

Case No. BZA 28-79 - Request for
exception to permit est. of
residential storage warehouses on
property zoned "BB" & generally
located on the north side of 21st

ACTION

BZA
28-79 COMMITTEE

denied DATE 6-26-79

POSTED
6-27-79

M.A.P.C. _____

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

Case No. BZA 28-79 - Request for
exception to permit est. of
residential storage warehouses on
property zoned "BB" & generally
located on the north side of 21st

July 6, 1979

Keith Anderson
1125 S. Rock Road
Wichita, Kansas 67207

Re: Case No. BEA 28-79
Request for Exception

Dear Mr. Anderson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 26, 1979, in connection with your request for an exception to permit the establishment of residential storage warehouses on property zoned the "BB" Office District and "LC" Light Commercial District and generally located on the north side of 21st Street approximately 600 feet west of Woodlawn.

This Resolution reflects the official action of the Board to deny this request. 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:bbc
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 28-79

WHEREAS, Keith L. Anderson, 1125 South Rock Road, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of residential storage warehouses on property zoned the "BB" Office District and legally described as follows:

Lot 8, Block 7, 3rd Addition to Crestview Heights, Wichita, Sedgwick County, Kansas, except that part platted as Plaza 21 Addition. Generally located on the north side of 21st Street approximately 600 feet west of Woodlawn.

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 26, 1979, 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 "BB" Office 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 to permit the establishment of residential storage warehouses on property zoned the "BB" Office District and legally described as follows:

Lot 8, Block 7, 3rd Addition to Crestview Heights, Wichita, Sedgwick County, Kansas, except that part platted as Plaza 21 Addition. Generally located on the north side of 21st Street approximately 600 feet west of Woodlawn

be denied.

ADOPTED AT WICHITA, KANSAS, this 26th day of June, 1979.

ATTEST:

Jack H. Galbraith
Jack H. Galbraith, Secretary

Mary L. Kopietz
Mary Kopietz, Chairman

WE, THE UNDERSIGNED RESIDENTS OF CRESTVIEW
HEIGHTS 3RD ADDITION, PROTEST THE EXCEPTION TO
PRESENT ZONING WHICH WOULD ALLOW THE ESTAB-
LISHMENT OF RESIDENTIAL STORAGE WAREHOUSES
ON PROPERTY DESCRIBED IN CASE # BZA 28-79 TO
BE CONSIDERED BY THE BOARD OF ZONING APPEALS
ON JUNE 26, 1979.

M. R. Mauldin
Ann Mauldin
Barbara A. Jensen
Shirley J. Powell
Nadine Baker
Nancy Jabara
Jeff Jabara
Joan A. DiPreto
Robert E. DiPreto
Kent E. Long
Rosa Hurley
Debra Hurley
Stanley Hurley
Maybelle Henderson

Dorothy Powell
Jane Myrue
Betty Lincker
Kathy Hanz

28-79

June 27, 1979

Keith Anderson
1125 S. Rock Road
Wichita, Kansas 67207

Re: Case No. BZA 28-79
Request for Exception

Dear Mr. Anderson:

At the regular meeting of the Board of Zoning Appeals on June 26, 1979, your request for an exception to permit the establishment of residential storage warehouses on property zoned the "BB" Office District and "LC" Light Commercial District and generally located on the north side of 21st Street approximately 600 feet west of Woodlawn was considered.

It was the action of the Board to deny this request.

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,

Glen E. Lytle
Assistant Secretary

GEL:bbc

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk
Ann Mawhirter, 2302 N. Farmstead 67220
Delores Hurley, 2214 Farmstead 67220

THE CITY OF WICHITA
OFFICE OF

DATE June 21, 1979

TO Jack Galbraith, Chief Planner
FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 28-79: Storage Warehouses at
21st and Woodlawn

CPO Council "I" discussed the captioned case on June 19, 1979, and voted 5-4 to recommend approval of the requested exception, subject to the twenty-two conditions set forth in the MAPD staff report.

The applicant explained that BZA resolution violations at his Rock Road facility are the result of a misunderstanding of those conditions, and that no complaints have been registered concerning the absence of solid fencing across the street from residential zoned property.

Therefore, the majority of the Council felt that it would not be appropriate to base their recommendation for the captioned case on the Rock Road facility and recommended approval on the basis of the site plan, a sketch of the proposed warehouses (which were described as being brick or stucco-like), and the conditions suggested by staff.

Please inform the Board of Zoning Appeals of this recommendation when they consider the case on June 26.

Gail Williams
Gail Williams
CPO Administrative Aide

GW:jw

Noted: *Sarah Gilbert*
Sarah Gilbert
Assistant CP Coordinator



SECRETARY'S REPORT
CASE NO. BZA 28-79

APPLICANT: Keith L. Anderson, 1125 S. Rock Road,
Wichita, Kansas

AGENT: Same

REQUEST: Exception pursuant to Section 2.12.590.C,
Code of the City of Wichita, to permit the
establishment of residential storage ware-
houses.

GENERAL LOCATION: On the north side of 21st Street, approx-
imately 600 feet west of Woodlawn.

ZONING: Subject property is zoned the "BD" Office
District with a small triangular portion
of the property being zoned "LC" Light
Commercial. Property to the east and south
is zoned "LC", west is "AA" Single Family
Dwelling District and north is "AA" Single
Family and "R-6" General Residence District.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.5 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the installation of Residential Storage Warehouses on property zoned the "BD" Office District and "LC" Light Commercial District. The property has frontage along 21st Street and is approximately a 3-1/3 acre, irregular shaped parcel situated between 21st Street on the south, and 22nd Street and an alley on the north. The site plan submitted indicates only one access to the property, that being located near the center of the property along 21st Street. There are ten buildings on the site, with general access to the units being from the east and west. The preliminary site plan has been approved by the Traffic Engineer with some modification. In accordance with the ordinance, a 25 foot landscaped yard is required along the west, and a 20 foot landscaped yard is required adjacent to Lamson and 22nd Street and the alley to the north. To date, the preliminary design has not been submitted to the Superintendent of Central Inspection for review and recommendation on compatibility with the surrounding development. The site plan does not indicate the type of landscaping that will be provided. A plan shall be submitted to the Planning Department for approval.

When the ordinance was amended to permit the construction of residential storage warehouses in the "D", "BD" or "LC" districts, the applicant's site was one that the ordinance

Page 2
Case No. BZA 28-79
BZA AGENDA
6-26-79

was developed to accommodate. It was the intent of the ordinance to provide for the development of such storage units in close proximity to residential areas that would be compatible with a neighborhood. It was not intended that such warehouses would be used for commercial purposes and the following definition was inserted into the ordinance at that time:

"Residential Storage Warehouse: A building or portion thereof designed or used exclusively for storing the excess personal property of an individual or family when such is not located on the lot with their residence, such as passenger motor vehicle, house trailer, motorcycle, boat, camper and other items of personal property generally stored in residential accessory structures. This shall not include the storage of any merchandise, stock, furnishings or vehicles of a business of any kind."

It should be noted that the applicant is the owner of the Rock Road Storage facility that was approved in stages by 3 separate BZA resolutions. Each of these resolutions contain a condition stating that: "All storage on the property shall be kept within an enclosed building". There are violations of this condition at the Rock Road facility and it should also be noted that the solid fencing requirement along the south property line across the street from residential is not installed and is, therefore, a violation of the BZA resolutions.

RECOMMENDATION:

Should the Board concur that this use would be appropriate for this location, it is the recommendation of the Secretary that this request for an exception to permit the construction of Residential Storage Warehouses on property zoned "BB" Office and "LC" Light Commercial, be approved subject to the following conditions:

1. Prior to the issuance of the Resolution authorizing the construction of Residential Storage Warehouses, an amended site plan shall be submitted for the file, showing all screening, landscaping, off-street parking and typical design criteria that has been approved by Central Inspection, Traffic Engineering and the Planning Department as set forth in the ordinance.
2. A 35-foot building setback line shall be maintained from 21st Street and a 20-foot setback line shall be maintained on Lamson and 22nd Street, and that portion adjacent to the alley.

3. A 25-foot landscaped yard shall be provided along the west property line that is adjacent to the "AA" Single Family Dwelling District.
4. A 5 to 8 foot solid or semi-solid fence, constructed to prevent the passage of debris or light shall be erected along the north portion of the property at the above required 20-foot setback line. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
5. The properties to the west may be screened by the use of the west wall of the building, providing there are no openings in the wall. A 5 to 8 foot fence shall be extended from the west building to the south property line no closer than 25 feet to the west property line.
6. The east and south 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.
7. Any side of the buildings providing access to storage areas shall maintain a 35-foot setback from the property line.
8. Off-street parking shall be provided on the basis of one space for each 2,000 square feet of floor area in the facility.
9. 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.
10. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
11. All storage on the property shall be kept within an enclosed building.
12. No activities such as miscellaneous or garage sales shall be conducted on the premises.
13. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.

14. 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 32 square feet in gross surface area and shall not project over any public right-of-way.
15. The area shall be properly policed by the owner or operator for removal of trash and debris.
16. 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.
17. No outdoor storage of any kind shall be permitted on the premises.
18. 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.
19. 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 to assure compliance that no commercial storage is occurring in violation of this resolution.
20. Only one point of ingress/egress shall be permitted to/from subject property. That access being from 21st Street.
21. All areas not paved as required by condition of approval #9 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.
22. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Warehouse Facility.

June 13, 1979

Mr. Keith Anderson
1125 S. Rock Road
Wichita, Kansas 67207

Re: Case No. BZA 28-79
Request for Exception

Dear Mr. Anderson:

In regard to your application for the development of residential storage warehouses on the site near 21st Street and Woodlawn, I would point out a condition of the ordinance that you have apparently overlooked.

Section 28.04.183.5.5 states:

"When the development is in close proximity to residential development, the architectural design shall be submitted to the Superintendent of Central Inspection for review and a recommendation to the Board as to whether or not the architecture is compatible with the surrounding development, and that adequate screening is being provided. Sufficient copies of the preliminary design plans shall be provided so that a copy of such plans, after having been approved by the Board of Zoning Appeals, may be retained in the BZA case file and by the Superintendent of Central Inspection to ensure that final development plans and construction comply therewith."

I would appreciate you taking care of this matter as quickly as possible so that Central Inspection may have time to prepare a recommendation prior to the scheduled meeting date of June 26, 1979.

If you have any questions on this matter, please give me a call
at 268-4421.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:bbc

cc: Robert Feldner, Supt. of Central Inspection

BZA CASE NO. 28-79

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

21 NOTICES SENT TO ADJOINING PROPERTY OWNERS

33 TOTAL NOTICES SENT 6-6-79

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

June 6, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. EZA 28-79

An application has been filed by Keith L. Anderson, 1125 S. Rock Road, Wichita, Kansas, pursuant to Section 2.12.500.C, Code of the City of Wichita, requesting an exception to permit the establishment of residential storage warehouses on property zoned the "BB" Office District and legally described as follows:

Lot 8, Block 7, 3rd Addition to Crestview Heights, Wichita, Sedgwick County, Kansas, except that part platted as Plaza 21 Addition. Generally located on the north side of 21st Street approximately 600 feet west of Woodlawn.

This application has been assigned case No. EZA 28-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 26, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 263-4516.

Jack H. Galbraith
Secretary



ANDERSON INVESTMENT CO.
1125 SOUTH ROCK ROAD
WICHITA, KANSAS 67207

May 23, 1979

Office of the Secretary
Board of Zoning Appeals
10th Floor - City Hall
455 North Main
Wichita, Kansas 67202

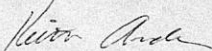
Gentlemen:

Market studies have shown a strong consumer demand for residential storage in the northeast quadrant of the City. That demand is increasing with the rapid home and apartment development in the area.

This site was originally zoned for residential storage use. Since we have developed other similar projects in the Wichita area, which are both successful and fit into their neighborhoods very well, we feel this location best satisfies the feasibility aspect and the zoning requirement for residential storage. There are large trees bordering the site next to the residential district and we propose to leave those trees as part of the required 25 ft. landscaped yard. The site is zoned "BB" and meets the other requirements for the requested exception as provided in Zoning Ordinance 28.04 183, pages 1062 through 1066.

Sincerely,

ANDERSON INVESTMENT COMPANY


Keith Anderson

KA:pw



CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas, of:

Lot 8, Block 7, Third Addition to Crestview Heights, Wichita, Sedgwick County, Kansas

together with all real estate lying within a 200 foot radius thereof.

| <u>DESCRIPTION</u> | <u>OWNERS AND ADDRESSES</u> |
|---|---|
| <u>CRESTVIEW HEIGHTS 3rd ADDITION</u> | |
| <u>BLOCK 7</u> | |
| Lot 1 | Joe O. Herndon Maybelle Herndon 2202 N. Farmstead Wichita, Kansas 67220 |
| South 18 ft. of Lot 2 | do |
| Lot 2, except south 18 ft. | do |
| Lot 3, and the south 0.4 ft. Lot 4 | Elwyn L. Scharag Marilyn J. Schrag 2210 N. Farmstead Wichita, Kansas 67220 |
| Lot 4, except south 0.4 ft. | Frances J. Hurley Deiores J. Hurley 2214 Farmsstead Wichita, Kansas 67220 |
| Lot 5 | Walter M. Schleichler Genevieve Schleichler 2220 N. Farmstead Wichita, Kansas 67220 |
| Lot 6, except south 8 ft. of Lot 7 | Joe L. Johnson Barbara A. Johnson 2224 N. Farmstead Wichita, Kansas 67220 |
| Lot 7 | Kent E. Lorenz Kathy J. Lorenz 2228 N. Farmstead Wichita, Kansas 67220 |
| Lot 8, except that part of Lot 2 PLAZA TWENTY-ONE ADDITION | Board of American Missions of the Lutheran Church in America 327 S. LaSalle Chicago, Illinois 10016 |
| <i>Retired unknown</i> | |
| <u>BLOCK 6</u> | |
| Lot 1 except north 6 ft. | Idyle P. O'Conner 9615 Country Club Dr. Sun City, Arizona 85373 |
| North 6 ft. of Lot 1, all Lot 2, exc. North 3 ft. | Jeffrey D. Jabara Nancy L. Jabara 643 N. Green Wichita, Kansas 67214 |
| Lot 3 and North 3 ft. Lot 2 | Kenneth L. Baker Nadine Baker 2209 Farmstead Wichita, Kansas 67220 |

| <u>DESCRIPTION</u> | <u>OWNERS AND ADDRESSES</u> |
|--|--|
| <u>CRESTVIEW HEIGHTS 3rd</u> <u>BLOCK 6</u> <u>Lot 5</u> | Robert F. Byrne Jane B. Byrne 2217 N. Farmstead Wichita, Kansas 67220 |
| Lot 4 | Floyd D. Powell Shirley Powell 2314 E. 23rd St. Wichita, Kansas 67220 |
| Lot 6 | Harold E. Posey Joan M. Posey 2271 N. Farmstead Wichita, Kansas 67220 |
| Lot 7 | Rudy Stuehler Betty Stuehler 2225 N. Farmstead Wichita, Kansas 67220 |
| Lot 8 | Billy J. Bates Virginia D. Bates 2309 Lamson Wichita, Kansas 67220 |
| <u>BLOCK 4</u> <u>Lot 11</u> | Sherfield Dawson Saundra L. Dawson 2310 Lamson Wichita, Kansas 67220 |
| <u>BLOCK 2</u> <u>Lot 1</u> | Michael R. Mawhirter J. Ann Mawhirter 2302 N. Farmstead Wichita, Kansas 67220 |
| Lot 2 | Robert E. Nolan Willie W. Nolan 932 N. Terrace Wichita, Kansas 67208 |
| Lot 27 | WesPac Investors Trust a California Real Estate Investment Trust Orange County, California Address not found |
| Lot 28 | do |
| Lot 26 | do |
| <u>BLOCK 1</u> <u>Lot 2</u> | Board of America Missions of the Lutheran Church in America 327 S. LaSalle Chicago, Illinois 10016 |
| Lot 3 | do |
| Lot 4, except that part of Lot 2 PLAZA TWENTY-ONE | do |
| Lot 5, except that part of Lot 2, PLAZA TWENTY-ONE | DO |
| <u>ROYSE ADDITION</u> <u>BLOCK A</u> <u>Lot 1</u> | R. D. Royse Ann Royse 6224 Peach Tree Wichita, Kansas 67218 |

no listing

D

DESCRIPTION

OWNERS AND ADDRESSES

ROYSE ADDITION

BLOCK A

Lot 1

D
R.D. Royse
JoAnn Royse
6224 Peach Tree
Wichita, Kansas 67218

Lot 2

do

Lot 3

do

PLAZA (21) TWENTY-ONE ADDITION

Lot 2

V
Arthur O. Schreck
Clara Schreck
2013 N. Parkwood Lane
Wichita, Kansas 67208

WOMER'S CRESTVIEW HEIGHTS 3rd

BLOCK 3

W. 665 ft. Lot 2

V
Wat Integrity Inc.
340 South Broadway
Wichita, Kansas 67202

Dated this 17th day of May,
1979, at 7:00 A.M.

REALTY TITLE CO., INC.

By *Linda Ayala*
Linda Ayala - Vice President

C17579



BOARD OF ZONING APPEALS

CASE NO. 28-79

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant KEITH L. ANDERSON

Mailing Address 1125 S ROCK RD Phone 681-1711

Name of Authorized Agent N/A

Mailing Address N/A Phone N/A

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

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

2.12.590.C, Code of the City of Wichita, Kansas, to permit

the establishment of RESIDENTIAL STORAGE WAREHOUSES

on property zoned

BB, located on the north side of 21st Street approximately
21st + Woodlawn

600 feet west of Woodlawn and legally described as:

EXCEPT THAT PART PLATTED AS NADA BY ADDITION
LOT 8A BLOCK 7 3RD ADDITION TO CRESTVIEW
HELIXTS

OK

_____ , 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 Keith L. Anderson

Authorized Agent N/A

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 5:00 - p.m., May 29, 19 79, together with appropriate fee of \$50.00

Signed Alan E. Lytle

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas, of:

Lot 8, Block 7, Third Addition to Crestview Heights, Wichita,
Sedgwick County, Kansas

together with all real estate lying within a 200 foot radius thereof.

| <u>DESCRIPTION</u> | <u>OWNERS AND ADDRESSES</u> |
|---|---|
| <u>CRESTVIEW HEIGHTS 3rd ADDITION</u> | |
| <u>BLOCK 7</u> | |
| Lot 1 | Joe O. Herndon Maybelle Herndon 2202 N. Farmstead Wichita, Kansas 67220 |
| South 18 ft of Lot 2 | do |
| Lot 2, except south 18 ft. | do |
| Lot 3, and the south 0.4 ft Lot 4 | Elwyn L. Schrag Marilyn J. Schrag 2210 N. Farmstead Wichita, Kansas 67220 |
| Lot 4, except south 0.4 ft | Frances J. Hurley DeLores J. Hurley 2214 N. Farmstead Wichita, Kansas 67220 |
| Lot 5 | Walter M. Schleicher Genevieve Schleicher 2220 N. Farmstead Wichita, Kansas 67220 |
| Lot 6, except south 8 ft of Lot 7 | Joe L. Johnson Barbara A. Johnson 2224 N. Farmstead Wichita, Kansas 67220 |
| Lot 7 | Kent E. Lorenz Kathy J. Lorenz 2228 N. Farmstead Wichita, Kansas 67220 |
| Lot 8, except that part of Lot 2 PLAZA TWENTY-ONE ADDITION | Board of American Missions of the Lutheran Church in America 327 S. LaSalle Chicago, Illinois 10016 |
| <u>BLOCK 6</u> | |
| Lot 1 except north 6 ft | Idyle P. O'Conner 9615 Country Club Dr. Sun City, Arizona 85373 |
| North 6 ft of Lot 1, all Lot 2, exc. North 3 ft | Jeffrey D. Jabara Nancy L. Jabara 643 N. Green Wichita, Kansas 67214 |
| North 3 ft Lot 2 | Kenneth L. Baker Nadine Baker 2209 N. Farmstead Wichita, Kansas 67220 |
| Lot 5 | Robert F. Byrne Jane B. Byrne 2217 N. Farmstead Wichita, Kansas 67220 |

| DESCRIPTION | OWNERS AND ADDRESSES |
|---|--|
| <u>CRESTVIEW HEIGHTS 3rd CONT'D</u> | |
| <u>BLOCK 6</u> | |
| Lot 4 | ✓ Floyd D. Powell Shirley T. Powell 2314 E. 23rd St. Wichita, Kansas 67204 |
| Lot 6 | ✓ Harold E. Posey Joan M. Posey 2271 N. Farmstead Wichita, Kansas 67220 |
| Lot 7 | ✓ Rudy Stuehler Betty Stuehler 2225 N. Farmstead Wichita, Kansas 67220 |
| Lot 8 | ✓ Billy J. Bates Virginia D. Bates 2309 Lamson Wichita, Kansas 67220 |
| <u>BLOCK 4</u> | |
| Lot 11 | ✓ Sheffield Dawson Sandra L. Dawson 2310 Lamson Wichita, Kansas 67220 |
| <u>BLOCK 2</u> | |
| Lot 1 | ✓ Michael R. Mawhirter J. Ann Mawhirter 2302 N. Farmstead Wichita, Kansas 67220 |
| Lot 2 | ✓ Robert E. Nolan Willie W. Nolan 932 N. Terrace Wichita, Kansas 67208 |
| Lot 27 | X WesPac Investors Trust a California Real Estate Investment Trust Orange County, California Address not found |
| Lot 28 | do |
| Lot 26 | do |
| <u>BLOCK 1</u> | |
| Lot 2 | D Board of America Missions of the Lutheran Church in America 327 S. La Salle Chicago, Illinois 10016 |
| Lot 3 | do |
| Lot 4, except that part of Lot 2 PLAZA TWENTY-ONE | do |
| Lot 5, except that part of Lot 2, PLAZA TWENTY-ONE | do |
| <u>ROYSE ADDITION</u> | |
| <u>BLOCK A</u> | |
| Lot 1 | ✓ R.D. Royse JoAnn Royse 6224 Peach Tree Wichita, Kansas 67218 |
| Lot 2 | do |
| Lot 3 | do |

DESCRIPTION
PLAZA (21) TWENTY-ONE ADDITION
Lot 2

OWNERS AND ADDRESSES

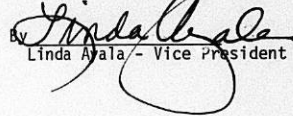
Arthur O. Schreck
Clara Schreck
2013 W. Parkwood Lane
Wichita, Kansas 67208

CRESTVIEW HEIGHTS 3rd
BLOCK 3
Lot 2

✓ Wat Integrity Inc.
340 South Broadway
Wichita, Kansas 67202

Dated this 17th, day of May,
1979, at 7:00 A.M.

REALTY TITLE CO., INC.

By 
Linda Ayala - Vice President

C17579

SECRETARY'S REPORT
CASE NO. BZA 28-79

*See How we got By
this took N. St. Anthony - Admin
work in Commission of the
City of Wichita
get hung up for a while
Robt. D. Jensen*

APPLICANT:

Keith L. Anderson, 1125 S. Rock Road,
Wichita, Kansas

AGENT:

Same

REQUEST:

Exception pursuant to Section 2.12.590.C,
Code of the City of Wichita, to permit the
establishment of residential storage ware-
houses.

GENERAL LOCATION:

On the north side of 21st Street, approx-
imately 600 feet west of Woodlawn.

ZONING:

Subject property is zoned the "DB" Office
District with a small triangular portion
of the property being zoned "LC" Light
Commercial. Property to the east and south
is zoned "LC", west is "AA" Single Family
Dwelling District and north is "AA" Single
Family and "R-6" General Residence District.

*We own
this tract*

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
installation of Residential Storage Warehouses on property
zoned the "DB" Office District and "LC" Light Commercial Dis-
trict. The property has frontage along 21st Street and is
approximately a 3-1/3 acre, irregular shaped parcel situated
between 21st Street on the south, and 22nd Street and an alley
on the north. The site plan submitted indicates only one
access to the property, that being located near the center of
the property along 21st Street. There are ten buildings on
the site, with general access to the units being from the east
and west. The preliminary site plan has been approved by the
Traffic Engineer with some modification. In accordance with
the ordinance, a 25 foot landscaped yard is required along the
west, and a 20 foot landscaped yard is required adjacent to
Lamson and 22nd Street and the alley to the north. To date,
the preliminary design has not been submitted to the Superintend-
ent of Central Inspection for review and recommendation on
compatibility with the surrounding development. The site plan
does not indicate the type of landscaping that will be provided.
A plan shall be submitted to the Planning Department for approval.

*Design Team
6/30
D. Jensen
11/11/79
DET/MS*

When the ordinance was amended to permit the construction of
residential storage warehouses in the "D", "DB" or "LC"
districts, the applicant's site was one that the ordinance

*Preliminary design submitted 6-20-79 and
Approved. John Q. Piddell Plan marked "noted."*

Lytle

Mrs. Harry J. Scribner
9615 Country Club Drive
Sun City, Arizona 85373



NOTICE TO: Board of Zoning Appeals
Tenth Floor - City Hall
455 N. Main
Wichita, Kansas 67202

We urgently request that zoning
exception NOT be made on
Case Number EZA 28-79.

Crestview Heights addition West
of Woodlawn and North of 21st St
is a lovely residential area where
the homes have been built and pur-
chased to live in. We feel it
should be left so.

There are many other areas here
in Wichita, Kansas, where residen-
tial storage warehouses should be
built. But not in this location.

Very truly yours,

Idyle P. O'Connor

Idyle P. O'Connor

June 16, 1979

Mrs. Harry J. Scribner
9615 Country Club Drive
Sun City, Arizona 85373

WG
6/17

Jyffe

Mrs. Harry J. Scribner
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Board of Zoning Appeals
Tenth Floor - City Hall
455 North Main
Wichita, Kansas 67202

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

June 6, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. EZA 28-79

An application has been filed by Keith L. Anderson, 1125 S. Rock Road, Wichita, Kansas, pursuant to Section 2.12.500.C, Code of the City of Wichita, requesting an exception to permit the establishment of residential storage warehouses on property zoned the "BE" Office District and legally described as follows:

Lot 8, Block 7, 3rd Addition to Crestview Heights, Wichita, Sedgwick County, Kansas, except that part platted as Plaza 21 Addition. Generally located on the north side of 21st Street approximately 600 feet west of Woodlawn.

This application has been assigned case No. EZA 28-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 26, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

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

Jack H. Galbraith
Secretary

WICHITA - SEDGWICK COUNTY

W.S.C.

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

28-79



ADDRESSEE UNKNOWN

Board of American Missions of the Lutheran
Church in America
327 S. LaSalle
Chicago, Illinois 10016



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

June 6, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. EZA 28-79

An application has been filed by Keith L. Anderson, 1125 S. Rock Road, Wichita, Kansas, pursuant to Section 2.12.500.C, Code of the City of Wichita, requesting an exception to permit the establishment of residential storage warehouses on property zoned the "BB" Office District and legally described as follows:

Lot 8, Block 7, 3rd Addition to Crestview Heights, Wichita, Sedgwick County, Kansas, except that part platted as Plaza 21 Addition. Generally located on the north side of 21st Street approximately 600 feet west of Woodlawn.

This application has been assigned case No. EZA 28-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 26, 1973, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

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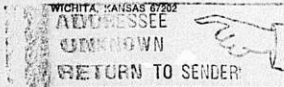
Jack E. Galbraith
Secretary

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202



moved

Floyd D. and Shirley T. Powell
2314 E. 23rd St.
Wichita, Kansas 67204



**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29 1

**PAYMENT NOTICE
City of Wichita**

| | | | |
|-------|------------------|-----------------------|--------|
| Bldg. | Use of Str. | Code Bks | Copies |
| Elec | Elev. Insp. | Hse Moving | Lic. |
| Mech | Boiler Insp. | Pa ^d Cert. | |
| Plbg | Exam Fees | Sewer Elev. | |
| Signs | Plan Rev. (P.W.) | Cement M.S.P. | |
| | Planning | JEL #1 | |

**PAID
MAY 31 '79
CITY OF WICHITA**

| DESCRIPTION | AMOUNT |
|-------------|----------|
| 117-2A | 50.00 |
| Collection | |
| NAME | |
| ADDRESS | |
| FUND | DUE DATE |
| COMMENTS | |
| DATE | BY |

*

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

Roll # 2