

Case No. BZA 30-85 - Schofield-Hatchett
requests an exception to permit the
establishment of an automobile sales
business on property zoned the "LC"
Light Commercial District and gen-
erally located on the west side of
Governour between Kellogg & Orme

POSTED
5-8-85 106.

ACTION

B.Z.A. 30-85 APPROVED 5-20-85
DATE

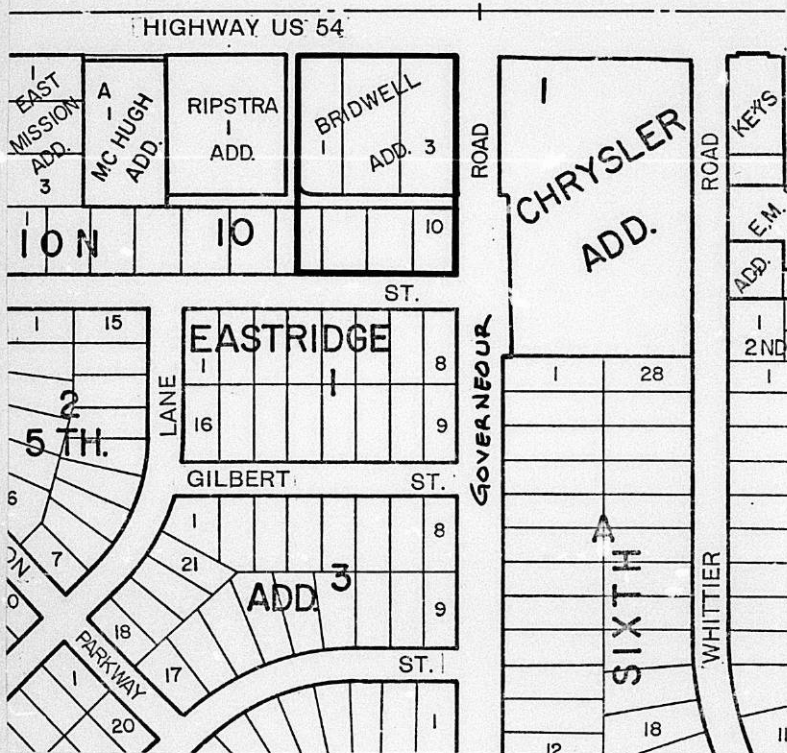
200 1/4 0-2-85
SHORT 9-5-85
RECORD

Map No. 5946 D

BZA 30-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC S AA W LC N LC
3. Land Use: East Auto sales South IF
West Bowling alley North Rest.
4. Area (is) (~~is not~~) platted.



LOS AN. ELS-CHICAGO-LOGAN, OH
McCREGON, TRACREST GROVE, GA
U.S.A.

Standard
No. 2153C

July 29, 1985

Gary Austerman, Attorney
One Main Place
100 North Main
Wichita, Ks. 67202

Re: BZA 30-85 - Request for Exception
Southeast corner of Kellogg & Gouverneur

Dear Mr. Austerman:

Attached hereto is a copy of the Resolution reflecting the official action of the Board of Zoning Appeals on May 28, 1985 to approve the exception for the operation of a new and used automobile sales business. Also included is a copy of the approval of the landscaping and wall adjacent to the south and west property lines that are adjacent to residential properties.

This material is being furnished so that the project may be completed in compliance with the approval by the Board. Should you have any questions on this matter, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

cc: Scholfield-Hatchett, 7633 East Kellogg, Wichita 67207
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 30-85

WHEREAS, Scholfield-Hatchett, a partnership, 7633 East Kellogg, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an automobile sales agency on property zoned the "LC" Light Commercial District and legally described as follows:

The East Thirty-nine feet of Lot 7 and all of Lots 8, 9 and 10, Block 10, Eastridge Addition together with Lots 1, 2 and 3, Block A, Bridwell Addition except the north 10 feet of said Block A, condemned for Street in Case No. C-3932, together with all of the east-west alley lying south and adjacent to said Block A, all in Wichita, Sedgwick County, Kansas, being replatted as Scholfield-Hatchett Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Gouverneur Road between Orme Street and Kellogg Drive.

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of May 28, 1985, 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 an automobile sales agency on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of an automobile sales agency on property zoned the "LC" Light Commercial District legally described as follows:

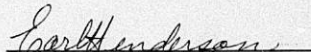
The East Thirty-nine feet of Lot 7 and all of Lots 8, 9 and 10, Block 10, Eastridge Addition together with Lots 1, 2 and 3, Block A, Bridwell Addition except the north 10 feet of said Block A, condemned for Street in Case No. C-3932, together with all of the east-west alley lying south and adjacent to said Block A, all in Wichita, Sedgwick County, Kansas, being replatted as Scholfield-Hatchett Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Gouverneur Road between Orme Street and Kellogg Drive.

subject to the following conditions:

1. The release of the resolution authorizing the automobile sales business on the property shall be subject to the completion of Scholfield-Hatchett Addition and the applicant complying with conditions numbered 2, 3, 4, 5, 7 and 11.
2. The applicant shall submit 3 copies of a revised site plan showing compliance with all conditions set forth herein. This shall include a landscape plan and wall details for the area adjacent to Orme Street and the residential property to the west. Said wall shall be masonry and shall be six feet in height. The landscaping in the right-of-way on Orme Street shall be planted with deciduous and coniferous trees, grass and shall be provided with a means for watering.

3. The applicant shall mark and maintain off-street parking in conformance with the requirements of the zoning ordinance. This shall include 19 parking spaces adjacent to the sales building and not less than 50 employee parking spaces to the south part of the property.
4. No access, pedestrian or vehicular shall be permitted to Orme Street, nor on the east property line for the south 105 feet. The existing driveway approaches to Orme Street shall be closed and the curb reconstructed.
5. All storage and display areas shall be paved with concrete or asphalt.
6. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
7. All signs shall be in compliance with the provisions of Section 28.04.139 of the zoning ordinance, including the limitation of one portable sign. No signs shall be permitted adjacent to or within 105 feet of the right-of-way line of Orme Street except for directional signs denoting parking spaces within the property.
8. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
9. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be permitted.
10. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash. The location of any trash containers shall be within an area screened from view and not located on public right-of-way.
11. Appropriate barriers shall be placed adjacent to public right-of-way lines to prevent the uses of public right-of-way for display or parking of vehicles.
12. No structures shall be erected south of a line 140 feet north of the right-of-way line of Orme Street.
13. Prior to the issuance of any additional building permits for any structures, a new site plan showing compliance with all conditions as set forth herein shall be submitted to the Secretary and the Superintendent of Central Inspection for approval.
14. Approval of this exception and the release of this resolution is intended to incorporate and supercede BZA Cases No. 24-83 and 42-64 thereby making those resolutions null and void.

ADOPTED AT WICHITA, KANSAS, this 28th day of May, 1985.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

May 30, 1985

Scholfield-Hatchett
7633 East Kellogg
Wichita, Ks. 67207

Re: BZA 30-85 - Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on May 28, 1985, your request for an exception was considered. It was the action of the Board to approve your request subject to the following conditions:

1. The release of the resolution authorizing the automobile sales business on the property shall be subject to the completion of Scholfield-Hatchett Addition and the applicant complying with conditions numbered 2, 3, 4, 5, 7 and 11.
2. The applicant shall submit 3 copies of a revised site plan showing compliance with all conditions set forth herein. This shall include a landscape plan and wall details for the area adjacent to Orme Street and the residential property to the west. Said wall shall be masonry and shall be six feet in height. The landscaping in the right-of-way on Orme Street shall be planted with deciduous and coniferous trees, grass and shall be provided with a means for watering.
3. The applicant shall mark and maintain off-street parking in conformance with the requirements of the zoning ordinance. This shall include 19 parking spaces adjacent to the sales building and not less than 50 employee parking spaces to the south part of the property.
4. No access, pedestrian or vehicular shall be permitted to Orme Street, nor on the east property line for the south 105 feet. The existing driveway approaches to Orme Street shall be closed and the curb reconstructed.
5. All storage and display areas shall be paved with concrete or asphalt.

THE CITY OF WICHITA 2

6. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
7. All signs shall be in compliance with the provisions of Section 28.04.139 of the zoning ordinance, including the limitation of one portable sign. No signs shall be permitted adjacent to or within 105 feet of the right-of-way line of Orme Street except for directional signs denoting parking spaces within the property.
8. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
9. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be permitted.
10. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash. The location of any trash containers shall be within an area screened from view and not located on public right-of-way.
11. Appropriate barriers shall be placed adjacent to public right-of-way lines to prevent the uses of public right-of-way for display or parking of vehicles.
12. No structures shall be erected south of a line 140 feet north of the right-of-way line of Orme Street.

The release of the resolution authorizing the establishment of an automobile sales agency on the property will be subject to the completion of the plat of Scholfield-Hatchett Addition, and compliance with condition number 1, which includes the revising of the site plan to reflect the requirements of the approval.

If you have any questions, please call our office.

Sincerely yours,



Glen E. Lytle
Assistant Secretary

GEL:sad

cc: V. D. & Wanda L. Durrington, 6805 E. Bayley, Wichita 67208
Walter Morris Investment, 128 S. Dellrose, Wichita 67218
City of Wichita
Dennis J. Molamphy, 1000 One Main Place, 100 N. Main, Wichita 67202
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE May 20, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 30-85 West side of Gouverneur
Road between Orme and Kellogg Drive

CPO Council "G" considered the captioned case at its May 13th meeting and voted 6-0 to recommend that the exception to permit the establishment of an automobile sales agency be approved subject to the conditions of the MAPD secretary's report.

Gary Austerman, was present representing the applicant. No adjoining property owners or area residents were present concerning the case.

Please advise the Board of Zoning Appeals of the Council's recommendation when the case is considered at the May 28th meeting.

Shirley Mast
Shirley Mast
Administrative Aide

SM:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

MAY 21 1985

METROPOLITAN PLANNING

ROUTE _____

RE: AGENDA ITEM NO. 5

SECRETARY'S REPORT
CASE NO. BZA 30-85

APPLICANT: Scholfield-Hatchett, a partnership, 7633 East Kellogg, Wichita, Kansas.

AGENT: Dennis J. Molamphy, 1000 One Main Place, 100 North Main, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.2, Code of the City of Wichita to permit the establishment of a new and used automobile sales business.

GENERAL LOCATION: On the southwest corner of Kellogg and Gouverneur Road and north of Orme.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the north, east and west. To the south and west is "AA" One-family Dwelling District.

LAND USE: Subject property is being developed for a new car agency. To the west is a bowling alley, to the north a restaurant and to the east another automobile sales agency. To the south and west are one-family dwellings.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to establish a new and used car sales agency, including outdoor storage and display of vehicles in the "LC" Light Commercial District. This may include the repair and servicing of vehicles within an enclosed building, but may not include body and fender work in this zoning district. The major portion of this property has previously been approved for such use, however, with the expansion of the property to include the recently zoned area south of the alley and adjacent to Orme Street, the applicant was required to file a new overall development plan.

The "LC" Light Commercial zoning was granted by the City Commission on March 19, 1985 subject to the entire property being platted into one lot. The plat of Scholfield-Hatchett Addition was approved by the Planning Commission on May 2, 1985 but has not been forwarded to the City Commission for final action. This would then permit the recording of the plat and the publication of the ordinance effectuating the "LC" zoning.

The applicant has indicated his willingness to build a masonry wall along the south property line at Orme and extend it north to the existing alley. Trees will be planted on public right-of-way along to north side of Orme to soften the affects of the wall. Scholfield-Hatchett will be required to maintain the wall and the landscaping.

The applicant has further indicated that the new area on the south of the property will be used primarily for off-street parking and vehicle storage that will be lighted only for security purposes. The sales showroom and outdoor lighted display will be limited to the area north of the existing alley that is being vacated. The applicant's plat will retain the utility easement running east-west and will be required to accommodate the surface drainage, from the existing properties to the west, across the property to Gouverneur and/or C Street.

In light of the fact that the Planning Commission and City Commission recommended the approval of "LC" Light Commercial on the property adjacent to Orme Street, and the plat of the property has been approved without access to Orme Street, all with the full knowledge of the intended use, it would appear that the proposed use should be approved subject to conditions deemed to be appropriate to protect the residential properties on the south and west. This should include screening, landscaping, lighting limitations, access controls and any other conditions deemed reasonable and appropriate.

RECOMMENDATION:

It is the Secretary's opinion that the expansion of a new and used automobile sales lot to include the recently zoned property is appropriate and should be approved subject to the following conditions:

1. The release of the resolution authorizing the automobile sales business on the property shall be subject to the completion of Scholfield-Hatchett Addition and the applicant complying with conditions numbered 2, 3, 4, 5, 7 and 11.
2. The applicant shall submit 3 copies of a revised site plan showing compliance with all conditions set forth herein. This shall include a landscape plan and wall details for the area adjacent to Orme Street and the residential property to the west. Said wall shall be masonry and shall be six feet in height. The landscaping in the right-of-way on Orme Street shall be planted with deciduous and coniferous trees, grass and shall be provided with a means for watering.
3. The applicant shall mark and maintain off-street parking in conformance with the requirements of the zoning ordinance. This shall include 19 parking spaces adjacent to the sales building and not less than 50 employee parking spaces to the south part of the property.
4. No access, pedestrian or vehicular shall be permitted to Orme Street, nor on the east property line for the south 105 feet. The existing driveway approaches to Orme Street shall be closed and the curb reconstructed.
5. All storage and display areas shall be paved with concrete or asphalt.
6. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
7. All signs shall be in compliance with the provisions of Section 28.04.139 of the zoning ordinance, including the limitation of one portable sign. No signs shall be permitted adjacent to or within 105 feet of the right-of-way line of Orme Street except for directional signs denoting parking spaces within the property.
8. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
9. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work shall be permitted.
10. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash. The location of any trash containers shall be within an area screened from view and not located on public right-of-way.
11. Appropriate barriers shall be placed adjacent to public right-of-way lines to prevent the uses of public right-of-way for display or parking of vehicles.
12. No structures shall be erected south of a line 140 feet north of the right-of-way line of Orme Street.

13. Prior to the issuance of any additional building permits for any structures, a new site plan showing compliance with all conditions as set forth herein shall be submitted to the Secretary and the Superintendent of Central Inspection for approval.
 14. Approval of this exception and the release of this resolution is intended to incorporate and supercede BZA Cases No. 24-83 and 42-64 thereby making those resolutions null and void.
-

BZA CASE NO. 30-85

| | |
|-----------|---|
| <u>5</u> | NOTICES SENT TO APPLICANT/AGENT |
| <u>10</u> | LEGAL ADVERTISEMENT SENT TO MAPC |
| <u>1</u> | NOTICES SENT TO CPO |
| <u>23</u> | NOTICES SENT TO ADJOINING PROPERTY OWNERS |
| <u>29</u> | TOTAL NOTICES SENT <u>5-8-85</u> |

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

May 8, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 30-85

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 Scholfield-Hatchett, a partnership, 7633 East Kellogg, 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 an automobile sales agency on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The East Fifteen feet of Lot 6 and all of Lots 7, 8, 9 and 10, Block 10, Eastridge Addition together with Lots 1, 2 and 3, Block A, Bridwell Addition except the north 10 feet of said Block A, condemned for Street in Case No. C-3932, together with all of the east-west alley lying south and adjacent to said Block A, all in Wichita, Sedgwick County, Kansas, being replatted as Scholfield-Hatchett Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Gouverneur Road between Orme Street and Kellogg Drive.

This application has been assigned Case BZA 30-85. It will be considered by the Board of Zoning Appeals on May 28, 1985 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

April 11, 1985

Mr. Gary Austerman, Attorney
1000 One Main Place
100 North Main
Wichita, Ks. 67202

Re: Case No. BZA 30-85 - Request for Exception

Dear Gary,

This letter is to advise you that as of April 10, 1985 all applications related to the development of the property on the west side of Gouverneur between Kellogg and Orme have been received by this office. As you are aware, the Board of Zoning Appeals will not hear the case until the meeting of May 28, 1985. The plat filed as Scholfield-Hachett Addition will be scheduled before the Subdivision Committee on April 25, 1985, and the final approval will depend upon the promptness of compliance with the conditions established. Until such time the plat is recorded, we will not be able to publish the ordinance effectuating the "LC" Light Commercial zoning on the property at the northwest corner of Orme and Gouverneur that was considered as case Z-2667.

I have discussed with Jim Jorgensen, Plans Examiner in Central Inspection, of the possibility of your contractor proceeding on the construction of the building pending the completion of the plat and the approval of Case No. BZA 30-85 by the Board of Zoning Appeals. He is apparently agreeable to the issuance of a conditional permit for the building, with the understanding that all work will be limited to the area presently platted as Bridwell Addition. The issuance of the permits would be on the basis that the Board of Zoning Appeals has previously established that automobile sales is an appropriate use on that property.

As you are aware, the staff cannot act for or predict what action the appointive Boards and the Governing Body might take in considering the applications. However, it would appear that any changes that might occur in the approval should not affect the building location or size. It should be understood that any construction will be at your own risk without assurance that changes might have to be made.

If you or your clients have questions, please don't hesitate to give me a call.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

cc: Don Anderson, Director of Housing & Economic Development
Monty Robson, Superintendent of Central Inspection
Jim Jorgenson, Plans Examiner, Central Inspection
William L. Korber, Baughman Company, P.A., 330 Laura, Wichita
67211

BOARD OF ZONING APPEALS

CASE NO. 30-85

CITY OF WICHITA, KANSAS

FILED 4-5-85

APPLICATION FOR EXCEPTION

I. Name of Applicant See attached Exhibit "A"
Mailing Address See attached Exhibit "A" Phone See attached Exhibit "A"
Name of Authorized Agent Dennis J. Molamphy
Mailing Address 1000 One Main Place, 100 N. Main Phone 267-0331
Wichita, Kansas 67202
Relationship of applicant to property is that of See attached Exhibit "A"
(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

A car dealership with associated facilities, said
restrictions being more further set out in Exhibit "B;"

on property zoned "LC",

located west of Gouverneur Drive, north of Orme, and south of Kellogg.

and legally described as: The East Fifteen feet of Lot 6 and all of

Lot 7, 8, 9 and 10, Block Ten (10), Eastridge Addition and Lots 1,
2, and 3, Block Eight (8) Bridwell Addition together, with the east
and west alley on the south
of Bridwell Addition, 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. 36-596); 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 Scholfield-Hatchett, a partnership

Authorized Agent Dennis J. Molamphy

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
2:30 (4:30 p.m.), APRIL 5, 1985, together with
appropriate fee of 200.00.

Signed L. J. Lytle

EXHIBIT "A"

| <u>Name of Applicant</u> | <u>Mailing Address</u> | <u>Phone</u> | <u>Relationship of Applicant To Property Is That Of</u> |
|---|---|--------------|---|
| V. D. Durrington ✓ | 6805 E. Bayley, Wichita, Kansas 67208 | 686-0229 | Record Owner |
| Wanda L. Durrington ✓ | 6805 E. Bayley, Wichita, Kansas 67208 | 686-0229 | Record Owner |
| Scholfield-Hatchett, ✓ a partnership | 7633 E. Kellogg, Wichita, Kansas 67207 | 688-5521 | Record Owner and Contract Purchaser for Deed |
| Walter Morris Investment ✓ | 128 S. Dellrose, Wichita, Kansas 67218 | 685-5341 | Record Owner |
| City of Wichita ✓ | 455 N. Main, Wichita, Kansas 67203 | 268-4421 | Owner of alleyway which was dedicated to City |

Exhibit "B"

1. The new and used car sales and leasing business shall not be conducted in conjunction with any use not directly related to such a business, nor shall the business include any major body shop work.
2. All motor repair work shall be conducted entirely within an enclosed building.
3. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
4. Off-street parking spaces shall be provided on the property as required by the zoning ordinance and in conformance to the standards established by the Traffic Engineer office. Parking spaces shall be marked and designated for customers and not used for display and storage of company vehicles.
5. No buildings shall be located closer than 25 feet to Kellogg right-of-way or closer than 35 feet to Gouverneur Road right-of-way.
6. All driveway approaches not approved by the Traffic Engineer shall be removed and the curb replaced.
7. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
8. Ground or pole signs shall not exceed the height, area or number permitted by the zoning regulations for the "LC" Light Commercial District.
9. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
10. A six-foot high screening fence of wood, metal or masonry shall be constructed along the south property line. Applicant will maintain the wall as far as structural integrity and maintenance. Trees shall be planted south of this wall, said planting to consist of a minimum of 15 pine trees with a minimum height of six feet. Applicant shall also maintain the area south of said wall.
11. Resolution No. BZA 64-83 shall become null and void upon the release of this resolution.

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 200 feet of:
The East 39 feet of Lot 7, ail of
Lots 8, 9 and 10, Block 10,
EASTRIDGE ADDITION and Lots 1, 2
and 3, Block A, BRIDWELL ADDITION,
together with the East and West
Alley adjacent on the South of
BRIDWELL ADDITION, Sedgwick County,
Kansas.



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

| <u>DESCRIPTIONS</u> | <u>RECORD OWNERS</u> |
|--|---|
| East 15 feet of Lot 6 and the West 41 feet of Lot 7, Block 10, EASTRIDGE ADDITION, | ✓ Lloyd N. & E. Sue Shenk 2415 Linda Jean Drive Independence, Kansas 67301 |
| East 39 feet of Lot 7 and the West 17 feet of Lot 8, Block 10, EASTRIDGE ADDITION, | V. D. & Wanda L. Durrington 6805 E. Bayley Wichita, Kansas 67208 (Record Owners) Scholfield-Hatchett 7633 E. Kellogg Wichita, Kansas 67207 (Contract Purchasers) |
| The East 56 feet of the West 73 feet of Lot 8, Block 10, EASTRIDGE ADDITION, | Ⓟ Scholfield-Hatchett 7633 E. Kellogg Wichita, Kansas 67207 |
| The East 7 feet of Lot 8, and the West 49 feet of Lot 9, Block 10, EASTRIDGE ADDITION, | Ⓟ Scholfield-Hatchett 7633 E. Kellogg Wichita, Kansas 67207 |

Fidelity  Title
COMPANY, INC.

DESCRIPTIONS

RECORD OWNERS

The East 31 feet of Lot 9 and the West 25 feet of Lot 10, Block 10, EASTRIDGE ADDITION,

Scholfield-Hatchett
7633 E. Kellogg
Wichita, Kansas 67207

The East 56.9 feet of Lot 10, Block 10, EASTRIDGE ADDITION,

Scholfield-Hatchett
7633 E. Kellogg
Wichita, Kansas 67207

The East 23 feet of Lot 4 and the West 33 feet of Lot 5, Block 10, EASTRIDGE ADDITION,

✓ Corinne Blanche Squire
6932 E. Orme
Wichita, Kansas 67207

East 47 feet of Lot 5 and the West 9 feet of Lot 6, Block 10, EASTRIDGE ADDITION,

✓ Amber & E. Louise Dial
6938 E. Orme
Wichita, Kansas 67207

The East 56 feet of the West 65 feet of Lot 6, Block 10, EASTRIDGE ADDITION,

Gerald W. & Lutie Dee Edwards
✓ 455 Courtleigh
Wichita, Kansas 67218

Lot 1, Block 1, EASTRIDGE FIFTH ADDITION,

✓ Edward J. & DeLoise Campbell
8201 Tamarac Lane
Wichita, Kansas 67206

Lot 2, Block 1, EASTRIDGE FIFTH ADDITION,

✓ Vivian V. Mapes, Patty A. Kunkel
and James M. Mapes
6939 E. Orme
Wichita, Kansas 67207

Lot 3, Block 1, EASTRIDGE FIFTH ADDITION,

✓ Kent P. & Madonna A. Nachtigal
7007 E. Orme
Wichita, Kansas 67207

Lot 4, Block 1, EASTRIDGE FIFTH ADDITION,

May Ann Simion
ADDRESS UNKNOWN

Lot 5, Block 1, EASTRIDGE FIFTH ADDITION,

✓ Ray W. & Monica M. Goscha
7019 E. Orme
Wichita, Kansas 67207

Lot 6, Block 1, EASTRIDGE FIFTH ADDITION,

✓ Warren W. & Freda J. Cochran and
Linda F. Middleton
7025 E. Orme
Wichita, Kansas 67207

Lot 7, Block 1, EASTRIDGE FIFTH ADDITION,

✓ Esther L. Marshall
333 N. Brookside
Wichita, Kansas 67208

Lot 8, Block 1, EASTRIDGE FIFTH ADDITION,

Donald L. & Ruth H. Broyles
ADDRESS UNKNOWN

Lot 9, Block 1, EASTRIDGE FIFTH

✓ Kay D. Hartman
7044 E. Gilbert
Wichita, Kansas 67207

Lot 10, Block 1, EASTRIDGE FIFTH ADDITION,

✓ Ronnie L. & Mary C. Troy
620 Tippercanoe
Wichita, Kansas 67209



DESCRIPTIONS

RECORD OWNERS

| | |
|--|---|
| Lot 11, Block 1, EASTRIDGE FIFTH ADDITION, | Vernon S. & Evelyn M. Anderson 2611 E. Harry ✓ Wichita, Kansas 67211 |
| Lot 12, Block 1, EASTRIDGE FIFTH ADDITION, | Ram Gopal & Saroj Kakkar 7026 E. Gilbert ✓ Wichita, Kansas 67207 |
| Lot 13, Block 1, EASTRIDGE FIFTH ADDITION, | Mark F. Schroeder and Sharon L. Fisher ✓ 7020 E. Gilbert Wichita, Kansas 67207 |
| Lot 14, Block 1, EASTRIDGE FIFTH ADDITION, | John E. & Kay E. Herndon 7014 E. Gilbert ✓ Wichita, Kansas 67207 |
| Lot 1, EXCEPT the West 16 feet, Block A, EASTRIDGE 6TH ADDITION, | Charles W. & Vera A. London ✓ 4805 E. 24th Wichita, Kansas 67220 |
| Lots 1, 2 and 3, Block A, BRIDWELL ADDITION, | Walter Morris Investment Company, Inc. D 128 S. Dellrose Wichita, Kansas 67218 |
| Lot 1, CHRYSLER ADDITION, | ABKO Properties, Inc. ✓ 1 Northfield Plaza Troy, Michigan 40098 |
| All of RIPSTRA ADDITION, | J. G. & Hazel A. Ripstra ✓ 61 S. Stratford Road Wichita, Kansas 67207 <i>Returned 5-13-85</i> |
| Lot 9, EXCEPT the South 25 feet, Block E Z. EASTBOROUGH 3RD ADDITION, | Richard L. & Beverly A. Holstead ✓ 20 Drury Wichita, Kansas 67207 |
| The South 180 feet of the East 19.5 feet of Lot 1 and all of Lot 2, Block A, CLAYTON ADDITION, | W. R. Azim ✓ 422 S. Oliver Wichita, Kansas 67218 |
| West 60 feet of Lot 1, Block A, CLAYTON ADDITION, | Windsor at Eastborough ✓ 7030 E. Kellogg Wichita, Kansas 67207 |
| East 70 feet of the West 130.5 feet of Lot 1, Block A, CLAYTON ADDITION, | Gloria E. & Philip F. Farha ✓ 557 N. Armour Wichita, Kansas 67206 |
| Lot 1, ROCKWOOD SOUTH FIRST ADDITION, | Fred E. Trotter; H. C. Eichelberger and Wade H. McVay Trustees under the will and of the estate of James Campbell, deceased ADDRESS UNKNOWN |



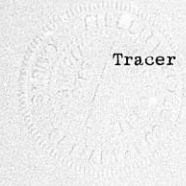
-4-

Dated at Wichita, Kansas, this 13th day of March, 1985
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina S. Sutter
By Assistant Secretary

Tracer No. 68374



Fidelity  **Title**
COMPANY, INC.

RECEIVED

MAY 13 1985

METROPOLITAN PLANNING
ROUTE *ad*



WICHITA - SEDGWICK COUNTY

W SC

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR

143 NORTH MAIN STREET

WICHITA, KANSAS 67202

FORWARDED BY METROPOLITAN PLANNING
ORDER EXPIRED
RETURN TO SENDER



BZA 30-85

J. G. & Hazel A. Ripstra
61 S. Stratford Road
Wichita, Ks. 67207

*and expired
7012
5-9-85*



RECEIVED

MAY 17 1985

METROPOLITAN PLANNING
ROUTE *ad*

HAR 44 041108N1 95/11/85

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD



WICHITA - SEDGWICK COUNTY

W SC

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR

143 NORTH MAIN STREET

WICHITA, KANSAS 67202

NOT KNOWN
RETURN TO SENDER



BZA 30-85

704

WJ

5/15

Kay D. Hartman
7044 East Gilbert
Wichita, Ks. 67207

*Not at
this address*



MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-001 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. |
| | <u>Planning</u> | | |

| DESCRIPTION | AMOUNT |
|-----------------|---------|
| CITY 624 EXCEPT | 7200.00 |

NAME _____
 ADDRESS _____
 FUND 755-40710-003 DUE DATE _____
 COMMENTS _____
 DATE APR 15, 1985 BY *[Signature]*

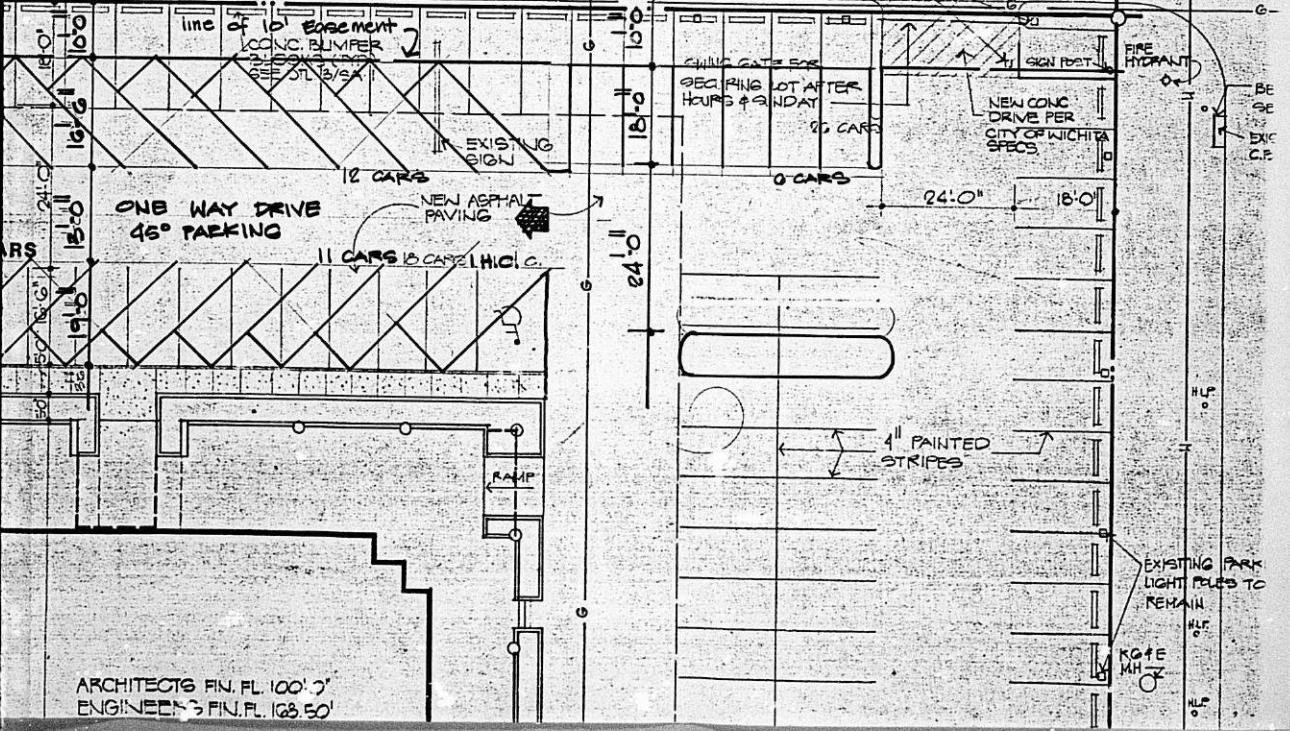
KELLOGG STREET

ALTERNATE PARKING PLAN SCHOLFIELD HONDA

4.9.85

KELLOGG DRIVE

280'-0"

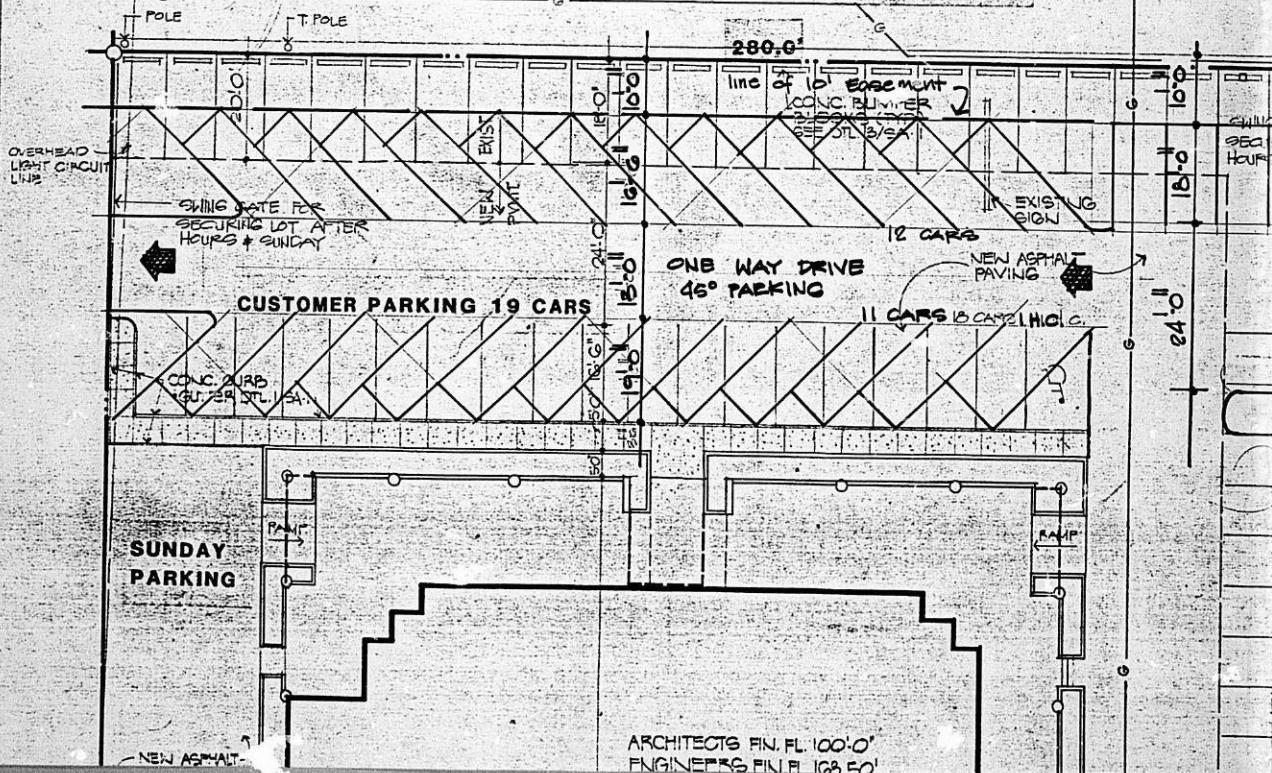


ARCHITECTS FIN. FL. 100' 0"
ENGINEERS FIN. FL. 108' 50"

KELLOGG STREET

ALTER
SCHOL

KELLOGG DRIVE



KELLOGG STREET

ALTERNATE PARKING PLAN SCHOLFIELD HONDA

4.9.85

KELLOGG DRIVE

280.0'

line of 10' emergency
CONC. BUMPER
SEE DET. 18/54

EXISTING SIGN

ONE WAY DRIVE
45° PARKING

NEW ASPHALT
PAVING

11 CARS 15 CARS 1 HIC. C.

RELOCATE EXIST.
PARKING LOT LIGHT
POLE

CONC. DRIVE PER
CITY OF WICHITA
SPECS

FIRE HYDRANT

BE
SE
22
EXIST.
C.P.

24'-0"

24'-0"

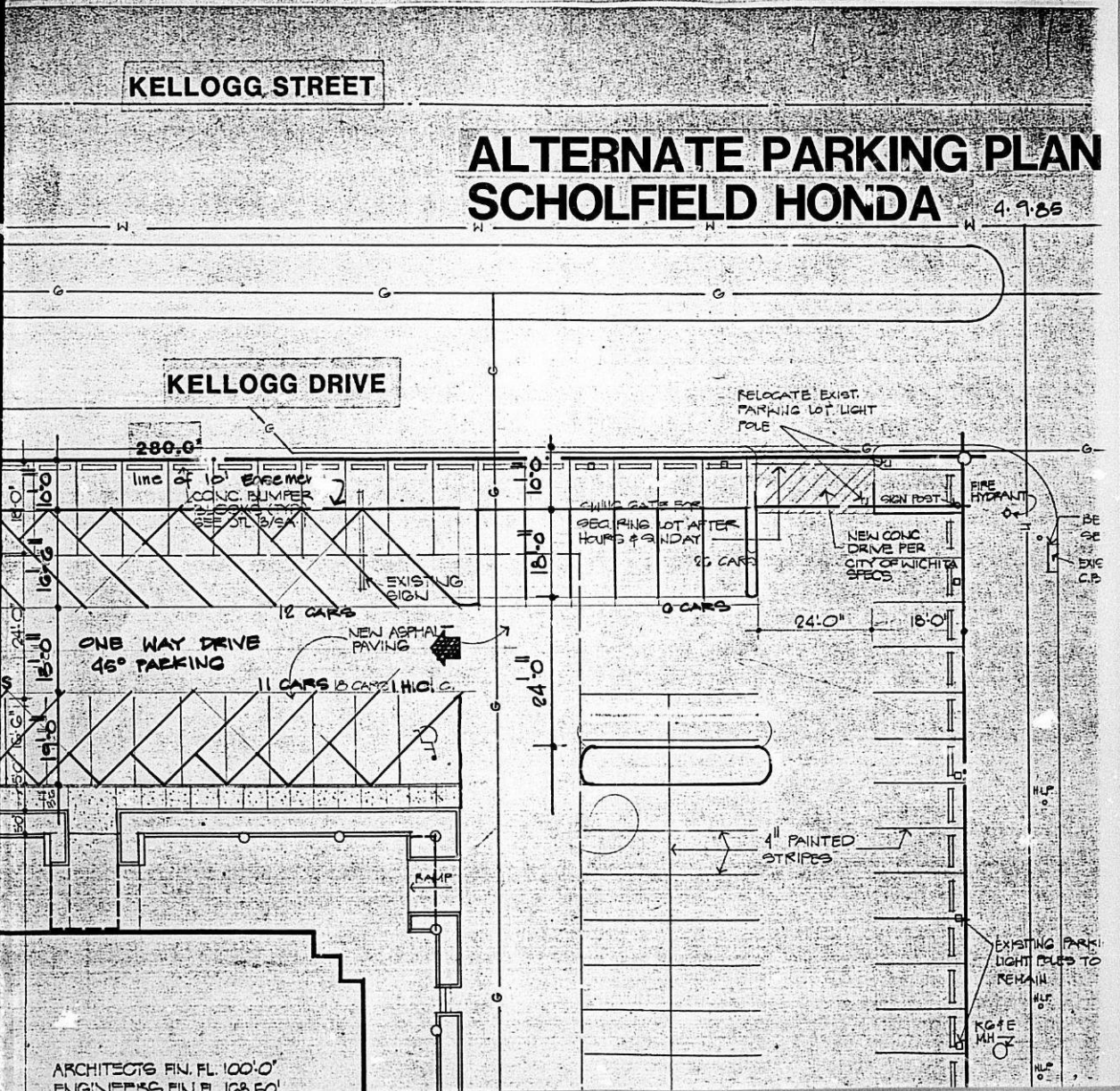
18'-0"

4" PAINTED
STRIPES

EXISTING PARKING
LIGHT POLES TO
REMAIN

KG+E
ML+Z

ARCHITECTS FIN. FL. 100'-0"
ENGINEERS FIN. P. 103'-50"

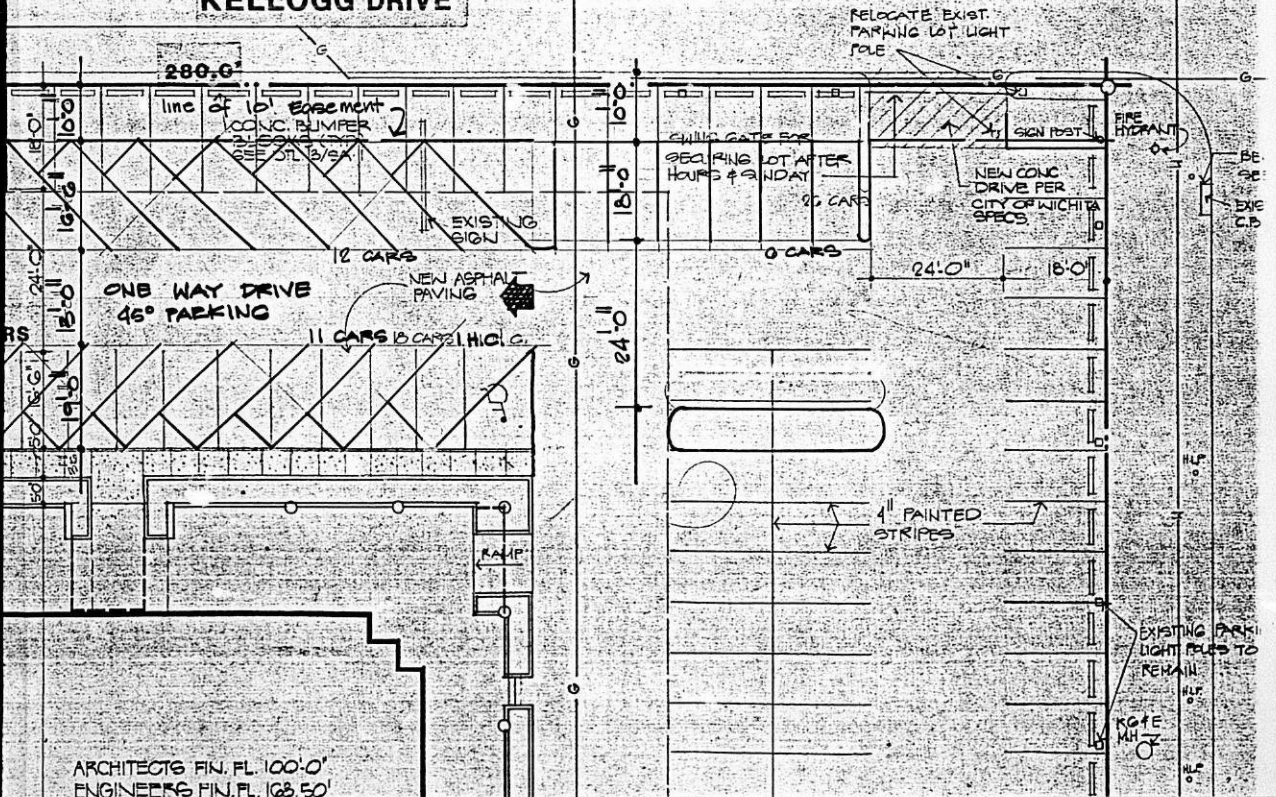


KELLOGG STREET

ALTERNATE PARKING PLAN SCHOLFIELD HONDA

4.7.85

KELLOGG DRIVE



*

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

Roll # 2