

M.A.P.C.

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

BZA 10-67 - Clifford L. Baker re-
quests Exception to permit used car
lot in "LC" on E side of George Wash-
ington Blvd., S of Harry

5645

Perms
5-11-67

WAPL ✓
C.I.
3-2-70

ACTION

Eya COMMITTEE *Approved* DATE *5-23-67*

M.A.P.C. _____

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

BZA 10-67 - Clifford I. Baker re-
quests Exception to permit used car
lot in "IC" on E side of George Wash-
ington Blvd. S of Barry

May 26, 1967

Mr. Robert H. Nelson
816 Union Center Bldg.
Wichita, Kansas 67202

Dear Mr. Nelson:

Re: Case No. BZA 10-67 - Request for
an Exception

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 23, 1967, in connection with your application for an Exception to permit the location of an existing non-conforming used car lot and for expansion of the existing car lot on property zoned "LC" Light Commercial and generally located on the east side of George Washington Boulevard in an area south of Harry Street. This Resolution reflects the official action of the Board and sets out the conditions of approval.

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

Very truly yours,

Ronald A. Williamson
Assistant Secretary

RAW:Kkg

Attachment

cc: Clifford L. Baker, 1706 George Washington Blvd.
Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk

R E S O L U T I O N No. BZA 10-67

WHEREAS, Clifford L. Baker, 1706 George Washington Blvd., Wichita, by Robert H. Nelson, 816 Union Center Building, Wichita, Kansas, requests an exception as provided in Section 2.12.590.3, Code of the City of Wichita, for an existing non-conforming used car lot and for expansion of the existing car lot all on property zoned "LC" Light Commercial, and legally described as follows:

That part of the N½ of NE¼ Sec. 34, Twp. 27, R 1 East lying North and East of George Washington Boulevard described as follows: Beginning at intersection of George Washington Blvd. and Hillside Avenue; thence NWly 360 ft.; thence Nly 100 ft.; thence NE approximately 140 ft.; thence S 100 ft.; thence SW approximately 115 ft. to beginning, being a plot 100 ft. frontage on George Washington Blvd. and approximately 150 ft. deep; and

That part of the N½ of NE¼ Sec. 34, Twp. 27, R 1 East lying North and East of George Washington Blvd. described as follows: Beginning at intersection of George Washington Blvd. and Hillside Avenue; thence NWly 460 ft.; thence N 88 ft.; thence NE approximately 150 ft.; thence S 88 ft.; thence SW approximately 150 ft. to beginning being a plot of ground 88 ft. fronting on George Washington Blvd. and approximately 150 ft. deep, in Sedgwick County, Kansas.

Generally located on the east side of George Washington Blvd. in an area south of Harry Street.

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 May 23, 1967, 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 2.12.590.3, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit a used car lot to be located in an "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 for an existing non-conforming used car lot and for expansion of the existing car lot on property zoned "LC" Light Commercial and legally described as follows:

That part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 34, Twp. 27, R 1 East lying North and East of George Washington Boulevard described as follows: Beginning at intersection of George Washington Blvd. and Hillside Avenue; thence NWly 360 ft.; thence Nly 100 ft.; thence NE approximately 140 ft.; thence S 100 ft.; SW approximately 115 ft. to beginning being a plot 100 ft. frontage on George Washington Blvd. and approximately 150 ft. deep; and

That part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 34, Twp. 27, R 1 East lying North and East of George Washington Blvd. described as follows: Beginning at intersection of George Washington Blvd. and Hillside Avenue; thence NWly 460 ft.; thence N 88 ft.; thence NE approximately 150 ft.; thence S 88 ft.; thence SW approximately 150 ft. fronting on George Washington Blvd. and approximately 150 ft. deep, in Sedgwick County, Kansas.

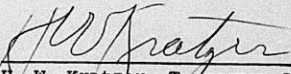
Generally located on the east side of George Washington Boulevard in an area south of Harry Street.

subject to the following:

1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string type lighting shall be permitted.
3. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No structure shall be placed closer than 35 feet to George Washington Boulevard.
6. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
7. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines.
8. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

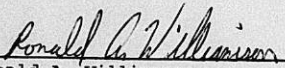
9. The applicant shall comply with all the above conditions prior to the occupancy of the new site for a used car sales lot; however, the applicant shall have the existing non-conforming used car lot in conformance with the ordinance within six months.

ADOPTED AT WICHITA, KANSAS, this 23rd day of May, 1967.



H. W. Kratzer, Temporary Chairman

ATTEST:



Ronald A. Williamson
Assistant Secretary

May 24, 1967

Mr. Robert H. Nelson
816 Union Center Bldg.
Wichita, Kansas 67202

Dear Mr. Nelson:

Re: Case No. BZA 10-67 - Request for
Exception to the Zoning Ordinance
to permit a used car lot on pro-
perty zoned "LC" Light Commercial

At the regular meeting of the Board of Zoning Appeals on May 23, 1967, your request for an exception to permit the location of an existing non-conforming used car lot and for expansion of the existing car lot on property zoned "LC" Light Commercial, and being located on the east side of George Washington Boulevard in an area south of Harry Street, was considered.

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

1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string type lighting shall be permitted.
3. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No structure shall be placed closer than 35 feet to George Washington Boulevard.

Mr. Robert H. Nelson
BZA 10-67 Page 2
May 24, 1967

6. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
7. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines.
8. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
9. The applicant shall comply with all the above conditions prior to the occupancy of the new site for a used car sales lot; however, the applicant shall have the existing non-conforming used car lot in conformance with the ordinance within six months.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the Chairman and Secretary of the Board have signed it. If you have any questions, please call.

Very truly yours,

Ronald A. Williamson
Assistant Secretary

RAW:kkj

cc: Clifford L. Baker, 1706 George Washington Blvd.
Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 10-67

APPLICANT: Clifford L. Baker, 1706 George Washington Blvd., Wichita

AGENT: Robert H. Nelson, 816 Union Center Building, Wichita

REQUEST: Exception pursuant to Section 2.12.590.3, Code of the City of Wichita requesting an exception for an existing non-conforming used car lot and for expansion of the existing car lot on property zoned "LC" Light Commercial

GENERAL LOCATION: East side of George Washington Blvd. in an area south of Harry Street

LAND USE: Subject property is presently utilized for a nonconforming used car lot and a liquor store, to the north is a cleaners, to the south is a service station, east is general business, west is triplex

ZONING: Subject property as well as that to the north, south and east is "LC", west is "RB"

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.3, Code of the City of Wichita. The Board may grant the exception if all requirements as set out in Section 28.04.183.2, can be met.

COMMENTS BY THE SECRETARY

The applicant has a nonconforming used car lot at this time; has acquired additional property to the north and is requesting the exception in order to have the existing car lot conform to the ordinance as well as to expand the operation to the newly acquired area.

The Board may grant exceptions in the "LC" Light Commercial district to permit establishment of new and used car lots if it first finds that the location is logical and proper. It is the responsibility of the Board to determine which light commercial areas are most suitable for the establishment of car lots, and to consider applications accordingly.

It is the opinion of the Secretary that this is a logical location for a car lot inasmuch as a short distance to the north and west there is a large tract of "C" Commercial zoning which houses the Coca Cola bottling plant and that there are several uses in this general area which are heavier type uses.

Recommendation

It is the recommendation of the Secretary that the exception to permit the establishment of the used car lot be approved subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string type lighting shall be permitted.
3. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No structure shall be placed closer than 35 feet to George Washington Boulevard.
6. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
7. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines.
8. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
9. The applicant shall comply with all the above conditions prior to the occupancy of the new site for a used car sales lot.

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

May 5, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 10-67

An application has been filed by Clifford L. Baker, 1706 George Washington Boulevard, by Robert H. Nelson, 816 Union Center Bldg., Wichita, Kansas, pursuant to Section 2.12.590.3, Code of the City of Wichita, requesting an exception for an existing nonconforming used car lot and for expansion of the existing car lot on property zoned "LC" Light Commercial and legally described as follows:

That part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 34, Twp. 27, R 1 East lying North and East of George Washington Boulevard described as follows: Beginning at intersection of George Washington Blvd. and Hillside Avenue; thence NWly 360 ft.; thence Nly 100 ft.; thence NE approximately 140 ft.; thence S 100 ft.; SW approximately 115 ft. to beginning, being a plot 100 ft. frontage on George Washington Blvd. and approximately 150 ft. deep; and

That part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 34, Twp. 27, R 1 East lying North and East of George Washington Blvd. described as follows: Beginning at intersection of George Washington Blvd. and Hillside Avenue; thence NWly 460 ft.; thence N 88 ft.; thence NE approximately 150 ft.; thence S 88 ft.; thence SW approximately 150 ft. to beginning being a plot of ground 88 ft. fronting on George Washington Blvd. and approximately 150 ft. deep, in Sedgwick County, Kansas.

Generally located on the east side of George Washington Blvd. in an area south of Harry Street.

Case No. BZA 10-67

2

May 5, 1967

This application has been assigned Case No. BZA 10-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 23, 1967, at 2:00 p.m., in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

KAHRS, NELSON, FANNING & HITE

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

TELEPHONE
AMHERST 2-3777

AUSTIN M. COWAN (1885-1848)

W. A. KAHRS

ROBERT H. NELSON

H. W. FANNING

RICHARD C. HITE

DARRELL D. KELLOGG

ROGER M. SHERWOOD

RICHARD L. HONEYMAN

April 21, 1967

Metropolitan Area Planning Commission
City Annex Building
Wichita, Kansas 67202

Re: Application for Exception -
Board of Zoning Appeals
1704-06 George Washington Boulevard

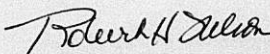
Gentlemen:

Enclosed herewith is Application for Exception requesting permission to construct a used car lot at the address and legal description set out in said Application. At 1706 George Washington Boulevard, a car lot is presently in use and is presently non-conforming.

Enclosed is a check in the amount of \$50.00 in payment of the filing fee for said Application.

A plot plan and abstracting certificate of ownership of the owners of property within 200' radius will be furnished within the next few days.

Very truly yours,



OF KAHRS, NELSON, FANNING & HITE

RHN:cr

cc: Mr. Clifford L. Baker
1706 George Washington Boulevard
Wichita, Kansas

Enclosures

BOARD OF ZONING APPEALS

Case NO. Byg 10-67

CITY OF WICHITA, KANSAS

FILED 4-21-67

APPLICATION FOR EXCEPTION

I. Name of Applicant CLIFFORD L. BAKER
 Mailing Address 1706 George Washington Blvd. Phone 67211 H. Nelson
 Name of Authorized Agent KAHRS, NELSON, FANNING & HITE, By Robert/
 Mailing Address 816 Union Center Building Phone 67202 Am-23777
 Relationship of applicant to property is that of Lessee
 (owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.183.2, Code of the City of Wichita, Kansas
 (Zoning Ordinance); to permit the installation or construction
 of Used Car Sales Lot
 _____ on property zoned
'LC', located 1704-1706 George Washington Boulevard,
Wichita, Kansas and legally described as: _____
See attached description
 _____, in the City of Wichita.
 (Give metes and bounds description below if appropriate).

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

Clifford L. Baker
 Applicant By Robert H. Alden
 Authorized Agent _____

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 1:30 (a.m. (p.m)), April 21, 1967, together with appropriate fee of \$50.00.

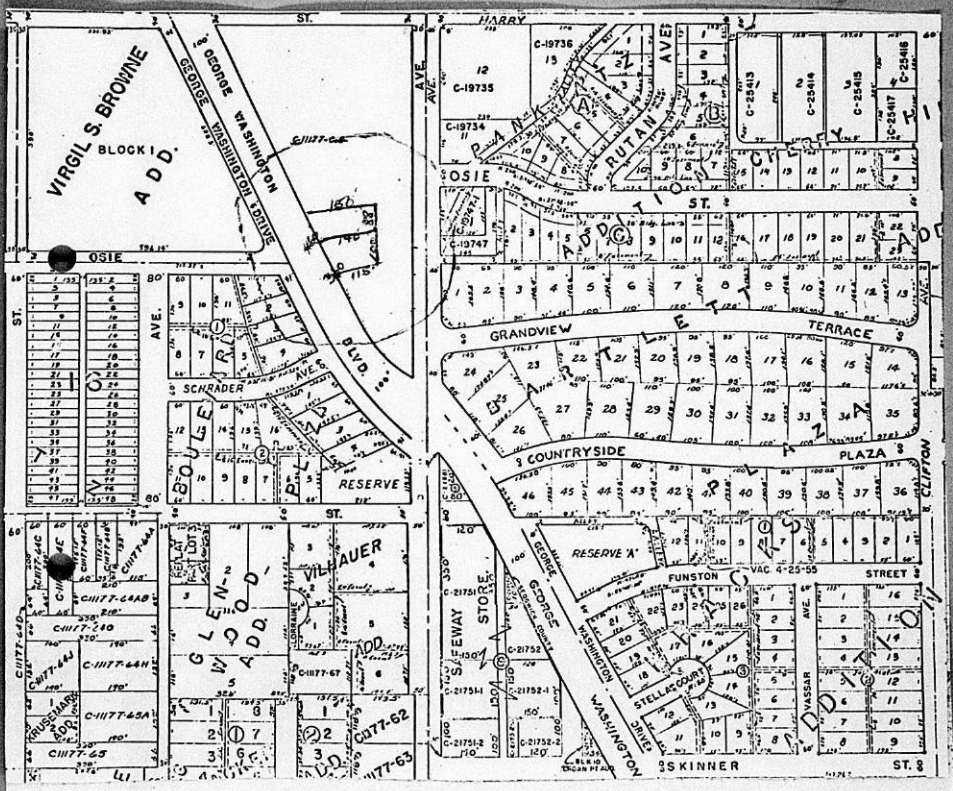
Signed Ronald W. Williams
PI

(1706)

That part of the North Half of the Northeast Quarter (N 1/2 of NE 1/4) of Section 34, Township 27 South, Range 1 East of the 6th P.M. Lying North and East of George Washington Boulevard and more particularly described in metes and bounds as follows: Starting at a point at intersection of George Washington Boulevard and Hillside Avenue thence north 360 feet, thence north 100 feet, thence northeast approximately 140 feet, thence south 100 feet, thence southwest approximately 115 feet to place of beginning, being a plot of ground 100 feet front footage facing on George Washington Boulevard approximately 150 feet deep in Sedgwick County, Kansas.

(1704)

That part of the North Half of the North East Quarter (N 1/2 of NE 1/4) of Section 34, Township 27 South, Range 1 East of the 6th P.M. lying North and East of George Washington Boulevard and more particularly described in metes and bounds as follows: Starting at a point at intersection of George Washington Boulevard and Hillside Avenue, thence north 460 feet, thence north 88 feet, thence northeast approximately 150 feet, thence south 88 feet, thence southwest approximately 150 feet, to place of beginning, being a plot of ground 88 feet front footage facing on George Washington Boulevard approximately 150 feet deep, in Sedgwick County, Kansas.



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
)
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:

Property lying within a radius of 200 ft of:

- 1- That part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec 34, Twp 27, R 1 East lying North & East of George Washington Boulevard desc as fol: Beg at intersection of George Washington Blvd and Hillside Ave.; th NWly 360 ft; th Nly 100 ft; th NE approx 140 ft; th S 100 ft; SW approx 115 ft to beg., being a plot 100 ft frontage on George Washington Blvd. & approx 150 ft deep.
- 2- That part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec 34, Twp 27, R 1 East lying North & East of George Washington Blvd. desc as fol: Beg at intersection of George Washington Blvd & Hillside Avenue; th NWly 460 ft; th N 88 ft; th NE approx 150 ft; th S 88 ft; th SW approx 150 ft to beg., being a plot of ground 88 ft fronting on George Washington Blvd and approx 150 ft deep., in Sedgwick County, Kansas.

And from such examination find that the owners there-of are as set opposite the description of the property below, viz:

C-11177-C-GA

Beg at Ely ROW of George Washington Blvd 183.5 ft
SEly of North Line of NE $\frac{1}{4}$ Sec 34, Twp 27, R 1 E;
SEly 350 ft; NEly 158.1 ft; NWly 257ft; N 142 ft;
W 72 ft; S 110 ft; SWly 110.74 ft to beg.

✓ Triangle Plaza Inc.,
902 W. Second St., Wichita, Ks.

67203

C-11177-C-G

E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying East of George Washington Blvd., Sec 34, Twp 27, R 1 E., except above tract.
C-11177-C-GA

✓ Charles Kleinheim,
% Fred Dole,
2957 N. Broadway, 67219

Fidelity
Title
Company
inc.



Block 1, in Virgil S. Browne Addition,

✓ The Wichita Coca-Cola Bottling
Company, Inc.
3001 E. Harry St. 67211

Lots 1, 2, 3, 4, Blk 1, Boulevard Plaza.

Hymen & Rose Littman, ux
Sigmond & Florence Benedik, ux
No Address Available

Lot 1, Bartlett Plaza.

✓ William K. & Daurice D. Dixon, ux
3204 Grandview Terrace
67218

Lot 1, exc N 125 ft of W 120 ft., Blk C,
Pankretz Addition.

✓ DeVore, Inc.
322 N. Market 67202

N 125 ft of W 120 ft of Lot 1, Block C,
Pankretz Addition.

✓ Colby B. Sandlian $\frac{1}{2}$ int.
Josephine A. Stabler $\frac{1}{2}$ int.
443-E N. St. Francis Ave.
67202

Dated at Wichita, Kansas this 27th day
of April, 1967 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elin M. Faneel
Sec. OEM

Tracer # 81451

ROBERT C. DAUFFENBACH
Attorney at Law
530 North Market St.
Wichita 14, Kansas
Telephone: AMherst 7-6297

STATE OF KANSAS
SEDCWICK COUNTY
FILED FOR RECORD
1136

MAR 3 1965

NO. 4216

MURPHY

WILLIAMS

C. E. Williams

IN THE PROBATE COURT OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE PERSON AND ESTATE

OF

CASE NO. 38753

MOLLIE A. KLEINHEIN, also known as
MOLLIE KLEINHEIN,

An Incompetent Person.

ENTERED ON
TRANSFER RECORD

MAR -3 1965

W. O. WILLIAMS
COUNTY CLERK

GUARDIAN'S DEED ON SALE OF REAL ESTATE AT PRIVATE SALE

KNOW ALL MEN BY THESE PRESENTS that, whereas, the Guardian of the Person and Estate of Mollie A. Kleinhein, a/k/a Mollie Kleinhein, An Incompetent Person, did on the 12th day of May, 1960, obtain an Order from the Probate Court of the County of Sedgwick, State of Kansas, for the sale of the property of said ward, hereinafter described, at private sale, and did, in pursuance of said Order duly cause said property to be appraised by three (3) disinterested persons of the County of Sedgwick, State of Kansas; and, thereafter, did sell to the TRIANGLE PLAZA, INC., of Wichita, Sedgwick County, Kansas, at private sale, the said real estate hereinafter described, at and for the sum of THIRTY THOUSAND DOLLARS (\$30,000.00), such sum being more than three-fourths (3/4) of the appraised value of said property; and,

Whereas, said Guardian, on the 16th day of May, 1960, made due return to said Probate Court of his proceedings under the Order of Sale, with the certificate of appraisement, which said report was duly verified by the affidavit of said Guardian, stating that he did not, directly or indirectly, purchase said real estate, or any part hereof, or any interest therein, and that he is not interested in the property sold, except as owner of a one-half interest in said property; and,

Whereas, the said Probate Court, having carefully examined such return, and being satisfied that the sale had in all respects been made in conformance with law and the orders of said Court, duly confirmed sale and ordered said Guardian to make a deed to the purchaser;

NOW, THEREFORE, I, the said ERWIN KLEINHEIN, Guardian of the person and estate of Mollie A. Kleinhein a/k/a Mollie Kleinhein, an Incompetent Person, and individually together with ALFREDA M. KLEINHEIN, my wife, in consideration of the premises, and the sum of THIRTY THOUSAND DOLLARS (\$30,000.00) to be paid by the said TRIANGLE PLAZA, INC., of Wichita, Sedgwick County, Kansas, FIFTEEN HUNDRED DOLLARS (\$1500.00), the receipt whereof is hereby acknowledged, DO HEREBY GRANT, BARGAIN, SELL AND CONVEY to the said TRIANGLE PLAZA, INC., forever, all the said property, title or interest of the said ward and ourselves, in and to the following described real estate, situated in the County of Sedgwick, State of Kansas, to-wit:

A Tract in that part of the North 1/2 of the Northeast 1/4 of Section 34, Township 27 South, Range 1 East of the 6th P.M. lying North and East of Geo. Washington Boulevard in Wichita, Sedgwick County, Kansas, described as follows:



93
MAR 13 1965

REC 1369 MAY 94

Beginning at a point in the easterly R/W line of Geo. Washington Boulevard and 183.5 feet measured along said easterly R/W line southeasterly of the North line of Section 34, Township 27 South, Range 1 East of the 6th P.M.; thence in a southeasterly direction along the easterly R/W line of said Geo. Washington Boulevard a distance of 350 feet; thence northeasterly at an included angle of 88° 59' a distance of 158.1 feet; thence northerly at an included angle of 91° 05' a distance of 257 feet more or less to a point 172 feet south and 305 feet west of the Northeast Corner of Section 34, Township 27 South, Range 1 East of the 6th P.M.; thence north parallel with the East line of the Northeast 1/4 of said Section 34, and at an included angle of 206° 19' a distance of 142 feet more or less to a point 30 feet south of the North line of said Section 34; thence west parallel with the North line of said Section 34 a distance of 72 feet; thence south at an included angle of 90° 08' a distance of 110 feet to the Southeast Corner of Archer Drug Store lease; thence southwesterly a distance of 110.74 feet to the point of beginning.

to have and to hold the same, with all and singular the tenements, appurtenances and hereditaments thereunto belonging to the said TRIANGLE PLAZA, INC., forever.

WITNESS MY HAND this 16th day of May, 1960.

Erwin Kleinhein
ERWIN KLEINHEIN, Guardian of the Person and Estate of Mollie A. Kleinhein s/w/a Mollie Kleinhein, An Incompetent Person.

Erwin Kleinhein
ERWIN KLEINHEIN, Individually

Alfreda M. Kleinhein
ALFREDA M. KLEINHEIN

STATE OF KANSAS:
SUBGATE COUNTY:

AS IT IS REMEMBERED that on this 16th day of May, 1960, before me, the undersigned, notary public within and for the County and State aforesaid, came ERWIN KLEINHEIN, Guardian of the Person and Estate of Mollie A. Kleinhein s/w/a Mollie Kleinhein, An Incompetent Person, and ERWIN KLEINHEIN and ALFREDA M. KLEINHEIN, husband and wife, to me well and personally known to be the persons who executed the abovesaid foregoing instrument, and duly acknowledged the execution of the same for the purposes and conditions therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 16th day of May, 1960.



Shirley Garcia
Notary Public

Approved this 16th day of May, 1960.

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
BZA Exception	\$50

Name Robert H. Nelson

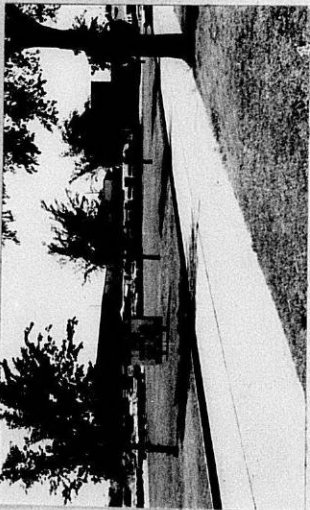
Address 816 Union Center

Type _____ Due Date Bldg.

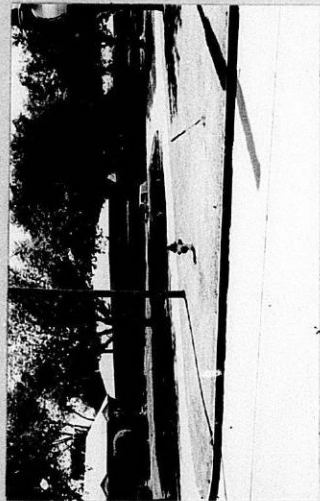
Comments: R-71-C

Date 4-21-67

By K. Galloway



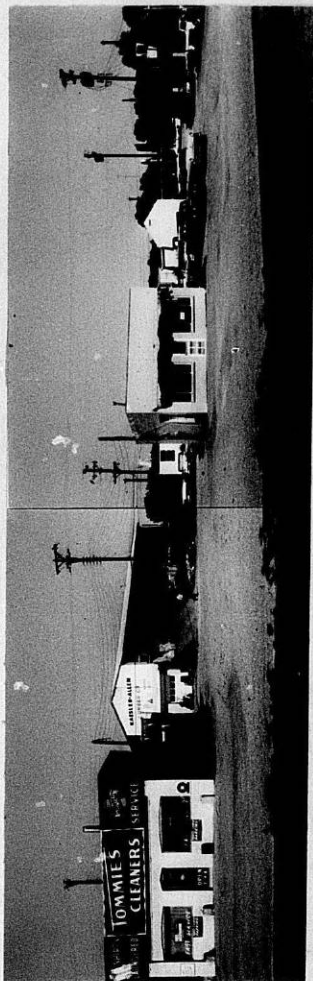
1



2



3



4

Map No. 56
 Sec. _____
 Twp. _____
 Range _____

AREA DATA:
 1. Acres: _____
 2. Adjoining _____
 3. Land Use: _____
 4. Sketch Pla _____
 5. Present La _____
 6. Area (is) _____

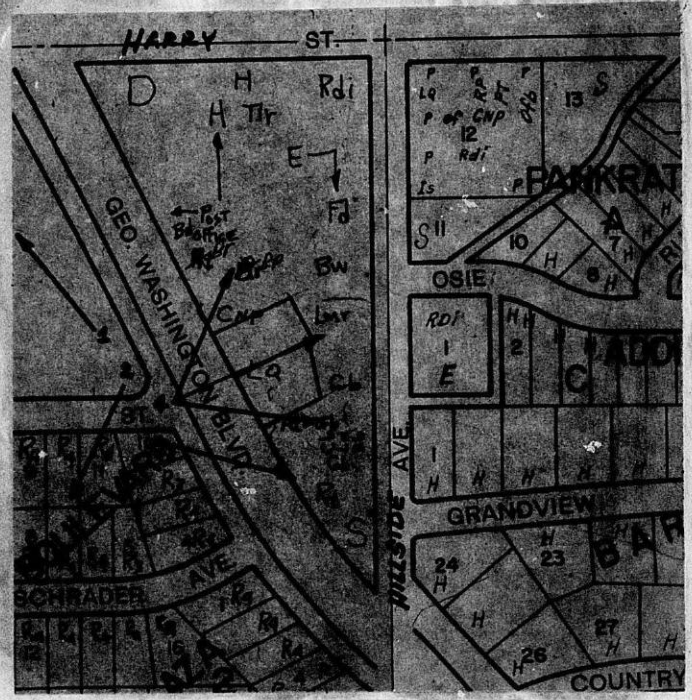
PHOTO DATA:
 Taken by _____

Map No. 5695
 Sec. _____
 Twp. _____
 Range _____

BZA 10-67
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: _____ (_____ ft. by _____ ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East General Base Lumber yard South Site sales
 West 7 1/2 plot North Gleasons
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



4

*

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