

Case No. BZA 53-84 - Security Storage Properties - requests an exception to permit the establishment of residential storage warehouses on property zoned the "BB" Office and the "LC" Light Commercial District

Planned
7-10-74 &c.

ACTION

BZA 53-84 Approved 8-28-84
DATE

200' 4 Sec 11-13-84
Slot 11-14-84
Record ✓

Approved by
BZA 52-88

Posted
7-10-74
e.c.

ACTION

B.Z.A. 53-84 *Cyprus* 8-28-84
DATE

200' 4 Sec 11-13-84
Slot 11-14-84
Record ✓

*Supervised by
BZA 52-88*

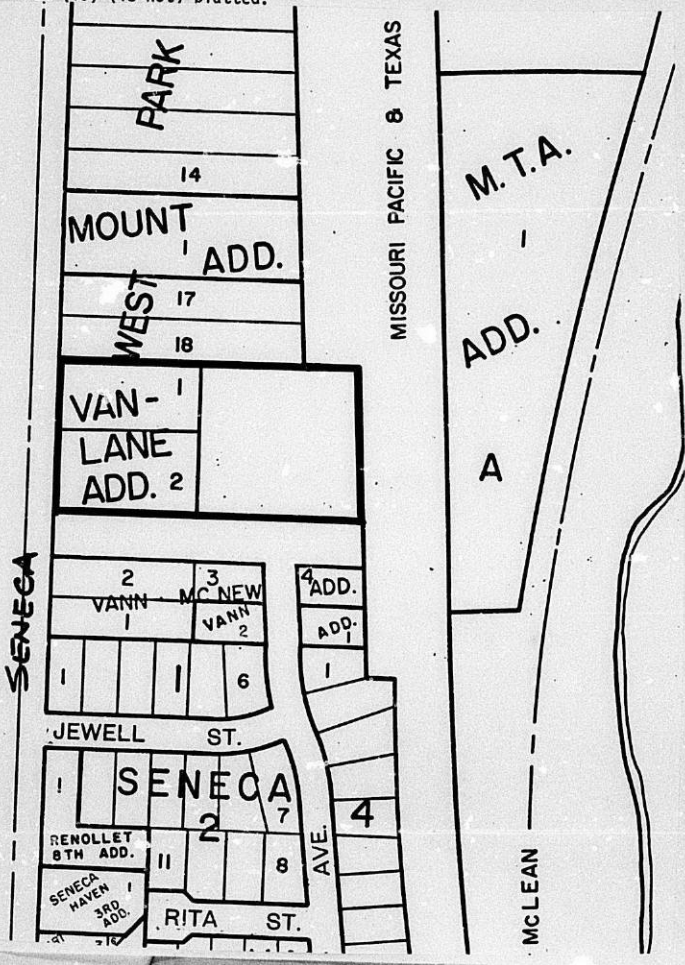
Case No. BZA 53-84 - Security
Storage Properties - requests
an exception to permit the
establishment of residential
storage warehouses on property
zoned the "BR" Office and the
"LC" Light Commercial Districts

Map No. 5445-C

BZA 53-84
Filed _____

AREA DATA:

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



Standard
No. 2-1536
MASTINGS, MN
LOS ANGELES, CALIF.
MCGREGOR, TEXAS
U.S.A.

RESOLUTION NO. BZA 53-84

WHEREAS, Security Storage Properties, 201 South Oliver, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of residential storage warehouses on property zoned the "BB" Office and the "LC" Light Commercial Districts and legally described as follows:

Lots 1 and 2, Van-Lane Addition, Wichita, Kansas, Sedgwick County, Kansas and the north 268.77 feet of that part of Government Lot 7 in the Southwest Quarter of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying west of the westerly right of way line of the abandoned Midland Valley Railroad, except the west 300 feet thereof. Being platted as Securities Storage 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Seneca in an area north of Jewell.

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 August 28, 1984, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of residential storage warehouses on property zoned the "BB" Office and the "LC" Light Commercial Districts 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 establishment of residential storage warehouses on property zoned the "BB" Office and the "LC" Light Commercial Districts legally described as follows:

Lots 1 and 2, Van-Lane Addition, Wichita, Kansas, Sedgwick County, Kansas and the north 268.77 feet of that part of Government Lot 7 in the Southwest Quarter of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying west of the westerly right of way line of the abandoned Midland Valley Railroad, except the west 300 feet thereof. Being platted as Securities Storage 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Seneca in an area north of Jewell.

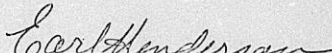
subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, the applicant shall complete the plat of Security Storage Addition Properties Second Addition which is necessary to establish "BB" Office Zoning on the property.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district. A landscape plan shall be submitted to the Secretary for approval.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south and north property lines at the required 15' setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).

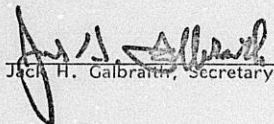
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from any property line.
6. Off-street parking shall be provided by ordinance on the basis of the total square feet of floor area of the facility.
7. 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.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
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. On-site ground or pole signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20' in height nor exceed 50 square feet in gross surface area and 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 this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. 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.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only one point of ingress/egress shall be permitted to/from subject project. That access being from Seneca. Any access to buildings deemed necessary by the Fire Department shall be provided by dedicated fire lane easements. This shall be determined prior to the release of the Resolution.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
19. Prior to the release of the Resolution authorizing the issuance of permits, the applicant shall provide 3 site plans to the Secretary showing compliance with all of the above conditions. If the project is not to be constructed all at once, a development plan showing a time table for staging of the project shall be submitted. The first phase shall not be less than two acres.

20. All improvements as set forth herein shall be completed prior to the occupancy of any portion of the site for a Residential Storage Warehouse Facility.

ADOPTED AT WICHITA, KANSAS, this 28th day of August, 1984.


Earl Henderson, President

ATTEST:


Jack H. Galbraith, Secretary

November 6, 1984

Security Storage Properties
201 South Oliver
Wichita, Ks. 67218

Re: BZA 53-84 - Request for Exception

Gentlemen:

Enclosed herewith is a copy of the resolution authorizing the exception to permit the construction of residential storage warehouses in the "LC" Light Commercial and the "BB" Office zoning districts. This approval was granted by the Board of Zoning Appeals on August 28, 1984 subject to the completion of the replatting of the property as Security Storage Second Addition.

A copy of the approved landscape plan is being forwarded to Central Inspection for their follow-up for compliance with the conditions established by the Board. With the completion of the plat, and the approval of the landscape plan, the issuance of a building permit is in order.

If you have any questions, please give us a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

August 31, 1984

Security Storage Properties
201 South Oliver
Wichita, Ks.

Re: BZA 53-84 - Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on August 28, 1984, your request for an exception was considered. It was the action of the Board to approve your request subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, the applicant shall complete the plat of Security Storage Properties Second Addition which is necessary to establish "BB" Office Zoning on the property.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district. A landscape plan shall be submitted to the Secretary for approval.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south and north property lines at the required 15' setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).

4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from any property line.
6. Off-street parking shall be provided by ordinance on the basis of the total square feet of floor area of the facility.
7. 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.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
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. On-site ground or pole signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20' in height nor exceed 50 square feet in gross surface area and 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 this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. 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.

16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only one point of ingress/egress shall be permitted to/from subject project. That access being from Seneca. Any access to buildings deemed necessary by the Fire Department shall be provided by dedicated fire lane easements. This shall be determined prior to the release of the Resolution.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
19. Prior to the release of the Resolution authorizing the issuance of permits, the applicant shall provide 3 site plans to the Secretary showing compliance with all of the above conditions. If the project is not to be constructed all at once, a development plan showing a time table for staging of the project shall be submitted. The first phase shall not be less than two acres.
20. All improvements as set forth herein shall be completed prior to the occupancy of any portion of the site for a Residential Storage Warehouse Facility.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with conditions 1 and 19 above.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

GEL:sad

cc John Gist, Planning Development Services, Inc., 727 N. Waco,
Suite 125, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE August 22, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator

SUBJECT BZA 53-84: East side of Seneca
in an area north of Jewell

On Tuesday, August 21, CPO Neighborhood Council "B" considered the captioned case, a request for zoning exception to permit the establishment of residential storage warehouses on property zoned "BB" Office and "LC" Light Commercial Districts. After discussion, the Council voted 6-0 to recommend approval of the request subject to staff recommendations.

Bill Ard, agent for the applicant, was present to describe the request and respond to questions from area residents and the Council. Six (6) area residents and property owners were present to receive information clarifying the request. Area residents expressed appreciation to Mr. Ard for his efforts to communicate with them regarding the request. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 53-84 is considered on Tuesday, August 28.



Stanley J. Scott
CP Coordinator

SJS:sm

RECEIVED
AUG 23 1984
METROPOLITAN PLANNING
ROUTE _____

RE: AGENDA ITEM NO. 6

SECRETARY'S REPORT CASE NO. BZA 53-84

APPLICANT: Security Storage Properties, 201 South Oliver, Wichita, Kansas.

AGENT: Planning Development Services, Inc., 727 North Waco, Suite 125, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.5, Code of the City of Wichita to permit the establishment of residential storage warehouses in the "BB" Office and the "LC" Light Commercial Districts.

GENERAL LOCATION: On the east side of Seneca in an area north of Jewell Street.

ZONING: Subject property is zoned the "LC" Light Commercial District and approved for "BB" Office District on the east portion subject to platting. Property to the north is "A" Two-family and to the south and east is "AA" One-family Dwelling Districts. To the west is "LC" Light Commercial.

LAND USE: Subject property is vacant as are a part of adjacent properties. To the north and south are residences and to the east is the abandoned railroad right-of-way. To the west is commercial development.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to construct Residential Storage Warehouses in the "BB" Office and the "LC" Light Commercial Districts. The property is over 2 acres in size which meets the minimum requirement set forth in the zoning ordinance. The property is adjacent to residential zoning on the north and south therefore the design of the facility must be compatible to residential development and approved by the Superintendent of Central Inspection. The 15' setback adjacent to the residential zoning districts shall be maintained as a landscaped yard. The site plan submitted with the application indicates the compliance can be attained with the provisions of the zoning ordinance.

This application area includes in part a recent zoning case that was approved for "BB" Office District subject to the platting of the property. It is my understanding that a plat has been filed and is now being processed. When the plat has been approved and recorded, this would effectuate the publication of the required zoning.

It should be noted that an application in the "BB" Office District must be adjacent to an arterial street or adjacent to an "LC" Light Commercial or heavier use district. In this case Seneca is an arterial and the "BB" Office zoning is adjacent to that portion of the "LC" Light Commercial District that is part of the application.

Since the Planning Commission and the City Commission have approved the zoning knowing the applicant's intentions, it is assumed that the use is also appropriate at this location. This is subject to complying with the conditions of the ordinance and whatever other conditions are deemed necessary.

RECOMMENDATION:

Should the Board determine that the Residential Storage Warehouses are appropriate at this location, then it is the Secretary's recommendation that the application be approved subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of Residential Storage Warehouses, the applicant shall complete the plat of Security Storage Properties Second Addition which is necessary to establish "BB" Office Zoning on the property.
2. A 15' landscaped yard shall be provided along all property lines that are adjacent to any Residential zoning district. A landscape plan shall be submitted to the Secretary for approval.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south and north property lines at the required 15' setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25' setback from any property line.
6. Off-street parking shall be provided by ordinance on the basis of the total square feet of floor area of the facility.
7. 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.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
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. On-site ground or pole signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20' in height nor exceed 50 square feet in gross surface area and 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 this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. 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.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent or his representative to assure compliance that no commercial storage is occurring in violation of this resolution.

17. Only one point of ingress/egress shall be permitted to/from subject project. That access being from Seneca. Any access to buildings deemed necessary by the Fire Department shall be provided by dedicated fire lane easements. This shall be determined prior to the release of the Resolution.
 18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #1 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
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 20. All improvements as set forth herein shall be completed prior to the occupancy of any portion of the site for a Residential Storage Warehouse Facility.
-

BZA CASE NO. 53-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>19</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>22</u>	TOTAL NOTICES SENT <u>8-9-84</u>

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

August 7, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 53-84

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, 201 South Oliver, Wichita, Kansas, 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 residential storage warehouses on property zoned the "BB" Office and the "LC" Light Commercial Districts. A legal description of the applicant's property is as follows:

Lots 1 and 2, Van-Lane Addition, Wichita, Kansas, Sedgwick County, Kansas and the north 268.77 feet of that part of Government Lot 7 in the Southwest Quarter of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying west of the westerly right of way line of the abandoned Midland Valley Railroad, except the west 300 feet thereof. Being platted as Securities Storage 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Seneca in an area north of Jewell.

This application has been assigned Case BZA 53-84. It will be considered by the Board of Zoning Appeals on August 28, 1984 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

MAPD

BOARD OF ZONING APPEALS

CASE NO. 53-84

CITY OF WICHITA, KANSAS

FILED 7-27-84

APPLICATION FOR EXCEPTION

I. Name of Applicant Security Storage Properties
 Mailing Address 201 South Oliver - Wichita 67218 Phone 685-9331
 Name of Authorized Agent Planning Development Services, Inc.
727 N. Waco
 Mailing Address Suite 125; Wichita, KS 67203 Phone 262-0451
 Relationship of applicant to property is that of Contract Purchaser
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C,
 Code of the City of Wichita, Kansas, to permit the establishment of
Residential storage warehouses in accordance with Section 28.04.183.5
of the Zoning Ordinance.

on property zoned "LC" and "BB" (associated case Z-2604),
 located on the E. side of Seneca in an area N. of Jewell

and legally described as: Lots 1 & 2, Van-Lane Addition, Wichita, KS, Sedg.
County, KS. AND The North 268.77 Ft. of that part of Government Lot 7 in
the Southwest Quarter of Section 32, Township 27 South, Range 1 East of the
6th P.M., Sedg. County, KS., lying west of the Westerly right of way line of
the abandoned Midland Valley Railroad, except the west 300 feet thereof.

_____ , 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 Security Storage Properties

Authorized Agent *Shirley Gist*
 Planning Development Services, Inc.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
3:55 (a.m./p.m.), July 27, 1984, together with
 appropriate fee of 200.00.

Signed *Lynn Shirley*



201 South Oliver, Wichita, Kansas 67218 • (316) 685-9331

July 20, 1984

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

RE: BZA Exception for Residential Storage Warehouses
in the "LC" Light Commercial and "BB" Office
Zoning Districts.

Dear Mr. Galbraith:

Submitted herewith is an "Application For Exception" requesting approval for residential storage warehouses in the "LC" and "BB" zoning districts. This is a companion case to our previously submitted application for zone change, Case No. Z-2604, and the plat of Security Storage Properties 2nd Addition, Wichita, Kansas.

Attachments include:

- o Application.
- o Certified ownership list.
- o Site plan depicting our proposed layout for the residential storage warehouses.
- o Check for the filing fee in the amount of \$200.00.

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

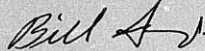
Page 2
July 20, 1984

this application for the Board of Zoning Appeals meeting
to be held on August 28, 1984.

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

Sincerely,

SECURITY STORAGE PROPERTIES



Bill Ard,
General Partner

BA/sp

CC: Mr. Glen E. Lytle,
Assistant Secretary - BZA
MAPD - 10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

Mr. John D. Gist
Planning Development Services, Inc.
River Park Place
727 North Waco - Suite 125
Wichita, Kansas 67203

SECURITY STORAGE
PROPERTIES

201 South Oliver, Wichita, Kansas 67218 • (316) 685-9331

July 20, 1984

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

RE: BZA Exception for Residential Storage Warehouses
in the "LC" Light Commercial and "BB" Office
Zoning Districts.

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Page 2
July 20, 1984

this application for the Board of Zoning Appeals meeting
to be held on August 28, 1984.

Should you have any questions, please do not hesitate to
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Sincerely,

SECURITY STORAGE PROPERTIES

Bill Ard

Bill Ard,
General Partner

BA/sp

CC: Mr. Glen E. Lytle,
Assistant Secretary - BZA
MAPD - 10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

Mr. John D. Gist
Planning Development Services, Inc.
River Park Place
727 North Waco - Suite 125
Wichita, Kansas 67203

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
<p>Lot 1, Van-Lane Addition & the north 125.1 feet of lot 7 lying west of the Railroad in the Northwest Quarter of the Southwest Quarter of Sec. 32-27-1E, except sewer condemnation case A-667-69 & except that part platted as lot 1, Van Lane Addition</p>	<p>Harold F. Leep 702 S. 30th ✓ Muskogee, Oklahoma 74401</p>
<p>Lot 2, Van-Lane Addition</p>	<p>Norman D. Lane ✓ Leslie Lane 1633 S. Meridian 67213</p>
<p>Beginning 125.1 feet south of the northwest corner of lot 7 in Section 32-27-1E; thence south 143.67 feet; thence east parallel to the north line of Government Lot 7, 597.23 feet; thence northwesterly to a point 588.53 feet east of beginning; thence west 588.53 feet to point of beginning, except the west 50 feet for street & except that part platted as lot 2, Van-Lane Addition</p>	<p>Willis E. Van Vracken ✓ 2030 S. Seneca 67213</p> <p>Same as above</p>
<p>Beginning at a point on the west line of lot 7 in Sec.32-27-1E 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 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 to the point of beginning, also all right title & interest in and to the abandoned railroad right of way lying immediately to the east of above described tract, lying west of the former center line of main track as it formerly existed, extending in a northwesterly - southwesterly direction immediately to the east of the above described tract prior to the abandonment of such right of way by the Midland Valley Railroad Company.</p>	<p>Cecil F. Fisher ✓ Mary F. Fisher 3281 Cromwell 67204</p>

<u>Property Description</u>	<u>Property Owner</u>
Lot 1, Vann Addition	✓ Carl M. Meitner Sue J. Meitner 2038 S. Osage 67213
Lot 2, Vann Addition	✓ L. J. Van Valkenberg Veva W. Van Valkenberg Address unknown
Lot 1, Block A, M. T. A. Addition	✓ Wichita Metropolitan Transit Authority 1825 McLean Blvd. S. 67213
Lot 1, Vann-McNew Addition	✓ D L. J. Van Valkenberg Veva W. Van Valkenberg Address unknown
Lots 2 & 3, Vann-McNew Addition	✓ John W. McNew Johnetta McNew 1306 W. 2nd 67203
Lot 4, Vann-McNew Addition	✓ Jerry D. McIntire 2030 S. Osage 67213
The South 73 feet of the west 133 feet of lot 1, Mount Addition	✓ Clinton A. Renollet Shirley D. Renollet 3245 W. 47th S. 67217
Lot 1, except the west 200 feet of the north 73 feet & except the south 73 feet of the west 133 feet, Mount Addition	✓ M. W. Renollet Marie J. Renollet 2137 S. Seneca 67213
Lot 17, West Park Gardens Addition	✓ R. Mildred Goodson Ray W. Goodson Winifred Goodson 2002 S. Seneca 67213
Lot 18, West Park Gardens Addition	✓ John T. Reeves Betty Reeves 2006 S. Seneca 67213
That part of Government Lot 7, Sec. 32-27-1E lying east of the Midland Valley Railroad right of way except the south 194 feet, except part platted as M. T. A. Addition	✓ <i>back</i> City of Wichita 455 N. Main 67202

<u>Property Description</u>	<u>Property Owner</u>
Lot 1, Block A, McAbdeel 2nd Addition	✓ Daniel M. Carney 2024 N. Woodlawn 67208
	✓ Leslie J. Rudd 3641 N. Hillside 67219
Lot 2, Block A, McAbdeel 2nd Addition	✓ Donald P. Cain Sr. Wanda L. Cain 1228 S. Waco 67213
Lot 3, Block A, McAbdeel Addition	✓ McClellan-Fallon Inc. 1302 Iroquois 67203
Lots 1 & 2, Alcorn & Green Addition	✓ Background Division Inc. 5 Peach Tree Lane 67207
Lot 3, Alcorn & Green Addition	✓ Jerry L. Stutzman Enid L. Stutzman 406 E. 14th Hutchinson, Kansas 67501

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

Lots 1 & 2, Van-Lane Addition, Wichita, Kansas, Sedgwick County, Kansas AND The North 268.77 feet of that part of Government Lot 7 in the Southwest Quarter of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying west of the Westerly right of way line of the abandoned Midland Valley Railroad, except the west 300 feet thereof.

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 10th day of July, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Zable

Sr. Vice President

Order No: 335658
cf

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FORM 29-1

PAYMENT NOTICE
City of Wichita

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
524 system 200-	
City	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE 7/27/44	BY [Signature]