

BZA 52-88 - SECURITY STORAGE PROPERTIES  
requests an exception to permit expansion  
of self-svc. storage facilities on  
property zoned the "BB" Office & "IC"

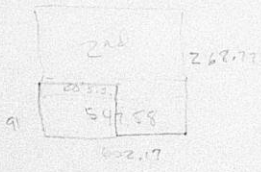
**ACTION**

BZA. 52-88 Approved **11-22-88**  
DAI

*Kidder ✓  
Fleming  
BZA 53-8  
opening*

200 '14 Sec. 3-16-89  
Checked             
Shot 4-13             
Record           

208.17  
208.17  
547.58  
652.17  
91



**ACTION**

B.Z.A. 52-88 Approve ~~11-22-88~~  
Dr.

BZA 52-88 - SECURITY STORAGE PROPERTIES  
 requests an exception to permit expansion of self-svc. storage facilities on property zoned late "BB" Office & "C"

Kirby: ✓  
 Remove  
 BZA 53-84 from  
 zoning maps

200<sup>1/4</sup> Sec. 3-16-89  
 Checked         
 Sub 4-13  
 Record ✓

DATA SHEET

MAP NO.: 5445C

CASE NO. BZA 52-88

(CPO 4A, 11-17-88)

REQUEST: Exception to permit the expansion of self-service storage facilities.

EXISTING ZONING: "BB" Office and "LC" Light Commercial Districts

GENERAL LOCATION: East side of Seneca in an area between Jewell St. and May Ave.

APPLICANT: Security Storage Properties

ADDRESS: P. O. Box 8207  
Wichita, KS 67208

PHONE: 685-9331

AGENT: <sup>John Giet</sup> Planning Development Services, Inc.

ADDRESS: 924 N. Main  
Wichita, KS 67203

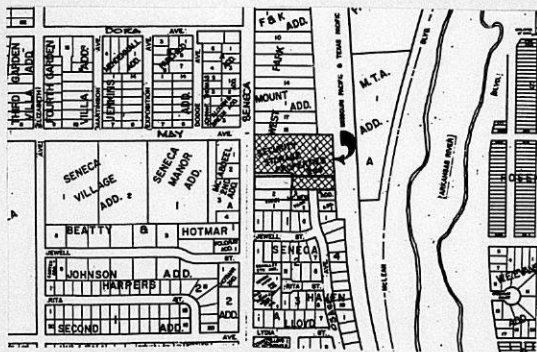
PHONE: 262-0451

AREA DATA

Acres: 300 ft. by 542 ft.

Adjacent Zoning and Land Use:

North	"A"
South	"AA" & "LC"
East	"AA"
West	"LC"



LOB ANGELES-CHICAGO ST GROVE, GA  
MCGONSON, TX  
U.S.A.

No. 2153C

**Sheep**

HASTINGS, MN

BZA INSPECTION SHEET

MAP NO.: 5445C

CASE NO. BZA 52-88

REQUEST: Exception to permit the expansion of self-service storage facilities.

EXISTING ZONING: "BB" Office and "LC" Light Commercial Districts

GENERAL LOCATION: East side of Seneca in an area between Jewell St. and May Ave.  
(2010 S. Seneca)

APPLICANT: Security Storage Properties

ADDRESS: P. O. Box 8207  
Wichita, KS 67208

PHONE: 685-9331

AGENT: John D. Gist  
Planning Development Services, Inc.

ADDRESS: 924 N. Main  
Wichita, KS 67203

PHONE: 262-0451

HEARING DATE: 11/22/88

BZA ACTION: *Approve subject to conditions (see resolution).*

FOLLOW-UP DATES: *Not specific but plat of Security Storage Properties 3rd Addition must be recorded and revised landscape plan must be submitted before resolution can be released.*

RESPONSE BY MAPD: *Plat recorded 2-14-89. Landscape plan approved 12-9-88. All required plant materials and fencing shall be installed prior to use of prepared new storage buildings.*

RESPONSE BY CID:

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

February 21, 1989

John Gist  
Planning Development Svcs, Inc.  
924 N. Main  
Wichita, KS 67203

Re: BZA 52-88 - Exception to permit the expansion of  
self-service storage facilities, located on east side of  
Seneca between Jewell St. and May Ave (2010 S. Seneca).

Dear Mr. Gist:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on November 22, 1988. 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 a landscape plan has been approved and the plat of Security Storage Properties 3rd Addition has been recorded. The associated zone change (Z-2927) which establishes "BB" zoning for the proposed expansion area should become effective within a few days upon publication of the rezoning ordinance.

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

Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Assistant Secretary  
Board of Zoning Appeals

LO:jcm  
Enclosure

cc: Security Storage Properties, Box 8207, Wichita, 67208  
Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator, CID  
Dale Rea, Deputy City Clerk

FILE COPY

BZA RESOLUTION NO. 52-88

WHEREAS, Security Storage Properties, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the expansion of self-service storage facilities on property zoned the "LC" Light Commercial District, the "BB" Office District and the "AA" One-Family Dwelling District (approved for "BB") and legally described as follows:

Lot 1, Security Storage Properties 2nd Addition, Wichita, Kansas, except the south 15 ft. of the west 250 ft. thereof; AND beginning at a point on the west line of Lot 7 in the SW 1/4 of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 ft. south of the northwest corner of said Lot 7; south along the west line of said Lot 7 a distance of 76.08 ft.; thence east parallel with the north line of said Lot 7 a distance of 601.79 ft. more or less to the west line of the Midland Valley Railroad right-of-way; thence in a north-westerly direction along west line of said right-of-way to a point 268.77 ft. south of the north line of said Lot 7; thence west 597.23 ft. more or less to the point of beginning, except the west 300 ft. thereof; being platted as Lot 1, Security Storage Properties 3rd Addition. Generally located on the east side of Seneca in an area between Jewell and May.

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 November 22, 1988, 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 expansion of self-service storage facilities on property zoned or to be zoned the "LC" Light Commercial District and "BB" Office District, subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit the expansion of self-service storage facilities on property zoned or to be zoned the "LC" Light Commercial District and "BB" Office District, and legally described as follows:

Lot 1, Security Storage Properties 2nd Addition, Wichita, Kansas, except the south 15 ft. of the west 250 ft. thereof; AND beginning at a point on the west line of Lot 7 in the SW 1/4 of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 ft. south of the northwest corner of said Lot 7; south along the west line of said Lot 7 a distance of 76.08 ft.; thence east parallel with the north line of said Lot 7 a distance of 601.79 ft. more or less to the west line of the Midland Valley Railroad right-of-way; thence in a north-westerly direction along west line of said right-of-way to a point 268.77 ft. south of the north line of said Lot 7; thence west 597.23 ft. more or less to the point of beginning, except the west 300 ft. thereof; being platted as Lot 1, Security Storage Properties 3rd Addition. Generally located on the east side of Seneca in an area between Jewell and May.

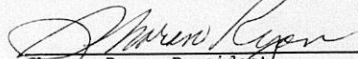
subject to the following conditions:

1. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall complete the plat of Security Storage Properties 3rd Addition which is necessary to establish "BB" Office zoning on the south portion of the property.
2. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall submit a revised landscape plan for the required landscaped yards to the Secretary for review and approval. The plan shall indicate the sizes and quantities of plant materials to be installed; identify existing plant materials which are to remain; and indicate the method of providing water to the plant materials. All new plant materials, as approved, shall be installed prior to occupancy of the proposed three new buildings or, if weather does not permit planting, a financial guarantee shall be submitted to Central Inspection which guarantees their planting within the next planting season. The landscape plan shall also show the location, type and size of all fences.
3. A 6- to 8-foot screening fence of brick, stone, architectural tile, masonry units, wood or other similar material constructed to prevent the passage of light and debris shall be erected and maintained along the north and south no closer to the property lines than the required setback lines.
4. Any side of the building providing doorways to storage areas shall be set back from the property line not less than 25 feet when adjacent to a residential zoning district.
5. Off-street parking shall be required on the basis of 1 space for each 8,000 square feet of floor area in the facility, plus 1 space for each employee, but in no case shall the number be less than 5 spaces.
6. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
7. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
8. All storage on the property shall be kept within an enclosed building.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to 1 per arterial street frontage. Signs shall not exceed 20 feet in height nor exceed 50 feet in gross surface area. Signs shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business.
14. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

Resolution No. BZA 52-88  
Page 3

15. The maximum building coverage may be 45% of the total land area, regardless of general limitations of the zoning district.
16. No individual or business shall lease more than 3,000 square feet of storage space.
17. All areas not paved as required by condition of approval #6 shall be landscaped with deciduous and coniferous plant materials. The landscape plan, as set forth in condition #2, shall include the landscaping material to be used.
18. Release of this resolution shall make null and void Resolution No. BZA 53-84.

ADOPTED AT WICHITA, KANSAS, this 22nd day of November, 1988.

  
\_\_\_\_\_  
Sharon Ryan, President

ATTEST:

  
\_\_\_\_\_  
Jack H. Galbraith, Secretary

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 286-4561

November 23, 1988

John Gist  
Planning Development Services, Inc.  
924 N. Main  
Wichita, KS 67203

Re: BZA 52-88 - Exception to permit the expansion of self-service storage facilities on the east side of Seneca in an area between Jewell Street and May Avenue.

Dear Mr. Gist:

At the regular meeting of the Board of Zoning Appeals on November 22, 1988, your request for an exception to permit the expansion of self-service storage facilities was considered. It was the action of the Board to grant the request, subject to the following conditions:

1. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall complete the plat of Security Storage Properties 3rd Addition which is necessary to establish "BB" Office zoning on the south portion of the property.
2. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall submit a revised landscape plan for the required landscaped yards to the Secretary for review and approval. The plan shall indicate the sizes and quantities of plant materials to be installed; identify existing plant materials which are to remain; and indicate the method of providing water to the plant materials. All new plant materials, as approved, shall be installed prior to occupancy of the proposed three new buildings or, if weather does not permit planting, a financial guarantee shall be submitted to Central Inspection which guarantees their planting within the next planting season. The landscape plan shall also show the location, type and size of all fences.

*Plat recorded  
2-14-89  
7-29-89 and  
to be published  
on or about 2-24-89*

*landscape  
plan  
submitted and  
approved  
12-9-88*

FILE COPY

3. A 6- to 8-foot screening fence of brick, stone, architectural tile, masonry units, wood or other similar material constructed to prevent the passage of light and debris shall be erected and maintained along the north and south no closer to the property lines than the required setback lines.
4. Any side of the building providing doorways to storage areas shall be set back from the property line not less than 25 feet when adjacent to a residential zoning district.
5. Off-street parking shall be required on the basis of 1 space for each 8,000 square feet of floor area in the facility, plus 1 space for each employee, but in no case shall the number be less than 5 spaces.
6. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
7. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
8. All storage on the property shall be kept within an enclosed building.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to 1 per arterial street frontage. Signs shall not exceed 20 feet in height nor exceed 50 feet in gross surface area. Signs shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business.


11/23/88 - Page 3

14. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. The maximum building coverage may be 45% of the total land area, regardless of general limitations of the zoning district.
16. No individual or business shall lease more than 3,000 square feet of storage space.
17. All areas not paved as required by condition of approval #6 shall be landscaped with deciduous and coniferous plant materials. The landscape plan, as set forth in condition #2, shall include the landscaping material to be used.
18. Release of this resolution shall make null and void Resolution No. BZA 53-84.

The resolution setting forth the official action of the Board will be released upon compliance with conditions 1 and 2.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions, please call our office.

Sincerely yours,

  
Louise Olivarez  
Assistant Secretary  
Board of Zoning Appeals

LO:jcm

cc: Security Storage Properties, Box 8207, Wichita, KS, 67208  
Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator, CID  
Dale Rea, Deputy City Clerk

RECOMMENDED REASONS FOR APPROVING BZA 52-88

The Board has jurisdiction to grant this exception in the "BB" and "LC" Districts;

The character of the neighborhood on Seneca is predominantly commercial in nature;

The use is suitable for the property, as the majority of the site is already developed with self-service storage warehouses and the proposed expansion would be accessible only through the existing warehouse development;

The expansion area will be screened from the view of residential properties to the south by a solid fence and existing hedgerow with no access allowed to or from Osage;

There will be no significant impact on community facilities;

The recommendation of approval by staff and the CPO Council.

**THE CITY OF WICHITA**

**TO:** Louise Olivarez, Principal Planner

**DATE:** November 22, 1988

**FROM:** Stanley J. Scott, CP Coordinator *Stanley J. Scott*

**SUBJECT:** BZA 52-88: East Side of Seneca in  
an area between Jewell and May

On Thursday, November 17, 1988, CPO West River Neighborhood Council 4A considered the captioned case, a request for a zoning exception to permit the expansion of self-service storage facilities on property currently zoned or approved for the "BB" Office and "LC" Light Commercial Districts. Following discussion, the Council voted 9-0 to recommend approval of the requested zoning exception, subject to MAPD staff recommendations.

John Gist (agent) and Bill Ard (applicant) appeared before the Council on behalf of Security Storage Properties to describe the request and respond to questions from the Council. Mr. Gist presented a revised site plan illustrating the proposed expansion of the existing facility.

No area residents or property owners were present to address the request. Council members were provided the notice of public hearing, map of the area, site plan, and MAPD staff comments.

Prior to voting to recommend approval of the request, Council members discussed several concerns, including traffic, landscaping, and screening.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 52-88 is considered.

SJS

BOARD OF ZONING APPEALS  
WICHITA, KANSAS

AGENDA ITEM NO. 4  
November 22, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 52-88

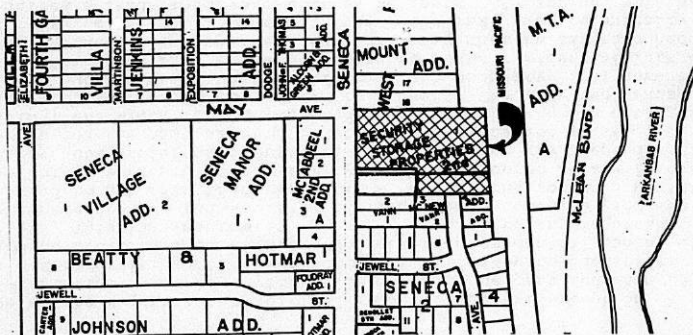
OWNER/APPLICANT/AGENT: Security Storage Properties (owner/applicant)  
John Gist, Planning Development Serv. (agent)

REQUEST: Exception to permit the expansion of  
self-service storage facilities.

CURRENT ZONING: "LC" Light Commercial District, "BB" Office  
District, and "AA" One-Family Dwelling  
District (approved for "BB")

SITE SIZE: 3.7 acres

LOCATION: East side of Seneca between Jewell & May.



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

**BACKGROUND:** A previous exception (BZA 53-84) granted approval for self-storage warehouses on a 3.3-acre lot zoned "LC" and "BB". The owner has recently purchased additional property to the south and is desirous of expanding the storage facilities. "BB" zoning has been approved (Z-2927) for this additional area subject to platting. The plat of Security Storage Properties 3rd Addition is now in the review process.

One of the requirements for this type of land use exception is that a 15-foot-wide landscaped yard (side or rear) be provided when adjacent to a residential zoning district and a 15-foot-wide landscaped front yard be provided when within 100 feet of a residential zoning district. This landscaping is to be in addition to any required screening fence. The width of the required landscaped yard may be reduced to not less than the minimum yard of the zoning district when the lot is adjacent to a property where an adopted policy favors office, commercial or industrial zoning. Since the adopted zoning policy for the east side of Seneca at this location favors "BB" office zoning, the width of the required landscaping along the north and along the west could be reduced to 5 feet. The required landscaped yard along the east 302 feet of the south property line, however, must be a minimum of 15 feet wide because it abuts residential lots on Osage Avenue. The applicant has indicated that an existing hedgerow at this location will be maintained. The east side technically requires a landscaped yard because it abuts "AA" zoning, but that zoning is on abandoned railroad right-of-way, east of which is the MTA bus depot. Staff recommends that no landscaping be required along the east line, due to this unique situation. The landscape plan which was submitted and approved with BZA 53-84 should be modified to fit the current criteria. None of the landscaping indicated on that plan was ever installed.

**ADJACENT ZONING AND LAND USE:**

NORTH	"A"	Single-family dwelling
SOUTH	"LC" & "AA"	Vacant house; vacant lot & single-family dwelling
EAST	"AA"	Railroad right-of-way
WEST	"LC"	Retail commercial

**RECOMMENDATION:** Should the Board determine that expansion of the self-service storage facilities is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall complete the plat of Security Storage Properties 3rd Addition which is necessary to establish "BB" Office zoning on the south portion of the property.

2. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall submit a revised landscape plan for the required landscaped yards to the Secretary for review and approval. The plan shall indicate the sizes and quantities of plant materials to be installed; identify existing plant materials which are to remain; and indicate the method of providing water to the plant materials. All new plant materials, as approved, shall be installed prior to occupancy of the proposed three new buildings or, if weather does not permit planting, a financial guarantee shall be submitted to Central Inspection which guarantees their planting within the next planting season. The landscape plan shall also show the location, type and size of all fences.
3. A 6- to 8-foot screening fence of brick, stone, architectural tile, masonry units, wood or other similar material constructed to prevent the passage of light and debris shall be erected and maintained along the north and south at the required setback lines.
4. Any side of the building providing doorways to storage areas shall be set back from the property line not less than 25 feet when adjacent to a residential zoning district.
5. Off-street parking shall be required on the basis of 1 space for each 8,000 square feet of floor area in the facility, plus 1 space for each employee, but in no case shall the number be less than 5 spaces.
6. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
7. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
8. All storage on the property shall be kept within an enclosed building.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to 1 per arterial street frontage. Signs shall not exceed 20 feet in height nor exceed 50 feet in gross surface area. Signs shall not project over any public right-of-way.

BZA 52-88

Page 4

12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business.
14. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. The maximum building coverage may be 45% of the total land area, regardless of general limitations of the zoning district.
16. No individual or business shall lease more than 3,000 square feet of storage space.
17. All areas not paved as required by condition of approval #6 shall be landscaped with deciduous and coniferous plant materials. The landscape plan, as set forth in condition #2, shall include the landscaping material to be used.



BZA CASE NO. 52-88

- 15 LEGAL ADVERTISEMENTS SENT TO MAPC & BZA
- 2 NOTICES SENT TO APPLICANT/AGENT
- 16 NOTICES SENT TO ADJOINING PROPERTY OWNERS
- 5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 10/28/88

- 1 NOTICE SENT TO CPO
- 2 NOTICES SENT TO CITY MANAGER & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 5 NOTICES TO MAPD STAFF -

Jack Galbraith  
Louise Olivarez  
Bob Young  
Forrest Nagley  
Karen Crook

( \_\_\_\_\_ ) Published in The Daily Reporter, 10/28/88

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 22nd day of November, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 N. Main, Wichita, Kansas, will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 51-88 - Cornerstone Church of God, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 20 feet to 8 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lots 1 and 2, Block A, Replat of Sowers Gardens, Sedgwick County, Kansas. Generally located at the southeast corner of Glenn and Crawford (2706 S. Glenn).

2. Case No. BZA 52-88 - Security Storage Properties, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the expansion of self-service storage facilities on property zoned or approved for the "BB" Office and "LC" Light Commercial Districts and legally described as follows:

Lot 1, Security Storage Properties 2nd Addition, Wichita, Kansas, except the south 15 ft. of the west 250 ft. thereof; AND beginning at a point on the west line of Lot 7 in the SW 1/4 of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 ft. south of the northwest corner of said Lot 7; south along the west line of said Lot 7 a distance of 76.08 ft.; thence east parallel with the north line of said Lot 7 a distance of 601.79 ft. more or less to the west line of the Midland Valley Railroad right-of-way; thence in a northwesterly direction along west line of said right-of-way to a point 268.77 ft. south of the north line of said Lot 7; thence west 597.23 ft. more or less to the point of beginning, except the west 300 ft. thereof; being platted as Lot 1, Security Storage Properties 3rd Addition. Generally located on the east side of Seneca in an area between Jewell and May.

Official Notice  
Page 2

3. Case No. BZA 53-88 - Smith & Company, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the side yard setback from 6 feet to 4 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 48, Block 1, Smithmoor 1st Addition,  
except the westerly 1 foot thereof.  
Generally located at the southwest corner of  
Countryside and Smithmoor (10715 E.  
Countryside).

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 28th day of October, 1988.

Jack Galbraith, Secretary  
Board of Zoning Appeals

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

October 31, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 52-88

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 Security Storage Properties, requesting an exception.

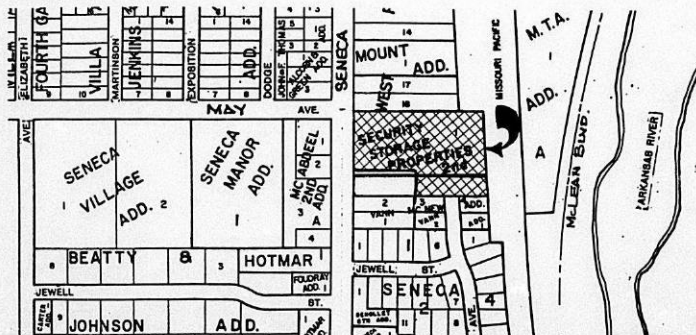
Pursuant to Section 2.12.590.C, Code of the City of Wichita, the applicant is requesting an exception to permit the expansion of self-service storage facilities on property zoned or approved for the "BB" Office & "LC" Light Commercial Districts. A legal description of the applicant's property is as follows:

Lot 1, Security Storage Properties 2nd Addition, Wichita, Kansas, except the south 15 ft. of the west 250 ft. thereof; AND beginning at a point on the west line of Lot 7 in the SW 1/4 of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 ft. south of the northwest corner of said Lot 7; south along the west line of said Lot 7 a distance of 76.08 ft.; thence east parallel with the north line of said Lot 7 a distance of 601.79 ft. more or less to the west line of the Midland Valley Railroad right-of-way; thence in a northwesterly direction along west line of said right-of-way to a point 268.77 ft. south of the north line of said Lot 7; thence west 597.23 ft. more or less to the point of beginning, except the west 300 ft. thereof; being platted as Lot 1, Security Storage Properties 3rd Addition. Generally located on the east side of Seneca in an area between Jewell and May.

This application has been assigned Case No. BZA 52-88. It will be considered by the Board of Zoning Appeals on Tuesday, November 22, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main, Wichita, Kansas. If you have no interest in or objections to 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.

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 West River Neighborhood Council "4A" will consider this case at their meeting to be held on Thursday, November 17, 1988, at 7:00 p.m. at the Stanley/Aley Community Center, 1749 South Martinson. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.





**PDS**  
INCORPORATED

**PLANNING DEVELOPMENT SERVICES, INC.**

924 North Main, Wichita, Kansas 67203 / (316) 262-0451

October 20, 1988

Mr. Jack H. Galbraith, Secretary  
Board of Zoning Appeals  
MAPD - 10th Floor, City Hall  
455 N. Main  
Wichita, Kansas 67202

RE: BZA Exception for Self-Service  
Storage Facilities in the "LC"  
Light Commercial and "BB" Office  
Zoning Districts.

Dear Jack:

Submitted herewith is an "Application For Exception" requesting approval for expansion of an existing self-service storage project which was originally approved by the Board of Zoning Appeals on August 28, 1984 (Case BZA53-84). This is a companion case to a recently submitted Application For Zone Change (Case Z-2927), which was conditionally approved from "AA" to "BB" & "LC" subject to platting.

Attached submittals include:

- 0 Application
- 0 Certified ownership list
- 0 Site plan showing the existing project and proposed expansion for 3 buildings to the south
- 0 Check for the filing fee and 2 zoning adjustment signs in the amount of \$406.00.

This application is submitted in accordance with Section 28.04.183.5 of the Zoning Ordinance, and Section 2.12.590.C of the Code of the City of Wichita, Kansas. Please schedule this application for the Board of Zoning Appeals meeting to be held on November 22, 1988.

Should you have any questions, please do not hesitate to call.

Sincerely,

PLANNING DEVELOPMENT SERVICES, INC.

  
John D. Gist

JDG:mb

CC: Security Storage Properties

*20: 53.84  
P. 8-28-84*

APPLICATION FOR EXCEPTION

I. Applicant SECURITY STORAGE PROPERTIES  
 Address P.O. BOX 8207; WICHITA, KS. Zip Code 67208 Phone 685-9331  
 Agent PLANNING DEVELOPMENT SERVICES, INC.  
 Address 924 N. MAIN; WICHITA, KS Zip Code 67203 Phone 262-0451  
 Relationship of applicant to property is that of OWNER  
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit the <sup>*expansion*</sup> ~~establishment~~ of SELF-SERVICE STORAGE FACILITIES

*on approved for*  
 on property zoned "BB" OFFICE & "LC" LIGHT COMMERCIAL which is 300 ft by 542 ft (or 3.7+ acres) in size, legally described as: Lot 1, Security Storage Properties 2nd Addn., Wichita, KS., except the S. 15 ft. of the W. 250 ft. thereof; AND; Beginning at a pt. on the w. line of Lot 7 in the SW 1/4 of Sec. 32, Township 27 S., Range 1 E. of the 6th P.M., Sedg. County, KS., & 268.77 ft. S. of the NW/c of said Lot 7; S. along the W. line of said Lot 7 a dist. of 76.08 ft.; th. E. parallel with the N. line of said Lot 7 a distance of 601.79 ft. m/1 to the W. line of the Midland Valley RR ROW; th. in a NWly direction along W. line of said ROW to a pt. 268.77 ft. S. of the N. line of said Lot 7; th. W 597.23 ft. m/1 to the pt. of beg.; except the W. 300 ft. thereof; ~~AND;~~ <sup>*located on the E. side of Seneca in an area between Jewell St. and May Ave. in the City of Wichita*</sup> located on the E. side of Seneca in an area between Jewell St. and May Ave. 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. 39-285); 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, and 4 of the instructions.

Applicant SECURITY STORAGE PROPERTIES  
 Authorized Agent *John D. Gist*  
 PLANNING DEVELOPMENT SERVICES, INC.  
 By: John D. Gist

OFFICE USE ONLY:  
 Map No. 5445C Zoning: (N) A (S) AA3, LC1E AA (W) LC CPO 4A 11-17  
 Received in Office of Secretary, Board of Zoning Appeals, 2:30 (a.m. (p.m.)),  
Oct 20, 1986, together with appropriate fee of 406.00.

Signed *Louise Olivarez*

MAPP

*same ownership list as for 2-2927 (case of Bank will be made)*

OWNERSHIP LIST

Property Description

Property Owner

Beginning at a point on the West line of Lot 7 in the SW $\frac{1}{4}$  of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 feet South of the NW/c of said Lot 7; th. South along the West line of said Lot 7 a distance of 76.08 feet; th. East parallel with the North line of said Lot 7 a distance of 601.79 feet m/l to the West line of the Midland Valley Railroad right of way; th. in a Northwesterly direction along the West line of said right of way to a point 268.77 feet South of the North line of said Lot 7; th. West 597.23 feet m/l to the point of beginning.

Security Storage Properties  
P.O. Box 8207  
Wichita, KS 67208

Lot 1 Security Storage Properties 2nd Addition

*dup* Security Storage Properties  
P.O. Box 8207  
Wichita, KS 67208

Lot 1 Block 1 Seneca Haven Addition

James F. Gaston  
Carolyn C. Gaston  
2044 S. Seneca  
Wichita, KS 67213

Lot 2 Block 1 "

P. Patrick Belt  
Dalene A. Belt  
922 Jewell  
Wichita, KS 67213

Lot 3 Block 1 "

Thomas G. Sprankle  
Sheila Sprankle  
918 Jewell  
Wichita, KS 67213

Lot 4 Block 1 "

John B. Volz  
Ruby L. Volz  
914 Jewell  
Wichita, KS 67213

Lot 5 Block 1 "

Darrel G. Howard  
#302  
4152 Suitland Rd.  
Suitland, MD 20023

Lot 6 Block 1 "

Walter A. Theleman  
Grace F. Theleman  
902 Jewell  
Wichita, KS 67213

Lot 1 Block 4 "

Bernice Conyers  
Glen E. Conyers  
2040 S. Osage  
Wichita, KS 67213

Lot 1 Vann-McNew Addition

Carl M. Meitner  
Sue J. Meitner  
2038 S. Osage  
Wichita, KS 67213

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688



RECEIVED

NOV 01 1988

METROPOLITAN PLANNING  
ROUTE     

~~Jerry D. McIntire~~  
2030 S. Osage  
Wichita, KS 67213,70

BZA 52-88

MCI\*30 20312291 FWD TIME EXPD  
MCINTIRE JERRY  
746 KANSAS CT  
WICHITA KS 67211  
RETURN TO SENDER

<u>Property Description</u>			<u>Property Owner</u>
Lots 2 and 3		Vann-McNew Addition	Johnetta L. McNew 1306 W. 2nd St. North Wichita, KS 67203
Lot 4		"	Jerry D. McIntire 2030 S. Osage Wichita, KS <del>67213</del> 67211
Lot 1		Vann Addition	Carl M. Meitner Sue J. Meitner 2038 S. Osage Wichita, KS 67213
Lot 2		"	Same As Above
Lot 1	Block A	McAbdeel Second Addition	Daniel M. Carney 2024 N. Woodlawn Wichita, KS 67220 and Leslie J. Rudd 2416 E. 37th North Wichita, KS 67219
Lot 2	Block A	"	Donald P. Cain Sr. Wanda L. Cain Box 9090 8027 W. Kellogg Wichita, KS 67209
Lot 3	Block A	"	McClellan-Fallon, Inc. 2806 Timber Creek Cir. Wichita, KS 67204
Lot 4	Block A	"	Taco Tico, Inc. 133 S. 3rd St. Louisville, KY 40202
Lot 1	Block A	M.T.A. Addition	Wichita Metro Transit Authority 1825 McLean Blvd. South Wichita, KS 67213

Beginning at a point on the East right of way line of the Midland Valley Railroad, 427 10 feet South and 731.57 feet East of the NW/c of the SW $\frac{1}{4}$  of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; th. E'ly 117.08 feet; th. SE'ly 50 feet; th. NE along center of McLean to the North line of the SW $\frac{1}{4}$ ; th. East to river; th. South along river to a point 194 feet North of the North line of Government Lot 8; th. West to the East line of the Midland Valley Railroad; th. North to beginning.

City of Wichita  
455 N. Main  
Wichita, KS 67202

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 200 foot radius of:

Beginning at a point on the West line of Lot 7 in the SW $\frac{1}{4}$  of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 feet South of the Northwest Corner of said Lot 7; thence South along the West line of said Lot 7 a distance of 76.08 feet; thence East parallel with the North line of said Lot 7 a distance of 601.79 feet more or less to the West line of the Midland Valley Railroad right of way; thence in a northwesterly direction along the West line of said right of way to a point 268.77 feet South of the North line of said Lot 7; thence West 597.23 feet more or the less to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 2nd day of August, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Lark*

By

Sr. Vice-President

Order No. 397799  
nj

$$\begin{array}{r} 35 \\ 60 \\ \hline 210 \end{array}$$

$$\begin{array}{r} 74 \\ 35 \overline{) 2600} \\ 245 \\ \hline 150 \\ 140 \\ \hline \end{array}$$

$$\begin{array}{r} 29 \\ 75 \overline{) 2233} \\ 150 \\ \hline 733 \\ 675 \\ \hline 58 \end{array}$$

$$\begin{array}{r} 3 \\ 35 \\ 60 \\ \hline 22 \\ 130 \overline{) 2853} \end{array}$$

$$\begin{array}{r} 57 \\ 35 \overline{) 2000} \\ 175 \\ \hline 250 \\ 215 \end{array}$$

LEG 2  
Z. 2927

1+1 -	A	3400	6800
1+ 1 -	B	3000	6000
1+ 2 -	C	2400	7200
5 -	D	2400	12000
1 -	E	3200	
1 -	F	3700	
1 -	G	3200	
1 -	H	3500	
1 -	J	3700	
1 -	K	2800	

8 / 53,100 #

# + employees

5 A  
4520 s. Rock

Putcher remodeling  
4/19/50



N: 00420

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA Abception + 2 signs

Name Security Storage Properties

Address P.O. Box 8207

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004  
(books, xerox) 755-40710-026 (microfilm)

Amount 416<sup>00</sup>

Date 10-20-88 Due Date 10-20-88 By LL

Form 00-000

\*

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

Roll # 3