

Case No. BZA 7-78 - Norman H. & Lorene M. Sinclair request an exception to permit the establishment of an off-street parking lot adjacent to a proposed light commercial and/or existing light commercial usage on property gen

*POSTED
2-8-78
MAILED
2-8-78*

ACTION

DATE

2-28-78

Approved

BZA 7-78 COMMITTEE

M.A.P.C.

P.C.C./M

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

Map No. 4947
 Sec. 29
 Twp. 27
 Range 1W

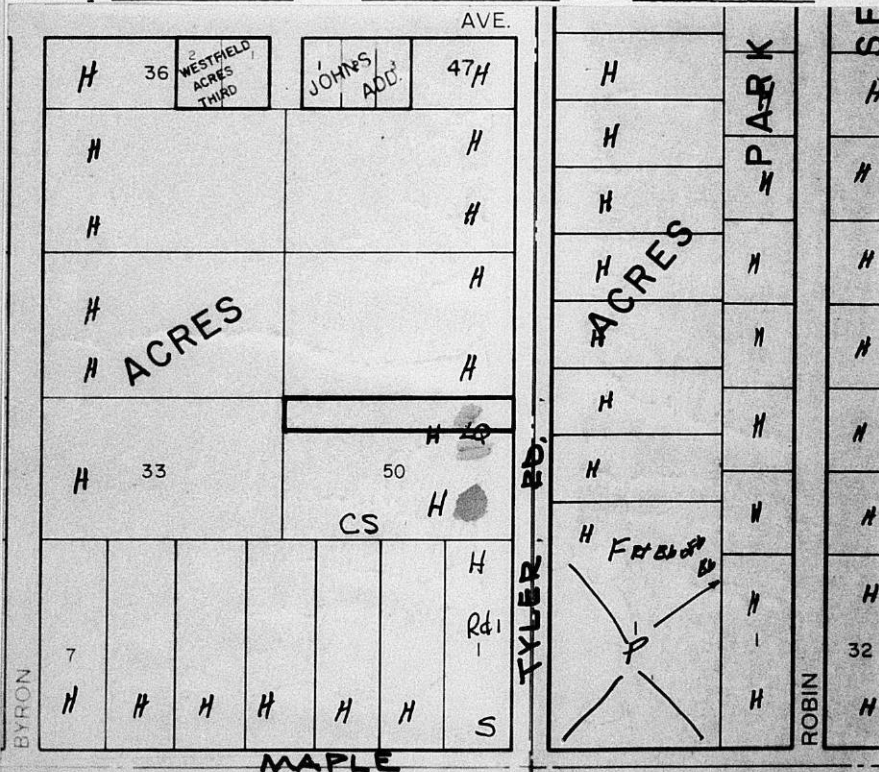
BZA- 7-78
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

- Acres: 0.60 (62 ft. by 428.5 ft.)
- Adjoining Zoning: E _____ S _____ W _____ N _____
- Land Use: East SINGLE FAM South LIVOR STORE
 West UNDEVELOPED North SINGLE FAM
- Sketch Plan Land Use is for: _____
- Present Land Use is for: SINGLE FAM
- Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



SHAW-WALKER
 No. 2153C
 LITHO IN U.S.A.

L. Dobson

LAMBERTZ COMPANY

Established 1955
812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

REAL ESTATE

Shopping Centers
Investments
Management
Commercial
Counseling
Industrial
Offices

April 4, 1978

Mr. Larry Dobson
Metropolitan Area Planning Dept.
City Hall - Tenth Floor
455 North Main
Wichita, Kansas 67202

Dear Larry:

Enclosed please find two copies of the correct revised plan for 203 South Tyler. This plan reflects the changes outlined in your note of March 27, 1978.

I am sorry for the mistake in submitting the incorrect plans and for delaying this matter. I certainly appreciate your patience and fine cooperation.

If additional information is required, please don't hesitate to call upon me.

Cordially yours,

LAMBERTZ COMPANY

Vern
Vern Lambertz:s

Encl.



Board of Zoning Appeals

March 22, 1978

Mr. Vern Lambertz
812 North Waco
Wichita, Kansas 67203

Re: Request for Exception
Case No. BEA 7-78

Dear Mr. Lambertz:

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 an off-street parking lot on property zoned the "AA" Single Family Dwelling District and generally located on the west side of Tyler Road in an area north of Maple.

This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files. You are reminded that Condition # 10 requires the submission of two copies of a revised site plan to the Secretary of the Board.

If you have any questions regarding this matter, please contact our office.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Mr. and Mrs. N. H. Sinclair, 560 South Ridge Rd. 67212
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

RESOLUTION NO. BZA 7-78

WHEREAS, Norman H. Sinclair and Lorene M. Sinclair, 560 S. Ridge Road, Wichita, Kansas, request an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an off-street parking lot on property zoned the "AA" Single Family Dwelling District and legally described as follows:

The north 62 feet of Lot 50, Westfield Acres, Wichita, Sedgwick County, Kansas. Generally located on the west side of Tyler Road in an area north of Maple.

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 an off-street parking lot on property zoned the "AA" Single Family Dwelling District subject to the conditions outlined in Section 28.04.145, 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 an off-street parking lot on property zoned the "AA" Single Family Dwelling District and legally described as follows:

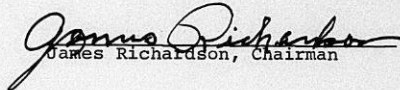
The north 62 feet of Lot 50, Westfield Acres, Wichita, Sedgwick County, Kansas. Generally located on the west side of Tyler Road in an area north of Maple.

subject to the following conditions:

1. The applicant's total ownership shall be replatted prior to the issuance of a building permit on the applicant's ownership and within one year of the Board's date of approval, in order to establish building setbacks and secure adequate street right-of-way, or the case be considered denied and closed.
2. The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted, this shall not be deemed to include identification or advertising signs for the adjacent business.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash and debris.

6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
8. No parking shall be permitted in the front 25 foot setback. This required 25 foot setback shall remain unpaved, except for points of ingress and egress, and shall be landscaped with trees and/or shrubs and grass and shall be maintained compatible with the residential area.
9. A six to eight foot high solid fence, constructed of redwood or cedar shall be erected along the west and north property lines, except the fence shall be reduced to three foot in height for the east 20 feet of the north property line.
10. Two copies of a revised site plan, showing no building encroachment onto subject property and no parking in the front yard setback of subject property, shall be submitted to the Secretary of the Board.
11. All conditions as outlined above shall be installed prior to the occupancy of any commercial building using subject property for required off-street parking.

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


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

Tenth Floor, City Hall
455 N. Main St.

March 1, 1978

Mr. Vern Lambertz
812 North Waco
Wichita, Kansas 67203

Re: Case No. BZA 7-78
Request for Exception

Dear Mr. Lambertz:

At the regular meeting of the Board of Zoning Appeals on February 28, 1978, your request for an exception to permit the establishment of an off-street parking lot on property zoned the "AA" Single Family Dwelling District and generally located on the west side of Tyler Road in an area north of Maple was considered.

It was the action of the Board to approve the request subject to the conditions as listed in the Secretary's Report. You are reminded that Condition #1 requires that the applicants' total ownership, including both the "AA" and "LC" portions be replatted. This plat is to be recorded by February 28, 1979, or this approval becomes 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.

As a result of the Board's action it is understood that you are no longer desirous of pursuing the associated zoning case pending on this property. Therefore, this to inform you that Case No. Z-1975, request for zone change from "AA" to "LC", shall henceforth be considered closed.

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

Yours very truly,

Larry Dobson
Assistant Secretary

LD:bh

Vern Lambertz
3-1-78
Page 2

cc: Mr. and Mrs. N. H. Sinclair, 560 S. Ridge Rd., 67212
Daniel Monnat, 1502 N. Broadway, 67212
Z-1975 Case File
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

SECRETARY'S REPORT
CASE NO. BZA 7-78

APPLICANT: Norman H. Sinclair and Lorene M. Sinclair, 560 South Ridge Road, Wichita, Kansas.

AGENT: Vern Lambertz, 812 North Waco, Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the establishment of an off-street parking lot.

GENERAL LOCATION: West side of Tyler Road in an area north of Maple.

LAND USE: Subject property and the property to the south constitutes the applicant's ownership and contains liquor store and a single family home. Properties to the north, west, and east are all developed as single family residences.

ZONING: Subject property is zoned the "AA" Single Family Dwelling District as are the properties to the west, north and east. South is the "LC" Light Commercial District.

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 28.04.145 can be complied with.

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception to permit the establishment of an off-street parking lot in connection with a proposed commercial development on the balance of the applicant's ownership adjacent to the south.

The total ownership proposed to be developed by the applicants is 128.5 feet wide by 423.5 feet deep. As a result of the establishment of 600 foot squares of "LC" Light Commercial zoning at section line intersections in 1958, the south 66.5 feet of this ownership is currently zoned "LC" and the remaining north 62 feet is zoned "AA" Single Family. It is on this north 62 feet that the applicants are requesting an exception to permit it to be utilized for off-street parking.

On October 13, 1977, the Planning Commission considered a request for a change of zoning on subject property from the "AA" to "LC" district (Z-1975). The Planning Commission recommended approval of the change subject to the applicant's total ownership being replatted in order to establish building setbacks and secure adequate street right-of-way. The City Commission, in its consideration of this matter on November 8, 1977, returned the case to the Planning Commission for its reconsideration. At the applicant's request, this case was deferred to the

SECRETARY'S REPORT
Case No. BZA 7-78
Page 2

Planning Commission meeting of March 16, 1978. If the exception request now before the Board of Zoning Appeals is approved, it is assumed the applicants will withdraw their request for a change of zoning.

A site plan submitted with this application indicates the proposed construction of a commercial building on the south portion of the applicant's ownership, with subject property being utilized for parking and circulation. However, it should be noted that the commercial building as shown encroaches approximately 10 feet onto the "AA" zoned property, which would not be permitted. An existing home and liquor store would be removed from the property to make way for the proposed development.

The applicant's total ownership is only a portion of a platted lot and, as recommended by the Planning Commission, approval of this exception should be subject to replatting of the total ownership.

RECOMMENDATION:

It is the opinion of the Secretary that the exception requested would be an appropriate buffer between the "LC" and "AA" districts and that with proper screening of surrounding residential properties would not adversely affect the neighborhood. It is, therefore, recommended that this exception be approved subject to the following conditions:

1. The applicant's total ownership shall be replatted prior to the issuance of a building permit on the applicant's ownership and within one year of the Board's date of approval, in order to establish building setbacks and secure adequate street right-of-way, or the case be considered denied and closed.
2. The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted, this shall not be deemed to include identification or advertising signs for the adjacent business.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of

vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.

7. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
 8. No parking shall be permitted in the front 25 foot setback. This required 25 foot setback shall remain unpaved, except for points of ingress and egress, and shall be landscaped with trees and/or shrubs and grass and shall be maintained compatible with the residential area.
 9. A six to eight foot high solid fence, constructed of redwood or cedar shall be erected along the west and north property lines, except the fence shall be reduced to three foot in height for the east 20 feet of the north property line.
 10. Two copies of a revised site plan, showing no building encroachment onto subject property and no parking in the front yard setback of subject property, shall be submitted to the Secretary of the Board.
 11. All conditions as outlined above shall be installed prior to the occupancy of any commercial building using subject property for required off-street parking.
-

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 17, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 7-78 (West side of Tyler,
North of Maple)

At their February 15, 1978, meeting, CPO Council "A" considered the captioned case and voted unanimously to recommend denial of the requested zoning exception.

The Council based their recommendation on the objections of area residents to anticipated increases in noise and traffic, and possible devaluation of adjacent residential property. Council members agreed that establishing an off-street parking lot on the property would create an undesirable commercial atmosphere, rather than the buffering effect that the present "AA" use now provides.

Please provide this recommendation to the Board of Zoning Appeals when they consider the case on February 28, 1978.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:sm

Noted:

David L. Furnas

David Furnas
Citizen Participation Coordinator



LAMBERTZ COMPANY

Established 1955
812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

February 8, 1978

Mr. Jack Galbraith
Tenth Floor - City Hall
455 North Main
Wichita, Kansas 67202

REAL ESTATE

Shopping Centers
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Industrial
Offices


Dear Jack:

Enclosed please find two copies of the revised site plan for
203 South Tyler. I am hopeful this will complete the necessary
material for our application.

Thank you for your assistance and cooperation.

Cordially yours,

LAMBERTZ COMPANY


Vern Lambertz:skh

Encl.



25 notices mailed to agent/and/or applicant and adjacent property
owners
10 notices mailed to members of MAPC
1 notice to CPO
36 total notices sent on BZA 7-78, 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 7-78

An application has been filed by Norman H. Sinclair and Lorene H. Sinclair, 560 S. Ridge Road, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of an off-street parking lot on property zoned the "AA" Single Family Dwelling District and legally described as follows:

The north 62 feet of Lot 50, Westfield Acres, Wichita, Sedgwick County, Kansas. Generally located on the west side of Tyler Road in an area north of Maple.

This application has been assigned Case No. BZA 7-78 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

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~

Tenth Floor, City Hall
455 North Main Street

February 1, 1978

Mr. Vern Lambertz
812 North Waco
Wichita, Kansas 67203

Re: Exception Request for Off-Street
Parking Lot; Case No. BZA 7-78

Dear Mr. Lambertz:

I am in receipt of your application for Exception to permit an off-street parking lot in the "AA" Single Family Dwelling District. This application has been assigned case number BZA 7-78, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 28, 1978. Your application will be considered complete when we receive two copies of a revised site plan.

If you have any questions concerning this matter, please call. A receipt for your \$50.00 filing fee is enclosed.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bh
Encl.

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant NORMAN H. SINCLAIR and LORENE M. SINCLAIR, h/w

Mailing Address 560 S. Ridge Road, Wichita ¹² Phone 942-6945

Name of Authorized Agent Vern Lambertz ⁰³

Mailing Address 812 N. Waco, Wichita Phone 265-8537

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

Agent is a brother of Mrs. Sinclair.

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

2.12.590.C, Code of the City of Wichita, Kansas, to permit
the establishment of ^{an off-street parking lot} parking adjacent to a proposed light commercial
and/or existing light commercial usage on property zoned

AA, located 203 South Tyler Road

and legally described as: Lot 50 except
the South one-half thereof in Westfield Acres Addition to Wichita

_____ 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 N. H. & Lorene Sinclair

Authorized Agent Vern Lambertz

map 4847

West side of Tyler Rd
in area north of Maple

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:00 (a.m. - P.M.), 1-31, 19 78, together with appropriate fee of \$50.00

Signed Larry Johnson

accepted late by prior arrangement

LAMBERTZ COMPANY

Established 1955
812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

January 31, 1978

BOARD OF ZONING APPEALS
CITY OF WICHITA
Wichita, Kansas 67202

REAL ESTATE

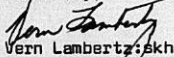
Shopping Centers
Investments
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Commercial
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Years ago Wichita and/or Sedgwick County had a policy of zoning a certain acreage on each major intersection similar to mile and half-mile junctions. The corner of Tyler and Maple would have qualified. The property described in this application was divided with one-half (65 feet) to the south zoned light commercial and the north portion zoned residential. We do not believe anyone would have knowingly split the lot. Prior to the zoning and prior to the time the property was within the City limits, the owner erected a portable building for a liquor store at the site.

It is the owner's intention to develop the property to higher light commercial uses with a new building similar to one of the enclosed drawings dependent upon acceptance by the tenant with whom the owner is negotiating. It had been the intention of the owner to erect the building at the north line of the property to screen the commercial from the residential. This was heard by the planning department and then taken to the City Commission which referred it back to the planning department.

Since some of the neighbors do not feel the proposal would assist in screening their property, we have decided to ask BZA to provide parking. This is exactly what we had contemplated on the light commercial and planned to use the non-zoned property for the light commercial uses. We had thought the south entrances would save more energy and felt this was important inasmuch as energy has been spoken of by such high offices as the President of the United States. However, we can work with the north half of the property for parking and the south half for items permitted in LC zoning.

Sincerely,


Vern Lambertz:skh

LAMBERTZ COMPANY

Established 1955
812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

January 31, 1978

Mr. Jack Galbraith
Metropolitan Planning Department
City of Wichita
455 North Main/10th Floor
Wichita, Kansas 67202

REAL ESTATE

Shopping Centers
Investments
Management
Commercial
Counseling
Industrial
Offices

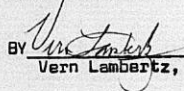
Dear Jack:

Attached are two plot plans for the area known as 203 South Tyler.
We intend that the Board of Zoning Appeals permit us to park on
the unzoned land and erect a building similar to either of the
attached on the southern portion of the land.

Two new plot plans have been ordered showing the property on
the south side.

Cordially yours,

NORMAN AND LORENE SINCLAIR

BY 
Vern Lambertz, Agent

Encl.

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:

see for legal

Record Owners within 200' of [Lot 50, except South Half thereof, Westfield Acres]



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>
50, exc. S $\frac{1}{2}$	Westfield Acres	M. H. & Lorene M. Sinclair Address Unknown 67209 <i>560 S. Pliny Rd</i>
S $\frac{1}{2}$ of Lot 50 & all Lot 33	Westfield Acres	Lloyd Lee Harp 215 S. Tyler Road Wichita, Kansas 67209
S $\frac{1}{2}$ of Lot 49	Westfield Acres	Guy O. & Eunice M. Pratt 424 N. Anna Wichita, Kansas 67212
<i>11/17/77 Mr. Pratt advised us that he sold this property in 1970 to FLOYD B. TINGLE and he doesn't want anymore notices.</i>		
N $\frac{1}{2}$ of Lot 49	Westfield Acres	Harold H. & Flossie M. Haines 125 S. Tyler Road Wichita, Kansas 67209
N $\frac{1}{2}$ of Lot 34	Westfield Acres	Eddie C. & Vicki L. Hamilton 150 S. Byron Road Wichita, Kansas 67209
S $\frac{1}{2}$ of Lot 34	Westfield Acres	G. L. & Mildred M. Eickholtz 200 S. Byron Road Wichita, Kansas 67209

Fidelity  Title
COMPANY, INC.

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
N 125' of Lot 1	Westfield Acres	Wack & Evelyn Caldwell 231 S. Tyler Road Wichita, Kansas 67209
N 175' of Lot 2 & N 150' Lot 3	Westfield Acres	Lloyd Lee Harp 215 S. Tyler Road Wichita, Kansas 67209
Lot 4	Westfield Acres	W.H. & Virginia C. Ridley 8910 W. Maple Wichita, Kansas 67209
Lot 5	Westfield Acres	Paul Allen & Viola Faye Dodson Address-Unknown 8724 Maple, 67209
Lot 1, exc. N 120' thereof	Park Acres Add.	D.D. & R.L. Floyd 6734 Maple Wichita, Kansas 67209
N 120' Lot 1	Park Acres Add.	John R. & Minnie E. Carnehan 226 S. Tyler Road Wichita, Kansas 67209
Lot 2	Park Acres Add.	David J. & Evelyn L. Morton 214 S. Tyler Road Wichita, Kansas 67209
Lot 3	Park Acres Add.	John M. & Philomena M. Rice 208 S. Tyler Road Wichita, Kansas 67209
Lot 4	Park Acres Add.	Robert A. & Yolanda V. Heffley 150 S. Tyler Road Wichita, Kansas 67209



Dated at Wichita, Kansas this 9th day of September, 1977

at 7:00 A.M.

FIDELITY-TITLE COMPANY, INC.

(Seal)

By C.E. Bud Riddle
br Vice Pres.

Tracer No. 39681

*Note next 2 sheets for
additional owners to be
sent notices*



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:

All owners within 350 feet of Lot 50 except the South 1/2 thereof in Westfield Acres
 (Amending Tracer No. 39681 for 200' Ownership)



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>
S 125' of N 250' of Lot 1	Westfield Acres	Gerald J. & Marie Woydziak 1747 N. Nevada Wichita, Kansas 67212
S 125' Lot 1	Westfield Acres	Ampco Corporation P.O. Box 2159 Dallas, Texas 75221
Lot 2, exc N 175'	Westfield Acres	Leona Lorraine Forshee 8820 Maple Wichita, Kansas 67209
Lot 3, exc N 150'	Westfield Acres	Doris Kippes 8826 Maple Wichita, Kansas 67209
Lots 6 & 7	Westfield Acres	Paul A. & Leona A. Lightner 9010 Maple Wichita, Kansas 67209
S 1/2 Lot 35	Westfield Acres	Henry E. & Charline Harvey 120 S. Byron Road Wichita, Kansas 67209

Fidelity  Title
 COMPANY, INC.

<u>LOT</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
S½ Lot 48	Westfield Acres	✓✓ ✓✓ Ronald G. & Carolyn K. Vogel 115 S. Tyler Road Wichita, Kansas 67209
Lot 5	Park Acres	✓✓ ✓✓ John Elmer & Mary Martha Mount 144 S. Tyler Wichita, Kansas 67209

Dated at Wichita, Kansas this 9th day of September,
1977; 7:00 A.M.

Tracer No. 39681-A

FIDELITY TITLE COMPANY, INC.

By Patricia M. Jones
Wich. - Pres. & Sec.



Form 223

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
124 E. ... Production		430.00
Name Turn Construction Co.		
Address 112 N. Ward		
Type 44-407103	Due Date	
Comments:		
Date 1-31-78		
By RB		

WICHITA - SEDGWICK COUNTY



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

Important!
Notice of Hearing
Enclosed

W. H. and Virginia C. Ridley
2910 W. Maple
Wichita, Kansas 67209

NO SUCH NUMBER
CHISHOLM



Betty 7-78

LAMBERTZ COMPANY

Established 1955
812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

REAL ESTATE

Shopping Centers
Investments
Management
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March 24, 1978

"HAPPY EASTER"

Mr. Larry Dobson, Assistant Secretary
WICHITA METRO. AREA PLANNING DEPT.
455 North Main
Wichita, Kansas 67202



Dear Larry:

Thanks for reminding me regarding the two copies of the plot plan, which were just returned to me.

The platting is in the process and should be done soon.

The architect should be having his plans redrawn for the building and the completion of the specifications should be available within the next 30 to 60 days, we hope.

Sinclair's intended to get going as fast as they can on it.

Cordially yours,

LAMBERTZ COMPANY

Vern Lambertz; tp



*3-27-78 Same as original
Site plan - sent one
back to him for resubmission*

*

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