

CASE NO. BZA 55-86 Corporate Hills  
Hotel Assn. requests a variance to in-  
crease the permitted height of four  
building signs from 30' to 110' above  
the grade on property zoned "LC" Light  
Commercial & generally located approxi-  
mately 950' N & 1,300' W of the inter-

Posted  
12-26-86 *gzc*

ACTION

BZA. 55-86 APPEALED 12/27/87  
DATE

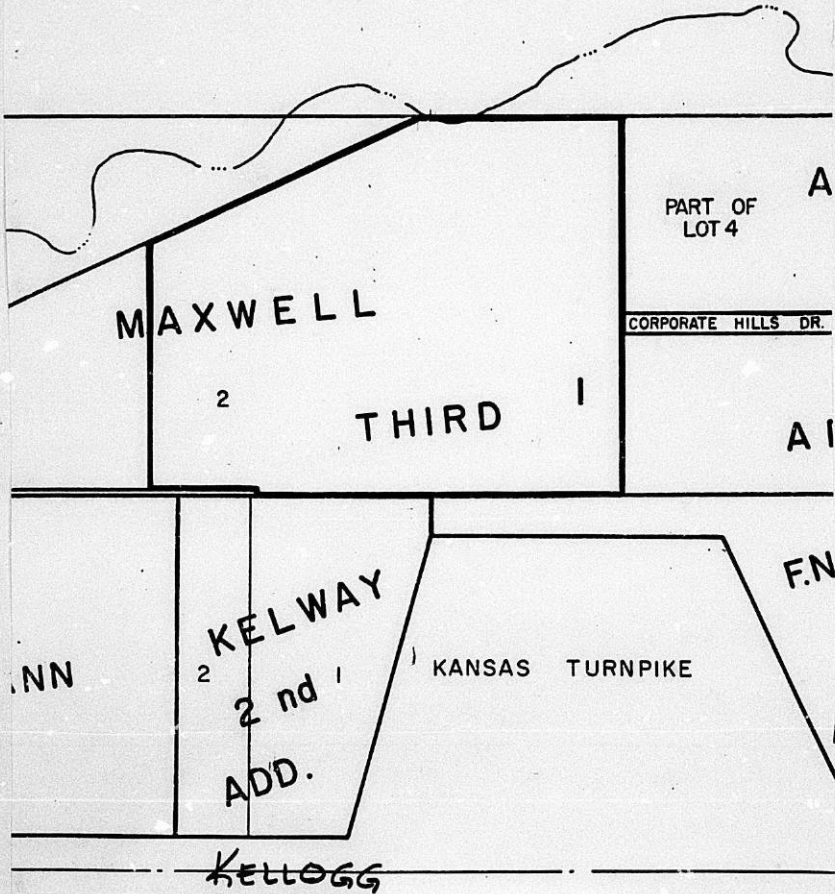
200' 4' Soc 2-2-87  
Checked   
Slog 5-1-87  
Record

Map No. 6047 B

BZA 55-86  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E "LC" S "LC" W "LC" & "AA" N "LC" & "AA"
3. Land Use: East Post Off. & Under. South Retail & Turnpike Inter.  
West Under. North OFFICE & Under.
4. Area (is) (~~\_\_\_\_\_~~) platted.



LOS ANGELES - CHICAGO - LOGAN, OH  
MCKESSON, TX - LOCUST GROVE, GA  
U.S.A.

**Speed.**  
No. 2153C

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE January 13, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 55-86: Approximately  
950 Feet North and 1,300 West  
of the Intersection of Kellogg  
and Webb Road

On January 12, 1987, CPO Council Area "H" considered the captioned case, a request for a variance to increase the permitted height of four building signs from 30 feet to 100 feet above grade on property zoned the "LC" Light Commercial District. Council members were provided the notice to adjoining property owners and a map of the area. After extensive discussion, the Council voted 5-4 to recommend approval of the request for four signs, but stipulated that only the southeast and southwest signs be lighted.

Representatives Ford Duke, John Woolcott, Charlie Roberts and Larry Boggs (Boggs Sign Company) were present to describe the request by Corporate Hills Hotel Association and respond to questions from the Council.

According to Mr. Duke, the hotel currently is zoned "LC" Light Commercial District, which does not permit signage over 30 feet above grade. Mr. Duke explained that the applicant is requesting a variance to allow placement of four Marriott Hotel signs 100 feet above grade on the hotel. No area residents were present.

Due to the adverse impact of lighted signs on the adjacent residential neighborhoods, the Council recommended that the signs on the northwest and northeast faces of the building not be lighted. The Council recommended that the signs on the southwest and southeast faces of the building be lighted, noting that most guests would be able to see those signs from US-54 (Kellogg) and the Kansas Turnpike.

Please provide this information to the Board of Zoning Appeals when case BZA 55-86 is considered.

*Barry L. Carroll*  
Barry L. Carroll  
Administrative Aide III

BLC:blc

Noted:

*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director

RECEIVED

JAN 13 1987

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

January 28, 1987

Ford Duke  
1522 South Florence  
Wichita, Kansas 67212

Re: BZA 55-86 - Request for Variance On the west end of Corporate Hills and located approximately 950 feet north and 1,300 feet west of the intersection of Kellogg and Webb Road (9100 East Corporate Hills Drive).

Dear Mr. Duke:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 27, 1987.

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

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL/lw

Enclosure

cc: Corporate Hills Hotel Associates, 9100 E. Corporate Hills Dr.,  
Wichita, KS 67207  
Monty Robson, Superintendent of Central Inspection (2)  
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 55-86

WHEREAS, Corporate Hills Hotel Association, 9100 East Corporate Hills Drive, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted height of four building signs from 30 feet to 110 feet above grade on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 2, Block 1, except the west 581.58 feet thereof, Maxwell Third Addition to Wichita, Sedgwick County, Kansas. Generally located approximately 950 feet north and 1,300 feet west of the intersection of Kellogg and Webb Road (9100 East Corporate Hills Drive).

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of January 27, 1987, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as it is almost entirely surrounded by commercially zoned land for a distance of one-half mile or more in all directions except to the north and west, and only one sign will actually be oriented toward the only existing residential development nearly  $\frac{1}{4}$ -mile away; 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 signs should not direct light onto any existing residential property any more than signs installed at a height of 30 feet above grade; 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 location of the hotel on a private street and located approximately  $\frac{1}{4}$ -mile to the west of Webb Road could remain unidentified to the general traveler if the signs were limited to 30 feet in height; 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 increase in height of the building signs will not interfere with any public right-of-way or easements, and the structure is located in the transitional zone beneath the transitional surface adjoining the auxiliary runway; 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 distance to areas that would be affected by lighted signs exceeding 30 feet in height far exceeds what would normally be found in the "LC" Light Commercial District; 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 increase the permitted height of four building signs from 30 feet to 110

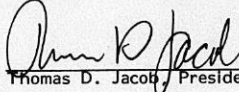
feet above grade on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 2, Block 1, except the west 581.58 feet thereof, Maxwell Third Addition to Wichita, Sedgwick County, Kansas. Generally located approximately 950 feet north and 1,300 feet west of the intersection of Kellogg and Webb Road (9100 East Corporate Hills Drive).

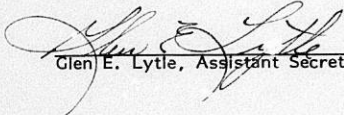
be approved subject to the following conditions:

1. The signs on the southeast and northwest faces shall not exceed 250 square feet in gross surface area.
2. The signs on the northeast and southwest face shall not exceed 150 square feet in gross surface area.
3. The height of any portion of the signs shall not exceed 110 feet above grade.
4. This variance shall apply only to this one building located on the property.

ADOPTED AT WICHITA, KANSAS, this 27th day of January 1987.

  
Thomas D. Jacob, President

ATTEST:

  
Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE January 13, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 55-86: Approximately  
950 Feet North and 1,300 West  
of the Intersection of Kellogg  
and Webb Road

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Representatives Ford Duke, John Woolcott, Charlie Roberts and Larry Boggs (Boggs Sign Company) were present to describe the request by Corporate Hills Hotel Association and respond to questions from the Council.

According to Mr. Duke, the hotel currently is zoned "LC" Light Commercial District, which does not permit signage over 30 feet above grade. Mr. Duke explained that the applicant is requesting a variance to allow placement of four Marriott Hotel signs 100 feet above grade on the hotel. No area residents were present.

Due to the adverse impact of lighted signs on the adjacent residential neighborhoods, the Council recommended that the signs on the northwest and northeast faces of the building not be lighted. The Council recommended that the signs on the southwest and southeast faces of the building be lighted, noting that most guests would be able to see those signs from US-54 (Kellogg) and the Kansas Turnpike.

Please provide this information to the Board of Zoning Appeals when case BZA 55-86 is considered.

*Barry L. Carroll*  
Barry L. Carroll  
Administrative Aide III

BLC:blc

Noted:

*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director

RECEIVED

JAN 13 1987

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_

\_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 55-86

APPLICANT: Corporate Hills Hotel Association, 9100 E. Corporate Hills Drive, Wichita, KS 67207

AGENT: Ford Duke, 1522 S. Florence, Wichita, KS 67212

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to increase the height of four permitted building signs from 30 feet to 110 feet above grade.

GENERAL LOCATION: On the west end of Corporate Hills Drive and located approximately 950 feet north and 1300 feet west of the intersection of Kellogg and Webb Road (9100 E. Corporate Hills Drive).

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the east and south. To the north is the "BB" Office District and the "AA" One-family Dwelling District. To the west is "LC" Light Commercial and "AA" One-family. The property is a part of a C.U.P.

LAND USE: Subject property is being developed as a high-rise hotel. To the north are Pizza Corporate Offices. To the east is a post office and undeveloped land. To the south is commercial and the Turnpike interchange. To the west is undeveloped.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to increase the height of four permitted building signs from 30 feet to 110 feet above grade. This is to provide for the Marriott logo identification on all faces of the hotel tower which is oriented on an angle of 45 degrees from NS-EW compass points.

The proposed signs will be approximately 250 square feet in gross surface area on the tower faces and 150 square feet on the tower ends. The main tower faces will face to the southeast and the northwest, and the tower ends to the northeast and southwest. The main tower facing to the southeast would be generally oriented toward the intersection of Kellogg and Webb and the northwest face will face toward the developed neighborhood of Bonnie Brae which is approximately one-fourth mile away. The tower ends will be facing the rear of K-Mart East and on to Eastgate shopping center across Kellogg, and also to the northeast toward commercial property on the west side of Webb Road and on to Beech Aircraft across Webb Road.

It should be noted that when the sign regulations were being developed 13 years ago, the 30-foot height limit was placed in the ordinance because of the problems created by the sign on the south side of the Hilton Inn at Rock and Kellogg. In this case the distance from the sign to a residential development far exceeds the distance cited above. Also, the proximity of this property to any developed residential area that would be affected would be nearly  $\frac{1}{4}$ -mile.

The applicant states that due to their interior location without major street frontage it necessitates the installation of their logo identification. I would point out that building signs in the "C" Commercial or the "D" Central Business Districts are not limited to a height above grade.

It is the Secretary's opinion that possibly some consideration for limitation on the intensity of the lighting might be appropriate. This is due

to the fact that the building is located, and regulated in height, by the approach zone of the auxiliary runway for Beech aircraft.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is almost entirely surrounded by commercially zoned land for a distance of one-half mile or more in all directions except to the north and west, and only one sign will actually be oriented toward the only existing residential development nearly  $\frac{1}{4}$ -mile away.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the signs should not direct light onto any existing residential property any more than signs installed at a height of 30 feet above grade.

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 location of the hotel on a private street and located approximately  $\frac{1}{4}$ -mile to the west of Webb Road could remain unidentified to the general traveler if the signs were limited to 30 feet in height.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the increase in height of the building signs will not interfere with any public right-of-way or easements, as the structure is located in the transitional zone beneath the transitional surface adjoining the auxiliary runway.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the distance to areas that would be affected by lighted signs exceeding 30 feet in height far exceeds what would normally be found in the "LC" Light Commercial District.

RECOMMENDATION:

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

1. The signs on the southeast and northwest faces shall not exceed 250 square feet in gross surface area.
2. The signs on the northeast and southwest face shall not exceed 150 square feet in gross surface area.
3. The height of any portion of the signs shall not exceed 110 feet above grade.
4. This variance shall apply only to this one building located on the property.

BZA CASE NO. 55-86

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>1</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>4</u>	TOTAL NOTICES SENT <u>1/6/87</u>

*Notify  
Jim Bedditt  
@ Beech Aircraft.*

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

January 5, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 55-86

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 Corporate Hills Hotel Association, 9100 East Corporate Hills Drive., Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to increase the permitted height of four building signs from 30 feet to 110 feet above grade on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

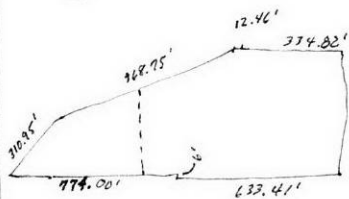
Lot 2, Block 1, except the west 581.58 feet thereof, Maxwell Third Addition to Wichita, Sedgwick County, Kansas. Generally located approximately 950 feet north and 1,300 feet west of the intersection of Kellogg and Webb Road (9100 East Corporate Hills Drive).

This application has been assigned Case No. BZA 55-86. It will be considered by the Board of Zoning Appeals on January 27, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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.

Glen E. Lytle  
Assistant Secretary



192.42'	774.00'
633.41'	633.41'
825.83	1407.41
	825.83

except the west. 581.58' of

Lot 2, Block 1, Maxwell Third Addition  
to Wichita, P.D. &, Ks.

APPLICATION FOR VARIANCE

I. Name of Applicant Corporate Hills Hotel Association  
Mailing Address 9100 E. Corporate Hills Drive Phone 651-0670  
Name of Authorized Agent Ford Duke  
Mailing Address 1522 S. Florence Phone 942-7940  
Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to increase the height of four permitted building  
signs from 30 feet to 110 feet.

for property located approximately 950 feet North and 1300 feet West of the intersection  
at Kellogg and Webb Road (9100 E. Corporate Hills Drive)  
and legally described as: Lot 2, Block 1, except the West 581.58' of Maxwell Third  
Addition to Wichita, Sedgwick County, Kansas.

in the City of Wichita; and which is presently zoned "LC" Light Commercial.

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Corporate Hills Hotel Association

Authorized Agent Ford M Duke

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,  
1.45 (a.m./p.m.), Dec 24, 1986, together with appropriate  
fee of 300.00.

Signed [Signature]

December 26, 1986

Ford Duke  
1522 South Florence  
Wichita, Kansas 67212

Dear Mr. Duke:

We are processing your application for a variance; however, please complete the enclosed application as illustrated by the sample also enclosed.

Please be sure to sign the application on the line marked "Authorized Agent" and return the executed application to this office as soon as possible.

Thank you for your assistance.

Sincerely,

Glen E. Lytle  
Special Assistant for Zoning

Enclosures (2)

APPLICATION FOR VARIANCE

I. Name of Applicant Corporate Hills Hotel Association  
Mailing Address 9100 E. Corporate Hills Drive Phone 651-0670  
Name of Authorized Agent Ford Duke  
Mailing Address 1522 So. Florence Phone 942-7940  
Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to increase the height of four  
permitted building signs from 30 feet to 110 feet

for property located approximately 950 feet north and 1300 feet west of  
the intersection of Kellogg and Webb Road (9100 E. Corporate Hills Drive)  
and legally described as: Lot 2, Block 1, except the west 581.58'  
of Maxwell Third Addition to Wichita, Sedgwick County, Kansas.

in the City of Wichita; and which is presently zoned "LC" Light Commercial.

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- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Corporate Hills Hotel Association.

Authorized Agent\* \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Corporate Hills Hotel Association  
Mailing Address 9100 E. Corporate Hills Drive Phone 651-0670  
Name of Authorized Agent Ford Duke  
Mailing Address 1522 S. Florence Phone 942 7940  
Relationship of applicant to property is that of Owner's Representative  
(Owner, Tenant, Lessee, Other)

II. The variance requested is: To increase the height of a permitted building sign  
from 30 feet to 110 feet above grade, per page 1054-4, City Sign Zoning Code  
28.04.139, Section G-2,

for property located 9100 E. Corporate Hills Drive, A 200 foot Radius of; Lot 2, Block 1,  
Maxwell 3rd Addition to Wichita, Sedgwick County, Kansas  
and legally described as: Beginning at the S.E. corner of Lot 2, Block 1, Maxwell 3rd  
Addition to Wichita, Sedgwick County, Kansas; Thence along the South Line of Said Lot  
2 Bearing N89°59'54" W A Distance of 633.41 feet; Thence Bearing N0°00'06" E A Distance  
of 6.00 feet; Thence Bearing N89°59'54"W A Distance of 192.42 feet; Thence Bearing  
N0°00'06" E A Distance of 437.26 feet to a point in the Northerly Line of Said Lot 2;  
Thence Bearing N65°15'32"E Along said Northerly Line a Distance of 527.20 feet; Thence  
Bearing N89°56'00"E A Distance of 12.46 feet; Thence Bearing S89°59'57"E A Distance of  
334.82 feet to the W.E. Corner of Said Lot 2; Thence along the East line of Said Lot 2  
Bearing S0°01'27"W A Distance of 664.64 feet to the point of Beginning. Containing  
1.136 Acres, More or Less.  
in the City of Wichita; and which is presently zoned Light Commercial.

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant CORPORATE HILLS HOTEL ASSN.

Authorized Agent Ford Duke

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,  
1:45 (a.m./p.m.), DEC. 24, 1986, together with appropriate  
fee of 200.00.

Signed [Signature]

**Corporate Hills Hotel Associates**

P.O. Box 17087  
Wichita, Kansas 67217

1522 S. Florence  
Wichita, Kansas 67209

(316) 942-7940

December 23, 1986

Mr. Geln Lytle, Special Asst. of Zoning  
Board of Zoning Appeals  
455 N. Main Tenth Floor  
Wichita, KS 67202

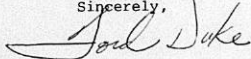
Dear Mr. Lytle,

My name is Ford Duke, Construction Coordinator and Owner's Representative for Corporate Hill Hotel Associates, a licensed franchise operator of the Marriott Hotel, located at 9100 E. Corporate Hills Drive. Our property is zoned Light Commercial, which according to the City Sign Zoning Code, on Page 1054-4, 28.04.139, Section G-2, limits the height of all wall signage to 30 feet above grade.

Due to the uniqueness of our location, which is about 2 blocks to the North and West of the intersection of Webb Road and Kellogg, it is our opinion that if we are limited to 30 feet above grade, that all the foliage would hide the presence of our signage. To survive in our location, which does not have a main thoroughfare frontage, we feel it imperative to have exterior identification on all four elevations of our facility. It is our request that we be granted a variance by the Board of Zoning Appeals to allow us to erect identification signage at this location at a maximum of 110 feet above grade on all four elevations.

We do not feel that the tastefully designed graphics of the Marriott Corporation would cause hardship on anyone in the area. We are thanking you in advance for your time and consideration on this matter.

Sincerely,



Ford Duke

FD:k1b

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 & 2	Block 1	Maxwell 3rd Addition	Corporate Hills Hotel Associates 9100 E. Corporate Hills Dr. Wichita, KS 67207
The East 420 feet of Lot 4	Block 1	Maxwell 2nd Addition	United States Postal Service 9350 Corporate Hills Dr. Wichita, KS 67207
Lot 6	Block 1	"	Hugh S. Maxwell Jacquelyn Fay Maxwell c/o Webb Douglas Co. P.O. Box 17087 Wichita, KS 67217
Lot 2		Kelway 2nd Addition	Wallace Yaffe c/o Chandler Development Company One Wells Ave. Newton, MA 02159
Lot 1		"	Kelway Inc. c/o Fettis & McClure 504 120 Bldg. 120 S. Market Wichita, KS 67202
Lot 1 except that part now platted as Kelway 2nd Addition		Wiedemann Addition	East Wichita Partners c/o CPG Realty Management Inc. 8 Penn Center 18th Floor Philadelphia PA 19103
Lot 1, PHI Addition, Wichita, Sedgwick County, Kansas, except the following parcels described as: Beginning on the West line of said Lot 1 at a point 430.43 feet North of the SW/c of said Lot; th. N 0°10'04" W on said West line a distance of 300 feet to a corner in said West line; th. N 73°19'49" E on the W'ly line of said Lot 1 a distance of 125.63 feet to a corner in said W'ly line; th. N 65°21'40" E on the W'ly line of said Lot 1 a distance of 32.62 feet; th. S 23°05'55" W a distance of 380.11 feet to the p.o.b. AND Beginnin at the NW/c of said Lot 1; th. S 0°09'01" E on the West line of said Lot 1 a distance of 389.26 feet to a corner in said West line of said Lot; th. N 65°23'40" E a distance of 109.88 feet; th. N 0°09'01" W a distance of 343.48 feet, more or less, to the North line of said Lot 1; th. S 89°58'59" W on said North line a distance of 100 feet to the p.o.b.		City of Wichita 435 N. Main Wichita, KS 67202	

<u>Tract Description</u>	<u>Property Owner</u>
A tract in the SE $\frac{1}{4}$ of Section 20, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as commencing at the intersection of the North r/o/w line of U.S. Highway 54 as condemned in District Court Case #A-17549 and the East line of said SE $\frac{1}{4}$ ; th. West along said Highway r/o/w line, 1443.61 feet for a p.o.b.; th. continuing West along said Highway r/o/w line, 18.64 feet; th. NE'ly with an interior angle of 74°55'30", 549.21 feet; th. E'ly with an interior angle of 104°57'34", 18.63 feet; th. SW'ly, 549.18 feet to the p.o.b.	Kelway, Inc. c/o Fettis & McClure 504 120 Bldg. 120 S. Market 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:

Lot 2, Block 1, Maxwell 3rd Addition to  
Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 22nd day of December, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Stalle*

By

Sr. Vice-President

Order No.: 372860  
nj

**MICROFILMED**  
**FROM THE BEST**  
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FORM 29-31

**PAYMENT NOTICE**  
**City of Wichita**

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

DESCRIPTION	AMOUNT
City BZA Ser.	\$ 300.00

**NAME** City of Wichita

**ADDRESS** 116 E. Commercial St. W. K.

**FUND** 2-4070-003 **DUE DATE**

**COMMENTS**

**DATE** Dec 24 1976 **BY** [Signature]

\*

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

Roll # 3