

Case No. EZA 19-82 - Builders, Inc. -  
requests an exception to permit the  
establishment of residential mini-  
storage facilities on property  
zoned "LC" Light Commercial District  
and generally located on the northeast  
corner of Payne and Madison

200 1/4 Sec 10-29-82  
Checked 11-6-82 art  
Shot 11-10  
Recorded 11-17 KB

5345

POSTED  
5-7-82  
K

BZA  
19-82

# ACTION

COMMITTEE APPROVED DATE 6-22-82

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

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

5345 C

200' 1/4 Sec 10-29-82  
Checked 11-6-82 art  
Shot 11-10  
Recorded 11-17 KX

Case No. EZA 19-82 - Builders, Inc. -  
requests an exception to permit the  
establishment of residential multi-  
storage facilities on property  
zoned "C1" Light Commercial District  
and generally located on the northeast  
corner of Pawnee and Meridian.

Map No. 5345  
 Sec. 31  
 Twp. 27  
 Range 1E

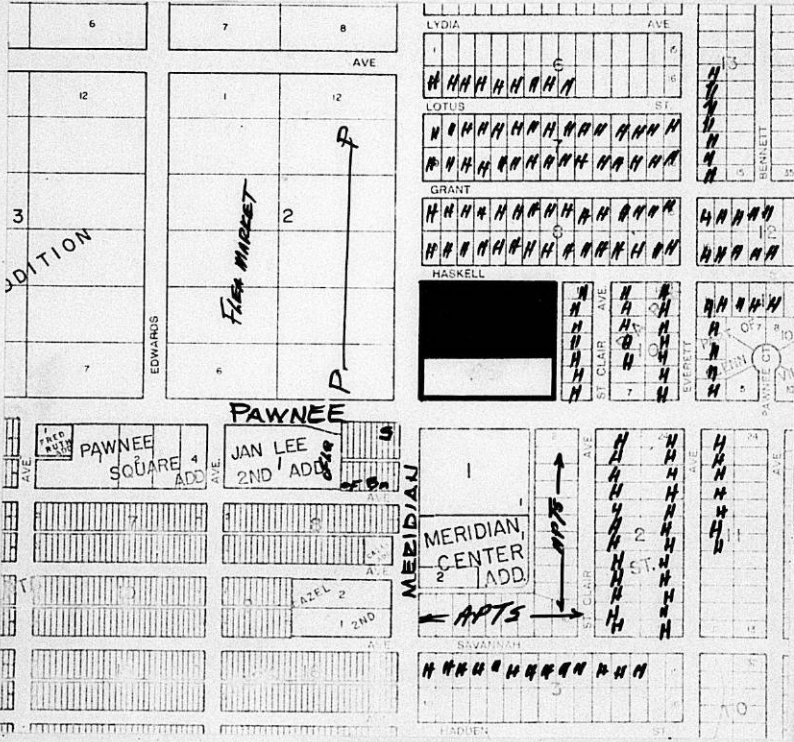
BZA- 19-82  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 4.72 ( 420 ft. by 490 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FAM South \_\_\_\_\_  
 West PARKING LOT North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: \_\_\_\_\_
6. Area (is) (is not) platted.

PHOTO DATA:

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



Map  
 No. 2-153C  
 HASTING, IN  
 LOS ANGELES CHICAGO LOGAN, OH  
 MEMPHIS, TN, MILWAUKEE, WISCONSIN, U.S.A.

October 4, 1982

Builder's Inc.  
1000 Parklane  
Wichita, Ks.

Re: Case No. BEA 19-82  
Request for Exception

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 22, 1982.

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 questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad  
Enclosure

cc: Jay Maxwell, V.P., Builders Development, Inc., 300 W. Douglas, Wichita  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisieck, City Clerk

RESOLUTION NO. EZA 19-82

WHEREAS, Builders Inc., 1000 Parklane, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction of Residential Storage Warehouses on property zoned the "LC" Light Commercial District, and legally described as follows:

Lot 8, Block 9, Pawnee Park, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Pawnee and Meridian.

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 June 22, 1982, 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 residential storage warehouses on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.5, 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 construction of residential storage warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 8, Block 9, Pawnee Park, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Pawnee and Meridian.


subject to the following conditions:

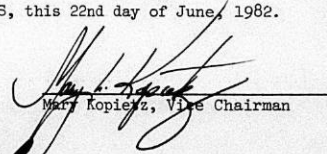
1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, an amended site plan, in triplicate, shall be submitted to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein, and in addition the applicant shall furnish the Secretary two copies of the architectural design of the facility approved by the Superintendent of Central Inspection as to the architectural compatibility with the surrounding development. This shall be submitted within 90 days, or the case will be considered null and void and the case closed.
2. A 25-foot landscaped yard shall be provided along the east property line that is adjacent to the "RB" Four-family Dwelling District. A 20-foot landscaped yard shall be provided along the north property line that is adjacent to Haskell.
3. A six to eight foot screening fence shall be provided at any point along the east or north wherever the buildings are not used for screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 35-foot setback from the property line.
6. Off-street parking shall be provided on the basis of one space for each 2,000 square feet of floor area in the facility.

7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the use established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20 feet in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only two points of ingress/egress shall be permitted to/from subject property. That access being from Meridian Avenue.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
19. This exception shall apply only to the north 280 feet of the property included in the application area.
20. All site improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility and the total project completed within 18 months of the start of construction.

ADOPTED AT WICHITA, KANSAS, this 22nd day of June, 1982.

ATTEST:

  
Glen E. Lytle, Assistant Secretary

  
Mark Kopicz, Vice Chairman

**BUILDERS DEVELOPMENT, INC.**

SUITE 755, 300 WEST DOUGLAS  
WICHITA, KANSAS 67202  
316/261-5343

September 17, 1982

Mr. Glen E. Lytle  
Board of Zoning Appeals  
City Hall  
10th Floor  
455 N. Main Street  
Wichita, Kansas 67202

Re: Case #BZA 19-82  
Request for Exception

Dear Glen:

At the regular meeting of the Board of Zoning Appeals on June 22, 1982, our request for an exception was considered for, Lot 8, Block 9, Pawnee Park, an Addition to Wichita, Sedgwick County, Kansas. At that time the action of the Board was to approve our request, subject to certain conditions. One such request was that a landscape plan be submitted to the City within 90 days of the granting of the exception. As of today we have not submitted that landscape plan to the Superintendent of Central Inspection. All other conditions of your letter dated June 23, 1982, have and will be complied with.

This letter is to notify the City of Wichita that our intentions to proceed with this project have been delayed approximately six months due to what we feel is a softness in the current mini storage market. We will proceed with this project in the Spring of 1983 and would like to keep our zoning exception in tact.

Final plans and specifications have been completed for this project and a landscape plan can be submitted to Central Inspection for review. Should we proceed with the submitting of a landscape plan or wait until the project is nearer to a construction start? It is always possible that changes could occur in our plan prior to a construction start. Please let me know what direction we should proceed as to not lose our exception.

Sincerely,

BUILDERS DEVELOPMENT, INC.

*Jay S. Maxwell*  
Jay S. Maxwell  
Vice President

JSM/sb

**RECEIVED**

SEP 20 1982

METROPOLITAN PLANNING

ROUTE

*Lytle*

9/20 Advised Jay Maxwell  
by phone he needed to  
have design app. by CID  
and submit final site plan  
to JHC for landscape app  
by 9/22/82. JMS

June 23, 1982

Builder's Inc.  
1000 Parklane  
Wichita, Ks.

Re: Case No. EZA 19-82  
Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on June 22, 1982, your request for an exception was considered.

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

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, an amended site plan, in triplicate, shall be submitted to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein, and in addition the applicant shall furnish the Secretary two copies of the architectural design of the facility approved by the Superintendent of Central Inspection as to the architectural compatibility with the surrounding development. This shall be submitted within 90 days, or the case will be considered null and void and the case closed.
2. A 25-foot landscaped yard shall be provided along the east property line that is adjacent to the "RB" Four-family Dwelling District. A 20-foot landscaped yard shall be provided along the north property line that is adjacent to Haskell.
3. A six to eight foot screening fence shall be provided at any point along the east or north wherever the buildings are not used for screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.

5. Any side of the buildings providing access to storage areas shall maintain a 35-foot setback from the property line.
6. Off-street parking shall be provided on the basis of one space for each 2,000 square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the use established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20 feet in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only two points of ingress/egress shall be permitted to/from subject property. That access being from Meridian Avenue.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.

19. This exception shall apply only to the north 200 feet of the property included in the application area.
20. All site improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility and the total project completed within 18 months of the start of construction.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have submitted a new site plan showing compliance with all conditions and the vacation of the alley.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:sad

cc: Jay Maxwell, V. P., Builders Development, Inc., 300 W. Douglas,  
Wichita  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

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

DATE June 17, 1982



TO Glen Lytle, Special Assistant for Zoning  
FROM Stan Scott, Administrative Aide III

**SUBJECT** BZA 19-82: Northwest Corner  
of Pawnee and Meridian

On Tuesday, June 15th, CPO Neighborhood Council "B" considered a request for an exception to permit the establishment of residential mini-storage facilities on property zoned "LC", Light Commercial, at the captioned location. A motion to recommend denial of the requested exception failed on a 2-2 moot vote.

Neither the applicant, nor concerned area residents or property owners were present. Council members were provided a copy of the notice to adjoining property owners, map of the area, and MAPD staff comments.

Concerns expressed by those Council members who opposed the exception to permit the mini-storage facility included increased traffic and drainage problems, possible increases in criminal activity in the area, and the general feeling that the proposed facility is an inappropriate use for the location.

Please provide the above information to the Board of Zoning Appeals when BZA 19-82 is considered on Tuesday, June 22nd.

Stan Scott  
Administrative Aide III

Noted:

Sarah Gilbert  
CP Coordinator

**RECEIVED**

JUN 17 1982

METROPOLITAN PLANNING

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

THE CITY OF WICHITA

June 11, 1982



DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT  
LOCAL HOUSING AUTHORITY  
307 RIVERVIEW  
WICHITA, KANSAS 67203  
(316) 268-4556

RECEIVED

JUN 14 1982

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Mr. Jay Maxwell  
Vice President  
Builders Development, Inc.  
Suite 755, 300 West Douglas  
Wichita, Kansas 67202

Dear Mr. Maxwell:

Subject: Vacation of Alley Way

On June 10, 1982, you appeared before the Board of Housing Commissioners and presented the vacation request made by Builders Development, Inc. and answered questions of the Board. Upon your departure, the Board further discussed the vacation request and deferred any action on the request until they have received information on the simple fee title to the property in the event that it is vacated. Also, if there is any possible need by the Housing Authority for the alley as an entry way to the rear of the properties that face St. Clair.

In addition, the Board made a motion to rescind their actions of May 13th, approving the vacation of the alley, until the above information has been received, analyzed and acted upon.

It will be my intent to request from the Legal Department their comments relative to ownership of the vacated portion of the property that abuts the LHA dwelling units. Accordingly, the request for vacation is being retained by the Housing Authority until the final recommendations from the Board have been developed.

We will keep you informed on our progress in this matter.

Sincerely

  
Charles F. Porter  
Housing Coordinator, P.H.M.

CFP/ok

cc: Pat Miller  
MAPD - Board of Zoning Appeals ✓  
Board of Housing Commissioners

SECRETARY'S REPORT  
CASE NO. BZA 19-82

APPLICANT: Builder's Inc., 1000 Parklane, Wichita, Kansas.

AGENT: Jay Maxwell, V. P., Builders Development, Inc.,  
300 West Douglas, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.5, Code  
of the City of Wichita to permit the establish-  
ment of residential storage warehouses in the  
"LC" Light Commercial District.

GENERAL LOCATION: On the northeast corner of Pawnee and Meridian  
along that portion of the property adjacent to  
Haskell.

ZONING: Subject property is zoned the "LC" Light  
Commercial District as is the property to the  
south. Property to the west is "E" Light  
Industrial. To the north and east is "RB"  
Four-family Dwelling District.

LAND USE: Subject property is vacant. Property to the  
east and north are one-family dwellings.  
Property to the west and south is commercial  
development.

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 28.04.183.5 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the construction of residential storage warehouses in the "LC" Light Commercial District. This is for a portion of a property that has been zoned but undeveloped for a number of years.

The proposed facility would be for over 61,000 square feet of warehouse buildings providing approximately 450 rental units. The facility would be oriented toward Meridian with the office and control point on the west. The alley to the east should be vacated or improved and in this particular case the alley is not open or being used for access to the properties on the east.

It will be necessary for the applicant to provide a 20-foot landscaped yard adjacent to Haskell and a 25-foot landscaped yard adjacent to the residential zoning to the east. In addition those particular sides must be provided with either a screening fence or the buildings shall be used for screening the activity of the use from the residences. The applicant's plan shows compliance with these requirements.

RECOMMENDATION:

Should the Board determine that Residential Storage Warehouses are appropriate at this location, then it is the Secretary's recommendation that the application be approved subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, an amended site plan, in triplicate, shall be submitted to the Secretary to become part of the file. Such site plan shall show compliance with all conditions as set forth herein, and in addition the applicant shall furnish the Secretary two copies of the architectural design of the facility approved by the Superintendent of Central Inspection as to the architectural compatibility with the surrounding development. This shall be submitted within 90 days, or the case will be considered null and void and the case closed.
2. A 25-foot landscaped yard shall be provided along the east property line that is adjacent to the "RB" Four-family Dwelling District. A 20-foot landscaped yard shall be provided along the north property line that is adjacent to Haskell.

3. A six to eight foot screening fence shall be provided at any point along the east or north wherever the buildings are not used for screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 35-foot setback from the property line.
6. Off-street parking shall be provided on the basis of one space for each 2,000 square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the use established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20 feet in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only two points of ingress/egress shall be permitted to/from subject property. That access being from Meridian Avenue.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
19. This exception shall apply only to the north 280 feet of the property included in the application area.
20. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

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

June 2, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 19-82

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Builders, Inc., 1000 Parklane, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of residential mini-storage facilities on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 8, Block 9, Pawnee Park, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Pawnee and Meridian.

This application has been assigned Case No. BZA 19-82. It will be considered by the Board of Zoning Appeals on June 22, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith  
Secretary

BZA CASE NO. 19-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

19 NOTICES SENT TO ADJOINING PROPERTY OWNERS

32 TOTAL NOTICES SENT 6-2-82



**BUILDERS DEVELOPMENT, INC.**

SUITE 755, 300 WEST DOUGLAS  
WICHITA, KANSAS 67202  
316/261-5343

May 12, 1982

Office of the Secretary  
Board of Zoning Appeals  
Tenth Floor, City Hall  
455 N. Main  
Wichita, Kansas 67202

Gentlemen:

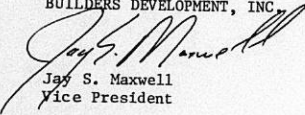
Enclosed is the following documentation needed for the processing of an Application of Exception.

1. Executed application by Builder's, Inc. as applicant and Builders Development, Inc. as their authorized agent.
2. Certified list from Security Abstract listing names and current addresses of owners of all property within a distance of two hundred (200) feet of property involved in the application.
3. Site Plan.
4. Check payable to "City of Wichita" in the amount of \$200.00.

If anything else is needed, please do not hesitate to contact me. With this application we plan to appear on the Board of Zoning Appeals June 22, 1982, agenda. Please notify us if this is incorrect.

Sincerely,

BUILDERS DEVELOPMENT, INC.

  
Jay S. Maxwell  
Vice President

JSM/sb  
enclosures

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
7, 8, 9 & 10	2	Southwest Industrial Addition	✓ Builders Inc., 1000 Parklane, Room 306, 67218
1 exc. the east 2 ft.	8	Pawnee Park Addition	✓ Administrator of Veteran's Affairs, 5500 E. Kellogg, 67218
East 2 ft. of 1 & all of 2	8	"	✓ John L. Schountz & Betty J. Schountz, 2427 Grant, 67213
3 & the west 2 ft. of 4	8	"	✓ Larry L. Alpha & Judy J. Alpha, 2421 Grant, 67213
East 2 ft. of 4 & all of 5	8	"	✓ Patricia I. Heinzman, 2409 Grant, 67213
4 exc. the east 2 ft. & exc. the west 2 ft.	8	"	✓ Administrator of Veteran's Affairs, 5500 E. Kellogg, 67218
6 & the west 1 ft. of 7	8	"	✓ Bruce Harry Carpenter & Donnetta Marie Carpenter, 2403 Grant, 67213
East 3 ft. of 7 & all of 8	8	"	✓ David LeRoy Jones & Linda Jones, 2321 Grant, 67213
7 exc. the west 1 ft. & exc. the east 3 ft.	8	"	✓ Floyd Harrison & Dovie Harrison, 2327 Grant, 67213
9	8	"	✓ Administrator of Veteran's Affairs, 5500 E. Kellogg, 67218
10	8	"	✓ Clarence Eugene Sexton & Carrol A. Sexton, 2309 Grant, 67213
19	8	"	✓ Patken Inc., 1800 S. Seneca, 67213
20	8	"	✓ Leroy Knepper & Virginia Lee Knepper, 2304 Haskell, 67213

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
21 thru 30, odd & even inclusive	8	Pawnee Park Addition	<i>Back plus</i> City of Wichita, 455 N. Main, 67202
1 thru 7, odd & even inclusive	9	"	"
8	9	"	<i>D</i> Builders Inc., 1000 Parklane, Room 306, 67218
1 & 2	10	"	<i>D</i> City of Wichita, 455 N. Main, 67202
3	10	"	✓ Paul N. Kreutziger, 2314 S. St. Clair, 67213
4	10	"	✓ Wilbourne Johnson & Lizzie Johnson, 2320 S. St. Clair, 67213
5	10	"	<i>D</i> City of Wichita, 455 N. Main, 67202
6 & 7	10	"	✓ Walter M. Jacobson & Lena L. Jacobson, 1210 Dallas, 67217
1	-	Wynona Addition	✓ Dorwin H. Graham & Wynona Y. Graham, 1701 N. Nevada, 67212
North 304.32 ft. of 1 exc. the west 150 ft. of the north 150 ft. thereof	1	First Addition to Southwest Village	✓ Randall D. Pierce & Billy M. Pierce, 328 Wind Rows Lake Dr., Goddard, 67052
19 & 20	1	"	"
1	2	"	✓ Michael W. Conn & Cheryl L. Conn, 2404 S. St. Clair, 67217
Odd lots 1 thru 9 inclusive	1	Orienta Park 2nd Addition	✓ V.J. Johnson, 120 N. Maize Rd., Apt. 23, 67212

page 3

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Odd lots 11 thru 19 inclusive	1	Oriente Park 2nd Addition	<del>Clyde D. Sandlian, Address Unknown</del> AND V. Renae Storck & Lance B. Sandlian, Trustees of the Colby B. Sandlian Short Term Trust, 435 N. Broadway, 67202

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of

Lot 8, Block 9, Pawnee Park, an Addition  
to Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 11th day of May, 1982, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Hable*  
Vice-President

Order No. 309083  
GE

**THE CITY OF WICHITA**

**OFFICE OF** CENTRAL INSPECTION DIVISION

**DATE** September 22, 1982



**TO** Glen E. Lytle, Special Assistant for Zoning

**FROM** Sam L. Mobley, Building Code Administrator

**SUBJECT** BZA 19-82 Architectural  
Compatibility Plan

I have reviewed the submitted architectural plans and find  
the design compatible with surrounding development.

*Sam L. Mobley*  
Sam L. Mobley  
Building Code Administrator

SLM:mm1

cc: Jay Maxwell  
Builders Development, Inc.  
300 West Douglas 67202

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-

**PAYMENT NOTICE**  
City of Wichita

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

DESCRIPTION	AMOUNT
-------------	--------

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm  
Roll # 2