

Case No. BZA 28-87 - Golden Corral Corporation,
requests a variance to reduce the required front
yard setback from 20' to 0' adjacent to Illinois
& to reduce the required side yard setback from
3' to 0' adjacent to 9th Street, for off-street.

5248 P
D

ACTION

BZA 28-87 Approved 12/23/87
DATE

D
5248

700'4 Sec. 12-14-87
Shot 1-27-88
Record ✓

Map No. 52480

BZA 28-97
Filed 5-21-87

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East _____ South _____
West _____ North _____
4. Area (is) (is not) platted.



Shaw
No. 2153C
MARTINEB, MN
LOS ANGELES, CHICAGO, LOGAN, OH
MCKENSON, TX, LOCUST GROVE, GA
U.S.A.

9-18-87
Bud Clement
G.C. Development Corp
1-800-334-6311
OUT OF TOWN 2 WKS.
Phil Hartman working
on this project.

December 8, 1987

C. Robert Bell
301 West Central
P. O. Box 47886
Wichita, Kansas 67201

FILE COPY

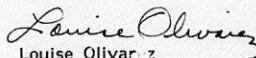
Re: BZA 28-87 - Variance to reduce setbacks for off-street parking purposes only at the northwest corner of 9th and Illinois (Golden Corral Restaurant).

Dear Mr. Bell:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on June 23, 1987. This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files now that the trees along Ninth Street have been planted. Since no trees were planted along Illinois, a three-foot fence is required (see condition #2 of the resolution). Also, bumper guards or some other barrier to prohibit cars from overhanging the south property line still need to be installed along Ninth Street east of the driveway as shown on the parking plan approved by the Traffic Engineer last June.

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

Sincerely,


Louise Olivarez
Assistant Secretary

LO/lw

Enclosure

cc: Golden Corral Corporation, P. O. Box 15745, Del City, Ok 73155
Monty Robson, Superintendent of Central Inspection (2 w/site plan)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 28-87

WHEREAS, Golden Corral Corporation, P. O. Box 15745, Del City, Oklahoma, 73155, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback from 20 feet to 0 feet adjacent to Illinois and to reduce the required side yard setback from 5 feet to 0 feet adjacent to 9th Street, for off-street parking purposes only, on property zoned the "B" Multiple-Family Dwelling District and legally described as follows:

Lots 8 and 9, Block 5, Golden Gardens Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of 9th and Illinois.

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 23, 1987, 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 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 subject parking lot is a continuation of a parking lot to the west for the same business and that west portion of the lot is within the "LC" Light Commercial district which does not require a setback to be observed for parking purposes; 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 parking lot is screened by a solid board fence along the north property line as required by City Code and streets separate this site from adjacent residences on the east and south; 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 owners represented in the application inasmuch as the parking lot has been in existence and paved at this site for approximately 15 years and prior to the current owner acquiring title to the property. It would be an economic hardship on this owner if he were required to remove the existing asphalt and re-stripe the lot; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of the front and side yard setbacks for parking purposes only will not interfere with any needed right-of-way or easement; 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 applicant will be providing the required screening along the north property line and the installation of a 3-foot fence or wall along the east and south property lines or street trees on public right-of-way along the east and south; 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 front yard setback from 20 feet to 0 feet adjacent to Illinois

and to reduce the required side yard setback from 5 feet to 0 feet adjacent to 9th Street, for off-street parking purposes only, on property zoned the "B" Multiple-Family Dwelling District and legally described as follows:

Lots 8 and 9, Block 5, Golden Gardens Addition to
Wichita, Sedgwick County, Kansas. Generally located
at the northwest corner of 9th and Illinois.

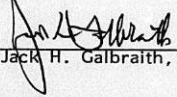
be approved subject to the following conditions:

1. This parking lot, including the portion within the "LC" zoning district to the west, shall be maintained in conformance with the provisions of the zoning ordinance as to surfacing and striping and in accordance with the parking layout plan approved by the Traffic Engineer's office June 12, 1987. To comply with this approved plan, the two handicapped parking spaces must be increased in width to at least 13 feet each and bumper guards or a curb must be installed along the south line of the lot east of the entrance drive.
2. A 3-foot high board fence or wall shall be erected at the south and east property lines of the "B" district where across the street from residential zoning, except at the driveways, OR street trees, as approved by the City Forester, shall be planted along the south and east property boundaries within the public right-of-way between the curb (or edge of gravel) and the property lines at no greater distances than 50 feet on centers. If the applicant chooses to plant street trees, the location, type and size of trees shall be added to the site plan after review and approval by the Planning Department.
3. The above conditions shall be complied with prior to release of the resolution authorizing this setback variance and within 90 days or this resolution shall be considered null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of June, 1987.


Mary Kopietz, Vice President

ATTEST:


Jack H. Galbraith, Secretary

9-18-87 Talked to Paul Hays in C.I.D. re status of this project. He gave me the name of the project manager who I called to ask about the landscape plan (or fence).

Bud Clement

G. C. Development Corp.

1-800-334-6311

Mr. Clement was out of town so I talked with Phil Hartman. Gave him the City Forester's name and # to contact re acceptable street trees.

9-24-87 I talked to the City Forester, Tim Marty. He suggested either:

- Galleornis 30' to 40' o.c.
- Chinese pistache 30' to 40' o.c.
- Capital pear 20'-25' o.c.

All will survive w/o watering after first two years. Tim had been out on site with Hartman. Said there was no room for street trees on Illinois because of ditch. One Siberian elm should be pruned.

9-25-87 Hartman (or someone) called and left message that they will plant Chinese pistache.

10-8-87 Field check: No trees yet

11-15-87 Field check: 8 scrawny trees about 1/2" calip
5' to 6' tall new planted on Ninth St.
Bumper guards NOT in.

LAW OFFICES OF
C. ROBERT BELL, P.A.
301 W. CENTRAL
P. O. BOX 47886
WICHITA, KANSAS 67201
(316) 267-5277

July 22, 1987

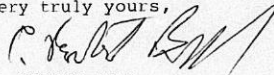
Ms. Louise Olivarez
Board of Zoning Appeals
City Hall-Tenth Floor
455 North Main Street
Wichita, Kansas, 67202

Re: BZA-28-87

Dear Ms. Olivarez:

Enclosed herewith is our clients undertaking complying with the conditions of the Board of Zoning Appeals on BZA 28-87. It is also my understanding that Vacation V-1469 has now been approved by City Council. In the event further action is requested by this office please let us know.

Very truly yours,



C. ROBERT BELL

CRB:bjt
cc: Mr. Gene Piper
cc: Mr. Forest Nagley
Encls.

RECEIVED

JUL 23 1987

METROPOLITAN PLANNING
ROUTE _____

GC DEVELOPMENT CORP.

P.O. BOX 29511 • RALEIGH, NORTH CAROLINA 27626 • TELEPHONE (919) 781-8952

Developers of
GOLDEN CORRAL FAMILY STEAK HOUSES

July 17, 1987

RECEIVED

JUL 24 1987

METROPOLITAN PLANNING
ROUTE _____

Mr. C. Robert Bell, Attorney
301 West Central
Wichita, Kansas 67201

Re: Golden Corral - West Street - Wichita

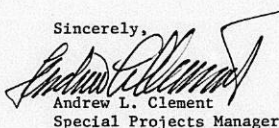
Dear Mr. Bell:

Mr. Gene Piper has informed us of the conditions attached to the granting of a variance to reduce the required setbacks adjacent to Illinois and 9th streets.

Please inform the Board of Zoning Appeals that GC Development Corporation a subsidiary of Golden Corral Corporation, has a conditional permit to remodel the Golden Corral restaurant. Our builder will be on the job within two (2) weeks to start the work, and one of the first items he will accomplish will be to meet with the City Planning Department and proceed with the planting of street trees as required.

Work as required in the conditions will be accomplished within the 90 day period as specified.

Sincerely,



Andrew L. Clement
Special Projects Manager

ALC:dt

cc: Joe Fink
Gene Aman
Gene Piper
Lou Burmeister
Phil Hartman

June 25, 1987

C. Robert Bell
301 W. Central
P. O. Box 47886
Wichita, Kansas 67201

Re: BZA 28-87 - Request for Variance (At the northwest corner of
9th and Illinois)

Dear Mr. Bell:

At the regular meeting of the Board of Zoning Appeals on June 23, 1987, your request for a variance to reduce the required front yard setback from 20 feet to 0 feet adjacent to Illinois and to reduce the required side yard setback from 5 feet to 0 feet adjacent to 9th Street for off-street parking purposes only was considered. It was the action of the Board to grant your request subject to the following conditions:

1. This parking lot, including the portion within the "LC" zoning district to the west, shall be maintained in conformance with the provisions of the zoning ordinance as to surfacing and striping and in accordance with the parking layout plan approved by the Traffic Engineer's office June 12, 1987. To comply with this approved plan, the two handicapped parking spaces must be increased in width to at least 13 feet each and bumper guards or a curb must be installed along the south line of the lot east of the entrance drive.
2. A 3-foot high board fence or wall shall be erected at the south and east property lines of the "B" district where across the street from residential zoning, except at the driveways, OR street trees, as approved by the City Forester, shall be planted along the south and east property boundaries within the public right-of-way between the curb (or edge of gravel) and the property lines at no greater distances than 50 feet on centers. If the applicant chooses to plant street trees, the location, type and size of trees shall be added to the site plan after review and approval by the Planning Department.

3. The above conditions shall be complied with prior to release of the resolution authorizing this setback variance and within 90 days or this resolution shall be considered null and void.

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 and condition number 2 has been complied with.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

GEL:lw

cc: Golden Corral Corporation, P. O. Box 15745, Del City, Ok 73155
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

SECRETARY'S REPORT
CASE NO. BZA 28-8,

APPLICANT: Golden Corral Corporation, P. O. Box 15745, Del City, Oklahoma 73155.

AGENT: C. Robert Bell, 301 W. Central, P. O. Box 47886, Wichita, KS 67201.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet adjacent to Illinois and to reduce the required side yard setback from 5 feet to 0 feet adjacent to 9th Street, for off-street parking purposes only.

GENERAL LOCATION: At the northwest corner of 9th and Illinois.

ZONING: Subject property is zoned the "B" Multiple-Family Dwelling District. To the west and southwest is "LC" Light Commercial zoning while to the north, east, and southeast is "AA" Single-family zoning.

LAND USE: Subject property is utilized as a parking lot for the Golden Corral Restaurant located at 1014 N. West Street. To the west is an extension of this parking lot; to the southwest is a real estate office; single-family dwellings exist in all other directions from this application area.

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 conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required front yard setback from 20 feet to 0 feet adjacent to Illinois and to reduce the required side yard setback from 5 feet to 0 feet adjacent to 9th Street, for off-street parking purposes only. The parking lot has been in existence for approximately 15 years and is a continuation of the restaurant parking lot on West Street which is in the "LC" district and requires no setback from the property line. The encroachment was discovered only when the property was in the process of being sold and a site survey was prepared. Parking lots in the "B" district are required to observe the zoning ordinance setbacks and provide solid screening when adjacent to residential zoning. The screening exists on this parking lot only along the north side. In accordance with the ordinance, the applicant should be required to screen the east and south sides of the lot, or an alternative would be to require street trees to be planted within the public "parking" areas adjacent to the streets. The layout of the existing lot, including that portion within the "LC" district, has been approved by the Traffic Engineer's office with the exception that the two handicapped parking spaces must be widened to at least 13 feet each. Also, a barrier (bumper blocks or curbs) needs to be installed along the Ninth Street side of the lot to keep vehicles from straying across the property line.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is a continuation of a parking lot to the west for the same business and that west portion of the lot is within the "LC" Light Commercial district which does not require a setback to be observed for parking purposes.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the parking lot is screened by a solid board fence along the north property

line as required by City Code and streets separate this site from adjacent residences on the east and south.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the parking lot has been in existence and paved at this site for approximately 15 years and prior to the current owner acquiring title to the property. It would be an economic hardship on this owner if he were required to remove the existing asphalt and re-stripe the lot.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of the front and side yard setbacks for parking purposes only will not interfere with any needed right-of-way or easement.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the applicant will be providing the required screening along the north property line and the installation of a 3-foot fence or wall along the east and south property lines or street trees on public right-of-way along the east and south.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. This parking lot, including the portion within the "LC" zoning district to the west, shall be maintained in conformance with the provisions of the zoning ordinance as to surfacing and striping and in accordance with the parking layout plan approved by the Traffic Engineer's office June 12, 1987. To comply with this approved plan, the two handicapped parking spaces must be increased in width to at least 13 feet each and bumper guards or a curb must be installed along the south line of the lot east of the entrance drive.
2. A 3-foot high board fence or wall shall be erected at the south and east property lines of the "B" district, except at the driveways, OR street trees, as approved by the City Forester, shall be planted along the south and east property boundaries within the public right-of-way between the curb (or edge of gravel) and the property lines at no greater distances than 50 feet on centers.

BZA CASE NO. 28-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>13</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>16</u>	TOTAL NOTICES SENT <u>6/2/87</u>

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

June 2, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 28-87

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 Golden Corral Corporation, P.O. Box 15745, Del City, Oklahoma, 73155 requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required front yard setback from 20 feet to 0 feet adjacent to Illinois and to reduce the required side yard setback from 5 feet to 0 feet adjacent to 9th Street, for off-street parking purposes only, on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 8 and 9, Block 5, Golden Gardens Addition to
Wichita, Sedgwick County, Kans.s. Generally located
at the northwest corner of 9th and Illinois.

This application has been assigned Case No. BZA 28-87. It will be considered by the Board of Zoning Appeals on June, 23, 1987 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 in or objections to the requested variance, 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "5B" will consider this case at their meeting to be held on Wednesday, June 17, 1987, at 7:15 p.m., at the Orchard Park Community Center, 4808 West 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Jack H. Galbraith
Secretary

*Sample Title
263 91
Comite*

APPLICATION FOR VARIANCE

I. Name of Applicant GOLDEN CORRAL CORPORATION
Mailing Address P. O. BOX 15745, Del City, Okla. 73155 Phone _____
Name of Authorized Agent C. ROBERT BELL 67201
Mailing Address 301 W. CENTRAL-P.O. BOX 47886, Wichita, Ks Phone 267-5277
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the front yard set back from 20'
0' adjacent to Illinois and to reduce the side yard set back from 5' to
0' adjacent to 9th Street, both for off street parking purposes only.
for property located _____
GARDENS
and legally described as: Lots 8 and 9/Golden Addition to Wichita, Sedgwick
County, Kansas
Block 5
in the City of Wichita; and which is presently zoned B

- 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. 36-596); 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.

Applicant GOLDEN CORRAL CORPORATION

Authorized Agent C. Robert Bell
C. ROBERT BELL

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
fee of 200.00 (a.m./p.m.), May 21, 1987, together with appropriate

Signed Louise Chiang, Sr. Planner

VARIANCE APPLICATION OF GOLDEN CORRAL CORPORATION

1. The variance requested arises from a 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 of the property owner, because the property owner acquired this property from a previous owner who had installed off street parking without appropriately providing for set back or applying for a variance therefrom. This probably resulted from a failure of said previous owner to notice the distinction between off street parking set back requirements in B Zone property as distinguished from the adjacent property under the same ownership which was zoned LC and which had different set back requirements. It should be noted that this was installed by the previous owner pursuant to a permit regularly issued by the Central Inspection Department of the City of Wichita.

2. The granting of this permit will not adversely effect the rights with adjacent property owners or residents, because the property is a corner property in both areas affected.

3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner making this application.

4. And the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and

5. The granting of this variance will not be opposed to the general spirit and intent of Title 28.

WHEREFORE, Applicant respectfully request that the variance be granted.

GOLDEN CORRAL CORPORATION

BY: *C. Robert Bell*

C. ROBERT BELL, Attorney

Speed Message

To CITY OF WICHITA
PLANNING DEPARTMENT
10th Floor
405 N. Main
Wichita, KS 67202

From C. ROBERT BELL
ATTORNEY AT LAW
301 W. CENTRAL-P.O. BOX 47886
Wichita, KS 67201

Subject OWNERSHIP LIST

Date 5/27/87 19

Enclosed herewith is the Ownership List in the Golden Corral
matter per our conversation of today.

RECEIVED

MAY 28 1987

METROPOLITAN PLANNING

ROUTE

Signed

C. Robert Bell
C. ROBERT BELL

CERTIFICATED OF OWNERSHIP

GUARANTEE TITLE COMPANY, INC. has searched the public records and finds the following to be a true and correct list of the property owners as evidenced by the last deed of record within a 200' radius of and including the following described property, viz:

Lots 8 & 9, Golden Gardens, Sedgwick County, Kansas,
and ~~Lot 1~~, Tusler Addition, Wichita, Sedgwick County,
Kansas.

*Should be
200' radius from
Lots 8 & 9 only*

NOTE: Addresses are furnished as a courtesy only and are not certified.

DESCRIPTION	OWNER/ADDRESS	ZIP CODE
<u>BANNON ADD</u> Lot 1	✓ Jeff W. Bannon 946 N. West Street Wichita, Kansas	67203
<u>BANNON 2ND ADD</u> Lot 1	✓ Kansas Investment Corp. 946 N. West Street Wichita, Kansas	67203
CORKY'S ADD Lot 2	Herbert L. Mann & Janet M. Mann % Jarold D. Harrison 4202 Edminster Wichita, Kansas	67212
E. B. CLARK ADD Block D Lots 12, 13, 14 & 15	Board of American Missions of the United Presbyterian Church of North America 475 Riverside Drive New York, New York	10115
<u>GALYARDTS 1ST ADD</u> Block 1 The East 110 feet of the North 25 feet of Lot 31 and The East 110 feet of Lots 32 & 33	Marvin D. Reese & Shirley E. Reese 329 N. Millstead St. Wichita, Kansas	67227
The South 25 feet & the West 65 feet of the North 25 feet of Lot 31 and The West 55 feet of Lots 32 & 33	Robert J. Keys & Louise L. Keys 9021 E. 7th South Derby, Kansas	67037
<u>GOLDEN GARDENS</u> Block 5 Lots 3 & 4	Malcolm C. Atkinson & Golda Ann 3901 Zoo Boulevard Wichita, Kansas	67203
Lots 5 & 7	✓ Jeffrey R. Hart 824 N. Mt. Carmel Wichita, Kansas	67203
Lot 6	✓ Jeff R. Hart 1035 N. Illinois Wichita, Kansas	67203

DESCRIPTION	OWNER/ADDRESS	ZIP CODE
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applicant

GOLDEN GARDENS CONT'T
BLOCK 5
 Lots 8 & 9

use address from application

Golden Corral Corporation
 P. O. Box 29511
 Raleigh, North Carolina 27626

Golden Gardens

BLOCK 6

Lots 6 & 7

Donald W. Henrichs &
 Joan C. Henrichs
 2054 N. McComas Avenue
 Wichita, Kansas 67203

Lots 8, 9 & 10

Van R. Delhotal &
 Barbara L. Delhotal
 402 S. Roosevelt
 Wichita, Kansas 67218

MCINTOSH ADD

Lot 1

Phillip S. Frick
 % The Martens Company
 P.O. Box 486
 Wichita, Kansas 67201

~~MESSNER ADD~~

~~Lot 1~~

~~Ronald Roe Messner
 450 N. 14th St. East
 Wichita, Kansas 67230~~

NEWTON GARDENS

Lot 7

Paul Marion Johnson, Jr. &
 Leona Louray Johnson
 9226 Thurman St.
 Wichita, Kansas 67212

Lot 8

Lee R. Martin &
 Betty Jean Martin
 3831 W. 9th ST.
 Wichita, Kansas 67203

Lot 9

Jeffrey A. McVicker &
 Nora J. McVicker
 4560 S. Hydraulic Avenue Lot A55
 Wichita, Kansas 67216

TUSLER ADD

Lot 1

dup
 Golden Corral Corporation
 P. O. Box 29511
 Raleigh, North Carolina 27626

Dated this Thirteenth Day of May, 1987 at 7:00 A.M.

No. 5468

GUARANTEE TITLE CO., INC.

By: *Connie L. Douthett*
 Vice-President

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM : 021

PAYMENT NOTICE
 City of Wichita

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

DESCRIPTION	AMOUNT
BZA variance	300 ⁰⁰

NAME Kenneth Bell

ADDRESS P.O. Box 47186 67211

FUND 755-9070-003 DUE DATE 5/25/07

COMMENTS

DATE 5/21/07 BY KU.

*

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

Roll # 3