

POSTED  
5-4-76  
MAY 4 1976  
C.I.  
6-11-76

B2A 17-76 - United American  
State Bank and Trust Co. request  
variance to construct a drive  
& approach within 50' of area  
adjacent to residential zoning.

ACTION

DATE 5-25-76

*Approved*

B2A COMMITTEE

M.A.P.C.

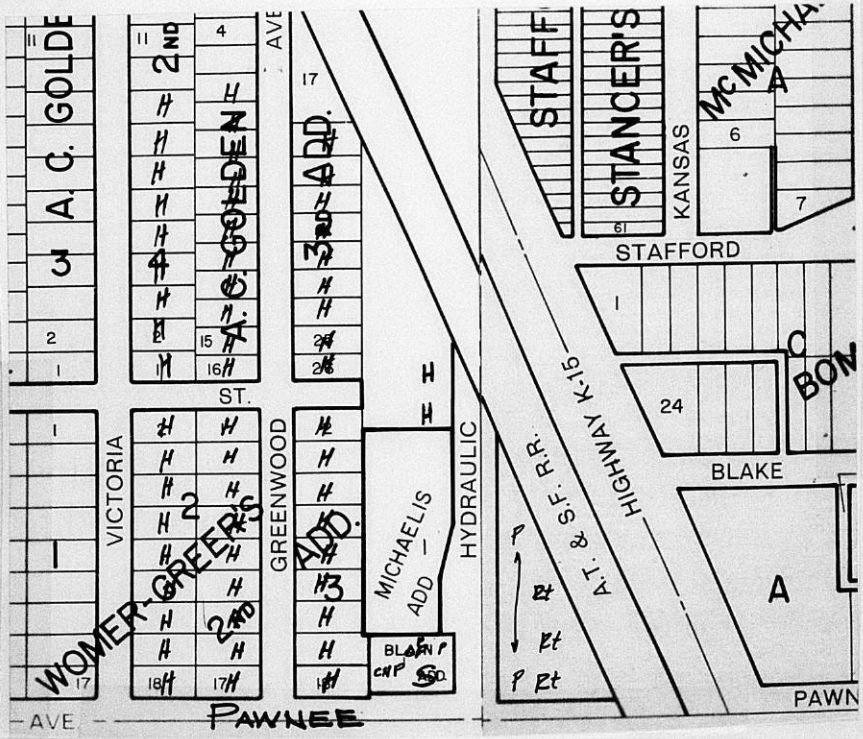
B.C.C./B. C.C.C.

Map No. 5645  
 Sec. 33  
 Twp. 27  
 Range 1E

BZA- 17-76  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:  
 1. Acres: 1.23 ( 158 ft. by 365 ft.)  
 2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
 3. Land Use: East RESTAURANT South OFFICE/SERV. STAT.  
 West SINGLE FAM North SINGLE FAMILY  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use if for: UNDEVELOPED  
 6. Area (is) (is not) platted.

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



Smith  
 No. 2153C  
 HASTINGS, MINN. LOS ANGELES  
 LOGAN OH. MADISON, WIS. U. S. A.

RESOLUTION NO. BZA 17-76

WHEREAS, the United American State Bank and Trust Company, 750 East 21st Street, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required 50 x 25 foot rectangular landscaped area adjacent to the north property line to a 10 x 25 foot rectangular area on property zoned the "LC" Light Commercial District, and legally described as follows:

Lot 1, Michaelis Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Hydraulic Avenue in an area north of Pawnee Avenue.

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 25, 1976, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance desired arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the only residentially zoned property along this section of Hydraulic between Pawnee and K-15, lies adjacent to the north, and in all probability will eventually receive a change of zoning to the "LC" Light Commercial District or to the "BB" Office District; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the adjacent property to the north will be screened from subject property through compliance with the screening provisions of Section 28.04.160.K, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as they have attempted to design a commercial banking facility that will adequately and smoothly accommodate their customers, and to deny them this variance will necessitate their utilization of an alternative, less desirable circulation design; all of this adjacent to an area that will probably become commercial zoning; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the overall character of this area is commercial, not residential, and that appropriate screening with the proposed landscaping will provide a buffer to the residential property remaining; and

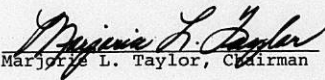
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required 50 x 25 foot rectangular landscaped area adjacent to the north property line to a 10 x 25 foot rectangular area on property zoned the "LC" Light Commercial District, and legally described as follows:

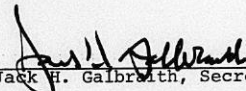
Lot 1, Michaelis Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Hydraulic Avenue in an area North of Pawnee Avenue,

be approved subject to the following conditions:

1. The applicants shall comply with the screening requirements of the zoning ordinance as applies to the north property line.
2. The 10 x 25 foot landscaped area adjacent to the north property line shall be landscaped with grass and trees or shrubs and shall be maintained in good condition.

  
Marjorie L. Taylor, Chairman

ATTEST:

  
Jack H. Galbreath, Secretary

June 11, 1976

Mr. David Adams  
Suite 430  
200 West Douglas  
Wichita, Kansas 67202

Subject: Case No. BZA 17-76  
Request for Variance

Dear Mr. Adams:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 25, 1976, in connection with your request for a variance to reduce the required 50 x 25 foot rectangular landscaped area adjacent to the north property line to a 10 x 25 foot rectangular area on property zoned the "LC" Light Commercial District, and generally located on the west side of Hydraulic Avenue in an area north of Pawnee Avenue.

This Resolution reflects the official action of the Board to approve your request 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,

Larry Dobson  
Assistant Secretary

LD:bh

Encl.

cc: United American State Bank and Trust Co., 750 E. 21st, 67214  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE** May 25, 1976



**TO** Metropolitan Area Planning Department

**FROM** David Furnas, Citizen Participation Coordinator

**SUBJECT** BZA 13-76, BZA 16-76 and BZA 17-76

At their meeting, May 19, 1976, CPD Council Area "E" accepted unanimously the recommendations of the MAPD of BZA 13-76 and BZA 16-76.

The Council on BZA 17-76 recommends the zoning variance be allowed with the stipulation that the reduced landscaped area on the north side of the driveway be compensated equally on the south side to the front of the bank.

A handwritten signature in black ink, appearing to read "David H. Furnas". The signature is written in a cursive style.

David Furnas  
Citizen Participation Coordinator

DF:WG:rh

xmzxmxmzxmxmzxmxm  
xmzxmxmzxmxmzxmxm  
xmzxmxmzxmxm

Tenth Floor, City Hall  
455 N. Main

May 26, 1976

Mr. David Adams  
Suite 430  
200 West Douglas  
Wichita, Kansas 67202

Subject: Case No. BZA 17-76  
Request for Variance

Dear Mr. Adams:

At the regular meeting of the Board of Zoning Appeals on May 25, 1976, your request for a variance to reduce the required 50 x 25 foot rectangular landscaped area adjacent to the north property line to a 10 x 25 foot rectangular area on property zoned the "LC" Light Commercial District, and generally located on the west side of Hydraulic Avenue in an area north of Pawnee Avenue was considered.


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

1. The applicants shall comply with the screening requirements of the zoning ordinance as applies to the north property line.
2. The 10 x 25 foot landscaped area adjacent to the north property line shall be landscaped with grass and trees or shrubs and shall be maintained in good condition.

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 yours,

  
Larry Dobson  
Assistant Secretary

ID:bh

cc: United American State Bank & Trust Co., 750 E. 21st, 67214  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

SECRETARY'S REPORT  
CASE NO. BZA 17-76

APPLICANT: United American State Bank and Trust Company, 750 East 21st St., Wichita, Kansas.

AGENT: David Adams, Suite 430, 200 West Douglas, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required 50 x 25 foot rectangular landscaped area adjacent to the north property line to a 10 x 25 foot rectangular area.

GENERAL LOCATION: West side of Hydraulic Avenue in an area north of Pawnee Avenue.

ZONING: Subject property is zoned the "LC" Light Commercial District, as are properties to the south and east. North and west is the "A" Two Family Dwelling District.

LAND USE: A banking facility is under construction on subject property; south is an office building; east are fast food restaurant operations; north and west is single family residential development.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

Secretary's Report  
CASE NO. BZA 17-76  
Page 2

3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

Subject property is zoned the "IC" Light Commercial District and is being developed as a banking facility. Residential property lies adjacent to the north property line.

Section 28.04.160(K) of the Zoning Ordinance requires that screening and landscaping shall be provided on all properties developed for commercial uses, such as this one, when adjacent to a residential zoning district. The applicant is requesting a variance to reduce the required landscaping provision. In this instance the property adjacent to the north is zoned the "A" Two Family Dwelling District, which requires a 25 foot front yard setback. The landscaping provision requires the applicant to extend this 25 foot setback for a distance of 50 feet along the frontage of subject property, which cannot be intersected by a driveway.

The two single family residences located north of subject property are the only residential properties remaining on either side of Hydraulic in the area between Pawnee on the south and K-15 Highway and railroad tracks on the north. The landscaping requirement exists in this instance because of the residential district adjacent to subject property, however, it is the opinion of the Secretary that these properties will eventually be re-zoned to an office or commercial classification.

The applicants' request of this variance is based upon their need to locate a driveway in this required landscaping area. They state that they will landscape, screen and otherwise separate the proposed drive and approach from the adjoining residential property. They believe the design of the banking facility as proposed

will create an orderly operation of the facility which will be advantageous to all property owners in the neighborhood.

UNIQUENESS:

It is the opinion of the Secretary that the requested variance may be unique to the property in question inasmuch as the only residentially zoned property along this section of Hydraulic between Pawnee and K-15, lies adjacent to the north, and in all probability will eventually receive a change of zoning to the "LC" Light Commercial District or to the "BB" Office District.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the requested variance may not adversely affect the rights of adjacent property owners inasmuch as the adjacent property to the north will be screened from subject property through compliance with the screening provisions of Section 28.04.160.K.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the zoning ordinance may constitute an unnecessary hardship upon the applicants inasmuch as they have attempted to design a commercial banking facility that will adequately and smoothly accommodate their customers, and to deny them this variance will necessitate their utilization of an alternative, less desirable circulation design; all of this adjacent to an area that will probably become commercial zoning.

PUBLIC INTEREST:

It is the opinion of the Secretary that the desired variance would not adversely affect the public interest inasmuch as there will be adequate screening separating subject property from the residence to the north.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of this variance would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the overall character of this area is commercial, not residential, and that appropriate screening with the proposed landscaping will provide a buffer to the residential property remaining.

RECOMMENDATION:

If the Board finds the five conditions necessary to the granting of a variance, it is recommended that the request be approved subject to the following conditions:

1. The applicants shall comply with the screening requirements of the zoning ordinance as applies to the north property line.
2. The 10 x 25 foot landscaped area adjacent to the north property line shall be landscaped with grass and trees or shrubs and shall be maintained in good condition.

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**


May 5, 1976

**TO** David Furnas, CPO Coordinator  
**FROM** Larry Dobson, Assistant Secretary, Board of Zoning Appeals  
**SUBJECT** Notice of Board of Zoning Appeals Cases  
(Case Numbers BZA 11-76; BZA 12-76; BZA 13-76;  
BZA 14-76; BZA 15-76; BZA 16-75; and BZA 17-76)

Attached are notices of seven new cases to be considered by the Board of Zoning Appeals at its meeting on May 25, 1976. Also attached are sketch maps of the area involved in each case.

If you have any questions, please call.

Sincerely,

  
\_\_\_\_\_  
Larry Dobson  
Assistant Secretary

LD:bh  
Attach.

29 notices sent to adjoining property owners, agent, and applicant  
10 notices sent to members of MAPC  
39 notices sent on BZA 17-76, 5-4-76

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,

All the owners within 200 feet of:

Lot 1, MICHAELIS ADDITION, Sedgwick County, Kansas



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

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
1	MICHAELIS	United American State Bank & Trust Co. 750 East 21st Street Wichita, Kansas 67214
S100' of Lot 1	BLAIN	General Enterprises Inc. Address Unknown <i>see file from address</i>
Beginning 570.6 feet North of Southeast corner of Section 33, Township 27, Range 1 East, thence West 208 feet; North to Railroad Right of Way; Southeast along Railroad Right of Way to beginning.		Marion W. & Olive Louise Wood 2267 South Hydraulic Wichita, Kansas 67211
Beginning at the SW corner of the SW $\frac{1}{4}$ of Section 34, thence East to the W right of way line of the A.T. & S.F. Railway, thence NW along said Right of Way line to the West line of said SW $\frac{1}{4}$ , thence S to pt. of beg., exc. for streets, in Sec. 34, Township 27 South, Range 1 East of the 6th P.M., SEdg Co., Ks.		Ruth E. & Virgil Elliott Address Unknown <i>check deed? not in change book not in city book</i> AND Anna L. & Garold C. Hammer % Artistic Marble Co., Inc. Pottoboro, Texas <i>750761 (P.O.)</i>

Fidelity  Title  
COMPANY, INC.



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
2	3	WOMER GREER'S 2ND	Harold & Maxine Riggins ✓ 2302 Greenwood Wichita, Kansas 67211
4	3	WOMER GREER'S 2ND	G. A. & Matilda Nickelson X Address Unknown <i>Robin phone</i>
6	3	WOMER GREER'S 2ND	Doyle M. & Karen L. Strate ✓ 2323 South Washington Wichita, Kansas 67211 <i>not in City Dir</i>
8	3	WOMER GREER'S 2ND	Marion E. & Eva E. Maxwell X Address Unknown <i>see bk</i>
10	3	WOMER GREER'S 2ND	Smith & Co., Inc. ✓ 838 South Edgemoor Wichita, Kansas 67218
12	3	WOMER GREER'S 2ND	Lawrence & Goldie Burnell ✓ 2256 South Hydraulic Wichita, Kansas 67211
14	3	WOMER GREER'S 2ND	Harry T. & LaVoda Reed ✓ 2334 Greenwood Avenue Wichita, Kansas 67211
16	3	WOMER GREER'S 2ND	Doyle Thomas & Barbara F. Black ✓ 2342 Greenwood Wichita, Kansas 67211
18	3	WOMER GREER'S 2ND	Adams Development Inc. ✓ 1935 East Blake Wichita, Kansas 67211
1	2	WOMER GREER'S 2ND	Esther L. Krack & GRACE M. HARMEL X Address Unknown <i>not in City Dir</i>
3	2	WOMER GREER'S 2ND	Carl H. & Guyla F. Ballenger ✓ 2309 Greenwood Avenue Wichita, Kansas 67211
5	2	WOMER GREER'S 2ND	Parmer F. & Sarah L. Neal ✓ 2324 Victoria Wichita, Kansas 67211
7	2	WOMER GREER'S 2ND	Mary R. Moody ✓ 2321 Greenwood Avenue Wichita, Kansas 67211
9	2	WOMER GREER'S 2ND	William E. & Betty A. Everhart ✓ 2327 Greenwood Wichita, Kansas 67211
11	2	WOMER GREER'S 2ND	Charles K. & Melva G. Newman X Address Unknown <i>not in City Dir</i>
13	2	WOMER GREER'S 2ND	Paul Alan & Linda Gayle Stiles ✓ 2339 Greenwood Avenue Wichita, Kansas 67211 <i>not in City Dir</i>



**Fidelity**  **Title**  
COMPANY, INC.

LOT	BLOCK	ADDITION	OWNER & ADDRESS
15	2	WOMER GREER'S 2ND	Terry Lee & Pamela Kay Houser <del>Address Unknown</del> <i>not in public books</i> <i>not in Sub Area</i>
17	2	WOMER GREER'S 2ND	Paul O. & Josephine M. Gilbert 2351 Greenwood Avenue Wichita, Kansas 67211
26	A. C. GOLDEN 3RD	American Landmark Corp. <del>Address Unknown</del> <i>See Rts</i>	
25	A. C. GOLDEN 3RD	Neva Weston 604 East Madison Derby, Kansas 67037 AND Doris Elsie Brace <i>See Rts</i> <del>Address Unknown</del>	
24	A. C. GOLDEN 3RD	Marvin M. & Trudy J. Heinz 2556 Greenwood Wichita, Kansas 67211	
16	A. C. GOLDEN 3RD	William T. & Berthelda B. Bogart 2267 Greenwood Avenue Wichita, Kansas 67211	
15	A. C. GOLDEN 3RD	Carl & Edna Mildred Bellesine 2263 Greenwood Avenue Wichita, Kansas 67211	
1, 2, 3, 4	2	ARCHIE ADAMS	Adams Investment Inc. RFD #1 Augusta, Kansas 67030
3, except West 3 feet	2	ARCHIE ADAMS	Larnard E. & Eva I. Smith 14404 LaGuna Drive Wichita, Kansas 67230
1 & 8		PAWNEE	Teachers Insurance & Annuity Asso. of America (Address Unknown) New York, New York
2		PAWNEE	Stella L. Sagerty 8421 South Broadway Wichita, Kansas 67233
1	C	BOMHOFF	John C. & Rosemary Bomhoff Address Unknown
24	C	BOMHOFF	H. Russell & Elgena I. Bomhoff 3030 Bluebird Drive Wichita, Kansas 67204



Dated at Wichita, Kansas, this 28th day of April, 1976,  
 at 7:00 o'clock A.M.

Tracer No. 33234

FIDELITY TITLE COMPANY, INC.  
*Fidelity Title*  
 COMPANY, INC.

LAW OFFICES OF  
MORRIS, LAING, EVANS, BROCK & KENNEDY  
CHARTERED

VERNE M. LAING  
FERD E. EVANS, JR.  
RALPH R. BROCK  
JOSEPH W. KENNEDY  
ROBERT I. QUENTHNER  
DAVID C. ADAMS  
KEN M. PETERSON  
RICHARD D. GREENE  
GORDON B. STULL

SUITE 430  
200 WEST DOUGLAS  
WICHITA, KANSAS 67202  
(316) 262-2671

LESTER L. MORRIS  
1901-1966  
OLIVER A. WITTMERMAN  
OF COUNSEL

April 30, 1976

Mr. Larry Dobson  
Metropolitan Area Planning  
Commission  
City Building  
455 N. Main  
Wichita, Kansas 67202

Re: United American State Bank -  
Application for Variance

Dear Larry:

Attached find certified Ownership List showing the owners  
within 200 feet of Lot 1, Michaelis Addition.

In addition to the addresses shown on the certified list,  
we are aware of the following addresses:

✓ General Enterprises, Inc.  
P. O. Box 11145  
Wichita, Kansas 67202

✓ Marion E. and Eva E. Maxwell  
2318 Greenwood  
Wichita, Kansas

✓ American Landmark Corp.  
838 So. Edgemoor  
Wichita, Kansas

✓ Doris E. Brace  
725 N. Kokomo Avenue  
Derby, Kansas

Very truly yours,

*David*  
David C. Adams  
For the Firm

DCA:mi



BOARD OF ZONING APPEALS

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

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant United American State Bank & Trust Company

Mailing Address 750 East 21st St. Phone 262-5111

Name of Authorized Agent David C. Adams

Mailing Address Suite 430, 200 W. Douglas Phone 262-2671

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

II. The variance requested is permission to construct a drive

and approach within a fifty (50) foot area adjacent to

residential zoning

for property located on the west side of Hydraulic north of

Pawnee

and legally described as: Lot 1, Michaelis Addition

in the City of Wichita; and which is presently zoned LC.

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 he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

UNITED AMERICAN STATE BANK & TRUST COMPANY

Applicant

By David C. Adams

Authorized Agent David C. Adams

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:45 (a.m. (p.m.)), 4-27 19 76 together with appropriate fee of \$50.00.

T9-402

Larry Dobson  
Signed

*subject to rec. ownership list by 4-30-76*

STATEMENT CONCERNING VARIANCE REQUEST

The Applicant, United American State Bank & Trust Company, requests a variance from the enforcement provisions of Section 28.04.160(K) (3) which requires a landscaped yard for a distance of at least 50 feet from a side lot line which abutts a residential district. The granting of the requested variance would meet all requirements of Section 2.12.590 B of the Code of the City of Wichita in that Applicant will landscape, screen and otherwise separate the requested drive and approach from the adjoining residential property in such a manner that no property rights will be adversely affected, nor will the spirit and intent of Title 28 of the Code of the City of Wichita be violated. This situation is unique in that if the drive and approach were to be located more than 50 feet south of the subject property line, the interior traffic flow west of the setback line could move southward to within ten feet of the property line. The foregoing is neither practical nor is the result logical. The Applicant has cooperated in every respect with all adjoining property owners and intends to continue to do so. Further, Applicant believes the construction and orderly operation of the detached banking facility is advantageous to all property owners in the neighborhood.

UNITED AMERICAN STATE BANK &  
TRUST COMPANY

By

  
Its Agent - David C. Adams

FORM 2230-1

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

Name

Address

Type

Due Date

Comments:

Date

By

\*

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

Roll # 1