

*POSTER*  
*1-12-81*

Case No. BZA 52-80 - V. J. Johnson - requests a variance for deletion of screening requirements on property zoned "LC" & "A" Light Commercial and Two-family Dwelling District and located on the east side of

*22<sup>nd</sup> 90*  
*52*

**ACTION**

COMMITTEE *Approved* DATE *1-27-81*

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

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

*200 'A Sec 2-12-81*  
*Checked 2-12-81 am*  
*Shot 2-19-81*  
*Recorded 2-25-81*

Map No. 5845  
 Sec. \_\_\_\_\_  
 Twp. \_\_\_\_\_  
 Range \_\_\_\_\_

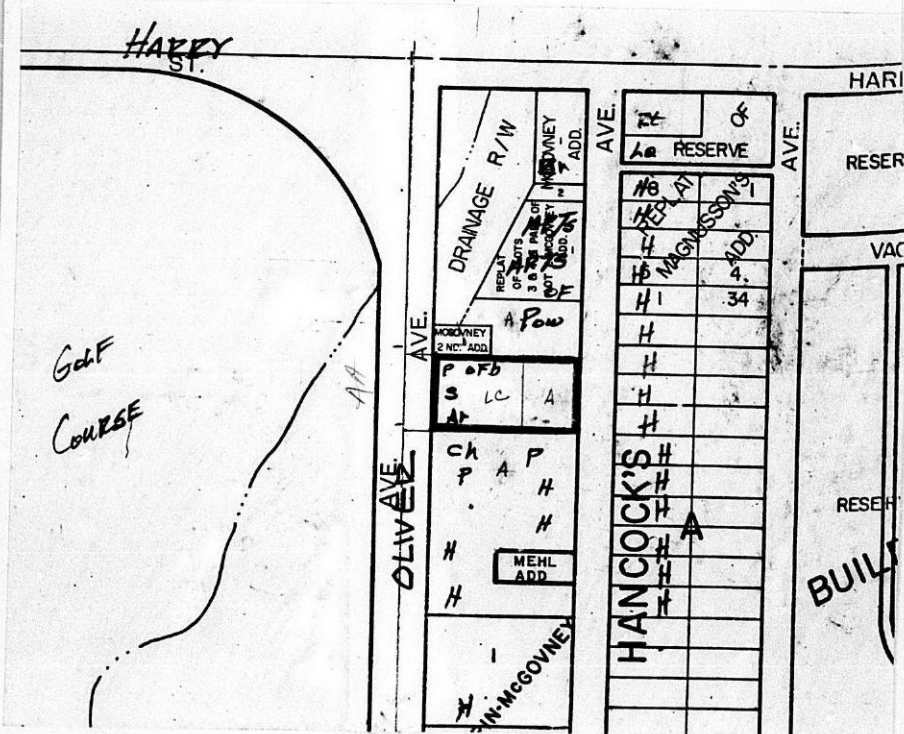
BZA- 52-80  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.7 ( 132 ft. by 250 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FAM South SINGLE FAM  
 West GOLF COURSE North GOLF POWER STAT.
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: OFFICE BLDG, AUTO REPAIR
6. Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:

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



February 9, 1980

V. J. Johnson  
925 East 17th Street  
Wichita, Kansas

Re: Case No. BZA 52-80  
Request for Variance

Dear Mr. Johnson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 27, 1981, in connection with your request for a variance to eliminate the screening requirements for commercial development adjacent to residential zoning district on property zoned "LC" Light Commercial and "A" Two-family and generally located on the east side of Oliver south of Harry Street (1650 South Oliver).

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad  
Enclosure

cc: Jay Johnson, 925 East 17th Street, Wichita, Kansas  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 52-80

WHEREAS, V. J. Johnson, 925 East 17th, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to eliminate the screening fence adjacent to the residential zoning district on property zoned the "LC" Light Commercial and "A" Two-family Dwelling District and legally described as follows:

Beginning 528 feet south of the northwest corner of the northwest quarter (NW 1/4) of Section 36, Township 27 South Range 1 East of the 6th P.M., thence south 132 feet, thence east 330 feet, thence north 132 feet, thence west 330 feet to the place of beginning, Wichita, Sedgwick County, Kansas. Generally located on the east side of Oliver south of Harry (1650 South Oliver).

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 January 27, 1981, 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 the adjacent properties to the north and south are developed other than residential; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the adjacent properties to the north and south are not developed with residential uses; 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 installation of a screening fence on the north or south is an undue expense; 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 requested variance is interiorly located; 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 intent of the ordinance is to protect residential properties from effects of commercial development; 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.

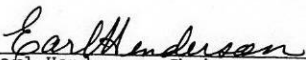
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to eliminate the screening fences on the north and south property lines on property zoned the "LC" Light Commercial and "A" Two-family Dwelling Districts and legally described as:

Beginning 528 feet south of the northwest corner of the northwest quarter (NW 1/4) of Section 36, Township 27 South Range 1 East of the 6th P.M., thence south 132 feet, thence east 330 feet, thence north 132 feet, thence west 330 feet to the place of beginning, Wichita, Sedgwick County, Kansas. Generally located on the east side of Oliver south of Harry (1650 South Oliver).

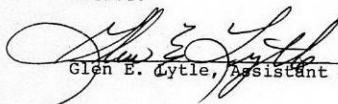
be approved subject to the following conditions:

1. A six to eight foot metal or wood screening fence to be installed across the property from north to south at a point no closer than 100 feet from the right-of-way of Glendale.
2. The applicant shall provide some type of physical barrier adjacent to Glendale to prevent the circulation of vehicles onto the "A" zoned property until such time as the property is developed to a residential use in accordance with the zoning regulations.

ADOPTED AT WICHITA, KANSAS, this 27th day of January, 1981.

  
Earl Henderson, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

January 28, 1981

V. J. Johnson  
925 East 17th Street  
Wichita, Ks.

Re: Case No. BEA 52-80  
Request for Variance

Dear Mr. Johnson:

At the regular meeting of the Board of Zoning Appeals on January 27, 1981, your request for a variance to eliminate the screening requirements for commercial development adjacent to residential zoning district on property zoned "LC" Light Commercial and "A" Two-family and generally located on the east side of Oliver south of Harry Street (1650 South Oliver) was considered.

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

1. A six to eight foot metal or wood screening fence to be installed across the property from north to south at a point no closer than 100 feet from the right-of-way of Glendale.
2. The applicant shall provide some type of physical barrier adjacent to Glendale to prevent the circulation of vehicles onto the "A" zoned property until such time as the property is developed to a residential use in accordance with the zoning regulations.

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.

Page 2

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:sad

cc: Jay Johnson, 925 East 17th Street, Wichita, Ks.  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Cisick, City Clerk

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

DATE January 21, 1981

TO Jack Galbraith, Chief Planner, Current Plans  
FROM Dean Kruihof, Administrative Aide III

SUBJECT BZA 52-80: East of Oliver,  
south of Harry (1650 South Oliver)

At its January 19 meeting, Area "F" CPO Council considered the captioned case. Jay Johnson was present representing the applicant. No residents were in attendance.

The Council voted unanimously, 5-0, to recommend approval of the requested variance for deletion of screening requirements on the property zoned "LC" Light Commercial, and "A" Two-Family Dwelling District.

Please inform the Board of Zoning Appeals of the Council's action when the case is considered on January 27. Thank you.

*Dean Kruihof*  
Dean Kruihof  
CPO Administrative Aide III

DK:rs

Noted:

*Sarah Gilbert*  
Sarah Gilbert  
Assistant CP Coordinator

SECRETARY'S REPORT  
CASE NO. BZA 52-80

APPLICANT V. J. Johnson, 925 E. 17th Street  
Wichita, KS

AGENT Jay Johnson, 925 E. 17th Street  
Wichita, KS

REQUEST Variance pursuant to Section 2.12.590.B,  
Code of the City of Wichita, to eliminate  
the screening requirements for commercial  
development adjacent to residential zoning  
district.

GENERAL LOCATION On the east side of Oliver south of Harry  
Street (1650 S. Oliver).

ZONING Subject property is zoned "LC" Light Commercial  
and "A" Two-family. Property to the north is  
zoned "LC" and "A". To the east and south "A"  
Two-family and to the west "AA" One-family.

LAND USE Subject property is developed commercially.  
Property to the north is developed Commercial  
and a KG&E Substation, to the east residential,  
to the south a church and to the west a golf  
course.

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 and the Board may grant the request  
when all five conditions as required by the  
State Statute are found to exist.

COMMENTS BY THE SECRETARY

The applicant is requesting the elimination of the screening requirements for a commercial use when developed adjacent to a residential zoning district. In this case the property to the south is developed as a church and accessory parking. The property to the north is an office building in the "LC" Light Commercial District and also the property to the north adjacent to Glendale is occupied by a KG&E Substation. The 100 foot portion of the applicant's property adjacent to Glendale is undeveloped and zoned "A" Two-family Dwelling District.

In this particular case the property has been developed for a number of years as a small service station, but over the past year the older building was removed and replaced by a convenience store including self-serve gasoline. In the process of this change, a condition of the building permit is to bring the property into compliance with the screening provisions of the zoning ordinance. This would require screening adjacent to the north and south property lines where immediately adjacent to the residential district.

The applicant states that the property is somewhat unique due to the fact that the adjacent properties are developed as institutional and not as residential uses. The Secretary is in complete concurrence with the elimination of the required screening along the north and south property lines. However, the intent of the ordinance is to provide protection to adjacent residential from the adverse effects of institutional and commercial development. In this case, the owner has a parcel of ground that has its main frontage on Oliver and has developed it that way. The applicant has not taken the necessary measures to restrict the use of the property contrary to the ordinance, and permits the public to drive through the residential portion of the property that is not surfaced as required by the ordinance, nor is that portion of the property to be used for commercial purposes or for vehicular access to the commercial property.

UNIQUENESS

It is the opinion of the Secretary that the property is somewhat unique inasmuch as the adjacent properties are developed institutionally or other commercial uses.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance in part will not adversely affect the rights of the adjacent property owners inasmuch as the adjacent properties to the north and south are not developed with residential uses.

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 installation of the screening fence is an undue expense.

PUBLIC INTEREST

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the request is interiorly located between private ownerships.

SPIRIT AND INTENT

It is the opinion of the Secretary that the granting of the variance requested in part would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as it was not the intent of the ordinance to screen between uses that are required to be screened from residential uses.

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist it is recommended that the requested variance be granted subject to the following conditions:

1. A six to eight foot metal or wood screening fence to be installed across the property from north to south at a point no closer than 100 feet from the right-of-way of Glendale.
2. The applicant shall provide some type of physical barrier adjacent to Glendale to prevent the circulation of vehicles onto the "A" zoned property until such time as the property is developed to a residential use in accordance with the zoning regulations.

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

January 7, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 52-80

An application has been filed by V. J. Johnson, 925 East 17th, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance for deletion of screening requirements on property zoned the "LC" & "A" Light Commercial and Two-family Dwelling District and legally described as follows:

Beginning 528 feet south of the northwest corner of the northwest quarter (NWL/4) of Section 36, Township 27 South Range 1 East of the 6th P.M., thence south 132 feet, thence east 330 feet, thence north 132 feet, thence west 330 feet to the place of beginning, Wichita, Sedgwick County, Kansas. Generally located on the east side of Oliver south of Harry (1650 South Oliver).

This application has been assigned case No. BZA 52-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 27, 1981, 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. If you have any questions about this application, please call 268-4421 and ask for Lynn Shirkey or Glen Lytle.

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

BZA CASE NO. 52-80

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

27 NOTICES SENT TO ADJOINING PROPERTY OWNERS

39 TOTAL NOTICES SENT 1-7-81

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 52-80  
FILED 12-10-80

APPLICATION FOR VARIANCE

I. Name of Applicant V. J. Johnson  
Mailing Address 925 E. 17th Wichita, KS 67214 Phone 263-7561  
Name of Authorized Agent Jay Johnson  
Mailing Address 925 E. 17th Wichita, KS 67214 Phone 263-7561  
Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is Deletion of Screening Requirements

for property located on the east side of Oliver south of Harry  
(1650 S. Oliver)

and legally described as: Beginning 528 feet South of the Northwest  
corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of section 36, Township 27 South  
Range 1 East of the 6th P.M., Thence South 132 feet, Thence East 330 feet,  
Thence North 132 feet, Thence West 330 feet to the place of Beginning,  
Sedgwick County, Kansas.

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

III. The applicant herein, or his authorized agent, acknowledges:

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.500 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- 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.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant V. J. Johnson

Authorized Agent Jay Johnson

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 8:30 (a.m. ~~PM~~), Dec 10, 1980, together with appropriate fee of 157.50.

Signed A. Lytle

# JOHNSON'S GENERAL STORE

(316) 263-7561

925 EAST 17th ST. WICHITA, KANSAS 67214

November 25, 1980

Board of Zoning Appeals  
City of Wichita  
Wichita, Kansas

Request for Zoning Variance in regards to the Screening Requirement  
for the following property:

Beginning 528 Feet South of the Northwest Corner of the  
Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 36, Township 27 South  
Range 1 East of the 6th P.M., Thence South 132 Feet,  
Thence East 330 Feet, Thence North 132 Feet, Thence West  
330 Feet to the Place of Beginning, Sedgwick County, Kansas.

Dear Board Members:

We are aware that the Board may authorize in specific cases a  
variance from the terms of Title 28 which will not be contrary to the  
public interest and where, a literal enforcement of the provisions of  
Title 28 will result in unnecessary hardship. Furthermore, a request  
for a variance may be granted upon a finding by the Board that all of  
the following conditions as set forth in Section 2.12.590.B have been  
met. We are, therefore, requesting a deletion of the screening re-  
quirements for the above mentioned property.

1. We feel the variance requested is justified because of conditions  
unique to the property in question and are not ordinarily found in  
the same zone or district; and are not created by an action or  
actions of the property owner. To the North of the above mentioned  
property is a K G & E power station and to the South of the pro-  
perty in question is a church (Evangelical Covenant Church, 1700  
S. Oliver). We understand that properties surrounding our pro-  
perty are zoned residential. However, we feel that the two  
institutions involved, (K G & E power station and Church) are not  
typical of this zoning area as residential dwelling units. The  
K G & E Power Station has a fence(chain link) surrounding its  
facilities. (See Exhibit 1) Also, the church property is made up  
of a building and also a parking lot. (See Exhibit 2)

2. We believe the granting of the permit for the variance will not adversely affect the rights of adjacent property owners. In talking with Pastor Ralph Erikson on November 25, 1980, he felt that the fencing requirement on the south side of our property would be detrimental to visibility of the church and the church signs. He also stated that while Johnson's has operated as a mini-store operation there have been essentially no problems with litter or parking problems. He felt the fence would be unsightly for both parties involved. I must state that this was his personal opinion and he stated we would need to write a letter to the church and Board of Trustees, but, he felt the Board would have his same feelings.

In talking with KG & E's representative, Don Elliot, November 25, 1980, who is currently the Division Manager of Wichita; he stated there would be no need to enforce the screening requirements for the property in question.

3. The strict application of the provisions of Title 28 of which variance is requested will constitute an unnecessary hardship upon the property owner in this application. The cost involved is approximately \$1,625 (325 feet of fence @ \$5). The cost of the fence we feel is an unnecessary expense and waste of money. Little would be gained by building a fence by a KG & E Substation and Church.
4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare in this area. The lack of the required fencing will not be a hazard to residents in this area. We contend that nothing will be gained by building the fence. We feel this case is indeed a unique situation by being next to a KG & E Substation and a Church and their parking lot.
5. We feel that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) in any way. We understand the necessity of zoning ordinances, however, we feel this case is definitely a unique situation by being between two institutions (KG & E Substation and a Church). Enclosed are two copies of the site plan of store and property and also the exhibits before mentioned.

Thank you for your time and consideration in this matter.

Sincerely yours,

*Jay Johnson*  
Jay Johnson  
President



Exhibit #1 Above



Exhibit #2 Above

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	A	Gene Hancock's First Addition	✓ Dorothy Collier, Trustee 1841 N. Richmond 67203
2	"	"	Royce Schield ✓ 1646 S. Glendale 67218
3	"	"	Ernest B. Root and ✓ Florence I. Root 67218 1650 S. Glendale
4	"	"	Walter Leroy Stevens and ✓ Margaret Aline Stevens 1654 Glendale 67218
5	"	"	Thaddaeus Anton Schmar ✓ and Marlene Schmar 1658 S. Glendale 67218
6	"	"	✓ Edwin J Haupt and Helen G. Haupt 1662 Glendale 67218
7	"	"	Randy D. Poinsett and ✓ Martha J. Poinsett 1664 S. Glendale 67218
8	"	"	✓ Frank S. Wright and Edith M. Wright 1670 S. Glendale 67218
9	"	"	Glenn <sup>M</sup> Collins and ✓ Beth Collins 1676 S. Glendale 67218
10	"	"	✓ Elmer N Ledbetter and Iva I. Ledbetter 1682 S. Glendale 67218
27	"	"	Rodney Earl Riffel and ✓ Mary L. Riffel 1671 Elpyco 67218
28	"	"	✓ Samuel H. Kindred and Erma B. Kindred 1665 Elpyco 67218

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
29	A	Gene Hancock's First Addition	✓ Dean R. Jensen and Norma J. Jensen 1659 Elpyco 67218
30	"	"	✓ Michael Bob Hollon and Pamela K. Hollon 1653 Elpyco 67218
31	"	"	<del>Wayne C. Foster and Vergie Mae Foster Address Unknown</del>
32	"	"	✓ Leon Anthony Bolene and Reva Frances Bolene 1641 Elpyco 67218
33	"	"	✓ W. J. Kluth and Ada M. Kluth 1635 Elpyco 67218
34	"	"	✓ Vinta Belle Matney 1629 Elpyco 67218
5	No	Replat of Magnusson's Addition	✓ Odie Dennis Hatfield and Sandra G. Hatfield 1640 S. Glendale 67218
6		"	✓ Donald Paul Renollet and Sharon S. Renollet 1634 S. Glendale 67218
1		Replat of Lots 3 and 4, and part of Lot 2 McGovney Addition	✓ T - C Investment Corp. 1531 Caddy Lane 67212
1		McGovney Second Addition	✓ James B. Fletcher and Betty L. Fletcher 352 S. Rutan 67218
1		Mehi Addition	✓ Fred J. Mehl and Wilma A. Mehl 1671 S. Glendale 67218
Tract			
The East 200 feet of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35-27-1 East			<del>Board of Park Commissioners City of Wichita</del>
Beginning 300 feet East and 428 feet South of the Northwest corner of the NW $\frac{1}{4}$ of Section 36-27-1E, thence West 186.5 feet; thence Southwesterly 52.5 feet to a point 90 feet East and 475 feet South of said northwest corner of NW $\frac{1}{4}$ , thence East 60 feet, thence South 53 feet, thence East 150 feet thence North 100 feet to the point of beginning			✓ Kansas Gas and Electric 201 North Market 67202

Tract

Property Owner

Beginning 528 feet South of the Northwest corner or NW 1/4 Section 36-27-1E, thence South 132 feet, thence East 330 feet, thence North 132 feet, thence West 330 feet to the point of beginning, except the East 30 feet and except West 50 feet thereof

D V. J. Johnson  
120 North Maize Road  
67212

Beginning 40 rods South of the North west corner of Section 36-27-1E, thence South 8 rods, thence East 20 rods, thence North 8 rods, thence West 20 rods to beginning, except the East 30 feet and except the West 50 feet thereof

Evangelical Covenant Church of Wichita  
1700 South Oliver  
67218

North 78 feet of the East 135 feet of a tract beginning 48 rods South of the Northwest corner of the Northwest 1/4 Section 36-27-1E, thence East 20 rods, South 8 rods, West 20 rods, thence North 8 rods to the point of beginning, except the E 30 feet for street

Ray H. Quackenbush  
~~602 South Volusia~~  
not at that address 1-18-81  
phone book same address  
67211

Beginning at a point 48 rods South of the Northwest corner of the North west Quarter of Section 36-27-1E, Thence E 20 rods, thence South 8 rods, thence West 20 rods, thence North 8 rods of the point of beginning, except the East 135 feet

Marvin L. Judson and Patricia P Judson  
1728 South Oliver  
67218

Beginning 300 feet South of the Northwest corner of the NW 1/4, thence South 175 feet, thence East 90 feet, thence North 175 feet, thence West 90 feet to the point of beginning

~~City of Wichita~~

Beginning at the Northwest corner of Section 36-27-1E, thence East 216.5 feet thence South 219.1 feet, thence Southwesterly to a point 475 feet South and 90 feet East of said Northwest corner, thence North 175 feet, thence West 90 feet, thence North 300 feet to the point of beginning, except the West 50 feet thereof

Rebecca J McGovney  
Address Unknown  
tried Mr. Chipper Lane 67212

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas on the 3rd day of December 1980, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO., INC

By

*Mary Gable*  
Vice President

Order No 294198  
ap

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

January 7, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 52-80

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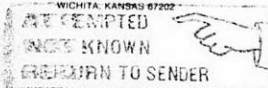
It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY

**W SC**  
824  
52-80

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



Ray H. Quackenbush  
602 South Volutsia  
Wichita, Ks. 67211



*not at this address*

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 20-31

PAYMENT NOTICE  
City of Wichita

8

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

DESCRIPTION	AMOUNT

NAME

ADDRESS

FUND	DUE DATE
------	----------

COMMENTS

DATE	BY
------	----

\*

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

Roll # 2