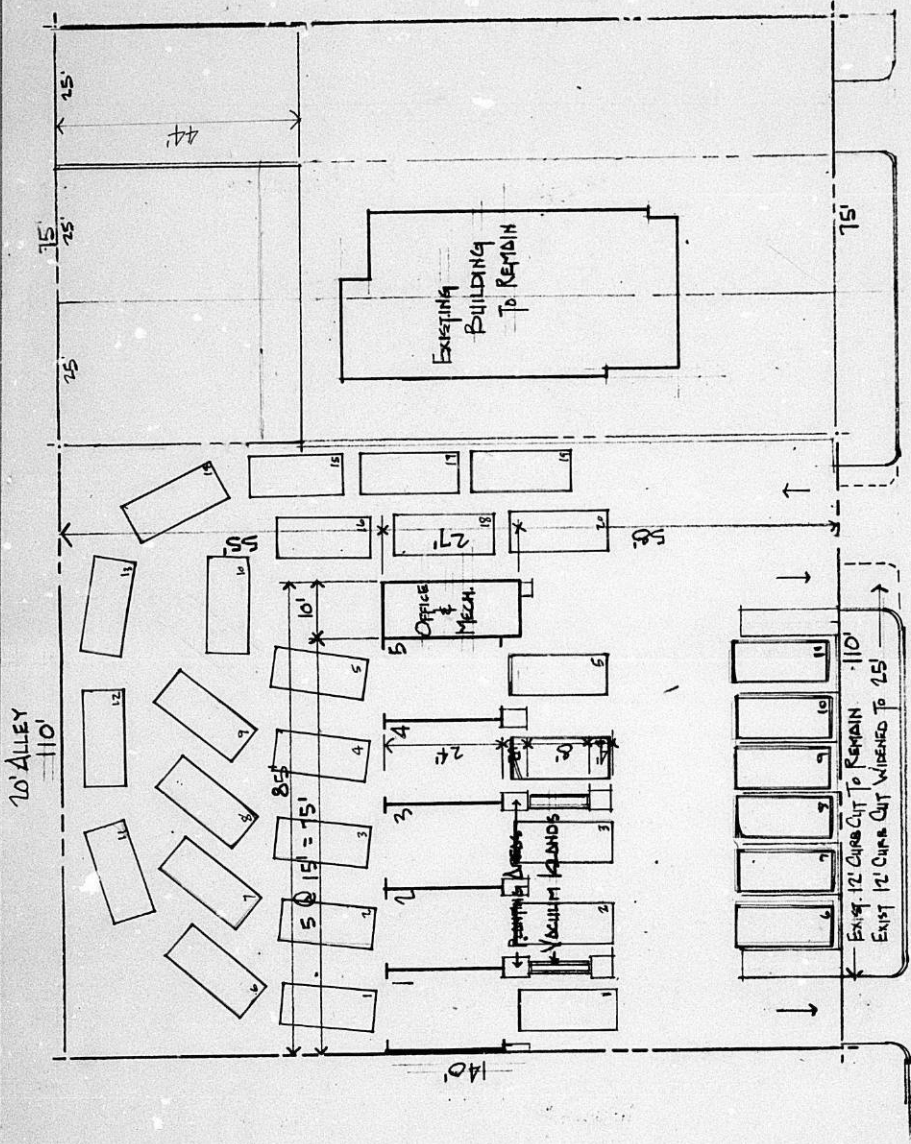
080425N1 02/04/83

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

Glenda F. Hurt  
828 South Market  
Wichita, Ks. 67211

[Signature]

FORWARDING UNDER EXPIRED RETURN TO SENDER

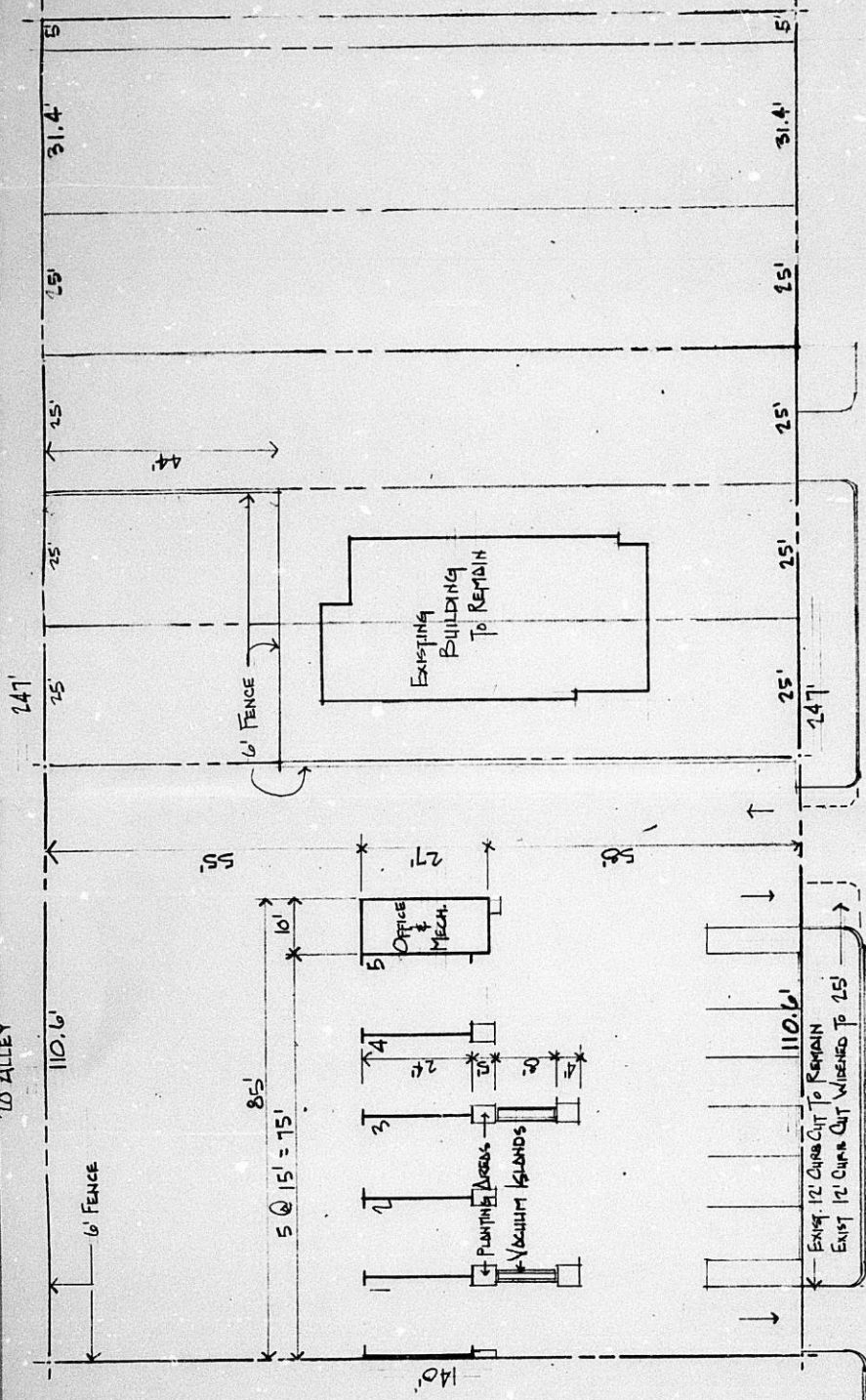


SITE PLAN - PARKING

1-24-83 1"=20'



TO ALLEY



ORME

LAWRENCE E. WELLS  
 ARCHITECT  
 234 LAURA, SUITE 205  
 WICHITA, KANSAS 67201  
 (316) 262-5549



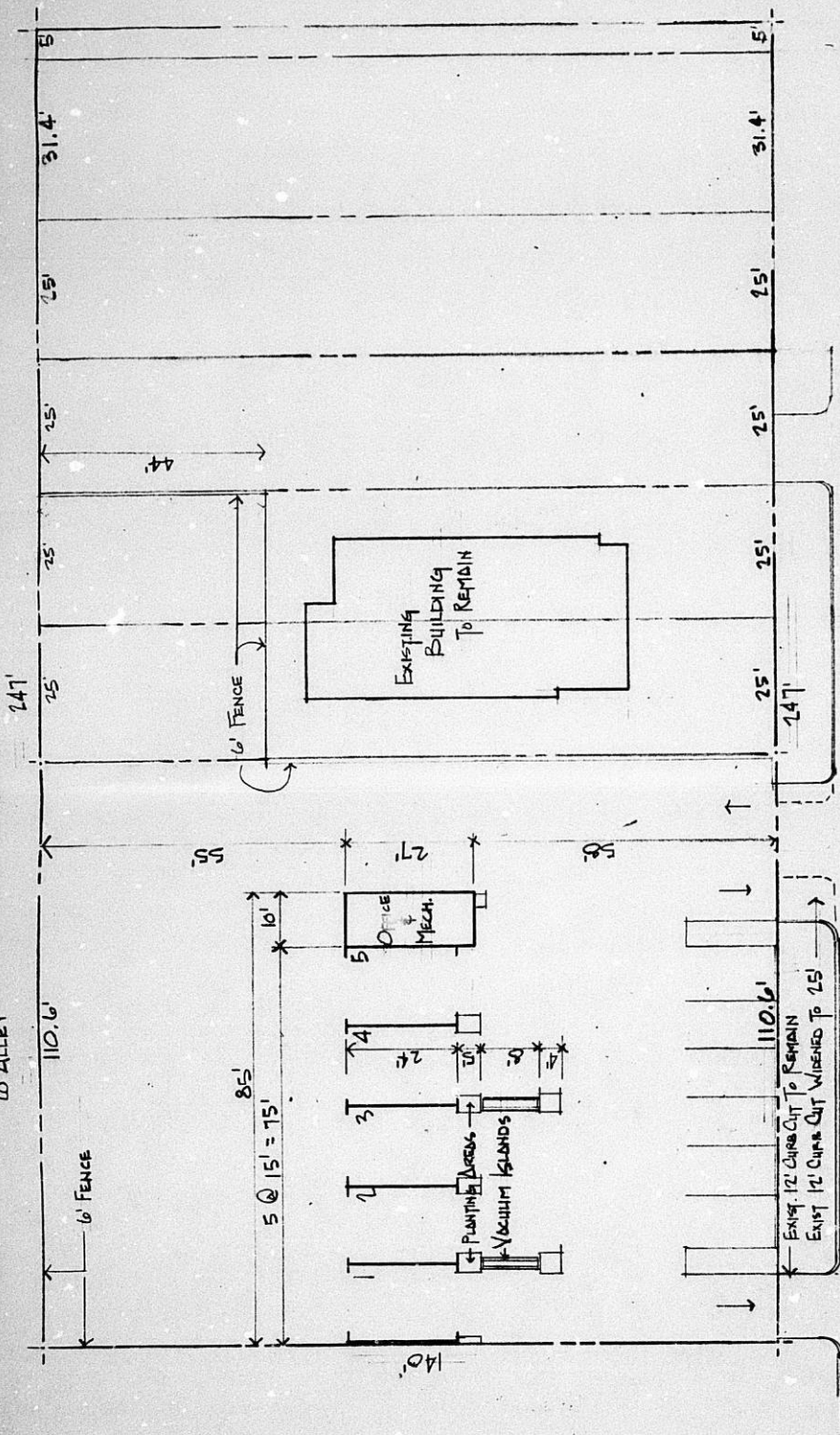
1" = 20'

SITE PLAN

BROADWAY

TO ALLEY

ORME



LAWRENCE E. WELLS  
 ARCHITECT  
 234 LAURA, SUITE 205  
 WICHITA, KANSAS 67211  
 (316) 232-3619

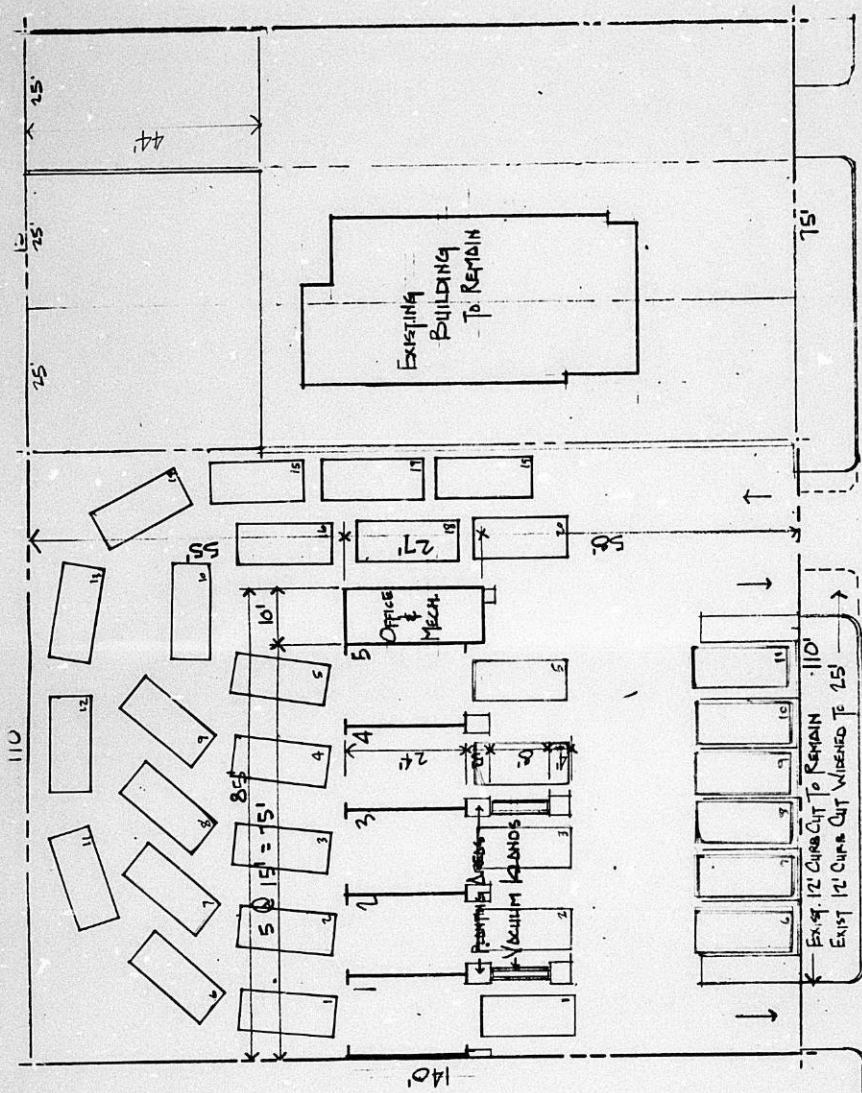



1" = 20'

BROADWAY

SITE PLAN

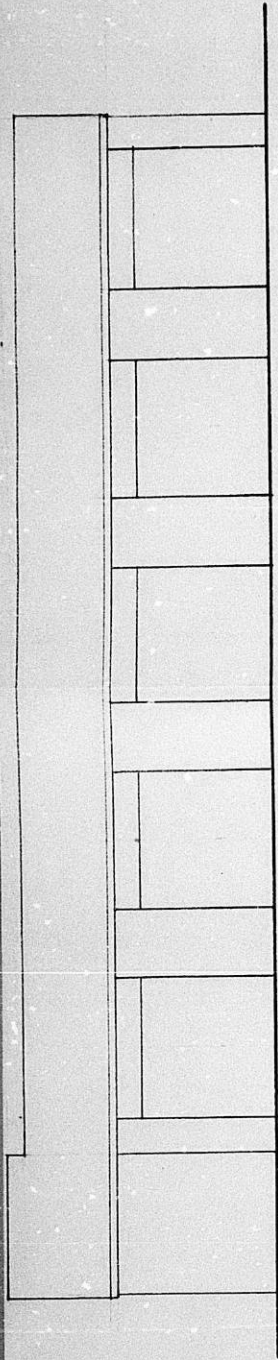
EXIST 12 CURB CUT TO REMAIN  
 EXIST 12 CURB CUT WIDENED TO 25'



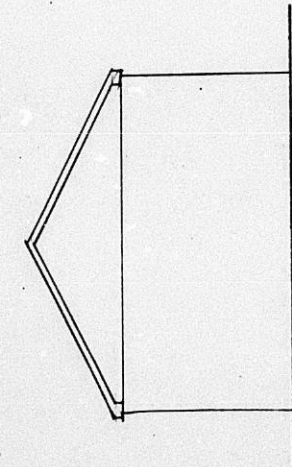
NORTH 

SITE PLAN - PARKING

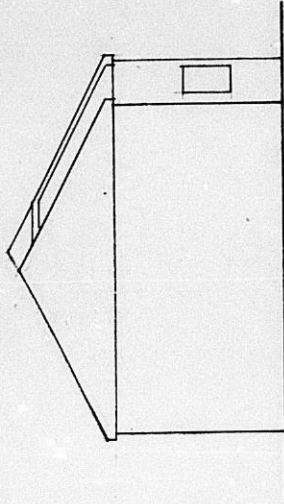
1-24-83 1"=20'



WEST ELEV. 1/8" = 1'-0"



NORTH ELEV. 1/8" = 1'-0"



SOUTH ELEV. 1/8" = 1'-0"



SOUTH ELEV. 1/8" = 1'-0"

LAWRENCE E. WELLS  
ARCHITECT  
204 LAURA, SUITE 205  
WICHITA, KANSAS 67211  
(316) 292-3549