

11
5648

ACTION

COMMITTEE *Approved* DATE *4-26-66*

M.A.P.C. _____

B.C.C./B. C.C. C. _____

BZA 9-66 - Eleventh Street Church of Christ requests variance to park in setback; variance of No. of Parking spaces; and variance of rear setback at the southeast corner of 11th St.

R E S O L U T I O N N O . B Z A 9 - 6 6

WHEREAS, ELEVENTH STREET CHURCH OF CHRIST, 1701 East 11th Street, Wichita, Kansas, by Harry W. Saums, Attorney, 660 Fourth National Bank Building, Wichita, Kansas, requests the following variances:

1. Variance of the required front yard setback from 20 feet to 0 feet for parking;
2. Variance of the required off-street parking spaces from 72 to 60; and
3. Variance of the required rear yard setback from 15 feet to 7 feet,

pursuant to Section 2.12.590.2, Code of the City of Wichita, on property zoned "B" Multiple family and legally described as:

Lots 2 to 20 inclusive, even, on Hydraulic Avenue in Kaufman's Subdivision in Tarlton's Second Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Hydraulic and 11th Street; and

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

WHEREAS, the Board of Zoning Appeals did, in regular meeting, consider said application on April 26, 1966; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for variances under the provisions of Section 2.12.590.2, Code of the City of Wichita, Kansas; and

WHEREAS, the Board of Zoning Appeals has found that the variances requested arise from such conditions which are unique and not ordinarily found in the same zoning district, and are not created by an action or actions of the property owner or the applicant inasmuch as the applicant is a church which is trying to expand to provide the necessary facilities for its membership; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variances would not adversely affect adjacent property owners or residents inasmuch as the applicant has submitted a number of petitions signed by adjacent property owners in which they indicate their complete approval of the proposed expansion of the church; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented inasmuch as the church would be unable to expand and provide additional facilities until more ground has been acquired for off-street parking; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

WHEREAS, the Board of Zoning Appeals has determined that the variances desired will not be opposed to the general spirit and intent of Title 28, Code of the City of Wichita; and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, necessary to be present before a variance can be granted, has been found to exist.

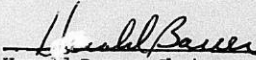
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that the requests be approved as follows:

1. Variance of the required front yard setback from 20 feet to 9 feet for parking, unless more area is required by the Traffic Engineer;
2. Variance of the required off-street parking spaces from 72 to 60 spaces; and
3. Variance of the required rear yard setback from 15 feet to 7 feet,

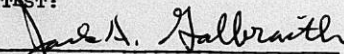
all on property zoned "B" Multiple family, and legally described as follows:

Lots 2 to 20 inclusive, even, on Hydraulic Avenue in Kaufman's Subdivision in Tarlton's Second Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Hydraulic and 11th Street.

ADOPTED AT WICHITA, KANSAS, this 26th day of April, 1966.


Harold Bauer, Chairman

ATTEST:


Jack H. Galbraith, Secretary

May 26, 1966

**Eleventh Street Church of Christ
1701 East 11th Street
Wichita, Kansas**

Gentlemen:

Re: BZA 9-66 - Request for variance

We have completed the preparation of the Resolution adopted by the Board of Zoning Appeals in connection with the above-numbered case, which was heard by the Board on April 26, 1966, which Resolution has been signed by the Chairman and Secretary.

As indicated in our letter of May 4, 1966, we are enclosing a copy of this Resolution for your information and files. A copy has also been provided the Central Inspection Division, and you may now obtain the appropriate permit from that Division with respect to your use of property generally located at the southeast corner of 11th Street and Hydraulic.

If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber
Enclosure

cc: Harry Saums, Attorney, 660 Fourth National Bank Building
Glen Lytle, Superintendent of Central Inspection
L. L. Sinkley, Maintenance Inspection Supervisor
Ralph Eberly, City Clerk

May 10, 1966

Mr. Harry W. Saums, Attorney
Suite 660
Fourth National Bank Building
Wichita, Kansas 67202

Dear Mr. Saums:

Re: BZA 9-66 - Request for Vari-
ance of front and rear yard
setback requirements and
variance of off-street park-
ing requirements

In answer to your letter of May 5, 1966, inquiring as to the motion of the Board of Zoning Appeals on the request for a variance of the 20-foot setback to 0 feet, our minutes indicate that the Board approved the variance from 20 feet to 9 feet only. The Board did point out that this was dependent upon the approval of the parking plan by the Traffic Engineering Division. I would suggest that if you have doubts as to whether four rows of 90 degree parking can be provided on the site, not including the 9 feet adjacent to Hydraulic Street, you have the parking plan approved prior to the preparation and signing of the Board of Zoning Appeals resolution. Our letter of May 4 was in error, as the Board did not require the landscaping of the 9-foot setback area.

In reply to your last paragraph, I do not understand the part stating, "But the latter exact figure is not as yet known." The number of required parking spaces was reduced from 72 to 60 and the variance of the rear yard setback from 15 feet to 7 feet.

Page 2 - Mr. Harry W. Saums
May 10, 1966

Again, a resolution effectuating the action of the Board will be mailed to you as soon as it can be prepared and signatures of the Chairman and Secretary obtained. If you have any questions, please call.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber

cc: Eleventh Street Church of Christ
1701 East 11th Street

Glen Lytle, Superintendent
of Central Inspection

L. L. Binkley, Maintenance
Inspection Supervisor

Ralph Eberly
City Clerk

HARRY W. SAUMS
ATTORNEY AT LAW
SUITE 680
FOURTH NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

May 5, 1966

AMHERST 4-0336
AREA CODE 316



Mr. Jack H. Galbraith
The City of Wichita, Kansas
Board of Zoning Appeals
104 South Main
Wichita, Kansas 67202

Re: BZA 9-66 - Request for variance of
off-street parking requirements and
variance of front and rear yard set-
back requirements

Dear Mr. Galbraith:

I have your letter of May 4, 1966, with respect to the above entitled matter. It is my recollection that the variance on the front yard setback would be whatever was required in order to accommodate 60 parked cars with proper turning angles and aisles and whatever else the traffic engineer felt would be useful in making certain that the parking yard could properly accommodate 60 cars. Mr. Moore asked me if I understood this and repeated it to me a couple of times and I told him I did understand it; therefore it is my understanding that the front yard setback might be anything from none feet to 9 feet or at any point in between.

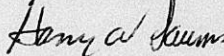
I wish that you would check the remarks and official record to see if my notes on this are correct.

May 5, 1966
Page 2

I do not recall what was said about landscaping at the meeting and I would like to ask that it be re-checked.

I do concur that the variance requests were granted with respect to the rear yard setback and the reduction of the off-street parking and the front yard setback but the latter exact figure is not as yet known, unless Mr. Goodvin has already discussed this with the City Traffic Engineer.

Very truly yours,



Harry W. Saums

HWS:bs

May 4, 1966

**Eleventh Street Church of Christ
1701 East 11th Street
Wichita, Kansas**

Gentlemen:

**Re: BEA 9-66 - Request for variance of
off-street parking requirements and
variance of front and rear yard set-
back requirements**

**This is to advise you that at its regular meeting on April 26, 1966,
the Board of Zoning Appeals of the City of Wichita considered your
request for variances of the rear and front yard setback requirements
and variance of the off-street parking requirements, on property
zoned "B" and generally located at the southeast corner of Hydraulic
and 11th Street.**

**It was the action of the Board to approve the variance of the front
yard setback from the required 20 feet to 9 feet, providing the
9-foot setback area is landscaped, and to approve variance requests
as made with respect to the rear yard setback and reduction of the
required off-street parking spaces from 72 to 60.**

**A resolution effectuating the action of the Board will be mailed to
you as soon as it can be prepared and signatures of the Chairman and
Secretary of the Board obtained. If you have any questions concerning
this matter, please let us hear from you.**

Very truly yours,

**Jack H. Galbraith
Secretary**

JHG:W:ber

**cc: Harry Saums, Attorney, 660 Fourth National Bank Bldg.
Glen Lytle, Superintendent of Central Inspection
L. L. Binkley, Maintenance Inspection Supervisor
Ralph Eberly, City Clerk**

SECRETARY'S REPORT

CASE NO. BZA 9-66

APPLICANT: Eleventh Street Church of Christ, 1701 East 11th Street, Wichita, Kansas

AGENT: Harry W. Saums, Attorney, 660 Fourth National Bank Building, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, to request variances of the regulations of Section 28.04.070, Code of the City of Wichita, on property zoned "B" Multiple family dwelling district, as follows:

1. Variance of the required front yard setback from 20 feet to 0 feet for parking;
2. Variance of the required off-street parking spaces from 72 to 60;
3. Variance of the required rear yard setback from 15 feet to 7 feet.

GENERAL LOCATION: Southeast corner of Hydraulic and 11th Street

ZONING: Subject property is zoned "B"; to the north, east and south is "B"; west is also "B"

LAND USE: To the north is a fourplex; east is a church and single family; south and west is single family

JURISDICTION

The Board has jurisdiction to consider the variance requests under the provisions outlined in Section 2.12.590.2, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

4. That the variance desired will not adversely effect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance.)

COMMENTS BY THE SECRETARY

The applicant is requesting three variances, as follows:

- A. Variance of the front yard setback from 20 feet to 0 feet to permit off-street parking
- B. Variance of the required off-street parking spaces from 72 to 60
- C. Variance of the required rear yard setback from 15 feet to 7 feet.

Attached is the applicant's statement of justification explaining how he feels the request meets the five conditions necessary to the granting of the variances.

VARIANCE A

REDUCTION OF THE FRONT YARD SETBACK FROM 20 FEET TO 0 FEET

The property in question is zoned "B" and parking is permitted in all but the front 20 feet, which is to be retained and landscaped as open space free from pavement, parking and structures. The east-west dimensions of the lot are 135 feet and it is necessary to have 126 feet for the proposed four rows of perpendicular parking. Therefore, the applicant does not actually need the entire 20 feet varied, but only needs a variance of 11 feet, leaving 9 feet which could be landscaped to provide an adequate buffer.

UNIQUENESS

It is the opinion of the Secretary that the property is somewhat unique in that the depth is not quite adequate to provide the 20-foot setback, as well as the 126 feet required by the Traffic Engineer for the proposed parking lot, and that on such a small tract as this, it is uneconomical to utilize a design with 60° or 45° parking.

ADJACENT PROPERTY

It is the opinion of the Secretary that the variance of 11 feet of the 20 feet would not adversely affect the adjacent property inasmuch as the remaining 9 feet would not be paved and, therefore, could be landscaped in such a manner as to be an attractive buffer between the parking lot and the residents on the west side of Hydraulic.

HARDSHIP

It is the opinion of the Secretary that by not granting the variance it would create a substantial hardship on the applicant inasmuch as it would eliminate approximately 1/5 of the off-street parking.

PUBLIC INTEREST

It is the opinion of the Secretary that the variance of 11 feet would not have an adverse effect on the public interest, provided that the remaining 9 feet is not paved and is landscaped.

SPIRIT AND INTENT

It is the opinion of the Secretary that the variance of 11 feet is in conformance with the general spirit and intent of the zoning ordinance, providing the applicant compensates for the reduction in width by additional landscaping in the remaining 9-foot setback.

RECOMMENDATION

It is the opinion of the Secretary that all five conditions necessary to the approval of a portion of the variance can be found to exist and, therefore, it is the recommendation of the Secretary that the variance be granted for 11 feet of the 20-foot front yard setback for parking only, providing that the remaining 9 feet is not paved and is landscaped with evergreens, trees and shrubs to provide an adequate buffer for the properties across the street.

VARIANCE B

REDUCTION OF THE REQUIRED OFF-STREET PARKING SPACES FROM 72 TO 60

The applicant is requesting that the number of required off-street parking spaces be varied from 72 to 60. The request represents a waiver of 1/6 of the required off-street parking.

UNIQUENESS

It is the opinion of the Secretary that there is nothing unique concerning this request. The applicant has created the situation by planning a larger structure than for which parking can be provided.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance would have an adverse effect on the adjacent property inasmuch as it would create an additional amount of on-street parking, which would result in traffic congestion and inconvenience for the surrounding neighbors.

HARDSHIP

It is the opinion of the Secretary that a hardship would be placed on the applicant by not granting the variance inasmuch as the church would be unable to expand and provide additional facilities until more ground has been acquired for off-street parking.

PUBLIC INTEREST

Additional facilities for the church would certainly be of benefit to the neighborhood and the church members, however, it would also create traffic congestion and hazards by the increased on-street parking. It is the opinion of the Secretary in this case that the public interest outweighs the private interest and, therefore, the variance should not be granted.

SPIRIT AND INTENT

It is the opinion of the Secretary that this request is not within the spirit and intent of the zoning ordinance. The applicant is requesting a waiver of 1/6 of the required parking, which appears to be in excess of what the variance provision is intended.

RECOMMENDATION

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance cannot be found to exist and, therefore, it is the recommendation of the Secretary that the variance of the off-street parking requirement from 72 to 60 spaces not be approved.

VARIANCE C

REDUCTION OF THE REAR YARD SETBACK FROM 15 FEET TO 7 FEET

The third variance request by the applicant is the reduction of the rear yard setback so that an addition can be built on the existing church to within 2 feet of the alley. The lots are platted facing Hydraulic and the rear yard setback in the "B" zone is 15 feet. One-half of the 10-foot alley can be included as part of the setback and, therefore, it amounts to only a 10-foot setback on the property itself.

UNIQUENESS

It is the opinion of the Secretary that there is nothing unique in this request inasmuch as the applicant has a considerable amount of flexibility in the placement of the new addition, since the tract is essentially vacant. If it is determined by the applicant that the position of the new addition must be adjacent to the east side of the church, then the logical answer would be to redesign the structure so that it meets the minimum setback requirement. According to the plot plan, the floor plan could be redesigned making the north-south dimensions longer and shortening the east-west dimensions to the setback line and still retain the same amount of floor area and still not interfere with the parking layout.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of this variance would have an adverse effect on the adjacent properties inasmuch as the alley is substandard in right-of-way (10 feet) and to build a structure within 2 feet could create site distance problems for traffic entering and exiting the alley. It should be pointed out that there are several fourplexes to the south which utilize the alley for ingress and egress.

HARDSHIP

It is the opinion of the Secretary that a hardship would not be placed on the applicant if the variance is not granted inasmuch as the required setbacks evidently were not considered when the structure was planned and simply a revision of the plans is needed to correct the situation.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance would have an adverse effect on the public interest inasmuch as it would create a hazardous site distance for ingress and egress in a narrow alley.

Page 6 - Secretary's Report
Case No. BZA 9-66

SPIRIT AND INTENT

It is the opinion of the Secretary that the variance is not within the psirit and intent of the zoning ordinance inasmuch as the applicant has sufficient area to construct a building of the same floor area either by moving it to the south or redesigning the floor plans and keeping it in its present proposed location.

RECOMMENDATION

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance cannot be found to exist and, therefore, it is the recommendation of the Secretary that the variance of the rear yard setback from 15 feet to 7 feet not be approved.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

April 4, 1966

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 9-66

An application has been filed by Eleventh Street Church of Christ, 1701 East 11th Street, Wichita, Kansas, by Harry W. Saums, Attorney, 660 Fourth National Bank Building, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting variances of the regulations of Section 28.04.070, Code of the City of Wichita, on property zoned "B" Multiple family dwelling district, as follows:

1. Variance of the required front yard setback from 20 feet to 0 feet for parking;
2. Variance of the required off-street parking spaces from 72 to 60;
3. Variance of the required rear yard setback from 15 feet to 7 feet,

all related to property legally described as follows:

Lots 2 to 20 inclusive, even, on Hydraulic Avenue, in Kaufman's Subdivision in Tarlton's Second Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Hydraulic and 11th Street.

This application has been assigned Case No. BZA 9-66, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 26, 1966, at 2 p.m., in Room 401 of the City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

20 Notices Mailed 4-4-66 J B to P.C.

Jack E. Galbraith
Secretary

The Eleventh Street Church of Christ, the applicant, is the owner of the real property which is described in the attached form entitled "Application for Variance".

The applicant seeks approval for three variances.

The first variance requested is for authority to park in the setback portion of the parking lot which faces on Hydraulic Avenue. Under the existing regulations, there is a 20 foot setback required within which parking is prohibited. The ordinance citation is 28.04.140, subsection 1.1.

The next variance requested is authority to have 60 off-street parking spaces instead of 72 as required. The ordinance governing this matter is 28.04.141, subparagraph 2.4 (churches).

The third variance requested is a request that the applicant be permitted to set its building within 2 feet of the alley instead of 10 feet as required by the ordinance. The ordinance that governs this matter is cited as 28.04.170, subsection 3.1.

There is attached hereto a survey of the property in question showing the present existing church building.

There is attached hereto in duplicate, two drawings showing the present structures existing thereon and the structures contemplated to be placed on said property.

There is attached hereto a current, certified list from an abstract company as required.

The sum of \$150.00 has been paid, the same being \$50.00 for each variance which we have consolidated in one application.

The needs of the church require that additional parking and buildings be completed forthwith. The church has obtained all of the property that it can obtain at this time. Although parking facilities are a little short of the required number, it is pointed out that the church will have more than sufficient

parking available at all times except perhaps on the actual day when Sunday services are held.

The plans for the new building had been completed before it was realized that the additional building would come within 2 feet of the alley line instead of 10 feet. It is not possible to re-design the structure and eliminate any space because all of the space is needed by the church.

Because of the limited use that will be made of the parking facilities, it is pointed out that the parking in that portion which would be the "20 foot setback" portion would not be very great.

It is submitted that it is reasonable to grant the variances requested from the strict application of the enforcement provisions of the zoning ordinances cited above.

It is felt that the variance requested arises from a unique condition which is unique to the property and which is not ordinarily found in this zoning district and that same has not been created by the property owner, and it is further stated that the granting of this variance would not adversely affect the rights of adjoining property owners and that the strict application of the enforcement provisions of the zoning ordinances will work an undue and unnecessary hardship upon the applicant by reason of the fact that plans and specifications for the building of the new church have already been drawn and approved and funds have been raised through a fund drive and that a delay at this time would cause a set back of several months in the time schedule of the applicant with resulting increased costs of construction arising out of the delay and it is further submitted that this

variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, and that this is not opposed to the general spirit and intent of Title 28 of the zoning ordinances and that further, such variance is in the public interest and will help to promote and serve the needs of many people and will add the public health, safety, morals, order, convenience, prosperity and general welfare of many people.

Henry W. Jones

BOARD OF ZONING APPEALS

CASE NO. 9-66

CITY OF WICHITA, KANSAS

FILED _____

²⁰
APPLICATION FOR VARIANCE

1. Name of Applicant ELEVENTH STREET CHURCH OF CHRIST ✓

Mailing Address 1701 East 11th Street ✓ Phone AM 5-5436

Name of Authorized Agent Harry W. Saums ✓

Mailing Address 660 4th National Bank Bldg. Phone AM 4-0336

Relationship of applicant to property is that of OWNER
(owner, tenant, lessee, other)

II. The variance requested is (a) Authority to park in the setback
portion of said property (b) Authority to have 60 off street parking
spaces instead of 72 and (c) Authority to construct new building so
that it sits back 2 feet from alley instead of 10 feet,
for property located Southeast corner of Hydraulic and 11th Streets,
Wichita, Kansas

and legally described as: Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, and
20 on Hydraulic, Kaufman's Subdivision in Tarlton's 2nd Addition
to Wichita, Kansas
in the City of Wichita; and which is presently zoned B.

(Give metes and bounds description below if appropriate):

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
- d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

ELEVENTH STREET CHURCH OF CHRIST

Applicant

Harry W. Saums

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,
4:45 (a.m. - (p.m.)), March 25, 1966, together with
appropriate fee of \$50.00.

T21-402

Ron Williamson
Signed By

OWNERSHIP LIST

Lot	Block	Addition	Name--Address
1	"A"	Matlock Manor	Lester Matlock No. 1 Inc. (address unknown)
2	"A"	" "	" " " " "
3	"A"	" "	" " " " "
11	"A"	" "	" " " " "
12	"A"	" "	" " " " "
13	"A"	" "	" " " " "
2	Hydraulic	Kaufman's Sub in Tarlton's Second Addition	Trustees of Wabash Avenue Church of Christ (address unknown)
4	"	" " " "	" " " " "
6	"	" " " "	" " " " "
8	"	" " " "	" " " " "
10	"	" " " "	" " " " "
12	"	" " " "	" " " " "
14	"	" " " "	✓ Hydraulic Ave. Church of Christ 1701 E. 11th
16	"	" " " "	" " " " "
18	"	" " " "	" " " " "
20	"	" " " "	" " " " "
22	"	" " " "	✓ Louise Alexander 256 No. Topeka--Apt. 811
24	"	" " " "	" " "
1	Kansas	" " " "	Trustees of Church of God in Christ (address unknown)
3	"	" " " "	" " " " "
5	"	" " " "	✓ J. D. Brown Gracie Brown 1151 No. Kansas
7	"	" " " "	" " "

no address found

no address found

no address found

Lot	Addition	Name--Address
9	Kansas Kaufman's Sub in Tarlton's Second Addition	✓ Administrator of Veteran's Affairs 5500 E. Kellogg
11	" " " "	" " " " " "
13	" " " "	✓ Holy Temple Church of God in Christ 1157 No. Kansas Ave.
15	" " " "	" " " " " " " "
17	" " " "	✓ Walter P. Frye 2314 Salina Avenue
19	" " " "	Ⓟ Walter P. Frye 2314 Salina Avenue
21	" " " "	✓ Gertrude B. Johnson 1138 No. Kansas
23	" " " "	Ⓟ Gertrude B. Johnson 1138 No. Kansas
W 70' of 2	" " " "	✓ Andrew L. Harding Lucy Harding 1801 E. 11th
W 70' of 4	" " " "	Ⓟ Andrew L. Harding Lucy Harding 1801 E. 11th
W 70' of 6	" " " "	Ⓟ Andrew L. Harding Lucy Harding 1801 E. 11th
8	" " " "	✓ Amanda Lee Bowden 1146 No. Kansas
10	" " " "	Ⓟ Amanda Lee Bowden 1146 No. Kansas
12	" " " "	Ⓟ Amanda Lee Bowden 1146 No. Kansas
14	" " " "	Ⓟ Amanda Lee Bowden 1146 No. Kansas
16	" " " "	Ⓟ Amanda Lee Bowden 1146 No. Kansas
18	" " " "	✓ Ardell E. Bradley 3520 E. 61st
20	" " " "	Ⓟ Ardell E. Bradley 3520 E. 61st
22	" " " "	Ⓟ Ardell E. Bradley 3520 E. 61st

Lot		Addition	Name--Address
2	Kansas	Beall and Berrys Subdi- vision of Lot 7, Tarlton's 2nd Addition	Gertrude B. Johnson 1138 No. Kansas
4	"	" " " "	Gertrude B. Johnson 1138 No. Kansas
6	"	" " " "	Gertrude B. Johnson 1138 No. Kansas
8	"	" " " "	Gertrude B. Johnson 1138 No. Kansas
10	"	" " " "	Gertrude B. Johnson 1138 No. Kansas
12	"	" " " "	Gertrude B. Johnson 1138 No. Kansas
1	Hydraulic	" " " "	Virginia Alexander 1250 W 49th No.
3	"	" " " "	Virginia Alexander 1250 W 49th No.
5	"	" " " "	Louise Alexander 256 No. Topeka-Apt. 811
7	"	" " " "	Louise Alexander 256 No. Topeka-Apt. 811
9	"	" " " "	Louise Alexander 256 No. Topeka-Apt. 811
11	"	" " " "	Louise Alexander 256 No. Topeka-Apt. 811
57	Hydraulic	Getto's Addition	O. V. McClellan Thelma F. McClellan (address unknown)
59	"	" "	Ralph W. Baker Katie M. Baker 1458 No. Volutsia Ave.
61	"	" "	Ralph W. Baker Katie M. Baker 1458 No. Volutsia Ave.
63	"	" "	James T. Jones 214 No. Estelle
65	"	" "	James T. Jones 214 No. Estelle
67	"	" "	Wichita Federal Savings & Loan Broadway at Waterman
69	"	" "	Wichita Federal Savings & Loan Broadway at Waterman

no address found

Lot		Addition	Name--Address
71	Hydraulic	Getto's Addition	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
73	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
75	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
77	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
79	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
81	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
83	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
85	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
87	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
89	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
91	"	" "	Wichita Fed'1 Savings & Loan Assoc. Broadway at Waterman
E $\frac{1}{2}$ 331	"	Granville Park	✓ Harrell Kenneth Evans 1211 No. Hydraulic
E $\frac{1}{2}$ 332	"	" "	⊗ Harrell Kenneth Evans 1211 No. Hydraulic
E $\frac{1}{2}$ 333	"	" "	✓ Era Carroll 535 No. Brookfield
W $\frac{1}{2}$ 333	"	" "	✓ Earnest Taylor Jimmie Lee Taylor 1208 Penn Ave.
E $\frac{1}{2}$ 334	"	" "	⊗ Era Carroll 535 No. Brookfield
W $\frac{1}{2}$ 334	"	" "	⊗ Earnest Taylor Jimmie Lee Taylor 1208 Penn Ave.
W $\frac{1}{2}$ 335	"	" "	✓ T. Leon Nicholson Daisy Mae Nicholson 1202 Penn Ave.
E $\frac{1}{2}$ 335	"	" "	Raymond Williams Hattie M. Williams (address unknown) <i>no address found</i>

Lot	Addition	Name--Address
W½ 336	Granville Park	<i>D</i> T. Leon Nicholson Daisy Mae Nicholson 1202 Penn Ave.
E½ 336	Granville Park	Raymond Williams Hattie M. Williams (address unknown) <i>no address found</i>

THE SECURITY ABSTRACT & TITLE COMPANY, INC. hereby certifies the foregoing to be a true and correct list of property owners within a 200' radius of

Lots 2 to 20 inclusive, even, on Hydraulic Avenue, in Kaufman's Subdivision in Tarlton's Second Addition to the City of Wichita, Sedgwick County, Kansas

as shown by the deeds on file in the office of the Register of Deeds in and for Sedgwick County, Kansas, on this 21st day of February, 1966, A.D., at 7 a.m.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By:

J. R. Mann

Vice President

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
311 Insurance	\$ 150.00

Name Harry Lawrence
Address 424 National Bank Bldg
Type R 712 Due Date _____
Comments: _____

Date 7-25-66 By Mate
Wilmington

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1