

# LEAVENWORTH BOARD OF ZONING APPEALS

Monday, July 17, 2023 – 6:00 P.M.  
COMMISSION ROOM, CITY HALL  
LEAVENWORTH, KANSAS

## AGENDA

### CALL TO ORDER:

1. Roll Call/Establish Quorum
2. Approval of Minutes: June 26, 2023 **Action:** Motion

### OLD BUSINESS:

**None**

### NEW BUSINESS:

1. **2023-20 BZA – 200 S BROADWAY STREET**  
Hold a public hearing for Case No. 2023-20 BZA – 200 S Broadway Street, wherein the petitioner is seeking a variance from Section 8.11 of the adopted Development Regulations to allow a projecting sign to encroach into the right-of-way by 6 feet.

ADJOURN



**BOARD OF ZONING APPEALS MINUTES  
MONDAY, JUNE 26, 2023, 6:00 P.M.  
COMMISSION ROOM, CITY HALL  
LEAVENWORTH, KANSAS**

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**CALL TO ORDER:**

**Board Members Present**

Mike Bogner  
Kathy Kem  
Jan Horvath  
Dick Gervasini

**Board Member(s) Absent**

**City Staff Present**

Julie Hurley  
Michelle Baragary

Chairman Bogner called the meeting to order at 6:00 p.m. and noted a quorum was present.

**APPROVAL OF MINUTES: March 27, 2023**

Chairman Bogner asked for comments, changes or a motion on the March 27, 2023 minutes presented for approval. Commissioner Horvath moved to approve the minutes as presented, seconded by Commissioner Gervasini and approved by a vote of 4-0.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. 2023-14 BZA – 604 POTTAWATOMIE**

Hold a public hearing for Case No. 2023-14 BZA – 604 Pottawatomie, wherein the petitioner is seeking a variance to section 8.15.A of the adopted Development Regulations to allow the use of an existing non-conforming sign after a change in business name and ownership.

Chairman Bogner called for the staff report.

Planning Director Julie Hurley stated the applicant, Young Sign Company, is requesting a variance from the above noted section of the adopted Development Regulations to allow the use of an existing non-conforming sign after a change in business name and ownership for the property located at 604 Pottawatomie Street. The property was previously occupied by June's Northland restaurant and event

space, and is currently occupied by Stripes Global. A rezoning was approved in 2022 from Neighborhood Business District (NBD) to Light Industrial District (I-1) to allow the current use.

Section 8.15.A of the current of the current Development Regulations require that a nonconforming sign be modified to conform, replaced with a conforming sign, or removed if there is a change in business name or ownership.

- *8.15.A. Nonconforming: A nonconforming sign existing lawfully at the time of the passage of this sign code may be continued under the terms as hereinafter provided that such nonconforming signs shall be modified to conform, replaced with a conforming sign or removed according to the following:*
  1. *If there is a change in business ownership, tenant, name or type of business.*
  2. *Any maintenance, repair or alteration of a nonconforming sign shall not cost more than 25% of the current value of the sign as of the date of alteration or repair.*

There is an existing freestanding sign associated with the property along the western edge of the parking lot, abutting the right-of-way. The sign 17' 10" in height, with approximately 0' setback from the face of the sign to the property line. The current business owner proposes to use the existing sign structure, and install a new sign face to represent the present use of the property. No other changes are proposed to the sign structure.

Current regulations for signage in the I-1 district allow freestanding signs to be a maximum of 15' in height, with no part of the sign face or sign structure closer than 5' to any property line.

After the required notice was published, staff has received no comments from any notified property owners.

Chairman Bogner asked the commissioners for questions/comments about the staff report.

Chairman Bogner asked staff when the sign ordinances changed that made this sign nonconforming.

Ms. Hurley stated she does not know the exact date but stated the 15' maximum height requirement has not changed since she began employment with the city nine years ago. Ms. Hurley further stated the subject sign was the June's Northland sign, which had been existing for a very long time prior to Stripes Global purchasing the property. Ms. Hurley also noted that the smaller sign plates will be removed from the existing sign.

Commissioner Kem asked if June's Northland got a variance for the sign.

Ms. Hurley responded in the negative.

Commissioner Gervasini stated that Waymire's also used that same sign prior to June's Northland.

Applicant, Ann Hoins with Young Sign Company, stated this is very similar to other signs they have requested variances for when the sign is nonconforming. Ms. Hoins further stated moving this sign would be a hardship to the property owner, and she hopes the existing sign will be acceptable for continued use.

Chairman Bogner asked for verification that there will be no changes to the structure of the sign, other than the reface.

Ms. Hoins responded that the property owners may want to pain the sign pole but nothing structural will change.

With no further questions, Chairman Bogner opened the public hearing. With no one wishing to speak, Chairman Bogner closed the public hearing and called for discussion among the commissioners.

With no further discussion, Chairman Bogner read the following criteria regarding the Board's authority and reviewed each item.

**BOARD OF ZONING APPEALS AUTHORITY:**

The Board's authority in this matter is contained in Article 11 (Board of Zoning Appeals), Section 11.03.B (Powers and Jurisdictions – Variances)

**Variances:** To authorize in specific cases a variance from the specific terms of these Development Regulations which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of these Development Regulations will, in an individual case, result in unnecessary hardship, provided the spirit of these Development Regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the Development Regulations of the City of Leavenworth, Kansas in such district. Rather, variances shall only be granted for the detailed requirements of the district such as area, bulk, yard, parking or screening requirements.

1. The applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of this specific piece of property at the time of the effective date of the Zoning Ordinance, or where by reason of exceptional topographical conditions or other extra-ordinary or exceptional circumstances that the strict application of the terms of the Development Regulations of the City of Leavenworth, Kansas actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.
2. A request for a variance may be granted, upon a finding of the Board that all of the following conditions have been met. The Board shall make a determination on each condition, and the finding shall be entered in the record.
  - a) *The Board shall make a determination on each condition, and the finding shall be entered in the record.*
  - b) *That the variance requested arises from such condition which is unique to the property in question and 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.*

**Vote 4-0**

***All board members voted in the affirmative.***

- c) *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

**Vote 4-0**

***All board members voted in the affirmative.***

- d) *That the strict application of the provisions of the Development Regulations from which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

**Vote 4-0**  
**All board members voted in the affirmative.**

- e) *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

**Vote 4-0**  
**All board members voted in the affirmative.**

- f) *That granting of the variance desired will not be opposed to the general spirit and intent of the Development Regulations.*

**Vote 4-0**  
**All board members voted in the affirmative.**

3. In granting a variance, the Board may impose such conditions, safeguards, and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of the Development Regulations.

**ACTION:**

Approve or deny the request for a variance from section 8.15.A of the Development Regulations to allow the use of an existing nonconforming sign after a change in business name and ownership at 604 Pottawatomie.

Chairman Bogner stated based on the findings, the board granted the variance to allow the use of an existing nonconforming sign after a change in business name and ownership at 604 Pottawatomie with no conditions or restrictions.

With no further business, Ms. Hurley stated there is one item for the July 17<sup>th</sup> meeting.

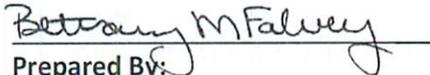
Chairman Bogner stated there are two vacancies on this board to be filled, and urges Leavenworth residents to apply.

Chairman Bogner called for a motion to adjourn. Commissioner Gervasini moved to adjourn, seconded by Commissioner Kem and passed 4-0.

The meeting adjourned at 6:11 p.m.  
Minutes taken by Planning Assistant Michelle Baragary.

Board of Zoning Appeals Agenda Item  
Variance Request  
2023-20-BZA  
200 S. Broadway Street

JULY 17, 2023



Prepared By:  
Bethany Falvey  
City Planner



Reviewed By:  
Paul Kramer  
City Manager

**SUMMARY:**

The applicant is requesting a variance from Section 8.11 of the adopted Development Regulations to allow a projecting sign to encroach into the right-of-way by 6 feet.

**DISCUSSION:**

The applicant, Lori McPherson with Flatland Realty LLC, is requesting a variance from section 8.11 of the Development Regulations to allow a projecting sign to encroach into the right-of-way by 6 feet. The property is zoned GBD (General Business District).

*Projecting signs shall not project from the wall greater than a distance of six feet or encroach in a public right-of-way in OBD, GBD, I-1 or I-2 and shall maintain eight feet of clearance from grade. Projecting signs in the CBD may encroach in the right-of-way, but shall be constructed of approved nonflammable, safety material, shall maintain eight feet of clearance to grade, and shall not be closer than five feet to a curb line.*

Based on the drawings and information provided, the sign will provide 8' of ground clearance and extend from the wall 6'. The property line goes right up to the building. The proposed sign is a 4' by 4' double-sided aluminum lighted projecting sign.

**BOARD OF ZONING APPEALS AUTHORITY:**

The Board's authority in this matter is contained in Article XV (Board of Zoning Appeals), Section 15.05.B (Powers and Jurisdictions – Variances)

**Variances:** To authorize in specific cases a variance from the specific terms of these Development Regulations which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of these Development Regulations will, in an individual case, result in unnecessary hardship, provided the spirit of these Development Regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the Development Regulations of the City of Leavenworth, Kansas in such district. Rather, variances shall only be granted for the detailed requirements of the district such as area, bulk, yard, parking or screening requirements.

1. The applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of this specific piece of property at the time of

the effective date of the Zoning Ordinance, or where by reason of exceptional topographical conditions or other extra-ordinary or exceptional circumstances that the strict application of the terms of the Development Regulations of the City of Leavenworth, Kansas actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.

2. A request for a variance may be granted, upon a finding of the Board that all of the following conditions have been met:
  - a) *The Board shall make a determination on each condition, and the finding shall be entered in the record.*
  - b) *That the variance requested arises from such condition which is unique to the property in question and 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.*
  - c) *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*
  - d) *That the strict application of the provisions of the Development Regulations from which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*
  - e) *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare;*
  - f) *That granting of the variance desired will not be opposed to the general spirit and intent of the Development Regulations.*
3. In granting a variance, the Board may impose such conditions, safeguards, and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these Development Regulations.

**ACTION:**

Approve or deny the request for a variance from section 8.11 of the Development Regulations to allow a projecting sign to encroach into the right-of-way by 6 feet.



BOARD OF ZONING APPEALS  
CITY OF LEAVENWORTH, KANSAS

OFFICE USE ONLY

Case No.: 2023-20 BZA  
Application No. 13369  
Fee (non-refundable) \$350.00  
Filing Date 5/31/23  
Hearing Date 7/17/23  
Publication Date 6/22/23

PETITION

Property Zoning: GBO

Location of Subject Property: 200 S Broadway St

Legal Description: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE)

Petitioner: Lori McPherson

Petitioner Address: 8525 Timber Trails Dr. De Soto, KS 66018

Email: flatlandrealityllc@yahoo.com Telephone: \_\_\_\_\_

Petitioner's Interest in Property: owner

Purpose of Petition: Sign Variance

- Appeal of Administration Decision \_\_\_\_\_ Date of Decision \_\_\_\_\_  
Section 11.03.A
- Variance:  
Section 11.03.B
- Exception:  
Section 11.03.C

Site Plan or drawing attached (hard & digital copy): Yes  No

I, the undersigned, certify that I am the legal owner of the property described above and that if this request is granted, I will proceed with the actual construction in accordance with the plans submitted within four (4) months from the date of filing or request in writing an extension of time for the Board's consideration

Property Owner Name (print): Lori McPherson

Signature: Lori McPherson Date: 5/29/2023

State of Kansas )

County of Johnson )

Signed or attested before me on May 29, 2023 by Lori McPherson

Notary Public: Lisa Baldwin

My appointment expires: 03-16-2027 (Seal)

LISA BALDWIN  
Notary Public - State of Kansas  
My Appointment Expires 03/16/27

NOTE: All signatures must be in black or blue ink. Signature of owner(s) must be secured and notarized.

Check list below...

Supporting documentation: Site plan, plot plan, a drawing and any other pertinent data
Full legal description of subject property obtained from the Register of Deeds Office (913-684-0424)
Certified list of property owners within two hundred (200) feet of the subject property – County GIS Department 913-684-0448
A filing fee of Three Hundred- fifty dollars (\$350)

## **CITY OF LEAVENWORTH BOARD OF ZONING APPEALS**

### **APPLICATION AND PROCEDURES (Applicant please read carefully)**

1. Applications for hearings may be obtained at the office of the Secretary, Board of Zoning Appeals, Community Development Department, City Hall.
2. The applicant is responsible for completing the application in full.
3. The application must be accompanied by a plot plan, a drawing and any other pertinent data which would assist the Board of Zoning Appeals in understanding what the applicant desires.
4. The application must be accompanied by a current list of names and addresses of the owners and the tax identification number of all properties within 200 ft. of the exterior boundaries of the property considered in the application. If the property is adjacent to the city limits, the area shall be expanded to 1,000 ft. of property owners outside the city limits. The applicant shall obtain a certified ownership list from the **GIS Department of Leavenworth County (913-684-0448)**.
5. An application for an appeal to an administrative decision, interpretation or determination must be filed within ten (10) days after the decision, interpretation or determination has been rendered and furnished to the appellant in writing.
6. A filing fee of three hundred fifty dollars (\$350) shall be paid to the City Clerk at the time the application is filed.
7. Upon receipt of the properly executed petition with accompanying documents, the City Clerk shall forward the same to the Board of Zoning Appeals Secretary, who will schedule the hearing for the next regular meeting of the Board of Zoning Appeals and publish the legal notice for this hearing.
8. The appellant and all property owners within 200' of the property subject to the variance or appeal will be notified in writing of the date of the public hearing by the BZA Secretary.
9. Petitions will take a minimum of 45 days for complete action. The amount of time will depend on when the petition is filed in respect to the Board of Zoning Appeals' regularly scheduled meeting.

**In addition to the above requirements, certain applications require additional information as follows:**

**1. Appeals**

	a. An application for an appeal shall be filed within ten (10) days after a ruling has been made by an administrative official and furnished to the appellant in writing.
	b. A copy of the written ruling of the administrative official which the applicant believes to be in error shall be submitted.
	c. A clear and accurate written description of the proposed use, work or action in which the appeal is involved and a statement justifying the appellant's position.
	d. Where necessary, a plot plan, drawn to scale, in duplicate, showing existing and proposed plans for the area in question shall be submitted.

**2. Variances**

	a. The applicant shall submit a statement, in writing, justifying the variance requested, indicating the enforcement provisions of the specific regulations from which the variance is requested, and outline in detail the manner in which it is believed that this application will meet each of the five conditions as set out in Section 11.03.B.2 (a)-(f) of this article.
	b. The applicant shall submit two (2) hard copies and one (1) digital copy of a sketch drawn to scale and showing the lot or lots included in the application, the structure existing thereon, and the structures contemplated necessitating the variance requested. All appropriate dimensions and any other information which would be helpful to the Board in consideration of the application should be included.

**3. Exceptions**

	a. The applicant shall submit a statement in writing justifying the exception applied for and indicating under which article and section of the Zoning Ordinance the Board of Zoning Appeals is believed to have jurisdiction.
	b. The applicant shall prepare and submit at the time of filing the application: two (2) hard copies and one (1) digital copy of a detailed site plan drawn to scale showing all existing and proposed structures, property lines with dimensions, parking spaces, points of ingress and egress, driveways and any other information which would be helpful to the Board in consideration of the application.

In granting a variance the Board must find as follows: (from the Development Regulations under Section 11.03.B.2)

1. *The applicant must show that his property was acquired in good faith and whereby reason of exceptional narrowness, shallowness or shape of this specific piece of property at the time of the effective date of the Zoning Ordinance, or whereby reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the Zoning Ordinance actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.*

2. *A request for a variance may be granted, upon a finding of the Board that all of the following conditions have been met.*

- a. *The Board shall make a determination on each condition, and the finding shall be entered in the record.*
- b. *That the variance requested arises from such condition which is unique to the property in question and 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;*
- c. *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;*
- d. *That the strict application of the provisions of the Development Regulations from which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application;*
- e. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare;*
- f. *That granting of the variance desired will not be opposed to the general spirit and intent of the Development Regulations.*

3. *In granting a variance, the Board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood and to carry out the general purpose and intent of these Development Regulations.*

City of Leavenworth  
Board of Zoning Appeals  
Leavenworth, KS 66048

May 29, 2023

To whom it may concern

Flatland Realty, LLC owners of building located at 200 S Broadway are requesting a signing variance due to the following reasons:

- Original sign application was denied due to no clearance for a projecting sign along S. Broadway
- Business recently replaced all sidewalks in front of and next to 200 and 200 ½ S Broadway
  - o City stated the sidewalks were owned by the property owner and not the city
- Proposed sign is underneath an original canopy of the building that was built in 1941
  - o Business owners assumed the area underneath the canopy was business-property
- Proposed sign is in the same size, shape, and similar location of the original sign placed in 1941
  - o See the attached undated photo showing the original business signing
- Business was informed in 2021 that the roof-top sign was not allowed to be utilized due to a change in ownership and use of property when purchased
- There is no room for a pole sign or monument sign adjacent to the building, on business property according to GIS
- Proposed sign is on the busiest road surrounding the business
  - o Delaware is not a through-street
  - o Adjacent properties will not be affected by the location of the sign

Thank you for your consideration.



Lori McPherson  
Flatland Realty, LLC





Application # 13247

**PERMANENT SIGN PERMIT APPLICATION**  
City of Leavenworth, Kansas Planning & Zoning Department  
100 N 5th Street • Leavenworth Kansas 66048 • 913-680-2626

*This application cannot be processed unless fully completed and all required documents are provided. All incomplete applications are void after 90 days. If you have any questions about completing the form, please call the Department of Planning and Zoning.*

Business/Entity Displaying Sign Flatland Vapes

Site Address 200 S Broadway St Zoning GBD

Phone ( ) Cell ( ) (316) 204-6398 Fax ( )

Owner of Property Eric McPherson Phone (316) 204-6398

Address 8525 timber Trails dr De soto ks 66018 Property Owner's Signature Eric McPherson  
Street # and Name City State (Required)

Contact for Application Tim Eicherl (913) 689-5259 tim@pfsigns.us  
Telephone Email

Sign Contractor: Company Name Prairie Fire Signs tim@pfsigns.us  
Email

Address 8160 Monticello Ter Shawnee KS 66227 Business License # 5685  
Street # and Name City State

Phone (913) 717-8299 Cell ( ) Fax ( )

Sign Contractor's Signature Tim Eicherl Date \_\_\_\_\_  
(Required)

**Sign Information:**  Wall  Free Standing  Other projecting sign

Sign Height 4 ft Sign Length 4 ft Total Sign Area 16 sq ft Sign materials Aluminum, Acrylic, Vinyl

Logo Height \_\_\_\_\_ ft Logo Area \_\_\_\_\_ sq ft

Attached Sign, also needs: Building Height 16 ft Building Width 71 ft Total Area 1136 ft Sign % of Area <2 %

\* The wall the sign will be located on (circle one) North South East West

Monument Sign, also need: Height of Monument \_\_\_\_\_ ft  
 Attached to this Sign Permit Application is a plan, sketch, drawing, blueprint or similar presentation drawn to scale, showing pertinent structural details per the Sign Code in the City's Developments Regulations

**SIGN FEES: 50 SQ FT OR LESS - \$50 GREATER THAN 50 BUT LESS THAN 100 SQ FT - \$75 100 SQ FT OR GREATER - \$100**  
**REFACE - HALF THE PRICE OF ORIGINAL SIGN FEE (\$25, \$37.50 OR \$50)**

*As business owner or agent, I hereby certify this sign application and attached plans to be correct and agree to abide by the sign code in the City's adopted Development Regulations and stipulations, if any, as described in this permit. I understand that an incomplete application can result in a delay of processing this application.*

Signature of Business Owner/Agent: Tim Eicherl Date: 5/16/2023  
(Required)

Payment  By Check - make check payable to City of Leavenworth  By Cash - Payable at City Hall  
 By Credit Card - on-line or in person at City Hall

FOR OFFICE USE ONLY Fee: 50.00 Check # \_\_\_\_\_ Date Remitted: 5/17/23  
Cash: \_\_\_\_\_ Credit Card

Minor Certificate of Appropriateness for Historic District:  Approved  Denied

Sign:  Approved  Denied

Staff Reviewer Bethany M Falvey Date 5/18/2023

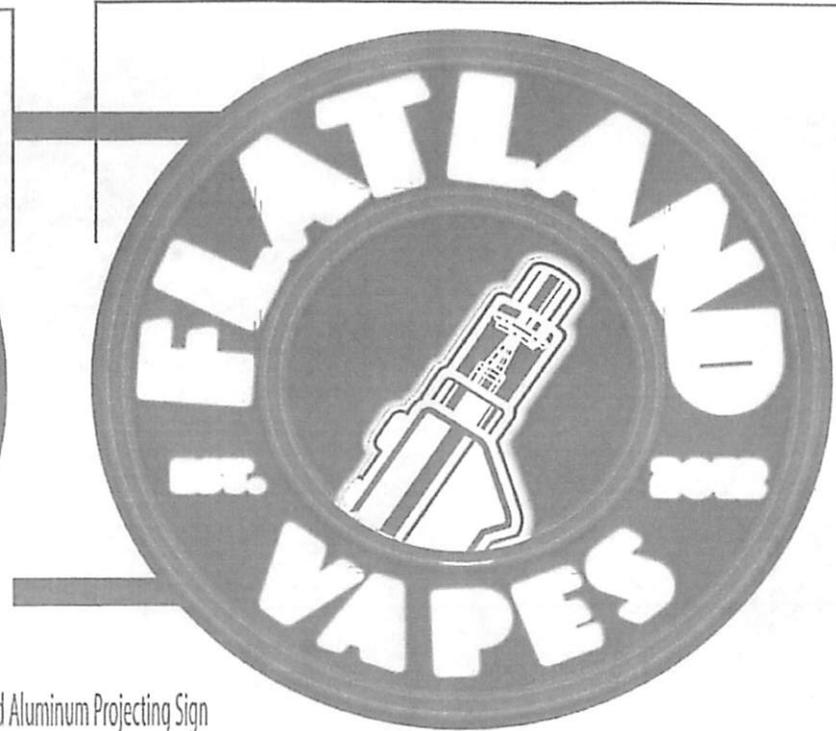
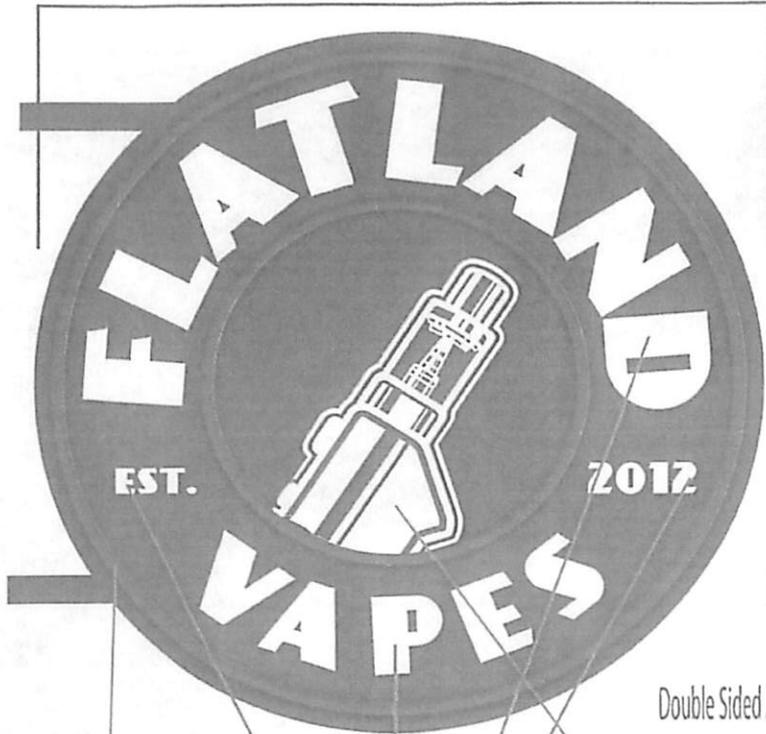


1:10 Scale

1:1 scale

Day 48"

48" Night



Double Sided Aluminum Projecting Sign

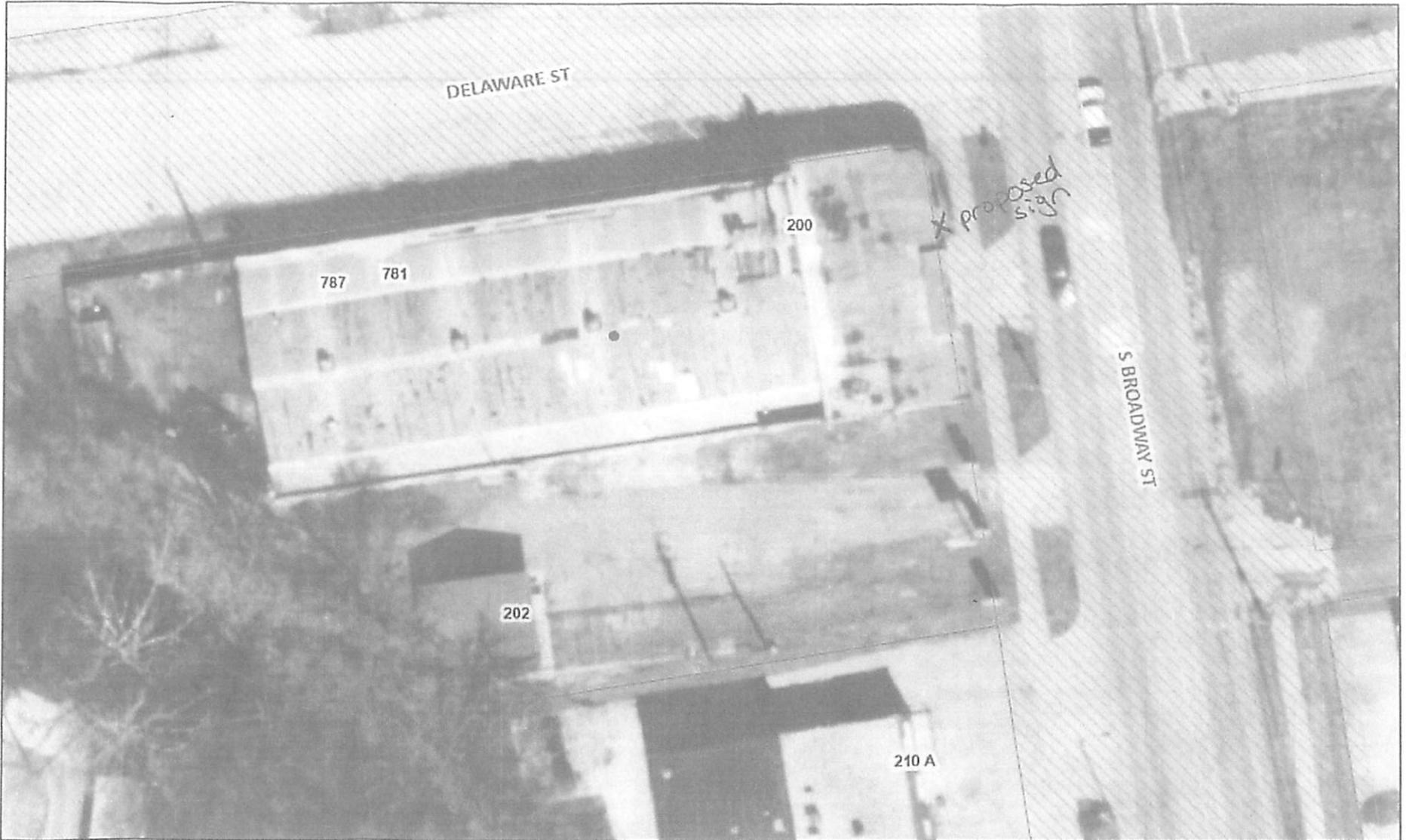
- 1 @ 48" diameter blade sign
- 8" deep aluminum frame and skins
- Aluminum face with routed graphics
- Push thru acrylic with vinyl overlays and diffuser White LED and power supply
- Painted a standard color
- Projecting mount with aluminum square tubes with mounting plates

Push Through, White LED's Vinyl/Diffuser

Push Through- Blue LED's

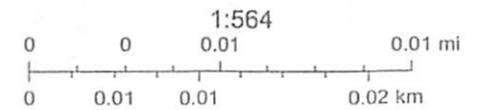
Routed Shape w/Black Opaque Vinyl for Graphic

# 200 S Broadway



5/17/2023, 10:01:21 AM

Parcels\_Current    Leavenworth City Limits    RoadCenterline  
Address (Points)    City Right-of-Way



Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Web AppBuilder for ArcGIS  
Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

## **Michelle Baragary**

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**From:** Tim Eicherl <tim@pfsigns.us>  
**Sent:** Wednesday, May 17, 2023 9:51 AM  
**To:** Michelle Baragary  
**Subject:** RE: Sign Permit Application-Flatland Vapes

Hey Michelle.

The ground clearance will be 8' and the distance from the wall to end of sign is 6'.  
Total weight would be about 75lbs. Thanks!

Tim Eicherl  
Owner  
Prairie Fire Signs and Graphics  
8160 Monticello Ter.  
Shawnee, KS 66227  
(913) 717-8299-Office  
<https://pfsigns.us>  
<https://Kansassigncompany.com>

**From:** Michelle Baragary <mbaragary@firstcity.org>  
**Sent:** Wednesday, May 17, 2023 9:22 AM  
**To:** Tim Eicherl <tim@pfsigns.us>  
**Subject:** RE: Sign Permit Application-Flatland Vapes

Tim,

What is the vertical clearance from the ground to the base of the sign? What is the distance from the wall to the further point of the sign? What is the total weight of the sign and brackets? The fee is \$50. You may mail a check or pay online at [https://swp.paymentsgateway.net/co/default.aspx?pg\\_api\\_login\\_id=MfzgvGomvf](https://swp.paymentsgateway.net/co/default.aspx?pg_api_login_id=MfzgvGomvf). You will need to contact Building Inspections for an electrical license and inspection after installation at (913) 684-0378.

### *Michelle Baragary*

Planning Assistant  
City of Leavenworth  
100 N. 5<sup>th</sup> Street  
Leavenworth, KS 66048  
(913) 680-2626  
[www.leavenworthks.org](http://www.leavenworthks.org)

**From:** Tim Eicherl <tim@pfsigns.us>  
**Sent:** Tuesday, May 16, 2023 12:48 PM  
**To:** Michelle Baragary <mbaragary@firstcity.org>  
**Subject:** Sign Permit Application-Flatland Vapes

Hey Michelle,

Lawyers Title of Kansas, Inc.  
913-682-3368

CN: 42789

Entered in Transfer Record in my office \_\_\_\_\_

Doc #: 2021R10778  
TERRILOIS MASHBURN  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
09/02/2021 08:17:32 AM  
RECORDING FEE: 21.00  
PAGES: 1

ENTERED IN TRANSFER RECORD IN \_\_\_\_\_ County Clerk  
MY OFFICE THIS DAY 09/02/2021

*Janet Klasmike*  
COUNTY CLERK

DEED-KANSAS WARRANTY (Statutory)

THE GRANTOR,

Mike D. Wilcox also known as Michael D. Wilcox and Denise M. Wilcox also known as Denise Marie Wilcox, husband and wife

CONVEYS AND WARRANTS to

Flatland Realty, LLC

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

Lots 16, 17, 18, 19 and 20 in Block 15, Latta's Addition to the City of Leavenworth, less that part of said lots which lies South of the center line of the creek as established in 1976.

Also, Lots 21, 22, 23, 24, 25, 26, 27 and 28 together with the North 1/2 of vacated alley, in Block 15, Latta's Addition to the City of Leavenworth, Leavenworth County, Kansas.

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

Dated this 31<sup>st</sup> day of August A.D. 2021

*Denise M. Wilcox*  
Denise M. Wilcox also known as Denise Marie Wilcox

*Mike D. Wilcox by Denise Marie Wilcox his attorney in fact.*  
Mike D. Wilcox also known as Michael D. Wilcox by Denise Marie Wilcox, his attorney in fact

STATE OF KANSAS, COUNTY OF LEAVENWORTH

This instrument was acknowledged before me on this 31<sup>st</sup> day of August 2021 by:  
Denise Marie Wilcox, attorney in fact for Mike D. Wilcox also known as Michael D. Wilcox and Denise M. Wilcox also known as Denise Marie Wilcox, husband and wife

My appointment expires:

BREND A DEGRAEVE  
Notary Public - State of Kansas  
My Appt. Expires 10-30-22

*Brenda DeGraeve*  
Notary Public. -  
Brenda DeGraeve

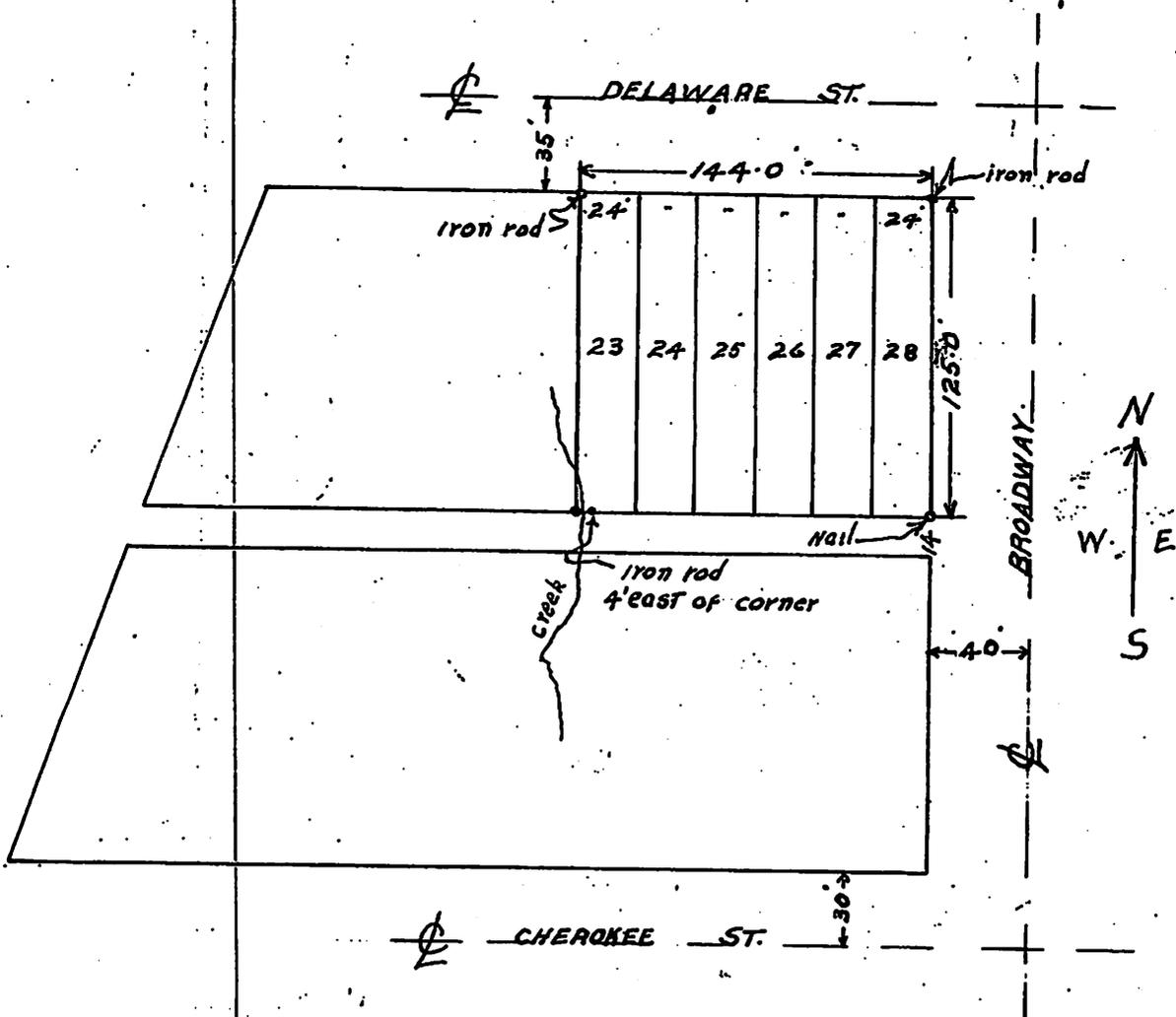
LEAVENWORTH, KANS. APRIL 11 1945

SURVEY FOR JOSEPH K. GORZKIEWICZ.

LOTS #s: 23-24-25-26-27-28, block 15 Lattas Addition of Leavenworth City.

Ran line of Broadway from bolt center Broadway and Shawnee and cross in drive way, S.E. cor. Broadway and Delaware.  
Line of Delaware from above mentioned cross cut. and bolt center Delaware and west line City Proper.  
Made lots plat distance and set iron rods as shown on plat below.

*M. B. Parlin*  
surveyor



STATE OF KANSAS  
LEAVENWORTH COUNTY  
Filed for record on 1120

APR 11 1945

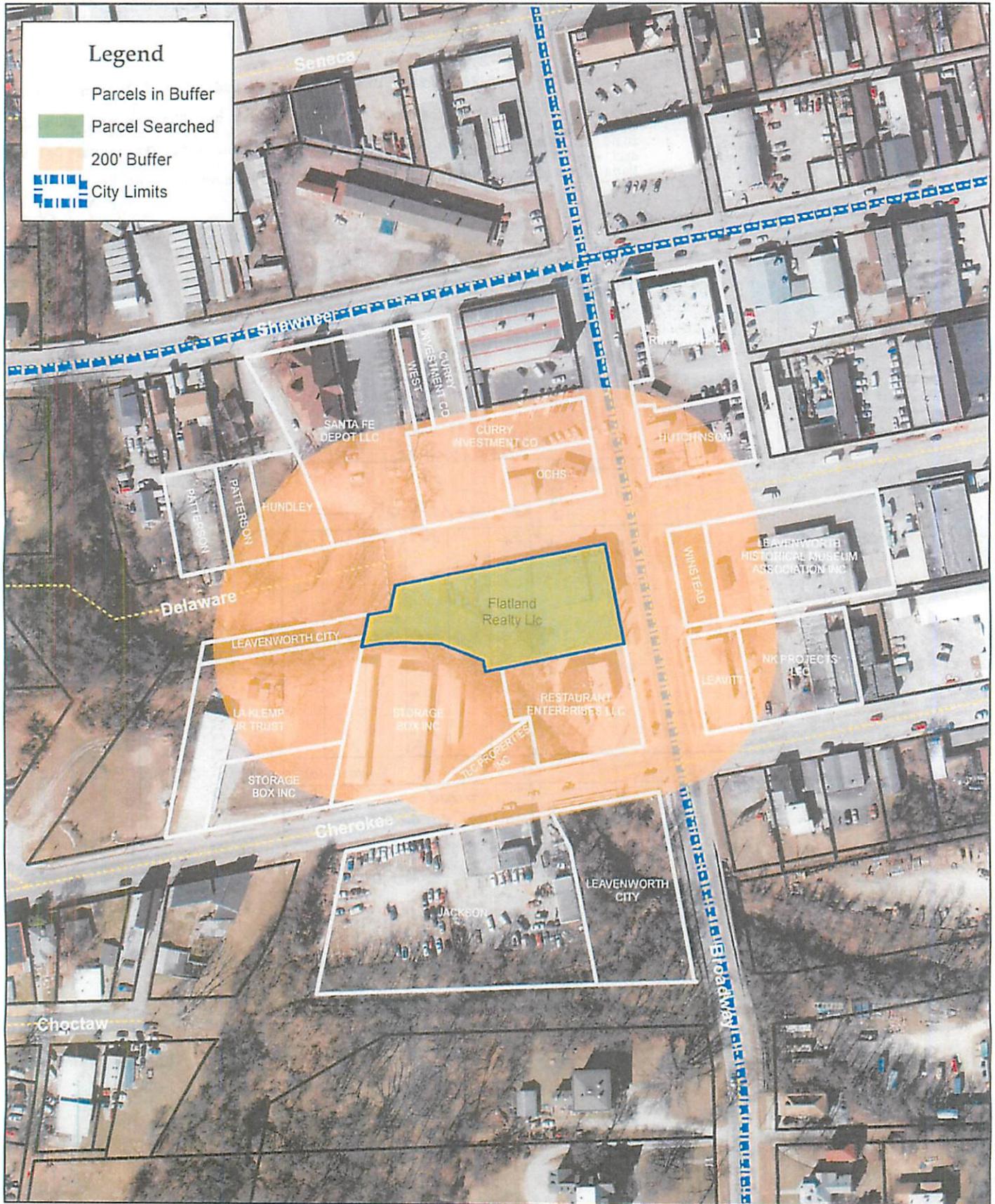
at 3:00 o'clock P.M.  
and recorded in Book 1120 Page 15  
*Edward J. Sullivan*  
Recorder of Deeds

# City of Leavenworth Property Radius Search



## Legend

- Parcels in Buffer
- Parcel Searched
- 200' Buffer
- City Limits

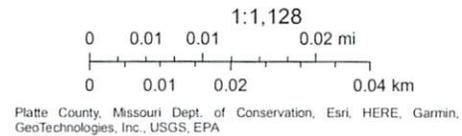


# 200 S. Broadway Map



7/10/2023, 12:03:22 PM

-  Parcels (City Owned)
-  Parcels\_Current
-  Buildings
-  Address (Points)
-  Leavenworth City Limits
-  City Right-of-Way
-  RoadCenterline



Web AppBuilder for ArcGIS  
Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA |

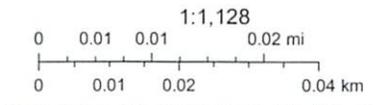
# 200 S. Broadway Zoning



7/10/2023, 12:03:58 PM

Zoning\_CURRENT

- I-1
- CBD
- GBD
- Buildings
- Parcels (City Owned)
- Parcels\_Current
- Leavenworth City Limits
- Address (Points)
- City Right-of-Way
- RoadCenterline



Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Web AppBuilder for ArcGIS

Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA |