

Hearing April 6, 1960

4-27-60 - Bd of CC upheld BZA decision  
of 4-6-60 + 4-20-60 which was  
on appeal.

BZA 9-60 - VERN FORNEY REQUESTS  
VARIANCE IN FRONT YARD SETBACK &  
EXCEPTION TO PERMIT OFF STREET PARK-  
ING ON PROPERTY IN PLEASANTVIEW 2ND

MAY 2, 1960

MR. VERN L. FORNEY  
3114 WEST 13TH STREET  
WICHITA, KANSAS

Re: BZA 9-60

DEAR MR. FORNEY:

THIS IS TO ADVISE YOU THAT THE BOARD OF CITY COMMISSIONERS AT THEIR MEETING OF APRIL 27, 1960, UPHELD THE DECISION OF THE BOARD OF ZONING APPEALS IN THE ABOVE CASE. ACCORDINGLY, THE DECISION OF THE BOARD OF ZONING APPEALS AS SET FORTH IN RESOLUTION NO. 9-60 AND RESOLUTION NO. 9-60 (RE-HEARING) NOW BECOMES FINAL.

COPIES OF THESE RESOLUTIONS HAVE BEEN FORWARDED TO THE OFFICE OF THE BUILDING INSPECTION SUPERINTENDENT. IF THERE ARE ANY FURTHER QUESTIONS ON THIS MATTER, PLEASE FEEL FREE TO CALL THIS OFFICE.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LRE:RAL:BN

ENC. RESOLUTION No. 9-60  
RESOLUTION No. 9-60 (RE-HEARING)

CC: MR. STAN WISDOM, ATTORNEY  
MR. E. P. VILLAPIQUE, ATTORNEY  
S. B. MAPLE, BUILDING INSPECTION SUPERINTENDENT

BOARD OF ZONING APPEALS

MAY 2, 1960

S. B. MAPLE, BUILDING INSPECTION SUPERINTENDENT  
LELAND R. EDMONDS, SECRETARY, BOARD OF ZONING APPEALS  
BZA 9-60

ATTACHED IS RESOLUTION No. 9-60 AND RESOLUTION No. 9-60 (RE-HEARING) OF THE BOARD OF ZONING APPEALS, APPROVING AN OFF STREET PARKING EXCEPTION AND A VARIANCE FOR FRONT YARD SETBACK LINES. DURING THE TEN DAY PERIOD IN WHICH APPEALS COULD BE FILED THERE WAS FILED IN THE OFFICE OF THE CITY CLERK, AN APPEAL AGAINST THE DECISION OF THE BOARD OF ZONING APPEALS. ON APRIL 27, 1960, THE BOARD OF CITY COMMISSIONERS CONSIDERED SUCH APPEAL AGAINST THE DECISION OF THE BOARD OF ZONING APPEALS AND AFTER HEARING THIS MATTER, UPHELD THE DECISION OF THE BOARD OF ZONING APPEALS.

IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA, THE ACTION OF THE BOARD OF ZONING APPEALS IS NOW FINAL SINCE THEIR DECISION HAS BEEN UPHELD BY THE BOARD OF CITY COMMISSIONERS.

LELAND R. EDMONDS  
SECRETARY

LRE:RAL:BR

ATTACHMENTS

APPENDAGE TO THE "APPEAL TO BOARD OF CITY COMMISSIONERS FROM DECISION OF BOARD OF ZONING APPEALS".

Due consideration and/or determination was not granted to property owner(s) who did appear before the Board of Zoning Appeals on Wednesday, April 6, 1960, and object to Case Number BZA 9-60, on the following accounts:

(Ordinance No. 24-606, Section I, Amending Section 21-27 of Volume I, pertaining to the Board of Zoning Appeals:

Item C. PROCEDURE No. 3, which states in part: ...The Secretary shall also cause notice to be given to each of the property owners within 200 feet of the exterior boundaries of the property to be considered in the application, as such owners are listed on the current certified list accompanying the application; such notice to be given by mail, no less than 15 days prior to the date of hearing.)

NOTICE, AS MAILED TO PROPERTY OWNERS, WAS ERRONEOUS WITH RESPECT TO LOT NUMBERS AND AS A CONSEQUENCE ILLUSTRATES THE LACK OF PROPER CONSIDERATION. Corrected notice was not received until the day of the meeting on April 6, 1960.

(Item D. JURISDICTION No.(s) 2, and 2b, and 2c which state in part:  
2. Variances --- The Board shall have jurisdiction to grant variances from the strict application of the enforcement provisions of the Zoning Ordinance and from the provisions of the lot area, setback requirements and widths and building heights, provided, however, that no such variances shall be granted until the Board shall first have determined that all of the following conditions are present:  
b. that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;  
c. that the strict applications of the enforcement provisions of the zoning ordinance will constitute unnecessary hardships upon the property owner represented in the appeal;  
d. that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.)

THE ABOVE STATED CONDITIONS ARE NOT PRESENT BY REASON OF THE FACT THAT THE GRANTING OF PERMIT FOR VARIANCE FOR BOWLING ALLEYS, WITH CONSEQUENT EXCEPTION, ASKED FOR IN CASE NUMBER BZA 9-60, SHALL UNDULY INTERFERE WITH THE MINIMUM REQUIREMENTS OF THE CONVENIENCE, COMFORT, PROPRIETY, GENERAL WELFARE AND THE PRESERVATION OF PERSONAL PROPERTY RIGHTS IN THE GENERAL AREA, AS STATED IN THE OCTOBER, 1959, REVISED ZONING ORDINANCE, ARTICLE II, SECTION 21-7-A, AND WHICH HAS BEEN RE-EMPHASIZED IN ORDINANCE NO. 24-606.

IN ADDITION, by Mr. Forney's own admission in the residence of the Appellant, Robert L. Stolz, when asked as to how he expected to sell his vacant lot near the variance area, did state that he, Mr. Forney, would "lower the value of the lot \$250.00 to sell it". Said statement was witnessed by the named Appellant and the Appellant's spouse. NOW THEREFORE, it is logically to be expected that lowering the value of a vacant lot by reason of granting the variance, with consequent exception, would substantially lower the value of improved lots in the general area of the variance and exception.

APPENDAGE TO THE "APPEAL TO BOARD OF CITY COMMISSIONERS FROM DECISION OF BOARD OF ZONING APPEALS".

IN ADDITION, enforcing provisions of the zoning ordinance will not constitute unnecessary hardships since by the admission of Mr. Forney and his agent, the present building could be leased to a "high class beer saloon".

A high class beer saloon contained in the present building, and for which there is adequate parking facilities, would be of less burden to property owners in the general area than a recreation enterprise spread over a greater area catering to vastly enlarged beer and whiskey drinking, recreationing patrons.

IN ADDITION, granting of the variance will adversely affect the order of general city planning in the area of the variance.

Dated: April 12, 1960

Robert L. Stolz

SIGNED

Mrs. Robert L. Stolz

Appellant

ADDRESS:

1500 North Meade

Wichita, Kansas.



THE CITY OF WICHITA, KANSAS

BOARD OF ZONING APPEALS - 104 S. MAIN - WICHITA 2, KANSAS

APRIL 13, 1960

MR. ROBERT L. STOLTZ  
1500 NORTH SHERIDAN  
WICHITA, KANSAS

DEAR MR. STOLTZ:

SUBJECT: BZA 9-60

IN ACCORDANCE WITH YOUR REQUEST, WE HAVE SEARCHED THE STENOGRAPHIC RECORD OF THE PROCEEDINGS FOR SUBJECT BOARD OF ZONING APPEALS CASE WHICH WAS HEARD ON APRIL 6, 1960.

THIS VERIFIES YOUR CONTENTION THAT STATEMENTS WERE MADE CONCERNING THE ALTERNATIVE USE TO WHICH SUBJECT PROPERTY MIGHT BE PUT IF THE REQUESTED VARIANCE WERE DENIED. WHILE THESE WERE NOT REFLECTED IN THE UNOFFICIAL DRAFT OF THE MINUTES DISTRIBUTED SUBSEQUENT TO THE MEETING, THE STENOGRAPHIC RECORD DOES REVEAL THAT THE FOLLOWING COMMENTS WERE MADE BY MR. WISDOM REPRESENTING THE APPLICANT IN THIS CASE:

"MR. BRUNDRIDGE HAS APPROACHED US WITH THE IDEA OF PUTTING IN A HIGH CLASS TAVERN."

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LRE:BER

APPEAL TO  
BOARD OF CITY COMMISSIONERS

FROM

DECISION OF BOARD OF ZONING APPEALS

I. Name of Appellant MR. & MRS. James P. Schroder  
Mailing Address 831 COOLIDGE Phone HO 42506  
Name of Agent \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

II. Appellant herein appeals from the decision of the Board of Zoning Appeals relating to Case Number BZA-9-60, in which Mr. Vern L. Forney, 3114 West 13th Street, Wichita, Kansas, applied for a variance of the setback required on the east side of lots 12 and 13; and for an exception to permit off street parking on lots 10 and 11, all on block A (describe variance or exception requested in original application) for property located at 3230 West 13th St. (address) and legally described as Lot(s) 12 & 13 Block(s) A, Pleasantview Heights 2nd Addition. The Board of Zoning Appeals decision to \_\_\_\_\_ (~~deny~~, approve) the application was in error and should be reversed for the following reasons:

*See ATTACHED SHEET*

James P. Schroder  
Appellant

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

OFFICE USE ONLY:

This appeal from a decision rendered by the Board of Zoning Appeals was received in the Office of the City Clerk at 1:50 (~~am~~, <sup>pm</sup>) April 13, 1960 (date).

O. H. Funk  
Signed

City Clerk  
Title

Page 7

April 12, '60

Board of City Commissioners:

Dear Sirs:

After much thought and deliberation, I must appeal to you about the decision of the Board of Zoning Appeals.

We do not feel we were given due consideration in case no. 9-60. We were misinformed about the lot numbers until the last day and the only consideration the board would give us was to state that they made changes like this every day and that they didn't think the bowling alley and parking lot would effect the value of our property. If the board would only go around and have a look or inquire about the beer cans, whiskey bottles, paper, unclean trash & etc; they would not make such statements. I am sure they only have to inquire in a few places where people have such establishments to back my story.

I am now in the process of building a home at 1426 N. Sheridan. Had I known this would have happened I would never have bought the lot in the first place.

At the time <sup>page 77</sup> I thought the city engineers told me I should never have to worry about any more light commercial zoning than was already there.

Any consideration on your part would certainly be appreciated.

My objections are:

1. The new zoning would lower my present property value.
2. would disrupt normal living habits.

Thank you

Mr. James P. Schroder

Mrs. James P. Schroder

APRIL 22, 1960

MR. VERNE L. FORNEY  
3114 WEST 13TH STREET  
WICHITA, KANSAS

RE: BZA 9-60

DEAR MR. FORNEY:

THIS IS TO ADVISE YOU THAT AT A SPECIAL MEETING OF APRIL 20, 1960, THE BOARD OF ZONING APPEALS ACTED TO REAFFIRM ITS POSITION IN REGARD TO SUBJECT APPLICATION AND TO APPROVE THE VARIANCE REQUESTED FOR LOTS 12 AND 13, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION AND TO APPROVE THE ESTABLISHMENT OF OFF-STREET PARKING FACILITIES ON LOTS 10 AND 11, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION, IN ACCORDANCE WITH THE PROVISIONS AND CONDITIONS AS ESTABLISHED IN THE RESOLUTION 9-60 ADOPTED ON APRIL 6, 1960.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LRE:BR

CC: MR. STAN WISDOM, ATTORNEY  
MR. ROBERT L. STOLZ

BOARD OF ZONING APPEALS

APRIL 22, 1960

C. H. FUNK, CITY CLERK

LELAND R. EDMONDS, SECRETARY, BOARD OF ZONING APPEALS  
BZA 9-60

ATTACHED TO THIS MEMORANDUM IS ONE COPY OF BZA RESOLUTION 9-60 (Re-hearing) SETTING FORTH THE ACTION OF THE BOARD OF ZONING APPEALS AT A SPECIAL MEETING HELD ON APRIL 20, 1960. YOU ARE AWARE, OF COURSE, THAT BZA 9-60 HAS BEEN APPEALED TO THE CITY COMMISSION. IT IS ASSUMED THAT THIS LATTER DECISION COULD ALSO BE APPEALED WITHIN TEN DAYS OF THE DATE OF ITS ADOPTION.

LELAND R. EDMONDS  
SECRETARY

LRE:BR

ATTACHMENT



## THE CITY OF WICHITA, KANSAS

BOARD OF ZONING APPEALS - 104 S. MAIN - WICHITA 2, KANSAS

APRIL 22, 1960

### REPORT TO THE CITY COMMISSION CONCERNING ACTION ON BZA 9-60

THE BOARD OF ZONING APPEALS HAS CONSIDERED AND APPROVED AN APPLICATION OF VERN L. FORNEY:

- A. TO GRANT A VARIANCE OF THE ENTIRE FRONT YARD SET-BACK REQUIRED FOR LOTS 12 AND 13, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION; AND
- B. TO PERMIT AN EXCEPTION TO THE USE PROVISIONS OF THE ZONING ORDINANCE TO ALLOW OFF STREET PARKING ON LOTS 10 AND 11, BLOCK A, PLEASANTVIEW HEIGHTS 2ND ADDITION.

THE HISTORY AND DETAIL OF THAT CASE ARE SET FORTH IN THE FOLLOWING PARAGRAPHS.

MR. VERN L. FORNEY, ON MARCH 18, 1960, FILED AN APPLICATION REQUESTING:

- A. A VARIANCE OF THE FRONT YARD REQUIREMENTS TO THE ZONING ORDINANCE RELATING TO LOTS 11 AND 12, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION; AND
- B. AN EXCEPTION TO PERMIT OFF STREET PARKING ON LOTS 9 AND 10, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION.

UPON HIS REPRESENTATION THAT THIS WAS AN URGENT MATTER, THE CHAIRMAN OF THE BOARD OF ZONING APPEALS, UNDER AUTHORITY GRANTED TO HIM IN THE BOARD'S RULES AND REGULATIONS, AUTHORIZED A SPECIAL MEETING TO BE HELD ON APRIL 6, 1960, TO CONSIDER THESE REQUESTS.

LEGAL ADVERTISING AS REQUIRED BY SECTION 2.12.580, TITLE 2, THE CODE OF THE CITY OF WICHITA, WAS HAD BY PUBLICATION OF AN OFFICIAL NOTICE IN THE WICHITA BEACON, MARCH 22, 1960. NOTICE TO INDIVIDUAL PROPERTY OWNERS WAS ALSO MAILED ON THIS DATE.

THE LEGAL PUBLICATION REFLECTED PRECISELY THE REQUEST MADE BY MR. FORNEY; THAT IS, THE REQUEST OF A VARIANCE FOR LOTS 11 AND 12, AND THE REQUEST FOR OFF STREET PARKING ON LOTS 9 AND 10. SIMILARLY, THE INDIVIDUAL NOTICE REFLECTED THE SAME LEGAL DESCRIPTION AS WAS CONTAINED IN THE APPLICATION AND IN THE NOTICE OF PUBLICATION. THE NOTICES WERE MAILED TO THOSE PEOPLE DESIGNATED BY SECURITY ABSTRACT AND TITLE COMPANY AS BEING OWNERS OF PROPERTY WITHIN 200 FEET OF LOTS 10 THROUGH 13, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION.

ON APRIL 4, 1960, IT WAS DISCOVERED THAT THE LEGAL PUBLICATION CONTAINED AN INCORRECT LEGAL DESCRIPTION OF THE PROPERTY INVOLVED, AS THE APPLICANT HAD INCORRECTLY ENTERED THE WRONG LOT NUMBERS ON THE APPLICATION. IT WAS ALSO DETERMINED THAT THE INDIVIDUAL NOTICE CONTAINED THE INCORRECT LEGAL DESCRIPTIONS. IT SHOULD BE POINTED OUT, HOWEVER, THAT THE NOTICES WERE SENT TO THE PROPER OWNERS INASMUCH AS MR. FORNEY INTENDED TO APPLY FOR CERTAIN ACTIONS TO BE PERMITTED ON LOTS 10 THROUGH 13, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION AND HAD SO ADVISED THE ABSTRACT COMPANY WHEN ORDERING THE OWNERSHIP LIST.

A LENGTHY CONFERENCE WAS HELD ON APRIL 4, 1960, AMONG MR. FORNEY, MR. STANLEY WISDOM, HIS ATTORNEY, MR. LELAND EDMONDS, SECRETARY OF THE BOARD OF ZONING APPEALS AND MR. EUGENE PIRTLE, ASSISTANT CITY ATTORNEY ASSIGNED TO THE BOARD OF ZONING APPEALS. IN THIS CONFERENCE THE QUESTION OF IMPROPER NOTICE WAS DISCUSSED AT LENGTH. NO FINAL CONCLUSIONS WERE DRAWN BUT IT WAS DETERMINED THAT IF THE BOARD CHOSE TO ACT ON APRIL 6, 1960, IT SHOULD HAVE A MEETING SUBSEQUENTLY TO CORRECT ANY TECHNICAL DEFICIENCY WHICH MIGHT LEGALLY EXIST AS THE RESULT OF THE IMPROPER NOTICE.

AT THE MEETING OF THE BOARD OF ZONING APPEALS ON APRIL 6, 1960, THE SECRETARY OF THE BOARD DESCRIBED THE LEGAL NOTICE PROBLEM IN FULL. IN MR. PIRTLE'S ABSENCE THE SECRETARY ALSO DELIVERED THE COMMENTS OF MR. PIRTLE, REPRESENTING THE DEPARTMENT OF LAW WITH RESPECT TO THIS PROBLEM. MR. STANLEY WISDOM REPRESENTED HIS CLIENT ON THE PROBLEM OF NOTICE AND STATED THAT HIS CLIENT WAS WILLING TO ACCEPT ANY POSSIBILITY OF LEGAL ACTION RESULTING FROM THE IMPROPER NOTICE IF THE BOARD CHOSE TO ACT AT THE APRIL 6 HEARING.

AFTER A FULL DISCUSSION ON THE LEGAL NOTICE QUESTION, THE BOARD MOVED UNANIMOUSLY TO PROCEED WITH THE HEARING AND ACT ON THE APPLICATIONS AT THAT MEETING.

THE BOARD THEN HEARD THE ARGUMENTS OF MR. FORNEY AND MR. WISDOM FAVORING BOTH THE VARIANCE REQUESTED AND THE OFF STREET PARKING EXCEPTION REQUESTED. THE BOARD THEN HEARD ARGUMENTS FROM MRS. ROBERT L. STOLTZ IN OPPOSITION TO THE REQUEST FOR A PARKING LOT; BUT NOT OPPOSING THE VARIANCE OR THE PROPOSED BOWLING ALLEY USE. THE BOARD HEARD ALSO FROM MR. JACK PRATHER, WHO NEITHER FAVORED THE APPLICATION NOR OPPOSED IT.

AFTER THE SECRETARY REVIEWED THE FOUR CONDITIONS WHICH BY ORDINANCE (SEE 2.12.590, TITLE 2 OF THE CODE), ARE REQUIRED TO BE FOUND BEFORE THE BOARD CAN APPROVE A VARIANCE SUCH AS REQUESTED, THE BOARD OF ZONING APPEALS MOVED UNANIMOUSLY TO APPROVE THE EXCEPTION TO PERMIT THE ESTABLISHMENT OF A PARKING LOT ON LOTS 10 AND 11, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION. IN A SECOND MOTION THE BOARD MOVED UNANIMOUSLY TO APPROVE THE REQUEST FOR A VARIANCE OF THE FRONT YARD SETBACK ON LOTS 12 AND 13, BLOCK A, PLEASANT VIEW HEIGHTS 2ND ADDITION. IN A FINAL MOTION THE BOARD MOVED UNANIMOUSLY THAT A SPECIAL MEETING BE HELD ON APRIL 20 TO CORRECT THE TECHNICAL DEFICIENCY RELATED TO LEGAL PUBLICATION.

A COPY OF THE MINUTES OF APRIL 6, 1960, AS APPROVED BY THE BOARD OF ZONING APPEALS IS ATTACHED. ALSO ATTACHED IS ONE COPY OF THE RESOLUTION SETTING FORTH THE BOARD'S ACTION IN THIS MATTER.

SUBSEQUENT TO THE MEETING OF THE BOARD OF ZONING APPEALS ON APRIL 6, THE SECRETARY FILED NOTICE OF THE BOARD'S ACTION WITH THE CITY CLERK AS IS REQUIRED BY ORDINANCE. THE CITY CLERK SUBSEQUENTLY ADVISED THAT THE BOARD'S DECISION OF APRIL 6 HAD BEEN APPEALED BY MR. ROBERT L. STOLTZ.

THE MEETING OF APRIL 20, 1960 WAS HELD TO CORRECT THE TECHNICAL DEFICIENCY IN LEGAL PUBLICATION. NEW ADVERTISING AND NEW NOTICES HAD BEEN SENT AS PRESCRIBED BY ORDINANCE. AT THE MEETING OF APRIL 20, THE BOARD OF ZONING APPEALS RE-AFFIRMED ITS PREVIOUS POSITION APPROVING THE REQUEST FOR VARIANCE AND THE REQUEST FOR THE OFF-STREET PARKING EXCEPTION. MR. STOLTZ APPEARED BUT COMMENTED ONLY THAT THE MATTER WOULD BE HANDLED BY THEIR ATTORNEY WHO WAS NOT PRESENT. MR. WISDOM, ATTORNEY FOR MR. FORNEY, REQUESTED THAT THE BOARD OF ZONING APPEALS PREPARE A STATEMENT TO FORWARD TO THE CITY COMMISSION OUTLINING THE FACTS IN THE CASE, AND PRESENT IT TO THE CITY COMMISSION ON APRIL 26, 1960. THE SECRETARY WAS INSTRUCTED TO PREPARE SUCH A REPORT FOR TRANSMISSION TO THE CITY COMMISSION.

THE BOARD OF ZONING APPEALS, AFTER COMPLETE HEARING OF THE MATTER DETERMINED THAT:

1. THIS WAS A UNIQUE SITUATION IN THAT WHILE THE AREA WAS ZONED LIGHT COMMERCIAL AND WOULD PERMIT THE BOWLING ALLEY USE AS PROPOSED, ITS LOCATION WITHIN A BLOCK PARTLY ZONED RESIDENTIAL DEMANDED THAT RESIDENTIAL SETBACKS BE MAINTAINED ON THE TWO LOTS IN QUESTION.
2. THIS ALSO APPEARED TO BE A UNIQUE SITUATION IN THAT THE LAND IMMEDIATELY TO THE NORTH OF THAT TO BE DEVELOPED FOR THE BOWLING ALLEY WOULD BE INCLUDED WITHIN A PARKING AREA FOR THE BOWLING ALLEY AND WOULD NOT BE ADJACENT TO TYPICAL RESIDENTIAL USE.
3. THAT APPROVAL OF THE APPLICATION WOULD NOT ADVERSELY AFFECT THE RIGHTS OF ADJACENT PROPERTY OWNERS BECAUSE THE APPLICANT WOULD BE REQUIRED TO MEET SPECIFIC CONDITIONS OF PAVING, LIGHTING CONTROL AND FENCING AS SET FORTH IN THE ZONING ORDINANCE AND IN THE RESOLUTION ADOPTED BY THE BOARD.
4. THAT DENIAL OF THIS APPLICATION WOULD CONSTITUTE AN UNNECESSARY HARDSHIP ON THE APPLICANT INASMUCH AS HE WOULD BE PENALIZED BY THE REQUIRED SETBACK TO AN EXTENT GREATER THAN OTHER LIGHT COMMERCIAL PROPERTY OWNERS AND WOULD BE UNABLE TO CONSTRUCT THE FACILITY FOR WHICH HE HAD A CONTRACT AND HAD MADE FINANCIAL AND OTHER ARRANGEMENTS.

5. THAT APPROVAL OF THIS REQUEST WOULD NOT ACT AGAINST THE PUBLIC WELFARE INASMUCH AS IT WOULD PERMIT A USE LESS OBJECTIONABLE TO THE NEIGHBORHOOD AND OF A PROBABLE LESS DAMAGING NATURE THAN MANY OF THOSE WHICH WOULD BE PERMITTED ON THE PROPERTY IN ITS LIGHT COMMERCIAL ZONING WITHOUT THE REQUIRED VARIANCE. SPECIFICALLY, A TAVERN HAS BEEN PROPOSED FOR THE PROPERTY.
6. THE EXCEPTION FOR OFF STREET PARKING ON LOTS 10 AND 11 SHOULD BE APPROVED BECAUSE THE CREATION OF THE ADDITIONAL OFF STREET PARKING SPACE BEYOND THAT REQUIRED BY THE ZONING ORDINANCE WOULD BE BENEFICIAL TO THE GENERAL WELFARE OF THE COMMUNITY AND TO THE PARTICULAR NEIGHBORHOOD IN WHICH THE BOWLING ALLEY FACILITY IS PROPOSED TO BE LOCATED. THIS WOULD ELIMINATE THE ON-STREET PARKING WHICH WOULD OTHERWISE BE PROBABLE AND WOULD THUS RELIEVE THE TRAFFIC CONGESTION AND MAKE FOR GREATER SAFETY CONDITIONS AT THIS PARTICULAR LOCATION TO THE ADVANTAGE BOTH OF THE NEIGHBORHOOD AND TO THE CITY AT LARGE.

*Luis A. Casado*  
LUIS A. CASADO, CHAIRMAN

ATTACHMENTS

C. M. AND HELEN M. PENNINGTON  
1725 WEST 27TH STREET NORTH

VERN L. AND FREDA G. FORNEY  
3114 WEST 13TH STREET

RUTH SPOONER STONE  
1317 NORTH MARKET

SAMUEL H. AND EURA I. FRETZ  
1504 NORTH MT. CARMEL

FLOYD W. AND CLETYUS C. KOESTER  
1644 NORTH SHERIDAN

RAYMOND A. AND DOROTHY MARIE MATTHEW  
3108 WEST 13TH STREET

ROBERT L. AND MARGARET KENNEBECK STOLZ  
1500 NORTH SHERIDAN

ARTHUR S. AND JOSEPHINE M. HOLLAND  
1420 NORTH SHERIDAN

JAMES P. AND SHIRLEY MAE SCHRODER  
831 COOLIDGE

LYTLE K. AND MARGARET K. PRATHER  
1510 NORTH SHERIDAN

PHILIP R. AND SHIRLENE M. MILLER  
3208 ST. LOUIS

W. H. REX  
P.O.Box 334  
ELDORADO, KANSAS

FLOYD O. MOORE  
3225 WEST 15TH STREET

FRED C. AND MARY L. SEIBEL  
1231 LEWELLEN

SHERMAN W. AND ARAL M. JONES  
953 COOLIDGE

ROY C. AND LENNA A. VERBECK  
3011 WEST 13TH STREET

STANLEY WISDOM, ATTORNEY  
FARMERS & BANKERS BUILDING

CITY OF WICHITA  
BOARD OF ZONING APPEALS  
ROOM 402, CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

APRIL 22, 1960

TO WHOM IT MAY CONCERN:

RE: BZA 9-60

THE BOARD OF ZONING APPEALS HAS BEEN ADVISED BY THE CITY CLERK THAT AN APPEAL HAS BEEN FILED WITH THE BOARD OF CITY COMMISSIONERS CONCERNING THE DECISION OF THE BOARD TO APPROVE THE VARIANCE AND OFF STREET PARKING EXCEPTION REQUESTED BY THE APPLICANT, MR. VERN L. FORNEY.

WE ARE FURTHER ADVISED THAT THIS APPEAL WILL BE PRESENTED TO THE BOARD OF CITY COMMISSIONERS ON APRIL 26, 1960. IF YOU WISH TO SPEAK ON THIS APPEAL YOU MAY WISH TO APPEAR BEFORE THE BOARD OF CITY COMMISSIONERS AT THAT MEETING.

THE MEETING OF THE BOARD OF CITY COMMISSIONERS WILL BEGIN AT 9 A.M. ON THE DATE INDICATED AND WILL BE HELD IN ROOM 201 CITY BUILDING, 204 SOUTH MAIN, WICHITA, KANSAS.

  
LELAND R. EDMONDS  
SECRETARY

APRIL 14, 1960

MR. VERN L. FORNEY  
3114 WEST 13TH STREET  
WICHITA, KANSAS

DEAR MR. FORNEY:

SUBJECT: BZA 9-60

THIS IS TO ADVISE YOU THAT MR. ROBERT L. STOLZ HAS FILED AN APPEAL OF THE DECISION OF THE BOARD OF ZONING APPEALS WITH RESPECT TO BOTH PHASES OF SUBJECT BOARD OF ZONING APPEALS APPLICATION. THE APPEAL WAS FILED IN THE OFFICE OF THE CITY CLERK ON APRIL 13, 1960.

THIS MATTER WILL BE PRESENTED TO THE BOARD OF CITY COMMISSIONERS AS A PART OF THE CLERK'S AGENDA ON APRIL 26, 1960. AT THAT TIME, IT IS OUR UNDERSTANDING THAT THE BOARD OF CITY COMMISSIONERS WILL REFER THE APPEAL TO THE BOARD OF ZONING APPEALS FOR AN APPROPRIATE STATEMENT, AND IT WILL THEN SUBSEQUENTLY BE HEARD BY THE BOARD OF CITY COMMISSIONERS WHEN ALL REQUIRED STATEMENTS AND AVAILABLE INFORMATION HAVE BEEN OBTAINED.

AS PROVIDED BY SECTION 21-27, VOLUME I OF THE CODE OF THE CITY OF WICHITA, THE DECISION OF THE BOARD OF ZONING APPEALS CAN BECOME FINAL ONLY IF AN APPEAL IS NOT TAKEN TO THE CITY COMMISSION. INASMUCH AS AN APPEAL HAS BEEN TAKEN IN THIS INSTANCE, THE BOARD'S DECISION CANNOT BECOME FINAL UNLESS AND UNTIL IT HAS BEEN UPHOLD BY THE BOARD OF CITY COMMISSIONERS.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON ME.

VERY TRULY YOURS,

LRE:BR

LELAND R. EDMONDS  
SECRETARY

CC: MR. STAN WISDON, ATTORNEY  
MR. LUIS A. CASADO, CHAIRMAN, BOARD OF ZONING APPEALS  
MR. S. B. MAPLE, BUILDING INSPECTION SUPERINTENDENT



THE CITY OF WICHITA, KANSAS

BOARD OF ZONING APPEALS - 104 S. MAIN - WICHITA 2, KANSAS

APRIL 13, 1960

MR. ROBERT L. STOLTZ  
1500 NORTH SHERIDAN  
WICHITA, KANSAS

DEAR MR. STOLTZ:


SUBJECT: BZA 9-50

IN ACCORDANCE WITH YOUR REQUEST, WE HAVE SEARCHED THE STENOGRAPHIC RECORD OF THE PROCEEDINGS FOR SUBJECT BOARD OF ZONING APPEALS CASE WHICH WAS HEARD ON APRIL 6, 1960.

THIS VERIFIES YOUR CONTENTION THAT STATEMENTS WERE MADE CONCERNING THE ALTERNATIVE USE TO WHICH SUBJECT PROPERTY MIGHT BE PUT IF THE REQUESTED VARIANCE WERE DENIED. WHILE THESE WERE NOT REFLECTED IN THE UNOFFICIAL DRAFT OF THE MINUTES DISTRIBUTED SUBSEQUENT TO THE MEETING, THE STENOGRAPHIC RECORD DOES REVEAL THAT THE FOLLOWING COMMENTS WERE MADE BY MR. WISDOM REPRESENTING THE APPLICANT IN THIS CASE:

"MR. BRUNDRIDGE HAS APPROACHED US WITH THE IDEA OF PUTTING IN A HIGH CLASS TAVERN."

VERY TRULY YOURS,

  
LELAND R. EDMONDS  
SECRETARY

LRE:BER

APRIL 7, 1960

MR. VERN L. FORNEY  
3114 WEST 13TH STREET  
WICHITA, KANSAS

DEAR MR. FORNEY:

SUBJECT: BZA 9-60

THIS IS TO ADVISE YOU THAT AT ITS SPECIAL MEETING OF APRIL 6, 1960 THE BOARD OF ZONING APPEALS OF WICHITA, KANSAS, CONSIDERED SUBJECT APPLICATION FOR A VARIANCE AND OFF STREET PARKING EXCEPTION. THE BOARD OF ZONING APPEALS HAS APPROVED BOTH APPLICATIONS, SUBJECT TO SPECIFIC CONDITIONS AS SET FORTH IN THE COPY OF THE RESOLUTION WHICH IS ATTACHED TO THIS LETTER.

SECTION 21-27-F, VOLUME I OF THE CODE OF THE CITY OF WICHITA, PROVIDES THAT ANY DECISION OF THE BOARD OF ZONING APPEALS SHALL BE FINAL UNLESS A WRITTEN APPEAL IS TAKEN TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN DAYS FROM THE DATE OF THE WRITTEN DETERMINATION BY THE BOARD. ACCORDINGLY, THIS ACTION OF THE BOARD WILL BECOME FINAL ON APRIL 16, 1960 IF AN APPEAL IS NOT TAKEN TO THE CITY COMMISSION.

YOU WILL BE ADVISED OF THE STATUS OF THE DECISION SUBSEQUENT TO APRIL 16.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LRE:BER  
ATTACHMENT

CC: STANLEY WISDOM

APRIL 7, 1960

MRS. ROBERT L. STOLZ  
1500 NORTH SHERIDAN  
WICHITA, KANSAS

DEAR MRS. STOLZ:

SUBJECT: BZA 9-60

AT THE BOARD OF ZONING APPEALS MEETING OF APRIL 6, 1960 YOU PROTESTED APPROVAL OF THE APPLICATION FOR AN OFF STREET PARKING EXCEPTION REQUESTED BY MR. VERN L. FORNEY FOR LOTS 10 AND 11, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION. YOU ARE AWARE OF THE BOARD'S ACTION TO APPROVE THE EXCEPTION AS PROPOSED, SUBJECT TO SPECIFIC CONDITIONS OF FENCING AND LIGHTING.

THE BOARD OF ZONING APPEALS, AND I AS ITS SECRETARY, NEGLECTED TO ADVISE YOU SPECIFICALLY THAT THERE IS A PROVISION PROVIDING FOR THE APPEAL OF THE DECISION OF THE BOARD TO THE CITY COMMISSION BY ANY AGGRIEVED PARTY, IF THAT AGGRIEVED PARTY CHOOSES TO FILE AND CARRY OUT SUCH AN APPEAL. IF YOU, OR OTHERS INTERESTED IN THIS MATTER, CHOOSE TO FILE AN APPEAL IT MUST BE FILED ON OR BEFORE APRIL 15, 1960 AND WRITTEN NOTICE OF THE APPEAL SHALL BE FILED WITH THE CITY CLERK ON FORMS PROVIDED BY HIS OFFICE FOR THAT SPECIFIC PURPOSE.

IF YOU WISH TO DISCUSS THIS MATTER FURTHER, PLEASE DO NOT HESITATE TO CALL THIS OFFICE.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LRE:BER

BOARD OF ZONING APPEALS

APRIL 7, 1960

C. H. FUNK, CITY CLERK

LELAND R. EDMONDS, SECRETARY, BOARD OF ZONING APPEALS  
BZA 9-60

ATTACHED IS ONE COPY OF THE RESOLUTION ADOPTED BY THE BOARD OF ZONING APPEALS IN CASE BZA 9-60. THIS RESOLUTION WAS ADOPTED ON APRIL 6, 1960, AND AUTHORIZED THE WAIVING OF FRONT YARD SETBACK REQUIREMENTS ON LOTS 12 AND 13, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AND AUTHORIZED THE ESTABLISHMENT AND MAINTENANCE OF OFF STREET PARKING FACILITIES ON LOTS 10 AND 11, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION.

AS PROVIDED IN SECTION 21-27-F, VOLUME I OF THE CODE OF THE CITY OF WICHITA, THIS DETERMINATION OF THE BOARD IS SUBJECT TO APPEAL TO THE CITY COMMISSION WITHIN A PERIOD OF TENDAYS AFTER THE DATE OF ITS ADOPTION. ACCORDINGLY, IT APPEARS THAT THIS MATTER MAY BE APPEALED TO THE CITY COMMISSION ON OR BEFORE APRIL 16, 1960, AND IF NOT APPEAL IS TAKEN ON OR BEFORE THAT DATE, IT WILL BECOME FINAL.

LELAND R. EDMONDS  
SECRETARY

LRE:BER  
ATTACHMENT

CITY OF WICHITA

BOARD OF ZONING APPEALS

Room 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION HAS BEEN FILED BY VERN L. FORNEY, 3114 WEST 13TH STREET, WICHITA, KANSAS, FOR A VARIANCE OF THE FRONT YARD SETBACK REQUIRED FOR


LOTS 12 AND 13, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS ESTABLISHED IN SECTION 21-14-C OF VOLUME 1 OF THE CODE OF THE CITY OF WICHITA, AND FOR

AN EXCEPTION TO PERMIT OFF STREET PARKING ON

LOTS 10 AND 11, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS PROVIDED IN SECTION 21-19-B, VOLUME 1 OF THE CODE OF THE CITY OF WICHITA.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 9-60. A HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON WEDNESDAY, APRIL 6, 1960, AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS, AT WHICH TIME YOU MAY APPEAR, IF YOU SO DESIRE, EITHER IN PERSON OR BY AGENT OR ATTORNEY.

THIS WILL ALSO SERVE AS A NOTICE THAT AN ADDITIONAL HEARING HAS BEEN SCHEDULED FOR WEDNESDAY APRIL 20, 1960, AT 3:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS. THIS ADDITIONAL HEARING DOES NOT IN ANY WAY AFFECT OR SERVE TO CANCEL THE HEARING SCHEDULED FOR APRIL 6, 1960. IF THERE IS A SUBSEQUENT CHANGE IN THE APRIL 20 MEETING DATE, YOU WILL BE ADVISED ACCORDINGLY.

  
LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

MAILED APRIL 5, 1960

BZA 9-60

C. M. AND HELEN M. PENNINGTON  
1725 WEST 27TH STREET NORTH

VERN L. AND FRED A. FORNEY  
3114 NORTH MARKET STREET

RUTH SPOONER STONE  
1317 NORTH MARKET STREET

SAMUEL H. FRETZ AND EURA I. FRETZ  
1504 NORTH MT. CARMEL

FLOYD W. AND CLETYUS C. KOESTER  
1644 NORTH SHERIDAN

RAYMOND A. MATTHEW AND DOROTHY MARIE MATTHEW  
3108 WEST 13TH STREET

ROBERT L. STOLZ AND MARGARET KENNEBECK STOLZ  
1500 NORTH SHERIDAN

ARTHUR S. AND JOSEPHINE M. HOLLAND  
1420 NORTH SHERIDAN

JAMES P. SCHRODER AND SHIRLEY MAE SCHRODER  
831 COOLIDGE

LYTLE K. PRATHER AND MARGARET K. PRATHER  
1510 NORTH SHERIDAN

PHILIP R. MILLER AND SHIRLENE M. MILLER  
3208 ST. LOUIS

W. H. REX  
P. O. Box 334  
EL DORADO, KANSAS

FLOYD O. MOORE  
3225 WEST 15TH STREET

FRED C. AND MARY L. SEIBEL  
1231 LEWELLEN

SHERMAN W. JONES AND ARAL M. JONES  
953 COOLIDGE AVENUE

ROY C. AND LENA A. VERBECK  
3011 WEST 13TH STREET

STANLEY WISDOM, ATTORNEY  
FARMERS & BANKERS BUILDING

Rec'd BZA

5 Apr. 60

4-6-60  
2:15 p.m.

Dear Sirs:

To whom it may concern.  
I James P. Schroder will be one of  
the people affected by the pro-  
posed Bowling alley & parking  
lot which will be about 100' due  
east from my place at 1426 N.  
Sheridan.

According to my attorney and  
from all possible sources of infor-  
mation. It is my firm belief  
this replatting would damage  
the value of my home & also  
all homes close to the area.

I am sending this letter  
only because it was not possible  
for me to be present at this  
hearing.

Sincerely

James P. Schroder

City Fire Department  
Employee

From the desk of  
LELAND R. EDMONDS

BEA  
9-60

ONS  
(W-255) (Published in The Wichita  
Journal on April 5, 1960)  
OFFICIAL NOTICE  
TO WHOM IT MAY CONCERN  
THAT ALL PERSONS INTERESTED  
NOTICE IS HEREBY GIVEN  
ON the 20th day of April, 1960, the  
Board of Zoning Appeals, in Room 409  
Building Annex, 104 South Main  
Wichita, Kansas, did entertain  
Case No. 2-19-60, the following application  
9-60 - VERN L. BERRY requests  
variance of the front  
setback required for Lots  
and 13, Block A, Pleasant  
View Heights Second Addi-  
tion, as established in Sec-  
tion 21-14-C of Volume 1, Code  
of the City of Wichita; and  
thereby requests an exception  
permit off street parking  
Lots 10 and 11, Block  
Pleasant View Heights Sec-  
ond Addition, as provided in Sec-  
tion 21-19-B, Volume 1, Code  
of the City of Wichita; located  
on the north side of J  
Street, and west side of I  
Street.  
as provided in Section 21-27-C-2,  
Article 1 of the Code of the City  
of Wichita, Kansas, and the same  
shall be discussed and considered  
by the said Board of Zoning Appeals  
at this time, and all persons  
interested in said matter  
will be heard at this time concerning  
their views and wishes in the  
proceedings, and any protest  
against any of the provisions  
of the proposed exception  
and variance to the zoning ordinance  
will be considered by the Board  
as provided.  
Witness my hand and seal on  
this 19th day of April, 1960,  
4th day of APRIL CASARDO, Chairman  
Board of Zoning Appeals  
Secretary.

**#1-INSTRUCTIONS TO DELIVERING EMPLOYEE**

Deliver **ONLY** to address  Show address **where** delivered  
(Additional charges required for these services)

**RETURN RECEIPT**

Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

*Pearl Crayter*

DATE DELIVERED **APR 6 - 1960** ADDRESS WHERE DELIVERED (only if requested in item #1)

CB-16-71548-4 GPO

**RECEIPT FOR CERTIFIED MAIL—15¢**

**No 6386319**

SENT TO <i>Vern &amp; Freda W. Tenny</i>	POSTMARK OR DATE
STREET AND NO. <i>3114 West 13th Street</i>	
CITY AND STATE <i>Wichita, Kansas</i>	
If you want a return receipt, check which <input type="checkbox"/> It shows to whom and when delivered <input type="checkbox"/> It shows to whom, when, and address where delivered	
If you want restricted delivery, check here <input type="checkbox"/> 20¢ fee	

FD-3800 July 1955 Replaces previous editions of this form which MAY be used.

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE TO AVOID  
PAYMENT OF POSTAGE, \$300

POSTMARK OF  
DELIVERY OFFICE  
WICHITA, KANSAS  
0961  
9  
ADV  
RETURN  
TO THIS OFFICE

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

REGISTERED NO. \_\_\_\_\_ NAME OF SENDER  
Board of zoning Appeals

CERTIFIED NO. 6386319 STREET AND NO./R.F.D. P. O. BOX  
104 So. Main, City Bldg. Annex

CITY, ZONE AND STATE  
Wichita, Kansas

POD Form 3811 Jan. 1958

CSS-16-71648-2

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO  
Vern & Leda G. Farnley

STREET AND NO.  
3114 West 13th Street

CITY AND STATE  
Wichita, Kansas

POSTMARK OR DATE

If you want a return receipt, check which of whom and when delivered

If it shows to whom, when, and address where delivered

If you want restricted delivery, check here

20¢ fee

No: 6386319

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

APRIL 5, 1960

MR. VERN L. FORNEY  
3114 WEST 13TH STREET  
WICHITA, KANSAS

DEAR MR. FORNEY:

YOUR APPLICATION FOR A VARIANCE AND EXCEPTION, UNDER PROVISIONS OF SECTION 21-27, CODE OF THE CITY OF WICHITA, AND RELATING TO PREMISES LOCATED AT

LOTS 10, 11, 12 AND 13, BLOCK A,  
PLEASANTVIEW HEIGHTS SECOND ADDITION,

HAS BEEN GIVEN BOARD OF ZONING APPEALS CASE No. 9-60.

ALL INQUIRIES AND REFERENCES SHOULD ALWAYS BE MADE TO THAT CASE NUMBER WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR A HEARING OF YOUR CASE ON WEDNESDAY, APRIL 6, 1960, AT 1:30 P.M. IN ROOM 401, CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

THIS WILL ALSO SERVE AS A NOTICE THAT AN ADDITIONAL HEARING HAS BEEN SCHEDULED FOR WEDNESDAY, APRIL 20, 1960, AT 3:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS. THIS ADDITIONAL HEARING DOES NOT IN ANY WAY AFFECT OR SERVE TO CANCEL THE HEARING SCHEDULED FOR APRIL 6, 1960. IF THERE IS A SUBSEQUENT CHANGE IN THE APRIL 20 MEETING DATE, YOU WILL BE ADVISED ACCORDINGLY.

LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

CC: STAN WISDOM

CITY OF WICHITA

BOARD OF ZONING APPEALS

ROOM 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

25

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION HAS BEEN FILED BY VERN L. FORNEY, 3114 WEST 13TH STREET, WICHITA, KANSAS, FOR A VARIANCE OF THE FRONT YARD SETBACK REQUIRED FOR

LOTS 12 AND 13, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS ESTABLISHED IN SECTION 21-14-C OF VOLUME I OF THE CODE OF THE CITY OF WICHITA, AND FOR

AN EXCEPTION TO PERMIT OFF STREET PARKING ON

LOTS 10 AND 11, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS PROVIDED IN SECTION 21-19-B, VOLUME I OF THE CODE OF THE CITY OF WICHITA.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 9-60. A HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON WEDNESDAY, APRIL 6, 1960, AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS, AT WHICH TIME YOU MAY APPEAR, IF YOU SO DESIRE, EITHER IN PERSON OR BY AGENT OR ATTORNEY.

THIS WILL ALSO SERVE AS A NOTICE THAT AN ADDITIONAL HEARING HAS BEEN SCHEDULED FOR WEDNESDAY APRIL 20, 1960, AT 3:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS. THIS ADDITIONAL HEARING DOES NOT IN ANY WAY AFFECT OR SERVE TO CANCEL THE HEARING SCHEDULED FOR APRIL 6, 1960. IF THERE IS A SUBSEQUENT CHANGE IN THE APRIL 20 MEETING DATE, YOU WILL BE ADVISED ACCORDINGLY.

  
LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

CITY OF WICHITA  
BOARD OF ZONING APPEALS

ROOM 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION HAS BEEN FILED BY VERN L. FORNEY, 3114 WEST 13TH STREET, WICHITA, KANSAS, FOR A VARIANCE OF THE FRONT YARD SETBACK REQUIRED FOR

LOTS 11 AND 12, BLOCK A, PLEASANTVIEW HEIGHTS  
SECOND ADDITION, AS ESTABLISHED IN SECTION 21-14-C  
OF VOLUME 1 OF THE CODE OF THE CITY OF WICHITA, AND  
FOR

AN EXCEPTION TO PERMIT OFF STREET PARKING ON

LOTS 9 AND 10, BLOCK A, PLEASANTVIEW HEIGHTS SECOND  
ADDITION, AS PROVIDED IN SECTION 21-19-B, VOLUME 1  
OF THE CODE OF THE CITY OF WICHITA.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 9-60. A HEARING  
WILL BE HELD BY THE BOARD OF ZONING APPEALS ON WEDNESDAY, APRIL 6, 1960  
AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET,  
WICHITA, KANSAS, AT WHICH TIME YOU MAY APPEAR, IF YOU SO DESIRE, EITHER  
IN PERSON OR BY AGENT OR ATTORNEY.

  
LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

MAILED MARCH 22, 1960

DR 9-60

C. M. AND HELEN M. PENNINGTON  
1725 WEST 27TH STREET NORTH

VERN L. AND FRED A. G. FORNEY  
3114 WEST 13TH STREET

RUTH SPOONER STONE  
1317 NORTH MARKET STREET

SAMUEL H. FRETZ AND EURA I. FRETZ  
1504 NORTH MT. CARMEL

FLOYD W. AND CLETYUS C. KOESTER  
1644 NORTH SHERIDAN

RAYMOND A. MATTHEW AND DOROTHY MARIE MATTHEW  
3108 WEST 13TH STREET

ROBERT L. STOLZ AND MARGARET KENNEBECK STOLZ  
1500 NORTH SHERIDAN

ARTHUR S. AND JOSEPHINE M. HOLLAND  
1420 NORTH SHERIDAN

JAMES P. SCHRODER AND SHIRLEY MAE SCHRODER  
831 COOLIDGE

LYTLE K. PRATHER AND MARGARET K. PRATHER  
1510 NORTH SHERIDAN

PHILIP R. MILLER AND SHIRLENE M. MILLER  
3208 ST. LOUIS

W. H. REX  
P. O. Box 334  
EL DORADO, KANSAS

FLOYD O. MOORE  
3225 WEST 15TH STREET

FRED C. AND MARY L. SEIBEL  
1231 LEWELLEN

SHERMAN W. JONES AND ARAL M. JONES  
953 COOLIDGE AVENUE

ROY C. AND LENNA A. VERBECK  
3011 WEST 13TH STREET

**#1-INSTRUCTIONS TO DELIVERING EMPLOYEE**

Deliver **ONLY** to address  New address where delivered  
(Additional charges required for these services)

**RETURN RECEIPT**  
 Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY  
*X Pearl Crayton*

DATE DELIVERED *3-23* ADDRESS WHERE DELIVERED (only if requested in item #1)

CS-18-71848-4 GPO

**RECEIPT FOR CERTIFIED MAIL—15¢**

No. 3386305

SENT TO *Winn L. Jarny*

STREET AND NO. *3114 West 13th St.*

CITY AND STATE *Wichita Kansas*

If you want a return receipt, check which:  
 It shows to whom, when, and address delivered  
 It shows to whom, when, and address where delivered

If you want restricted delivery, check here  20¢ fee

POSTMARK OR DATE

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

PENALTY FOR FAILURE TO PREPAY AND AVOID  
PAYMENT OF POSTAGE

REGISTERED MAIL  
MAR 23 1960  
WICHITA, KAN.

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

RETURN TO

POD Form 3811 Jan. 1958

REGISTERED NO.	NAME OF SENDER
CERTIFIED NO. 638 6395	Board of Zoning Appeals
INSURED NO.	STREET AND NO. OR P.O. BOX City Bldg. Annex, 104 S. Main CITY, ZONE AND STATE Wichita Kansas

CS-16-7188-4

RECEIPT FOR CERTIFIED MAIL—15¢

POSTMARK OR DATE

No. 3386395

SENT TO Wm L. Jarney	If you want a return receipt, check which <input checked="" type="checkbox"/> It shows to whom, when, and address and when delivered <input type="checkbox"/> It shows to whom, when, and address where delivered	If you want restricted delivery, check here <input type="checkbox"/> 20¢ fee
STREET AND NO. 3114 West 13th St.		
CITY AND STATE Wichita Kansas		

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

MARCH 22, 1960

Mr. VERN L. FORNEY  
3114 WEST 13TH STREET  
WICHITA, KANSAS

DEAR Mr. FORNEY :

YOUR APPLICATION FOR A ~~XXX~~ VARIANCE AND EXCEPTION (APPEAL, VARIANCE, EXCEPTION) UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_, SECTION 21-27, CODE OF THE CITY OF WICHITA, AND RELATING TO PREMISES LOCATED AT: \_\_\_\_\_  
LOTS 9, 10, 11 AND 12, BLOCK A, PLEASANT VIEW HEIGHTS SECOND ADDITION

HAS BEEN GIVEN BOARD OF ZONING APPEALS CASE No. 9-60.

ALL INQUIRIES AND REFERENCES SHOULD ALWAYS BE MADE TO THAT CASE NUMBER WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR A HEARING OF YOUR CASE ON WEDNESDAY, APRIL 6, 1960, AT 1:30 P.M. IN ROOM 401, CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

RESPECTFULLY,

\_\_\_\_\_  
SECRETARY, BOARD OF ZONING APPEALS

( ) (PUBLISHED IN THE WICHITA BEACON ON <sup>April 5</sup> MARCH 22, 1960)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT ON THE <sup>20</sup> 21<sup>st</sup> DAY OF APRIL, 1960, THE BOARD OF ZONING APPEALS, IN ROOM 401, CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS, AT 1:30 P.M. WILL CONSIDER THE FOLLOWING APPLICATION:

2-60 - VERN L. FORNEY REQUESTS A VARIANCE OF THE FRONT YARD SETBACK REQUIRED FOR LOTS <sup>13</sup> 11 AND <sup>12</sup> 12, BLOCK A, PLEASANT VIEW HEIGHTS SECOND ADDITION, AS ESTABLISHED IN SECTION 21-14-C OF VOLUME I, CODE OF THE CITY OF WICHITA; AND FURTHER REQUESTS AN EXCEPTION TO PERMIT OFF STREET PARKING ON LOTS <sup>3</sup> 9 AND <sup>10</sup> 10, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS PROVIDED IN SECTION 21-19-B, VOLUME I, CODE OF THE CITY OF WICHITA - LOCATED ON THE NORTH SIDE OF 13TH STREET AND WEST SIDE OF MT. CARMEL.

AS PROVIDED IN SECTION 21-27-C-3, VOLUME I OF THE CODE OF THE CITY OF WICHITA, KANSAS, AND THE SAME WILL THERE BE DISCUSSED AND CONSIDERED BY THE SAID BOARD OF ZONING APPEALS, AND ALL PERSONS INTERESTED IN SAID MATTERS WILL BE HEARD AT THIS TIME CONCERNING THEIR VIEWS AND WISHES IN THE PREMISES, AND ANY PROTEST AGAINST ANY OF THE PROVISIONS OF THE PROPOSED EXCEPTION AND VARIANCE TO THE ZONING ORDINANCE WILL BE CONSIDERED BY THE BOARD AS BY LAW PROVIDED.

WITNESS MY HAND AND SEAL ON THIS 21<sup>ST</sup> DAY OF MARCH, 1960.

LUIS CASADO, CHAIRMAN  
BOARD OF ZONING APPEALS

ATTEST:

LELAND R. EDMONDS  
SECRETARY

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

Case No. BZ 09-60

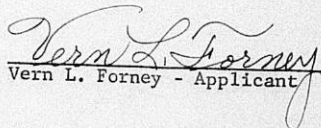
Filed: 4-4-60 <sup>4<sup>00</sup></sup> <sub>p.m.</sub>

AMENDMENT TO APPLICATION FOR VARIANCE.

On the 21st day of March, 1960, the undersigned applicant, Vern L. Forney, did submit an application for variance upon the proper forms provided for that purpose by the Board of Zoning Appeals.

Said application contained an error insofar as the subject property is concerned, and accordingly, the following numbered paragraph is hereby submitted as an amendment to that corresponding paragraph set forth in the original application:

"II. The variance requested is that the front yard requirements of the zoning ordinance be waived insofar as the 25-foot set-back is concerned on Lots 12 and 13, Block A, Pleasant View Heights Second Addition to the City of Wichita, and further requesting an exception to permit offset parking on Lots 10 and 11, Block A, Pleasant View Heights Second Addition to the City of Wichita; and which properties are presently zoned LC for Lots 12 and 13, Block A, Pleasant View Heights Second Addition to the City of Wichita, and A Residential for Lots 10 and 11, Block A, Pleasant View Heights Second Addition to the City of Wichita."

  
Vern L. Forney - Applicant

JOCHEMS.  
SARGENT &  
BLAES

500 FARMERS &  
BANKERS LIFE  
BUILDING

WICHITA 2, KANSAS  
PHONE AM 2-8447

CITY OF WICHITA  
BOARD OF ZONING APPEALS

ROOM 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION HAS BEEN FILED BY VERN L. FORNEY, 3114 WEST 13TH STREET, WICHITA, KANSAS, FOR A VARIANCE OF THE FRONT YARD SETBACK REQUIRED FOR

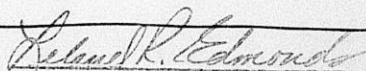
LOTS ~~11~~<sup>12</sup> AND ~~12~~<sup>13</sup>, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS ESTABLISHED IN SECTION 21-14-C OF VOLUME I OF THE CODE OF THE CITY OF WICHITA, AND FOR

AN EXCEPTION TO PERMIT OFF STREET PARKING ON

LOTS ~~10~~<sup>10</sup> AND ~~11~~<sup>11</sup>, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS PROVIDED IN SECTION 21-19-3, VOLUME I OF THE CODE OF THE CITY OF WICHITA.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 9-60. A HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON WEDNESDAY, APRIL 6, 1960 AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS, AT WHICH TIME YOU MAY APPEAR, IF YOU SO DESIRE, EITHER IN PERSON OR BY AGENT OR ATTORNEY.



  
LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

7/6

A G E N D A  
BOARD OF ZONING APPEALS  
CITY OF WICHITA  
APRIL 6, 1960

THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA WILL ASSEMBLE FOR A SPECIAL MEETING ON WEDNESDAY, APRIL 6, 1960, AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS, TO CONSIDER THE FOLLOWING ITEMS:

1. APPROVAL OF MINUTES OF MARCH 31, 1960.

2. BZA 9-60 - MR. VERN L. FORNEY, 3114 WEST 13TH STREET, WICHITA, KANSAS, HAS APPLIED FOR A VARIANCE OF THE SETBACK REQUIRED ON THE EAST SIDE OF LOTS 11 AND 12, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS ESTABLISHED IN SECTION 21-14-C OF VOLUME 1 OF THE CODE OF THE CITY OF WICHITA; AND FOR AN EXCEPTION TO PERMIT OFF STREET PARKING ON LOTS 9 AND 10, BLOCK A, PLEASANTVIEW HEIGHTS SECOND ADDITION, AS PROVIDED IN SECTION 21-19-B, VOLUME 1 OF THE CODE OF THE CITY OF WICHITA. THIS PROPERTY IS LOCATED AT 3230 WEST 13TH STREET.

NOTE: MR. FORNEY HAS APPLIED FOR A VARIANCE OF ALL THE FRONT YARD SETBACK AS REQUIRED FOR SUBJECT LOTS. THIS THEN CONTEMPLATES CONSTRUCTION UP TO THE PROPERTY LINE OF LOTS 11 AND 12. THERE IS PRESENTLY A STRUCTURE BEING USED FOR HEALTH CLUB PURPOSES ON THE WESTERN PORTION OF THE TWO LOTS. MR. FORNEY PROPOSES TO REMODEL AND ENLARGE THE EXISTING STRUCTURE AS NECESSARY TO PERMIT ITS USE AS A BOWLING ALLEY. THE PROPERTY IS CORRECTLY ZONED TO PERMIT SUCH USE IF THE NEEDED VARIANCE IS GRANTED.

MR. FORNEY HAS FURTHER APPLIED FOR AN EXCEPTION TO PERMIT THE USE OF LOTS IMMEDIATELY ADJACENT TO THE NORTH AS OFF STREET PARKING FACILITIES. THESE TWO LOTS ARE ZONED "A" AND ARE PRESENTLY VACANT.

3. ELECTION OF OFFICERS.  
4. OTHER MATTERS.

LELAND R. EDMONDS  
SECRETARY  
BOARD OF ZONING APPEALS

BZA-9-60

(W-250) (Published in The Wichita  
Season on March 22, 1960.)

TO WHOM IT MAY CONCERN AND  
TO ALL PERSONS INTERESTED:  
NOTICE IS HEREBY GIVEN that  
on the 21st day of April 1960, the  
Board of zoning Appeals in Room 401,  
City Building Annex, 144 South Main  
Street, Wichita, Kansas, at 2:30 p.m.  
will consider the following applica-  
tion:

860-Vern L. Forney requests a  
variance of the front yard  
setback required for Lots 11  
and 12, Block A, Pleasant  
View Heights Second Addi-  
tion, as established in Sec-  
tion 21-27-2 of Volume 1,  
Code of the City of Wichita,  
and further requests an im-  
position of zoning district  
setback on Lots 8 and 10,  
Block A, Pleasant View  
Heights Second Addition, as  
provided in Section 21-27-2,  
Volume 1, Code of the City  
of Wichita located on the  
north side of 13th Street  
and west side of Mt. Car-  
ado.

As provided in Section 21-27-2,  
Volume 1 of the Code of the City of  
Wichita, Kansas, and the same will  
there be discussed and considered by  
the said Board of zoning Appeals, all  
persons interested in said matters  
will be heard at the time concerning  
the facts and values in the premises  
and any protest against any of the pro-  
visions of the proposed ordinance will  
be considered by the Board at the time  
provided.

Witness my hand and seal on the  
21st day of March, 1960.  
Chairman,  
Board of zoning Appeals  
ATTEST: LELAND B. EDMONDS,  
Secretary.

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To Vern L. Forney Owner Address 3114 West 13th

To C. M. Pennington Applicant Address 1725 W. 27th No.

Dear Sir:

Your application Dated March 18, 1960

For a Permit for the addition of 89'6" x 100' to the east of the  
building at the premises designated as

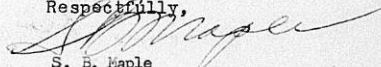
3230 West 13th Street

Is hereby refused on this 18th day of March, 1960,

Under Section 21-14, C. 1. of the Zoning Ordinance.

For the reason that such addition would violate the front yard requirements  
of the zoning ordinance which apply to this property. A 25' front yard setback  
is required, and this addition as proposed would extend to the front property  
line.

Respectfully,

  
S. B. Maple  
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of  
Zoning Appeals (Room 304, City Hall) within ninety (90) days after  
the date of this refusal. For further information, take this notice  
to the Planning Department, Room 304, City Hall.

Mailing Addresses Ownership List Vern L. Forney Application.

- 1 C. M. and Helen M. Pennington, 1725 W. 27th St., North, Wichita, Kansas
- 2 Vern L. and Freda G. Forney, 3114 W. 13th St. .. ..
- 3 Ruth Spooner Stone, 1317 N. Market St., .. ..
- 4 Samuel H. Fretz, and Eura I. Fretz, 1504 N. Mt. Carmel, Wichita, Kansas
- 5 Floyd W. and Clextys C. Koester, 1644 N. Sheridan, Wichita, Kansas
- 6 Raymond A. Matthew, and Dorothy Marie Mathew, 3108 W. 13th St., Wichita, Kansas
- 7 Robert L. Stolz, and Margaret Kennebeck Stolz, 1500 N. Sheridan, Wichita, Kansas
- 8 Arthur S. and Josephine M. Holland, 1420 N. Sheridan, Wichita, Kansas
- 9 James P. ~~Schroder~~, and Shirley Mae Schroder, 831 Cooledge, Wichita, Kansas
- 10 Lytle K. Prather, and Margaret K. Prather, 1510 N. Sheridan, Wichita, Kansas
- 11 Philip R. Miller, and Shirlene M. Miller, 3208 St Louis, Wichita, Kansas
- 12 W. H. Rex, P. O. Box 334, Eldorado, Kansas (Owner Texaco Ser. Stn, 13th & Sheridan)
- 13 Floyd O. Moore, 3225 W. 15th St., Wichita, Kansas
- 14 Fred C. and Mary L. Seibel, 1231 Lewellen, Wichita, Kansas
- 15 Sherman W. Jones, and Aral M. Jones, 953 Cooledge Ave., Wichita, Kansas
- 16 Roy C. and Lenna A. Verbeck, 3011 W. 13th St. Wichita, Kansas

## OWNERSHIP LIST

LOT	BLOCK	ADDITION	OWNER
7	A	Pleasant View Heights 2nd	C. M. Pennington Helen M. Pennington
8	"	"	Vern L. Forney Freda G. Forney Ruth Spooner Stone
9	"	"	"
10	"	"	"
11	"	"	"
12	"	"	Vern L. Forney
13	"	"	"
6	B	"	Samuel H. Fretz Eura I. Fretz
7	"	"	Vern L. Forney Freda G. Forney Ruth Spooner Stone
8	"	"	"
9	"	"	"
10	"	"	"
1	1	Farha	Floyd W. Koester Cleytus C. Koester
2	"	"	"
3	"	"	Raymond A. Matthew Dorothy Marie Matthew

## LEGAL DESCRIPTION

Beg 463 ft N of SW cor SW $\frac{1}{4}$  SE $\frac{1}{4}$ , E 280.5 ft.  
N 80 ft W 280.5 ft S 80 ft to the place of  
beg Sec 12-27-1W exc road

Beg 217 ft N of SW cor SE $\frac{1}{4}$  E 177.07 ft N 246  
ft W 177.07 ft S to beg Sec 12-27-1W exc N 98  
ft.

N. 98 ft of Tr- Beg 217 ft N of SW cor SE $\frac{1}{4}$  E  
177.07 ft N 246 ft W 177.07 ft S to beg Sec  
12-27-1W exc W 40 ft for street

## OWNER

Robert L. Stolz  
Margaret Kennebeck Stolz

Arthur S. Holland  
Josephine M. Holland

James P. Schroder  
Shirley Mae Schroder

PAGE-2

LEGAL DESCRIPTION

OWNER

Beg. 543 ft. N of SW cor SE $\frac{1}{4}$ E 280.5 ft N 80 ft. W 280.5 ft S 80 ft to beg Sec 12-27-1W	Lytle K. Prather Margaret K. Prather
Beg 463 ft. N and 177.07 ft. E of SW cor of SW $\frac{1}{4}$ SE $\frac{1}{4}$ E 103.43 ft. S 140 ft. W 103.43 ft. N 140 ft to beg. Sec 12-27-1W	Philip R. Miller Shirlene M. Miller
Beg 623 ft. N of SW cor SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec 12, th E 280.5 ft. N 80 ft W 280.5 ft. S 80 ft to beg. Sec 12-27-1W	Lytle K. Prather Margaret K. Prather
Beg. 40 ft. E and 50 ft. N of SW cor SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec 12, N 125 ft. E 125 ft. S 125 ft W to beg. Sec 12-27-1W	W. H. Rex
Beg 40 ft. E and 175 ft. N of SW cor SE $\frac{1}{4}$ N 42 ft. E 137.07 ft. N 106 ft. E 103.4 ft. S 323 ft. W 115.5 ft N 175 ft. W 125 ft to beg. Sec 12-27-1W exc S 50 ft. for street	Floyd O. Moore
N 100 ft. of S 150 ft. of W 149.5 ft. of E 378.3 ft. of W $\frac{1}{2}$ of SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec 12-27-1W exc W 49.5 ft.	Ruth Spooner Stone
West 49.5 ft. of a tract in W $\frac{1}{2}$ of SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec 12-27-1W desc. as: Beg 430 ft. E of SW cor SE $\frac{1}{4}$ N 150 ft, W 149.5 ft. S 150 ft. E 149.5 ft to beg exc S 50 ft. for street	Vern Forney

PAGE-3

LOT	ADDITION	OWNER
1	Seibel	Fred C. Seibel Mary L. Seibel
2	"	"

LEGAL	OWNER
East 336 ft of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 13-27-1W exc East 216 ft. and exc West 30 ft of South 300 ft to public.	Sherman W. Jones Aral M. Jones

Beg 144 ft West of NE corner NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , South 200 ft, West 72 ft, North 200 ft, East 72 ft to beg Sec 13-27-1W  
Roy C. Verbeck  
Lenna A. Verbeck

We hereby certify the foregoing to be a true and correct List of Property Owners within a 200 foot radius of; Lots 10, 11, 12 and 13, Block A, Pleasant View Heights 2nd Addition, as shown by the records in the office of the Register of Deeds of Sedgwick County Kansas, on this the 18 day of March A. D. 1960 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE CO INC.

By *Lucille Schradler, Asst. Treas.*

~~Vice President~~

Order No 71132  
NF 71511