

**ACTION**

**DATE**

*7-24-73*

BZA COMMITTEE *approved for*  
*Display of new & used cars only*

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

**SUPERSEDED**

**BY RESOLUTION BZA 24-81**

BZA 14-73 Edward M. Steven reqsts  
EXCEPTION to permit installation  
of a new and used auto sales agen  
cy on the SS of Kellogg W of Cal-  
houn

POSTED  
5-17-73  
C.I.V.  
MAG  
12-18-73

# ACTION

	DATE
BZA COMMITTEE	<u>approved for 7-24-73</u>
	<i>display of new &amp; used cars only</i>
M.A.P.C.	_____
B.C.C./B. CO. C.	_____

SUPERSEDED  
BY RESOLUTION BZA 24-81

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

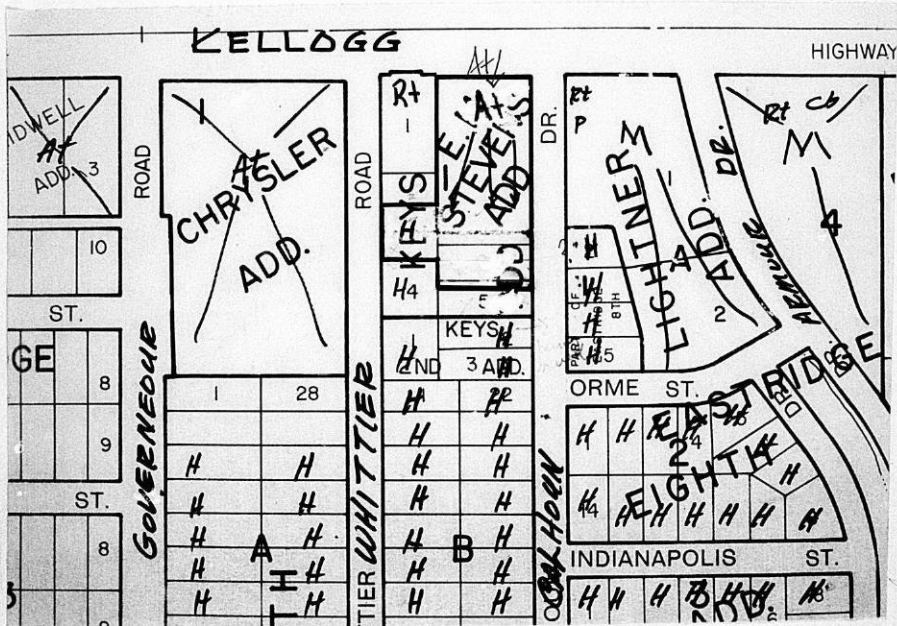
BZA- 14-73  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.61 (IRREGULAR) 200 ft. by 165 ft.)
2. Adjoining Zoning: E A+LC S AA W LC N LC
3. Land Use: East SINGLE FAM South SINGLE FAM  
 West AUTO DEALER North Auto Dealer
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: Recreational Vehicle
6. Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



WICHITA-SEDGWICK COUNTY

DATE  
December 6, 1976

**METROPOLITAN AREA PLANNING DEPARTMENT**

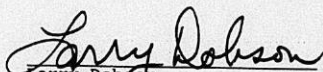
TO File BZA 14-73

FROM Larry Dobson, Assistant Secretary

SUBJECT Compliance with conditions of approval, BZA 14-73

This file (BZA 14-73) should be retained in this office until further notice, for the purpose of periodic review to determine if the use is maintained in compliance with the conditions of approval.

This case incorporates the area involved in a previous case (BZA 21-71) for the same use. The most recent case (BZA 14-73) would determine the conditions under which this use may be continued, therefore, CASE BZA 21-71 is being released for storage in Hutchinson.

  
Larry Dobson  
Assistant Secretary

LD:bh

cc: Case File BZA 21-71

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

August 30, 1974

Mr. Jack H. Galbraith  
Secretary  
Board of Zoning Appeals  
City Building Annex  
104 South Main Street  
Wichita, Ks. 67202

RE: Your letter of  
August 23, 1974 on  
Eddy's Toyota.  
Comm. No. 229

Dear Mr. Galbraith,

Upon receipt of your letter we have reviewed the conditions of approval of resolution BZA 14-73 and have with Mr. Steven formulated the following calendar for compliance.

Condition #1-Paving. The successful contractor has committed himself to completion within three weeks of this Friday of September 20, 1974, barring weather delays. The building area will not be paved at this time nor will it be used for car storage or sales.

Condition #2-Lights. Banners at present are being removed and light installation will be completed by September 9, 1974.

Condition #3-Sign. The sign will be reworked by September 9.



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

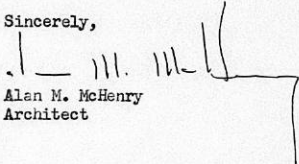
August 30, 1974  
Mr. Jack H. Galbraith  
Secretary  
Board of Zoning Appeals  
Page 2 of 2

Condition #7-Fence. The fence is being constructed at present and should be completed by September 9. Planting as you are aware should not really be done until frost time which could make it's completion as late as November 29, 1974.

In summary, this schedule should provide complete compliance by September 20, 1974, outside of plantings.

We again wish to express our appreciation of your and Central Inspections patience in this matter.

Sincerely,



Alan M. McHenry  
Architect

CC: Edward M. Steven  
905 Stratford Road  
Wichita, ks. 67206

Robert Feldner  
Supt. of Central Inspection

Joe Donnelly  
Central Inspection

August 23, 1974

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

Subject: Case No. BZA 14-74  
Request for Exception

Dear Mr. McHenry:

We are in receipt of a copy of your August 22, 1974 letter to Joe Donnelly, in reference to the above captioned case.

In reviewing Resolution No. BZA 14-73, which reflects the official action of the Board of Zoning Appeals, it is noted that the Board granted an exception to your client, Edward M. Steven, to permit the sales and display of new and used automobiles on property legally described as Lot 1, E. M. Steven's Second Addition, subject to certain conditions. You were forwarded a copy of this resolution listing the conditions of approval and specifically Condition #9 states that "All conditions of approval by the Board shall be complied with within six months from the date of approval, or this case shall be considered null and void". The resolution was adopted on July 24, 1973, which would make the date of compliance January 24, 1974. Seven months have passed since the compliance date and the conditions have still not been complied with.

It is our opinion that an extension of time was not intended by the Board's official action, but that the Board is interested in seeing their actions complied with immediately so that subject case may be considered closed. We have no authority to accept an open ended intent that your client will comply with the

Mr. Alan M. McHenry  
August 23, 1974

Board's conditions of approval, nor in fact do we have any authority to keep the case open. We are, however, interested in assisting in any way we can to see that the Board's actions are complied with.

Therefore, it is requested that you furnish this office with a date by when you can assure the Board of being in complete compliance with their conditions of approval. Your intentions should be provided by Friday, August 30, 1974. I am confident that the Office of Central Inspection will not be opposed to a reasonable grace period if the result will be compliance with all requirements and conditions.

If all conditions of approval have not been complied with by the to be agreed upon date, this is to advise you that we have no alternative but to close the case as the resolution, by the action of the Board, is "null and void".

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js

cc: Edward M. Steven, 905 Stratford Road, 67206  
Robert Feldner, Supt. of Central Inspection  
Joe Donnelly, Central Inspection

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

August 22, 1974

Mr. Joseph R. Donnelly  
Maintenance Inspection Supervisor  
Central Inspection  
Department of Public Works  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Eddy's Toyota  
Comm. #229'

Dear Joe:

As I discussed with you today and with Jack Galbraith yesterday, Mr. Steven, the owner of Eddy's Toyota, has removed all the motor homes from the property at Kellogg and Calhoun to conform to the BZA ruling. He has purchased the lights and is negotiating for paving and fencing for this lot. As you are probably aware, delivery time figures are astronomical on electrical fixtures, but we have been informed that these units should be here any day. Due to conduit runs and pole foundations these fixtures have to be installed before paving is accomplished. Paving and fencing prices have been obtained and approved by Mr. Steven so that as soon as the lights arrive we will complete the work.

We greatly appreciate your patience in this matter.

Sincerely yours,

— — —  
Alan M. McHenry  
Architect

AM/pm

cc: Mr. Jack H. Galbraith  
City Building Annex

Mr. Edward M. Steven  
Eddy's Toyota  
6637 East Kellogg

*Ed Zinner*

August 29, 1973

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

RE: Case No. BEA 14-73  
Request for Exception

Dear Mr. McHenry:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 24, 1973, in connection with your request for exception to permit the sales and display of new and used automobiles, recreational vehicles, travel trailers, and motor homes, on property zoned the "LC" Light Commercial District, and generally located on the South side of Kellogg West of Calhoun.

This Resolution reflects the official action of the Board to approve the request to permit the sales and display of new and used automobiles, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:rw

cc: Edward M. Staven, 905 Stratford Road, 67206  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 14-73

WHEREAS, Edward M. Steven, 905 Stratford Road, Wichita, Kansas, 67216, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the sales and display of new and used automobiles, recreational vehicles, travel trailers, and motor homes, on property zoned the "LC" Light Commercial District, and legally described as follows:

Lot 1, E. M. Steven's Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the South side of Kellogg West of Calhoun.

WHEREAS, proper notice as required by ordinance and the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of July 24, 1973, 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 sales and display of new and used automobiles, recreational vehicles, travel trailers, and motor homes, on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this application be approved to permit the sales and display of new and used automobiles, on property zoned the "LC" Light Commercial District and legally described as follows:

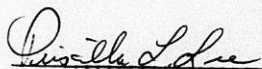
Lot 1, E. M. Steven's Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the South side of Kellogg West of Calhoun.

subject to the following conditions:

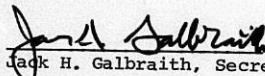
1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
3. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way. Should it be determined that the existing sign projects over public right-of-way, it should be removed prior to the forwarding of this resolution to the Superintendent of Central Inspection.
4. No sound projecting devices or loudspeakers shall be used.
5. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be done.

6. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
7. A 5 to 8 foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough-sawed cedar shall be constructed along the south property line and the south 50 feet of the west property line, said west property line being 170 feet west of the east property line. The fence shall be reduced to three feet in height for the 35 foot setback from Whittier. The 10 foot building setback area along Calhoun for the south 90 feet shall be landscaped with trees, grass and shrubs except for points of ingress and egress.
8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines.
9. All conditions of approval by the Board shall be complied with within six months from the date of approval, or this case shall be considered null and void.

ADOPTED AT WICHITA, KANSAS, this 24th day of July, 1973.

  
Priscilla L. Lee, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

July 25, 1973

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

Dear Mr. McHenry:

Subject: Case No. BZA 14-73  
Request for Exception

This is to advise you that Case No. BZA 14-73 was considered by the Board of Zoning Appeals on July 24, 1973. It was the action of the Board to approve the Exception only for the sale and display of new and used cars subject to the conditions listed in the Secretary's Report. Condition #9 was amended to extend the date of compliance to six months rather than three months as originally stated.

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.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js

cc: Edward M. Steven, 905 Stratford Road, 67206  
Robert Feldner, Superintendent of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Maint. Inspection Supervisor, Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 14-73

APPLICANT: Edward M. Steven, 905 Stratford Road, Wichita,  
Kansas, 67206

AGENT: Alan M. McHenry, 318 Century Plaza, Wichita, Kansas  
67202

REQUEST: Exception pursuant to Section 2.12.590.C, Code of  
the City of Wichita to permit the sales and display  
of new and used automobiles, recreational vehicles,  
travel trailers and motor homes on property zoned the  
"LC" Light Commercial District.

GENERAL LOCATION: Generally located on the south side of Kellogg  
west of Calhoun.

LAND USE: Subject property is currently occupied by a vacant  
motel, a single family house and a lot for the sales  
and display of recreational vehicles and campers.  
To the east is a restaurant, motel and single family  
homes. To the south is undeveloped property; to  
the west is a restaurant and automobile sales lot;  
and to the north is US 54 and an automobile dealership.

ZONING: Subject property is zoned the "LC" Light Commercial  
District, as is that property to the north and west.  
To the east is "LC" zoning and the "A" Two Family  
Dwelling District and south is the "AA" Single Family  
Classification.

JURISDICTION:

The Board has jurisdiction to consider this request under  
the provisions outlined under Section 2.12.590.C, Code of the  
City of Wichita. The Board may grant the exception provided the  
conditions set out in Section 28.04.183.2, Code of the City of  
Wichita, can be complied with.

COMMENTS BY THE SECRETARY:

On January 25, 1971, the Board of Zoning Appeals granted an exception for new and used car sales on a portion of the application area (BZA 21-71). When cited by the Central Inspection Division earlier this year for being in violation for having display and sales of recreational vehicles on a site which was approved only for sales of new and used automobiles, the applicant filed a request for an exception to permit the sales and display of new and used cars, recreational vehicles, travel trailers and motor homes. The application also included adjacent property involved in a recent zone change from the "AA" Single Family Classification to the "LC" Light Commercial District (Z-1512). It should be pointed out that when the property was recently viewed in the field, it contained a large number of recreational vehicles and campers and a large permanent sign advertising the sale of recreational vehicles which appears to project over the property line and over public right-of-way.

The applicant has submitted a plot plan which has been approved by the Division of Traffic Engineering. The site is adjacent to a major street (Kellogg) as required by ordinance and is located in an area in which the Board has previously approved similar requests.

The Secretary has reservations regarding such a mixture of uses on a relatively small site. The Board may want to limit the permitted uses to include only new or used cars; or only recreational vehicles, campers and motor homes.

RECOMMENDATION:

It is the recommendation of the Secretary that if the Board approves the exception it should be 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 or banners 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. Should it be determined that the existing sign projects over public right-of-way, it should be removed prior to the forwarding of this resolution to the Superintendent of Central Inspection.
4. No sound projecting devices or loudspeakers shall be used.
5. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be done.
6. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
7. A 5 to 8 foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough-sawed cedar shall be constructed along the south property line and the south 50 feet of the west property line, said west property line being 170 feet west of the east property line. The fence shall be reduced to 3 feet in height for the 35 foot setback from Whittier. The 10 foot building setback area along Calhoun for the south 90 feet shall be landscaped with trees, grass and shrubs except for points of ingress and egress.
8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines.
9. All conditions of approval by the Board shall be complied with within three months from the date of approval, or this case shall be considered null and void.

BOARD OF ZONING APPEALS

CASE NO. BZA 14-23

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Edw. M. Steven

Mailing Address 905 Stratford Road, Wichita, Phone 685-9259  
Kansas 67206

Name of Authorized Agent Alan M. McHenry

Mailing Address 318 Century Plaza, Wichita, Phone 265-1872  
Kansas 67202

Relationship of applicant to property is that of Contract Purchaser  
(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 sale & display of  
~~installation or construction~~

<sup>of</sup> ~~new and used automobiles, recreational vehicles, and~~  
<sup>travel</sup> ~~trailers and motor homes, sales agency~~ on property zoned

LC, located on the south side of Ke'logg west of

Calhoun and legally described as: Lot 1,

E. M. Steven's Second Addition to Wichita, Sedgwick

County, Kansas,

\_\_\_\_\_ in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Edw. M. Steven

Authorized Agent by [Signature]

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, \_\_\_\_\_ (a.m. - p.m.), \_\_\_\_\_, 19\_\_\_\_, together with appropriate fee of \$50.00.

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

July 5, 1973

NOTICE TO ADJACENT PROPERTY OWNERS

Case No. BZA 14-73

An application has been filed by Edward M. Steven, 905 Stratford Road, Wichita, Kansas, 67206, and Alan M. McHenry, 318 Century Plaza, Wichita, Kansas, 67202, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the sales and display of new and used automobiles, recreational vehicles, travel trailers and motor homes on property zoned "LC" Light Commercial District, and legally described as follows:

Lot 1, E. M. Steven's Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg west of Calhoun.

This application has been assigned Case No. BZA 14-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 24, 1973, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

*19 Notices mailed 7-5-73*

CERTIFICATE OF OWNERSHIP  
-----

GUARANTEE TITLE CO. Inc. hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the office of the Register of Deeds of Sedgwick County, Kansas, within a 200 foot radius of and including the following property:

Lot 1, E. M. Steven's Second Addition,  
Wichita, Sedgwick County, Kansas.

DESCRIPTION	OWNER/OWNERS/ADDRESS		
<u>E. M. Steven's 2nd.</u>			
Lot 1	✓ Edward M. Steven and Pauline C. 905 Stratford Road		67206
<u>Keys Addition</u>			
Lots 1 and 2	✓ Pizza Hut, Inc.	10225 E. Kellogg	67207
Lot 4	✓ Frank W. Buckholz, Jr. and Meriam Jane	no address	
So. 50' of Lot 5	✓ Curtis L. Day and Verona V.	543 Calhoun Drive	67207
Lot 1	✓ Elizabeth Norning and Opal Ramsdell	542 Whittier	67207
Lot 2, exc. W. 37'	✓ Larry L. Wohlgemuth and Elizabeth J.	549 Calhoun Drive	67207
West 37 Feet of Lot 2	✓ Elizabeth Norning and Opal Ramsdell	542 Whittier	67207
Lot 3, exc. W. 37'	✓ Alan Eshbaugh and Shirley	8018 Levitt	67207
W 37' of Lot 3	✓ Elizabeth Norning and Opal Ramsdell	542 Whittier	67207
<u>Chrysler Addition</u>			
Lot 1	✓ Chrysler Realty Corporation c/o David B. Shrock, Atty. P. O. Box 1919, Detroit, Michigan.		48231
<u>Lightner Add.</u>			
Lots 1 and 2, Block A	✓ Robert S. Lightner and Eugene W.	26 Cypress Drive	67206
<u>Eastridge 8th Addn.</u>			
<u>Block 1</u>			
Lot 2	✓ Manford Allen Garner and Velma Maxine	241 So. Battin	67218
Lot 3	✓ Richard Lee Wheeler and Carolyn Lee	542 Calhoun Drive	67207
Lot 4	✓ Thomas Forster and Marcella M.	548 Calhoun Drive	67207
Lot 5	✓ Carl L. Burrows and Margaret K.	554 Calhoun Drive	67207
<u>Block 2</u>			
Lot 1	✓ Robert A. McElroy, Jr. and Bonnie S.	602 Calhoun Drive	67207

Eastridge 6th Addn.

Block A

Lot 28 ✓ Walter L. Johnson, Jr. and  
Lorene B. 601 Whittier St. 67207

Block B

Lot 1 ✓ Frank L. Seten and Vivian 602 Whittier 67203

Lot 22 ✓ Burt J. Truster, Jr. and  
Lyle D. Botkin, d/b/a  
B & T. Company 9332 Briarwood Court 67212

Rockwood South 1st Add.

Lot 2 ✓ Chrysler Realty Corp.  
c/o David B. Shrock, Atty. P.O. Box 1919  
Detroit, Mich. 48231

Rockwood South 3rd Addn.

Lot 1 ✓ Ford Leasing Development Co. c/o Mr. L. W. McMurray  
The American Road, Dearborn Mich. 48121

Lot 2 ✓ Bob Moore Oldsmobile, Inc. c/o Bob Moore Leasing, Inc.  
516 Fabrique 67218

WITNESS our Hand and Seal this the 2nd day of July, 1973.

GUARANTEE TITLE CO. Inc.

By *Nellie M. Restinger*  
Vice-President.

Order No. 47294

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

Application for a zoning exception is made to permit the construction of a new enlarged facility for Eddy's Toyota in "automobile row" on East Kellogg replacing a deteriorating old motel, and adjacent residences. It is made as provided for in Section 28,04.183.2 of the zoning ordinance. This site is across Kellogg from Rusty Eck automobile agency and between Scholfield and Gorges Automobile agencies on the west side of Kellogg. All of these agencies have been looked on with favor by the board. This application is an extension of the area in previously exempted Kellogg frontage. Together these areas are approved replat.

**Alan M. McHenry Architect**  
**Century Plaza Building**  
**Wichita, Kansas 265-1872**

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

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Edward M. Steven

Mailing Address 905 Stratford Road, Wichita, Kansas Phone 685-9259  
67206

Name of Authorized Agent Alan M. McHenry

Mailing Address 318 Century Plaza, Wichita, Kansas Phone 265-1872  
67202

Relationship of applicant to property is that of Contract Purchaser  
(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 new and used automobile sales agency

\_\_\_\_\_ on property zoned

IC, located on the south side of Kellogg west of Calhoun

\_\_\_\_\_ and legally described as: Lot 6, Key 5

~~Lot 6, Key 5, exc. N 41' E and S 36' E of Lot 5, exc. S 50' and S 36' E of~~

~~Lot 6 in Keys Addition~~ **ALL OF LOTS 3 4 6 AND ALL OF**  
**LOT 7, EXCEPT THE NORTH 41**  
**FEET AND ALL OF LOT 5, EXCEPT THE SOUTH**  
**50 FEET, IN KEYS ADDITION**, in the City of Wichita,  
being replatted with Lot 1, Steven's Addition as Lot 1, Steven's Second Addition.

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 Edward M. Steven

Authorized Agent Alan M. McHenry

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, \_\_\_\_\_ (a.m. - p.m.), \_\_\_\_\_, 19\_\_\_\_, together with appropriate fee of \$50.00.

T9-403 Signed \_\_\_\_\_

*both sign + vehicles  
prayer property line*

CERTIFICATE OF OWNERSHIP

CHAMPNEY TITLE CO., Inc. hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds of Sedgewick County, Kansas, within a 200 foot radius of and including the following property:

All of Lots 3 and 6 and all of Lot 7,  
except the North 41.1 Feet and All of Lot 5,  
except the South 50 Feet, in Keys Addition  
to Wichita, Sedgewick County, Kansas.

DESCRIPTION	OWNER/OWNERS/ADDRESS	
<u>Keys Addition</u>		
Lots 1 and 2	Pizza Hut, Inc. 10225 E. Kelloway	67207
Lot 3	Edward M. Steven 905 Stratford Road	67206
Lot 4	Frank W. Buckholtz, Jr. and Merriam Jane no address	
S. 50' of Lot 5	Curtis L. Day and Verona V. 543 Calhoun Drive	67207
S 36.1' of Lot 6, all of Lot 5, exc. S. 50'	Francis Eugene Monroe and Jonnie J. 537 Calhoun Drive	67207
Lot 7, exc. N. 41.1' and Lot 6, exc. S. 36.1'	William Stockdale and Bertha 551 Calhoun Drive	67207
<u>E.M. Steven's Addition</u>		
Lot 1	Edward M. Steven and Pauline 905 Stratford Road	67206
<u>Keys 2nd Addition</u>		
Lot 1 & W 37' of Lots 2 and 3	Elizabeth Morning and Opal Ramsdell 542 Whittier	67207
Lot 2, exc. W. 37'	Larry L. Wohlgenuth and Elizabeth J. 549 Calhoun Drive	67207
Lot 3, exc. W. 37'	Alan Eshbaugh and Shirley 8018 Levitt	67207
<u>Chrysler Addition</u>		
Lot 1	Chrysler Realty Corp. c/o David B. Shrock, Atty. P. O. Box 1919, Detroit, Michigan.	48231

Eastridge 6th Addition

Block B

Lot 1

Frank L. Seben and Vivian  
402 Whittier

67203

Lot 22

Purt J. Truster, Jr. and Lyle D. Botkin,  
d/a/a B & T Company

67203

Eastridge 8th Addition

Block 1

Lot 2

Manford Allen Garner and Velma Maxine,  
241 So. Battin

67218

Lot 3

Richard Lee Wheeler & Carolyn Lee  
542 Calhoun Drive

67207

Lot 4

Thomas Forster and Marcella M  
548 Calhoun Drive

67207

Lot 5

Carl L. Burrows and Margaret K.  
554 Calhoun

67207

Lightner Addition

Block A

Lots 1 and 2

Robert S. Lightner and  
Eugene W.  
26 Cypress Drive

67206

WITNESS our Hand and Seal this the 13th day of  
March, 1973 at 7:00 o'clock A.M.

GUARANTEE TITLE CO. Inc.

By

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

July 5, 1973

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 14-73

An application has been filed by Edward M. Steven, 905 Stratford Road, Wichita, Kansas, 67206, and Alan M. McHenry, 318 Century Plaza, Wichita, Kansas, 67202, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the sales and display of new and used automobiles, recreational vehicles, travel trailers and motor homes on property zoned "IC" Light Commercial District, and legally described as follows:

Lot 1, E. M. Steven's Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg west of Calhoun.

This application has been assigned Case No. BZA 14-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 24, 1973, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

RETURN  
TO  
WRITER



- Moved, left no address  
 No such number  
 Moved, not forwardable  
 Addressee unknown

1804 RD  
Manford Allen Garner and  
Velma Maxine  
241 South Battin  
Wichita, Kansas 67218



Form 223-021

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

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

DESCRIPTION	AMOUNT
<i>Exp. BZA</i>	<i>50.00</i>

Name *Wm M. Hays*

Address *318 Central Plaza*

Type *HA 407-10 3* Due Date

Comments:

Date *4/24/73* BY *[Signature]*

\*

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