

DR 82-27 - Joseph N. Weber, et al
request a Special Permit to con-
struct a Telephonic Switching ~~Map~~
Structure on property zoned
"R-1" Schuster Residential Map

POSTED
12-27-83

ACTION

DATE

COMMITTEE

M.A.P.C.

Approved

12-28-83

Friday

B.C.C./B. CO. C.

Approved

12-28-83

closed

4745B

200 1/4 Sec 4-216-83
checked 4-28-83
Shut 5-17
Recorded 5-18-83

Handwritten note:
Approved 12-28-83

Map No. 4745B
 Sec. _____
 Twp. _____
 Range _____

DATA SHEET

DR - 82-27

Filed 12-21-82

APPLICATION REQUEST: Special Permit to Construct a Telephonic Switching Equipment Structure on property zoned "R-1" Suburban Residential District.

APPLICATION DATA:

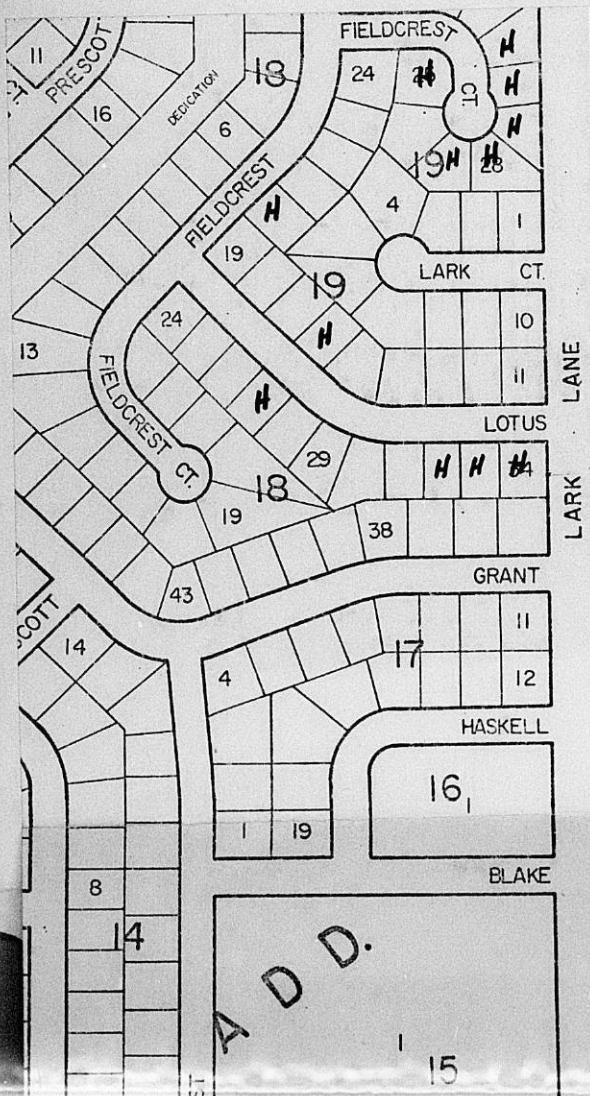
- Applicant: Joseph N. and Frances E. Weber
 Address 2126 South 107th West, Wichita 67209 Phone 722-3565
- Agent: Southwestern Bell Telephone Company % Fred L. Neff
 Address 154 N. Broadway, Rm. 957, 67202 Phone 268-2800
- General Location: On the east side of Lark Lane (107th St. West), in an area between Lotus and Lark Court, as extended from the west.
- Proposed Use: _____

AREA DATA:

- Acres: 0.0049 (12 ft. by 14 ft.)
- Adjoining Zoning: E "R-1" S "R-1" W "AA" N "R-1"
- Land Use: East UNDEVELOPED South UNDEVELOPED
 West UNDEVELOPED North SINGLE FAM
- Sketch Plan Land Use is for: _____
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



No. 2153C
 HASTINGS, MN
 LOS ANGELES-CHICAGO-LOAN, CH
 MCGREGOR, TEXAS-GROVE, CA
 U.S.A.

APPLICATION DATA:

Equipment Structure on property zoned R-1 Suburban Residential District.

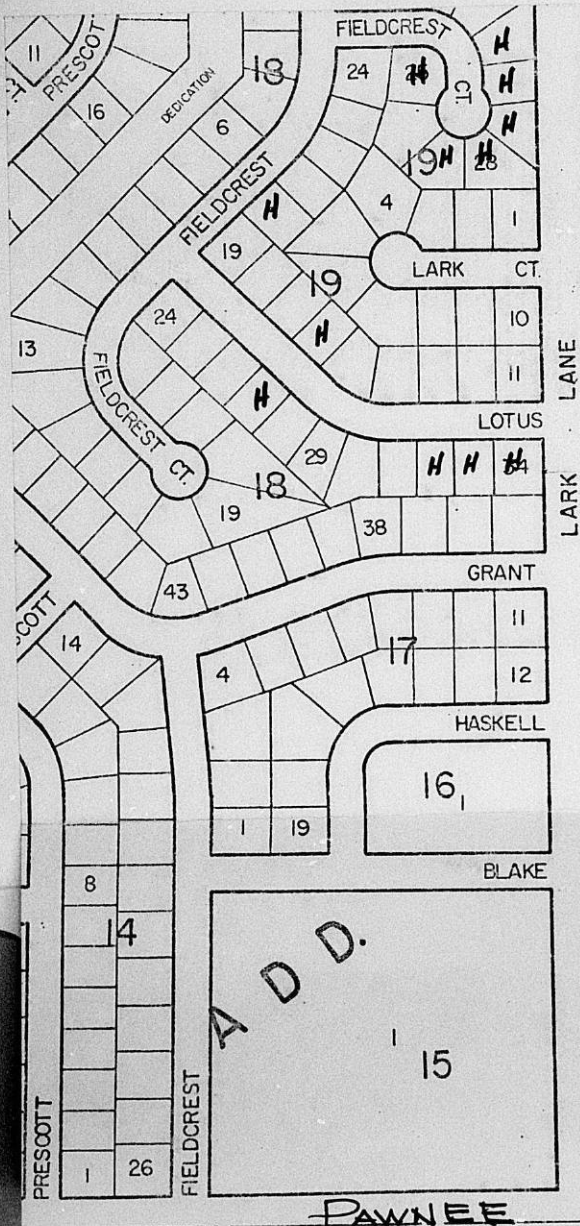
- Applicant: Joseph N. and Frances E. Weber
Address 2126 South 107th West, Wichita 67209 Phone 722-3565
- Agent: Southwestern Bell Telephone Company % Fred L. Neff
Address 154 N. Broadway, Rm. 957, 67202 Phone 268-2800
- General Location: On the east side of Lark Lane (107th St. West), in an area between Lotus and Lark Court, as extended from the west.
- Proposed Use: _____

AREA DATA:

- Acres: 0.0049 (12 ft. by 18 ft.)
- Adjoining Zoning: E "R-1" S "R-1" W "AA" N "R-1"
- Land Use: East UNDEVELOPED South UNDEVELOPED
West UNDEVELOPED North SINGLE FAM
- Sketch Plan Land Use is for: _____
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



No. 2153C
 HASTINGS, MINNESOTA, OH
 LOS ANGELES, CHICAGO, ST. LOUIS, MO
 MEMPHIS, TN, MIAMI, FL, USA

April 19, 1983

R. E. Raymer
Southwestern Bell
823 Quincy
Topeka, Kansas 66612

Re: DR 82-27 - Special Permit to
Construct a Telephone Switching
structure on the east side of
Lark Lane, in an area between
Lotus and Lark Court, as
extended from the west.

Dear Mr. Raymer:

We have reviewed your request that above referenced special permit be applied to a larger area in order to permit the construction of an underground vault, rather than an above ground structure. After reviewing the attached site plan, it is my opinion that we can administratively grant your request to enlarge the 12' X 18' site to a 20' X 30' site.

By copy of this letter, we will notify Ron Worley, County Zoning Administrator, that DR 82-27 now covers the legal shown as the deed description on the survey plan dated April 8, 1983. You should send a copy of the survey plan to Mr. Worley for his files.

If you have any questions please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachment

cc: Ron Worley, County Zoning Administrator



Southwestern Bell

823 Quincy
Topeka, Kansas 66612
Area Code 913

April 13, 1983

Mr. Jack H. Galbraith, Chief Planner
Metropolitan Area Planning Commission
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

RE: DR 82-27 - Special Permit to construct a telephonic switching equipment structure on the east side of Lark Lane (107th Street West) in an area between Lotus and Lark Court, as extended from the west.

Dear Mr. Galbraith:


On February 25, 1983, it was decided by our company to place a "manhole" instead of an above ground structure on the afore mentioned Special Permit #DR 82-27.

Our agent, Mr. Neff in Wichita, met with Mr. Ron Worley, County Zoning Officer the first week in March of this year. Mr. Worley had no objections to our change in plans.

It is our intentions, with this letter, to request that Special Permit #DR 82-27 be assigned in its present form to cover our proposed changes for this area of land. Enclosed are copies of our 20' x 30' easement, survey, and proposed "manhole", showing what will be exposed above ground level.

If there are any questions, please call Fred Neff, telephone no. 316-268-2800.

Sincerely yours,


Spec.-OSP Engr. (ROW)

CC: Ron Worley
County Zoning Officer
Wichita, Kansas

Enclosures

RECEIVED

APR 18 1983

METROPOLITAN PLANNING
ROUTE 96

EASEMENT - UNDERGROUND CONDUIT

RW K377

FILM 576 PAGE 755

Received from the SOUTHWESTERN BELL TELEPHONE COMPANY, the sum of One and no -----/100 Dollars (\$1.00), in consideration of which we hereby grant unto said Company, its successors and assigns, the right, privilege and authority to construct, reconstruct, add to, make changes in, operate, maintain or remove its lines of telephone and telegraph, consisting of underground conduit, underground cables, manholes and of other markers, fixtures and appurtenances as said Company may from time to time require, upon, across, over and/or under the following property owned by me, to-wit:

The North 30 feet of the South 190 feet of the West 75 feet of the NE 1/4 of the SE 1/4 of Sec. 31, Twp. 27S, R. 1-W of the 6th P.M. Sedgwick County, Kansas except the West 55 feet thereof.

All in Section 31, Township 27S, Range 1-W, City of Wichita, County of Sedgwick, State of Kansas, and upon, along and/or under the roads, streets, or highways adjoining said property with the right to remove any trees, or parts of trees, which in the judgment of the grantee may interfere with the construction of said lines. The grantor, for their heirs, executors, administrators and assigns hereby covenant s that no wire line will be erected or permitted on said property which in the judgement of the grantee, its successors and assigns, will interfere with its service or endanger its lines and that no structure will be erected or permitted within 10 feet of said lines. All pipe, conduit or cable laid under this grant shall be laid upon a route selected by the grantee, its successors or assigns, and shall be buried to such depth as not to interfere with the ordinary cultivation of such land.

STATE OF KANSAS } SS
SEDGWICK COUNTY }
FILED FOR RECORD AT
10:00 am

APR 7 1983

6 24736

Ed. DePaul
Deputy

Signed this 6 day of April 19 83, at 2126 S. 107th St. West
BETTE F. MCCART, (P. O. Address)
REGISTER OF DEEDS

~~Witness~~ Frances E. Weber
Frances E. Weber

Joseph N. Weber
Joseph N. Weber

MICROFILMED
OF RECORD

STATE OF Kansas, COUNTY OF Sedgwick SS:

BE IT REMEMBERED, That on this 6 day of April, 1983, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Joseph N. Weber and Frances E. Weber, husband and wife who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

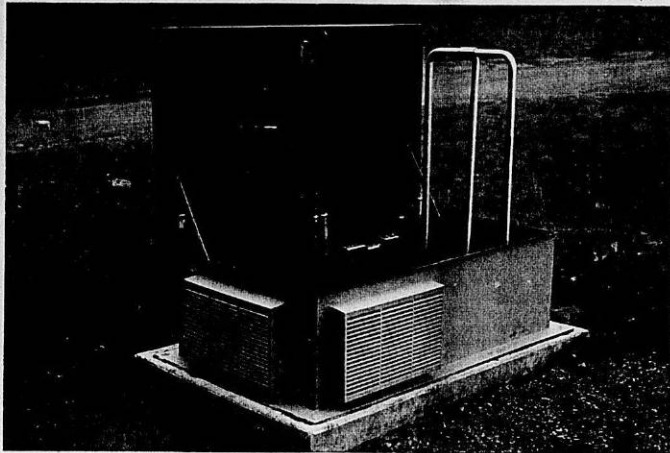


Fred L. Neff
Notary Public

Secured by: _____

Term expires 05-07, 1986

2. Fred L. Neff, Southwestern Bell - File A.



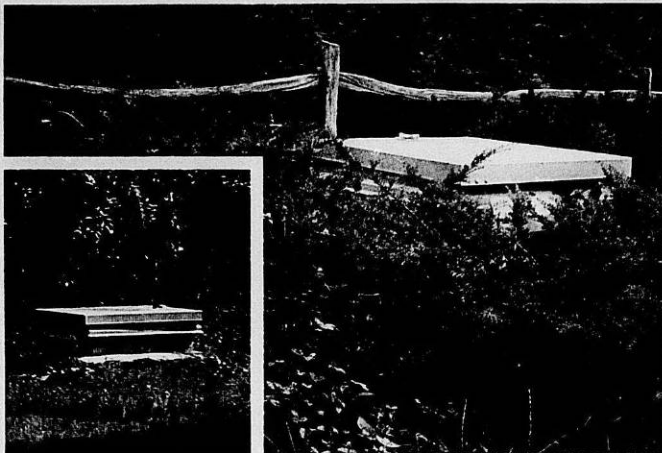
Controlled Environment Vault (CEV)

- Size:** The buried vault interior is 16 feet long, 6 feet wide, and 9 feet high; the exposed hatch is 4½ feet long, 2½ feet wide, and 25 inches high.
- Capacity:** The CEV can accommodate 20 SLC-96 systems.
- Security:** The enclosure is well secured. "Silent" alarms (alarms sound only at the central office, not at the enclosure site) provide protection against unauthorized entry, high humidity, high temperature, flooding, and the leakage of gases into the enclosure from underground sources.
- Primary Power:** The power source is commercial 117 Vac, 60 Hz.
- Back-up Power:** Each SLC-96 system has a string of 48 Vdc batteries that can provide operation for a minimum of eight hours during commercial power failure.
- Climate Control:** The CEV contains environmental control equipment to maintain temperature and humidity limits inside.



Western Electric

Controlled Environment Vault (CEV)



The CEV is a completely underground enclosure — only the access hatch is above ground. Placement of the vault and equipment can be completed in one day.

- Enclosure has little visual impact on the site, since only the access hatch is above ground.
- Construction is reinforced precast concrete.
- Construction is waterproof and fire resistant.
- The enclosure does not require on-site personnel, and maintenance activity is minimal.
- Enclosure is protected by "silent" security systems — alarms do not sound at the enclosure site, but at the local central office.

... a SLC™-96 System Remote Terminal Enclosure

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 82-27

CONSIDERED BY MAPC: 1-28-83

REQUEST FOR: Special Permit to construct telephonic switching equipment structure.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To construct a telephonic switching equipment structure.

GENERAL LOCATION: On the east side of Lark Lane (107th Street West) in an area between Lotus and Lark Court, as extended from the west.

LEGAL DESCRIPTION:

The North 12 feet of the South 172 feet of the West 73 feet of the N.E. 1/4 of the S.E. 1/4 of Section 31, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except the West 55 feet thereof.

APPLICANT: Joseph N. and Frances E. Weber, 2126 S. 107th West, 67209

AGENT FOR APPLICANT: Fred L. Neff, Southwestern Bell Telephone Company
154 N. Broadway, Room 957, 67202

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North - "R-1"; South - "R-1"
East - "R-1"; West - "AA"

LAND USE: Existing and North, Undeveloped and Single family.
East and South, Undeveloped; West - being developed with single family.

PLANNING COMMISSION RECOMMENDATION:

That the Planning Commission recommend to the governing body that the request for a special permit to construct a telephonic switching equipment structure be approved. Cazel moved, Gardner seconded and it carried unanimously. Chisholm, Moore and Parsons were absent.

ACTION: 1. Approve the application as recommended by the Metropolitan Area Planning Commission; or
2. Take such action as the County Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF
JANUARY 28, 1983

7. Case No. 82-27 - Joseph N. Weber, et. al., request a Special Permit to construct a telephonic switching equipment structure on a tract of land described as the north 12 feet of the south 172 feet of the west 73 feet of the N.E. 1/4 of the S.E. 1/4 of Section 31, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except the west 55 feet thereof. Generally located on the east side of Lark Lane (107th Street West), in an area between Lotus and Lark Court, as extended from the west.

GALBRAITH pointed out land use, zoning and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. As provided for in Section 11.F of the County Zoning Resolution, Southwestern Bell Telephone Company has requested approval of a County special permit to establish a telephonic switching equipment structure on property zoned "R-1". Southwestern Bell has leased the site from the owner of the house to the northeast. Access to the building will be from Lark Lane.

GALBRAITH stated that an application has been filed by the present owner of the land and Southwestern Bell for a special permit to locate some new telephone switching equipment on this site. It is to be located on a very small site which is on Lark Lane about a half mile south of Kellogg. Bell Telephone has now purchased this tract which is twelve feet by eighteen feet. They are desirous of putting a very small utility substation on this site to house their equipment. He stated staff is recommending approval of this request with no conditions and feels that the building will not be inappropriate. All of the land to the south and to the east behind the hedge row is currently in agricultural use. He pointed out the homes being developed to the west. GALBRAITH stated that representatives of Bell Telephone are present to answer any questions.

BECKY WAY, representing Builders Development, stated that they are developing across the street and just wanted to go on the record as being interested in what it will look like. She said they are not opposing it, they are just concerned. She said she did have a picture of the facility but wanted to know which one they planned to put in.

STEPHEN LEWELLAN, consulting architect for Southwestern Bell, said that they realize the concern of any development around the area. They want to comply with any improvements to the property in the way of landscaping or facades that would help make it more acceptable to this development.

GARDNER asked MR. LEWELLAN to describe the structure. MR. LEWELLAN pointed out that there are several different types of structures that are available with different facades. He stated that this is a factory structure and they can do it what they want. He said that basically it is a metal building. They can put brick on it, put a fence around it, or landscape the area.

MOTION: That the Planning Commission recommend to the governing body that the request for a special permit to construct a telephonic switching equipment structure be approved. Cazal moved, Gardner seconded and it carried unanimously. Chisholm, Moore and Parsons were absent.

Cazal left the meeting.

January 31, 1983

Fred L. Neff
Southwestern Bell Telephone Co.
154 North Broadway, Room 957
Wichita, Ks. 67202

Re: DR 82-27 - Special permit to
construct a telephonic switching
equipment structure on the east
side of Lark Lane (107th Street
West) in an area between Lotus
and Lark Court, as extended from
the west.

Dear Mr. Neff:

At its regular meeting on January 28, 1983, the Metropolitan Area
Planning Commission considered the above-captioned request. The
action of the Planning Commission was to recommend that this application
be approved.

This matter will be forwarded to the Board of County Commissioners
for consideration at 9:00 a.m., on Wednesday, February 23, 1983,
in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Joseph H. & Frances E. Weber, 2126 South 107th West, Wichita 67209
Ron Worley, County Zoning Officer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 1-28-83

Case No. DR82-27

Request: Approval of a County Special
Permit to construct a telephonic
switching equipment structure

Location: On the east side of Lark Lane, in an area between Lotus
and Lark Court, as extended from the west.

Acres: .0049

Size: 12' x 18'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Undeveloped & Single-family	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Being developed with Single-family	"AA" (City)

Street right-of-way is adequate. Platted: No History: None

COMMENTS:

1. As provided for in Section 11.F of the County Zoning Resolution, Southwestern Bell Telephone Company has requested approval of a County special permit to establish a telephonic switching equipment structure on property zoned "R-1". Southwestern Bell has leased the site from the owner of the house to the northeast. Access to the building will be from Lark Lane.

DR 82-27 4 - "Notice to Adjoining Property Owners" mailed 1-13-83
for the MAPC meeting of 1-27-83.

1 to Ron Worley, Director of County Department of
Building, Planning and Codes.

-
5 TOTAL



Bob Alley
Nwk. Svcs. Supv. - Distb. Svcs. Engr. (Design)
Wichita Central District
Southwestern Bell
628 North Broadway
Wichita, Kansas 67214
Phone (316) 268-2245

PLEASE NOTE

THE CASE INDICATED ON THE ATTACHED "NOTICE" WILL NOT BE CONSIDERED ON THURSDAY, JANUARY 27, 1983, BUT RATHER WILL BE CONSIDERED AT THE SAME TIME AND LOCATION ON FRIDAY, JANUARY 28, 1983.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

January 13, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a Special Permit to construct a Telephonic Switching Equipment Structure in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on January 27, 1983, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. DR 32-27

Special Permit to Construct
a Telephonic Switching Equipment Structure
on property zoned "R-1" Suburban Residential District

The North 12 feet of the South 172 feet of the West 73 feet of the N. E. 1/4 of the S. E. 1/4 of Section 31, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except the West 55 feet thereof. Generally located on the east side of Lark Lane (107th Street West), in an area between Lotus and Lark Court, as extended from the west.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

3. THIS PROPERTY IS LOCATED AT (ADDRESS) 2126 South 107th West.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE N. E. CORNER OF 107th West AND

Lotus OR
B. ON THE East SIDE OF LARK LANE (AVE.) STREET BETWEEN

Lotus (AVE.) STREET AND Lark Ct. (AVE.) STREET *west in an area*

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED AT R *from the west*
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

To provide for accommodation of a structure containing 120 square feet to house telephonic communication facilities to serve the Pawnee Mesa Addition and surrounding service.

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

Joseph N. Weber BY Frances E. Weber
BY Joseph N. Weber AUTHORIZED AGENT (IF ANY) BY Frances E. Weber AUTHORIZED AGENT (IF ANY)

Fred L. Neff BY _____
BY Fred L. Neff AUTHORIZED AGENT (IF ANY) BY _____ AUTHORIZED AGENT (IF ANY)

BY _____ AUTHORIZED AGENT (IF ANY) BY _____ AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 2:10
(AM/PM) on 12-20-82 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

J. Lynn Shierkey Name
J. Clanner Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
SEDGWICK COUNTY) SS

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

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

Record Owners within 200 feet of: The West 18 feet of the South 12 feet of the North 215 feet of the South 375 feet of the West 365 feet of the Northeast Quarter of the Southeast Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.



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

<u>DESCRIPTIONS</u>	<u>RECORD OWNERS</u>
The West 18 feet of the South 12 feet of the North 215 feet of the South 375 feet of the West 365 feet of the Northeast Quarter of the Southeast Quarter of Section 31, Township 27 South, Range 1 West,	✓ Joseph N. Weber, Jr. 2126 South 107th Street West Wichita, Kansas 67209
The North 215 feet of the South 375 feet of the West 365 feet of the Northeast Quarter of the Southeast Quarter of Section 31, Township 27 South, Range 1 West,	① Joseph N. Weber, Jr. 2126 South 107th Street West Wichita, Kansas 67209
Lots 1, 2 and 3, Block 1, PAWNEE MESA 2ND ADDITION,	✓ Builders Inc. 1000 Parklane Wichita, Kansas 67218
Lots 36 and 37, Block 2, PAWNEE MESA 2ND ADDITION,	① Builders Inc. 1000 Parklane Wichita, Kansas 67218



DESCRIPTIONS

Lots 9 and 10, Block 19,
PAWNEE MESA ADDITION,

The Northeast Quarter of the
Southeast Quarter except the
North 215 feet of the South
375 feet of the West 365 feet
of Section 31, Township 27
South, Range 1 West,

The Southeast Quarter of the
Southeast Quarter of Section
31, Township 27 South, Range
1 West,

RECORD OWNERS

Builders Inc.
 1000 Parklane
 ① Wichita, Kansas 67218

Builders Inc.
 ① 1000 Parklane
 Wichita, Kansas 67209

Builders Development Inc.
 ① 300 West Douglas, Suite 120
 Wichita, Kansas 67202

Dated at Wichita, Kansas, this 6th day of December,
1982 at 7:00 A.M.



FIDELITY TITLE COMPANY, INC.

By *Medina A. Sutter*
Assistant Secretary

Tracer No. 58709



MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 29

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.
	Planning		

DESCRIPTION	AMOUNT

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

REVISED SITE PLAN
AND LEGAL
SEE LETTER DATED 4/19/83

DR 82-27



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

Rev 8 April 83
Rev 29 DEC 82
11 NOV 82

