

**NOTICE TO ADJACENT PROPERTY OWNERS**

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on June 30<sup>th</sup>, 2022, the BOARD OF ZONING APPEALS of the City of McPherson, Kansas will consider the following application at 7:00 P.M. in the Commission Room at the Municipal Center, 400 East Kansas Avenue, McPherson, Kansas.

**Case No. BZA-V-22-08.** Recor Properties (Brandon Haverty), of 5925 Beverly Ave., Mission, Kansas, pursuant to Section 10-107 of the City's Zoning Regulations, request a variance for the purpose of reducing the required 20-foot side yard to 14 feet for a total reduction of 6 feet for the purpose of constructing a Coffee Shop with a drive-thru window on property zoned as the B-6, Interchange Business District and legally described as:

A portion of Block 1, Champlin Addition to the City of McPherson, McPherson County, Kansas, described as follows:

Commencing at the Southeast corner of said Block 1; thence on a NAD 83 Kansas South Zone bearing of South 83°34'40" West on the South line of said Book 650, Page 4786 at the McPherson County Register of Deeds Office, being the point of beginning; thence continuing South 83°34'40" West on the said South line a distance of 188.63 feet; thence North 01°06'07" West a distance of 226.00 feet; thence North 89°23'10" East a distance of 197.42 feet to the West line of said parcel; thence South 01°08'40" East on said West line a distance of 205.92 feet to the point of beginning.

Containing 42,650 Square Feet and subject to any easements or restrictions of record.

**General location:** On East Kansas Avenue, immediately adjacent to the west side of 2115, East Kansas Avenue, City of McPherson

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all persons interested in the case, the Board of Zoning Appeals may close the hearing and render a decision. The public hearing may be recessed and continued from time to time without further notice.

Dated this 2nd day of June, 2022.

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/S/  
Virgil C. Lyon, Secretary  
Board of Zoning Appeals