

Case No. BZA 9-80 - Russell W. Kice - requests an exception to permit the establishment of an off-street parking lot on property zoned "A" Two-family dwelling district and generally

Handwritten notes:
BZA 9-80
3-25-80
Approved
M.A.P.C.

ACTION

BZA 9-80

COMMITTEE Approved DATE 3-25-80

M.A.P.C. _____

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

Map No. 5545
 Sec. 33
 Twp. 27
 Range 1E SN

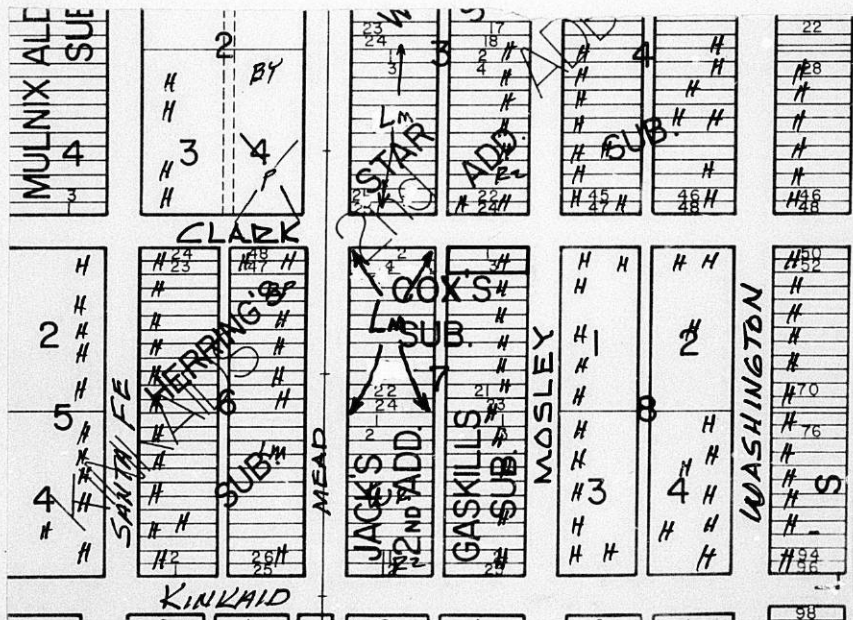
BZA- 9-80
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.17 (50 ft. by 150 ft.)
2. Adjoining Zoning: E A S A W E N A
3. Land Use: East SINGLE FAM South SINGLE FAM
 West PARKING LOT North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____





KICE METAL PRODUCTS COMPANY, Inc.

P.O. BOX 11383 2040 SOUTH MEAD AVE. WICHITA, KANSAS, U.S.A., 67211 Phone: 316/267-4281

August 14, 1981

RECEIVED

AUG 17 1981

METROPOLITAN, PLANNING
ROUTE 1234

Mr. Clarence Tippin
Department of Housing and Economic Development
Central Inspection Division, City of Wichita
455 North Main
Wichita, KS 67202

Dear Sir:

This is in reply to Violation Notice #A23701 signed by you, which we received yesterday, August 13. You advise that we are violating Items 5, 6 and 10 of the BZA9-80 adopted 3/25/80. We note that we have been ordered to correct the violations on or before August 21, 1981, and that refusal or neglect to do so will be followed by prosecution.

After spending thousands of dollars to provide this additional parking facility which we thought to be in accordance with the intent expressed by the ten conditions in BZA-90, we simply want to utilize it in a way that will best benefit our employees and our neighbors. That was the reason we provided this additional parking lot in the first place. As you will note from one of the two enclosed drawings dated 2/10/80, we comply with the legal parking ratio rules without the new lot. However, by providing this additional space, we are able to avoid overloading our parking facilities and thereby reduce the number of employee cars that would otherwise be parked on the streets in the neighborhood. We consider this good employee and neighborhood relations. We have no more employees now than noted on the drawing.

This additional parking lot was approved when we built it about 16 months ago in accordance with the other enclosed drawing dated 2/20/80, and revised 3/29/80. We initially complied with all ten conditions set up by the Zoning Commission, including Items #5, 6 and 10. We believe we are still complying with Items #5 and 10 since our ingress and egress is still the same as approved; and since the two copies of the revised site plan (revision dated 3/29/80) were personally delivered by me to your department office in the city building. However I am attaching two more copies in case the earlier ones have been lost in your files.

This leaves Item #6 (the concrete barrier blocks) where we admit we are no longer in exact "letter" compliance, but we believe we have been in line with the spirit of the Board's conditions. If changes are still required, we assuredly will not "refuse or neglect" to reinstall the blocks, but will do so under protest.

Our lot is marked with guide lines exactly like the revised drawing and was initially provided with blocks as shown along the north side of the lot. This permitted a maximum of twelve cars to be parked in this space, with three of them vulnerable to side damage from the other nine cars attempting to back out and maneuver to get out of the lot at quitting time. No one would use

these spaces. This caused many complaints until we removed the blocks, which we replaced with the long timbers set about three feet north. This still prevented the cars from parking on the grass area but did permit them to utilize the space that is wasted because there is no sidewalk. By using this space and by parking short cars along the north and longer cars along the south sides of the lot, this lot could accommodate sixteen cars quite comfortably, with none of the cars vulnerable to side damage. This not only benefits our employees, but also benefits the neighborhood because of seven less cars parked on the surrounding streets during the day.

Incidentally, it was the City's confiscation of our property at 485 S. Washington (where we operated a 6 - 8-man department) that caused us to decide to provide this additional parking space. In order to replace the shop space the City took from us, we were forced to construct a new building on a 70' x 150' lot adjacent to the rear end of our South Plant which might otherwise have been available for future parking. This new construction cost us three times the amount the City paid us for the Washington property - not including the value of the land. We included the new lot in the project in order to maintain our uncrowded parking situation after the Washington Street Department transferred to their new building.

After receiving your Violation Notice, I took a short drive each direction from our plant, five blocks east and five blocks west on Clark Street and three blocks north and south on Mead Avenue - a total of 32 blocks counting both sides of each street. I can understand a rule to prevent cars from parking on sidewalks, but in this entire 32 blocks, the only sidewalk I found was the two 150-foot strips the City required us to provide in front of our buildings. There were no other sidewalks on either Clark or Mead. A number of houses have even extended their fences to include these areas in their yards.

Similarly, we were required to install asphalt paving - surrounded it on two sides by six-foot cedar fences. Out of some 25 other commercial buildings I drove by, only eight had paved lots and none had cedar fences. I counted more than 30 cars parked where sidewalk would be if there had been sidewalks. Only three out of 25 parking lots had concrete barrier blocks.

We wonder why we are subject to prosecution simply because we have utilized a narrow strip of unused area in a neat and orderly manner to reduce the number of employee cars that would otherwise be clogging the streets around us, while you permit so much disorder and so many infractions by our neighbors.

I am sending a copy of this letter to the people who received copies of BZA9-80, and the original to you. We trust that we may receive a letter or phone call from one of you by August 20 rescinding the Violation Notice in view of the above. If not, however, on August 21, we will reinstall the nine concrete barrier blocks in accordance with Item 6. The cars whose parking spaces will be eliminated will then park in the streets, wherever they can find a space along the curb.

Since we have previously complied with Items 5 and 10, this further compliance with Item 6 should satisfy all the conditions of BZA9-80, but frankly, I doubt if they will satisfy the surrounding neighborhood or our employees.

Very truly yours,

Russell W. Kice
Russell W. Kice
KICE METAL PRODUCTS CO., INC.

em

Enc. 2 dwgs 2/10/81, 2 - 3/29/80
cc: Robert Feldner, Joe Donnelly,
Don Gisick, Glen E. Lytle

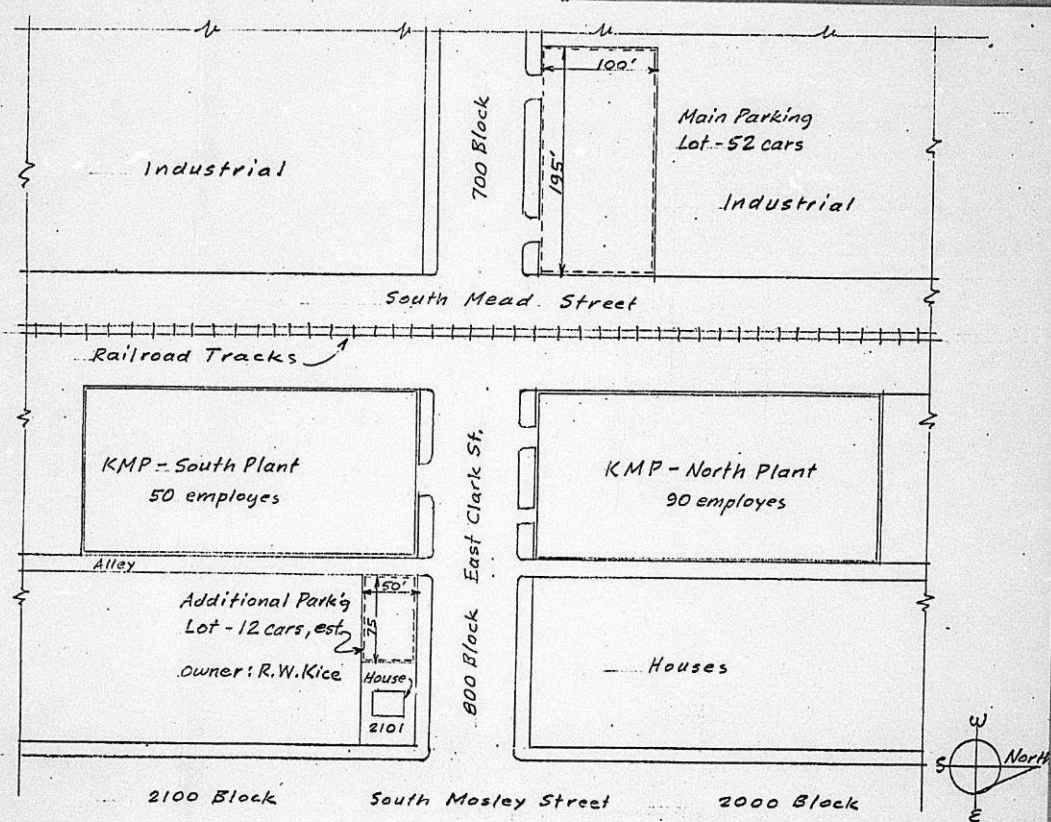
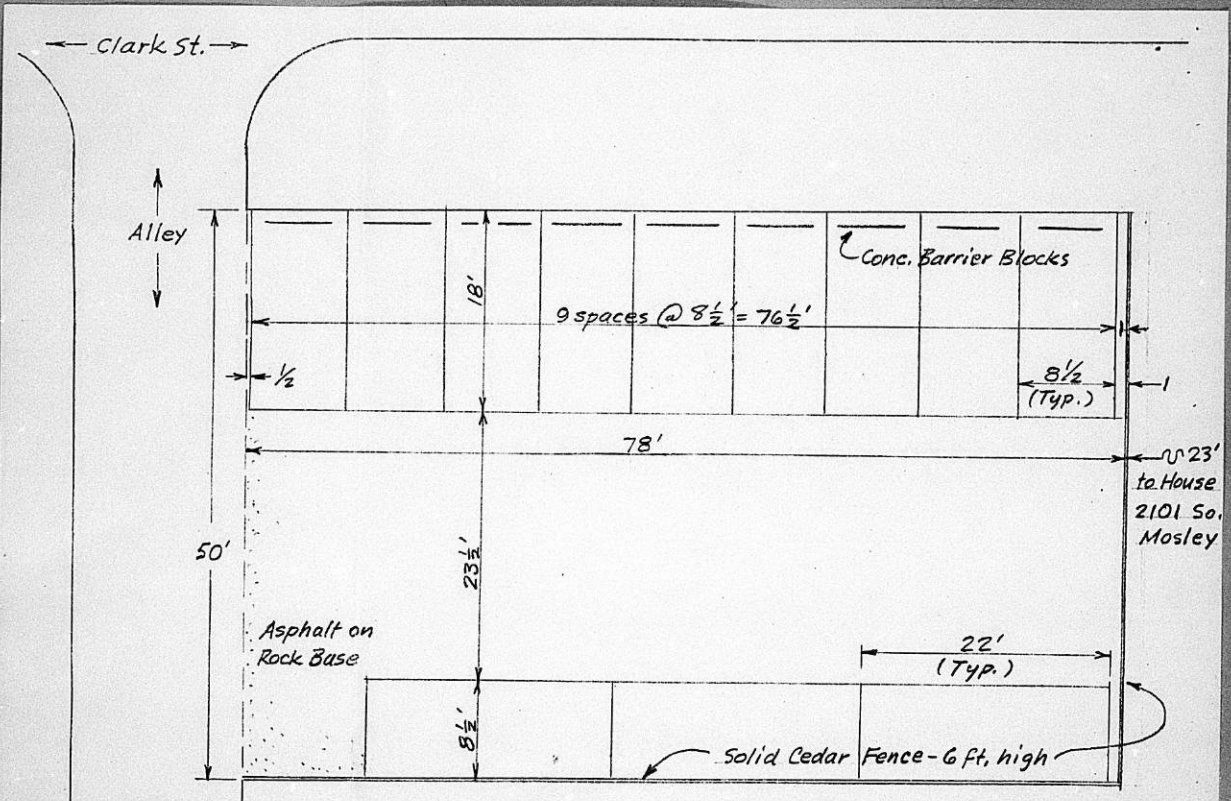


DIAGRAM - KICE METAL PRODUCTS CO., Plant and Parking Lots

Scale: 1" = 100'

Drawn by Jack Kice 2/10/80



Rev. 3/29/80 - Notes added re Fence & Barrier Blocks per city regulations

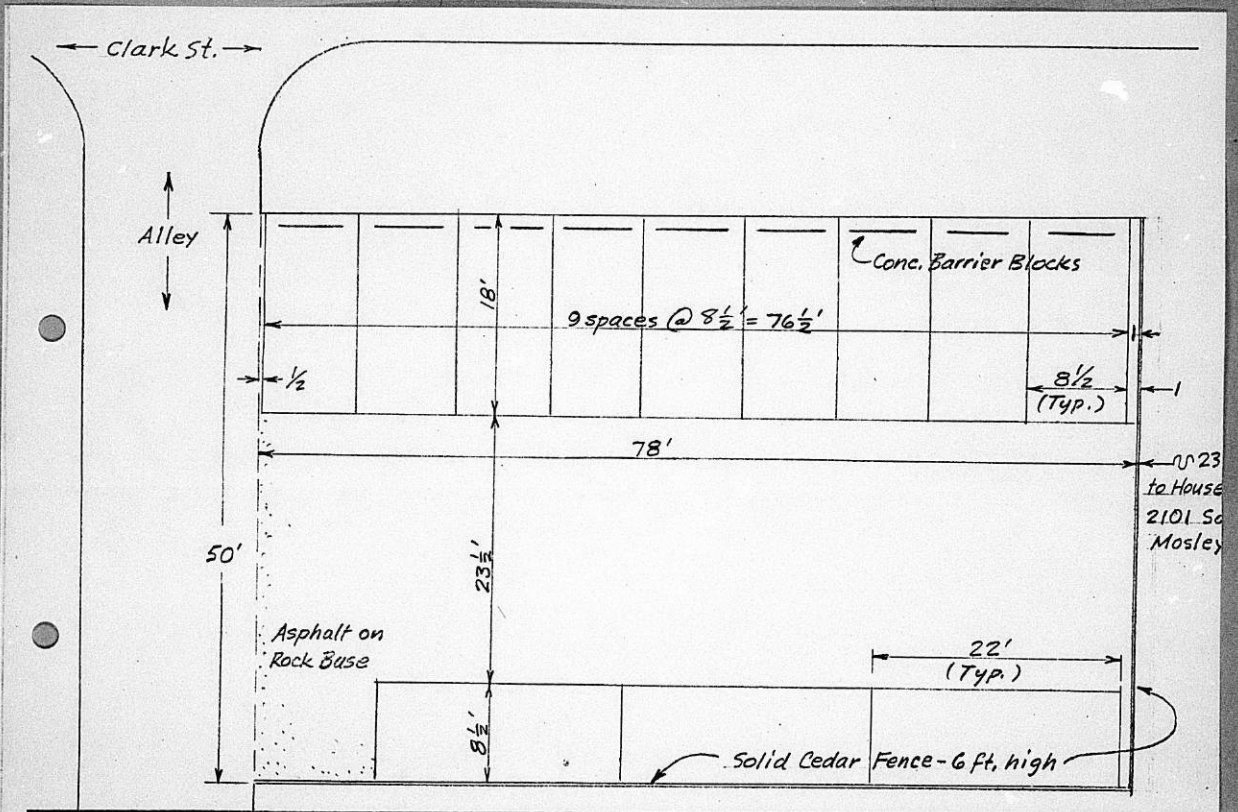
PLOT PLAN - EXTRA PARKING
for KICE METAL PRODUCTS CO.



KICE METAL PRODUCTS CO. 1940 S MEAD AVE. WICHITA, KANSAS

DRAWN BY *DK* CHECKED BY KICE DATE _____
JOB NUMBER 2420/80 SCALE $\frac{1}{8}" = 1'-0"$

PRODUCT CODE	SUFFIX
2	X
DRAWING NUMBER	



Rev. 3/29/80 - Notes added re: Fence & Barrier Blocks

PLOT PLAN - EXTRA PARKING
for KICE METAL PRODUCTS CO.



KICE METAL PRODUCTS CO. 2848 S. MEAD AVE. WICHITA, KANSAS

DRAWN BY *JJK* CHECKED BY KICE DATE
JOB NUMBER 2/20/80 SCALE 1/8" = 1'-0"

PRODUCT CODE

SUFFIX

2

X

DRAWING NUMBER

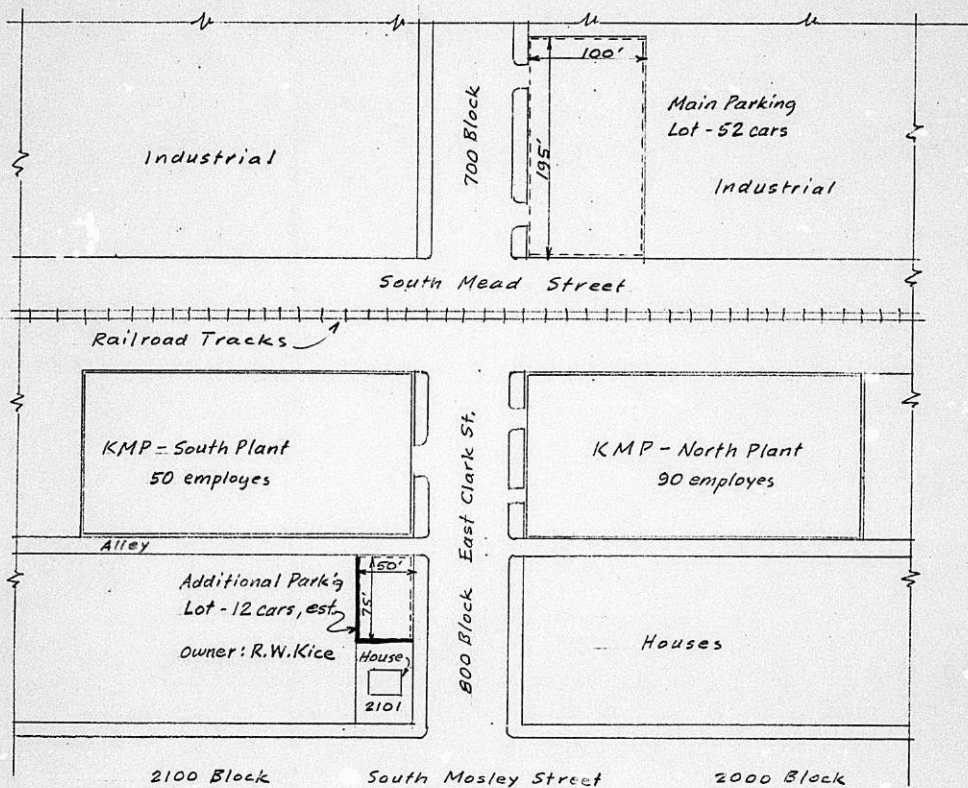
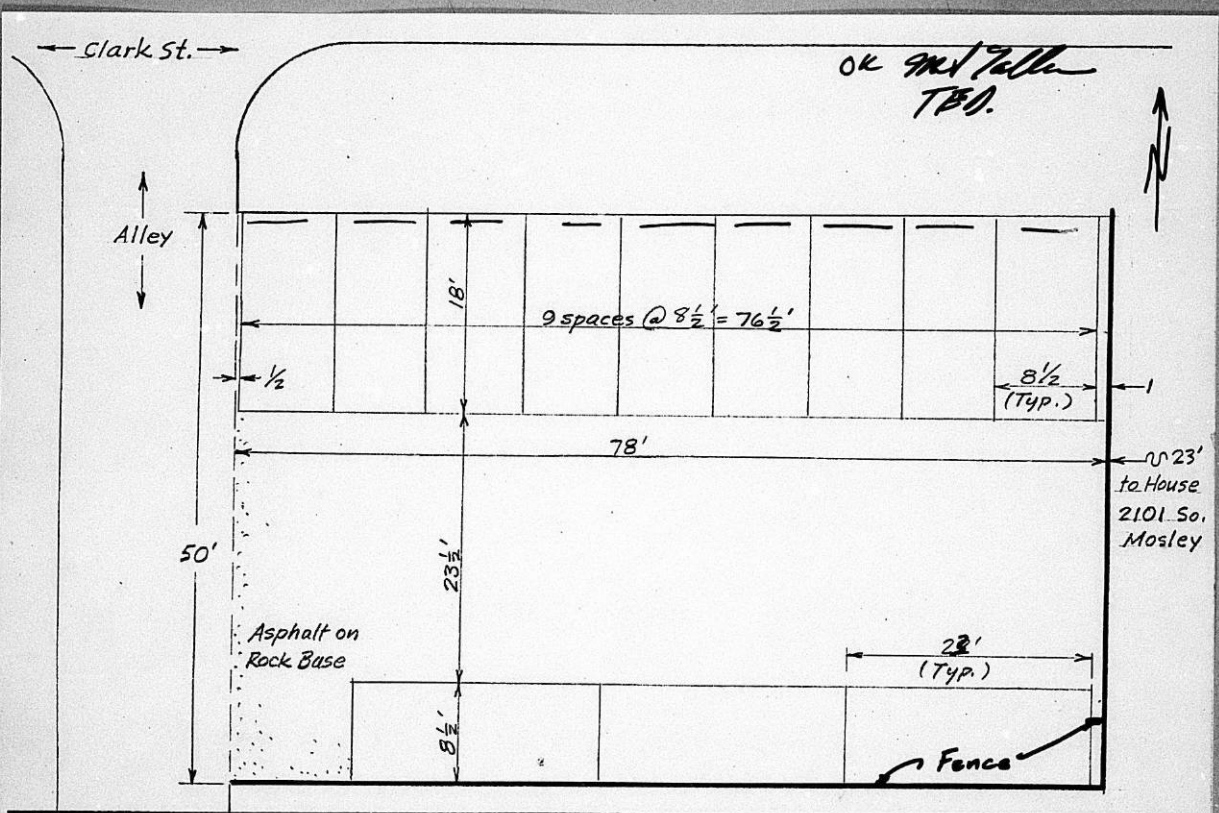


DIAGRAM - KICE METAL PRODUCTS CO., Plant and Parking Lots

Scale: 1" = 100'

Drawn by Jack Kice 2/10/80



PLOT PLAN - EXTRA PARKING for KICE METAL PRODUCTS CO.		KICE METAL PRODUCTS CO., 2040 S. MEAD AVE. WICHITA, KANSAS		PRODUCT CODE	SUFFIX	
		DRAWN BY	CHECKED BY	DATE	2	000
		JOB NUMBER	SCALE			
						DRAWING NUMBER

Engineering / Manufacturing  Skilled Air for Industry

KICE METAL PRODUCTS COMPANY, Inc.

2040 SOUTH MEAD AVE. WICHITA, KANSAS, U. S. A., 67211 Phone: 316/267-4281

March 31, 1980

RECEIVED

APR 3 1980

METROPOLITAN PLANNING

ROUTE

Lytle

Mr. Glen E. Lytle
Board of Zoning Appeals
Wichita City Hall - 10th Floor
455 N. Main St.
Wichita, KS 67202

Dear Mr. Lytle:

Thanks for your letter of March 26 advising that our request for an exception to permit establishment of additional parking facilities behind the house at 2201 S. Mosley has been approved subject to ten conditions.

We agree with the conditions, one of which was to revise our lot plan to indicate the fencing covered by Condition #8. The fence had been shown by a double line on the plan, but we neglected to include the notation that would have called it out. That omission, and another one has been corrected, and I am enclosing two revised prints.

We trust we can now proceed with this improvement, when we receive our copy of the signed resolution.

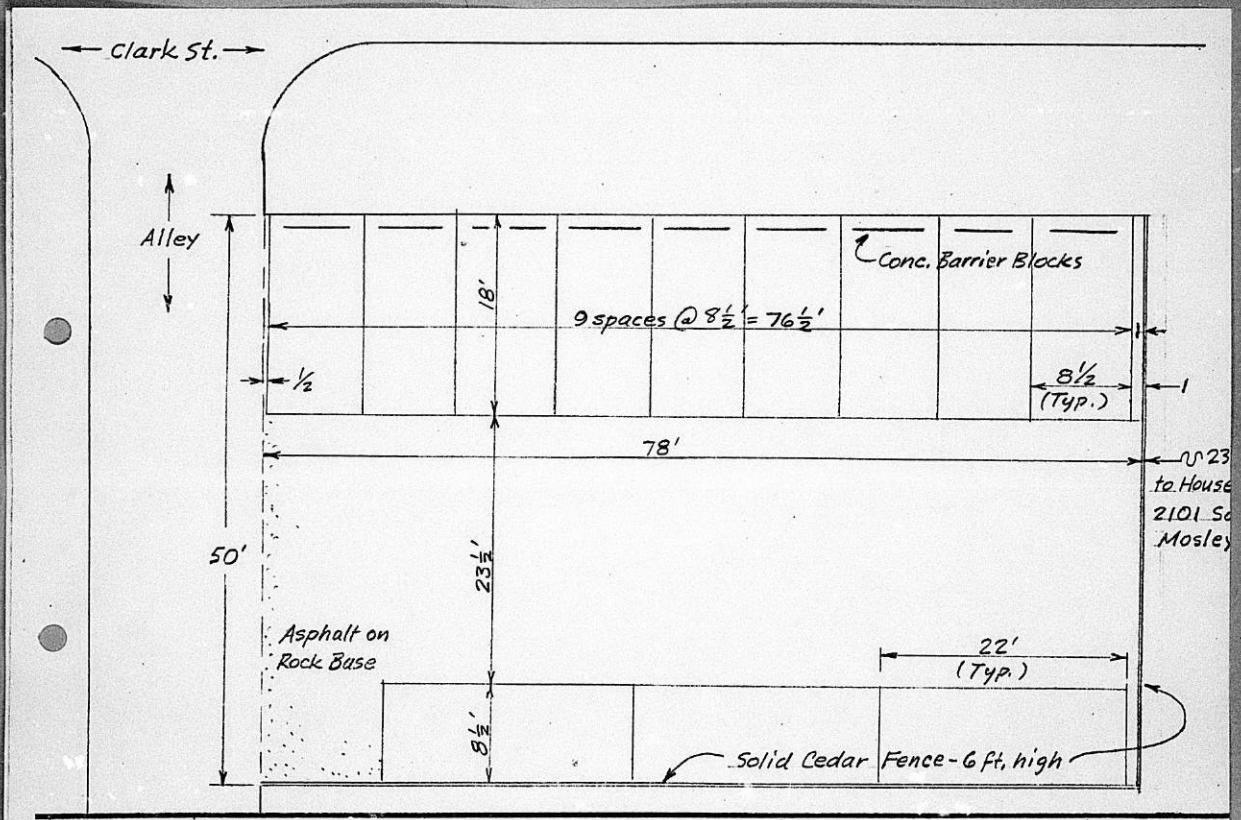
Very truly yours,



Jack Kice

KICE METAL PRODUCTS CO., INC.

em
Enc. 2 prints



Rev. 3/29/80 - Notes added re: Fence & Barrier Blocks

PLOT PLAN - EXTRA PARKING
for KICE METAL PRODUCTS CO.



KICE METAL PRODUCTS CO. 2848 S MEAD AVE. WICHITA, KANSAS

DRAWN BY *JK* CHECKED BY KICE DATE
JOB NUMBER 2/20/80 SCALE $\frac{1}{8}" = 1'-0"$

PRODUCT CODE	SUFFIX
2	X
DRAW-NO NUMBER	

April 2, 1980

Russell W. Kice
2040 South Mead
Wichita, Kansas 67211

Re: Case No. BZA 9-80
Request for Exception

Dear Mr. Kice:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 25, 1980, in connection with your request for an exception to permit the establishment of an off-street parking lot on property zoned "A" Two-family and generally located on the southwest corner of Clark and Mosley (2201 South Mosley).

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 9-80

WHEREAS, Russell W. Kice, 2040 South Seneca, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an off-street parking lot on property zoned "A" Two-family Dwelling District, and legally described as follows:

Lots 1 and 3 of Cox's Subdivision in Block 7 Kincaid's Second Addition on Mosley Street to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Clark and Mosley, (2101 South Mosley).

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, at the meeting of March 25, 1980, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of an off-street parking lot on property zoned the "A" Two-family Dwelling District subject to the conditions outlined in Section 28.04.145., Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to establish an off-street parking lot on property zoned the "A" Two-family Dwelling District and legally described as follows:

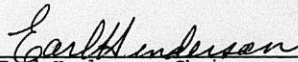
The West 78 feet of Lots 1 and 3 of Cox's Subdivision in Block 7 Kincaid's Second Addition on Mosley Street to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Clark and Mosley, (2101 South Mosley).

subject to the following conditions:

1. Approval shall be for only the west 78 feet of the application area.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.

7. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
8. A six foot high solid fence, constructed of redwood or rough sawed cedar shall be erected along the south line and the east line of the west 78 feet of the application area.
9. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.
10. Two copies of a revised site plan indicating the fencing required in condition #8 shall be submitted to the Secretary of the Board.

ADOPTED AT WICHITA, KANSAS, this 25th day of March, 1980.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

March 26, 1980

Russell W. Kice
2040 South Mead
Wichita, Kansas 67211

Re: Case No. BZA 9-80
Request for Exception

Dear Mr. Kice:

At the regular meeting of the Board of Zoning Appeals on March 25, 1980, your request for an exception to permit the establishment of an off-street parking lot on property zoned "A" Two-family and generally located on the southwest corner of Clark and Mosley (2201 South Mosley) was considered.

It was the action of the Board to approve your request subject to the following conditions:

1. Approval shall be for only the west 78 feet of the application area.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.

6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
8. A six foot high solid fence, constructed of redwood or rough sawed cedar shall be erected along the south line and the east line of the west 78 feet of the application area.
9. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.
10. Two copies of a revised site plan indicating the fencing required in condition #8 shall be submitted to the Secretary of the Board.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 24, 1980

TO Glen Lytle, Special Assistant for Zoning
FROM Shirley Mast, CPO Administrative Aide

SUBJECT BZA 9-80 (Southwest Corner of Clark
and Mosley - 2101 S. Mosley)

At their meeting of March 19, CPO Council "E" considered the captioned case. The Council reviewed the case with a representative of Kice Metal Products and benefited from information provided in the Secretary's report. Two adjoining property owners were present and voiced their opinions about the request. Both residents indicated they were not necessarily opposed to the exception request, but they were concerned about the additional 8' of paving encroachment on the property.

CPO Council "E" voted 4-2 to recommend that the exception to permit the establishment of an off-street parking lot on property zoned the "A" Two Family Dwelling District at the aforementioned location be approved subject to the conditions in the MAPD Secretary's report.

Please provide the Council's recommendation to the BZA when the case in considered at the March 25 meeting.

Shirley Mast
Shirley Mast
CPO Administrative Aide

SM:rs

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator



SECRETARY'S REPORT
CASE NO. BEA 9-80

APPLICANT: Russell W. Kice, 2040 South Mead, Wichita,
Kansas.

AGENT: None

REQUEST: Exception pursuant to Section 2.12.590.C, Code
of the City of Wichita to permit the establish-
ment of an off-street parking lot.

GENERAL LOCATION: Southwest corner of Clark and Mosley (2201
South Mosley).

ZONING: Subject property is zoned "A" Two-family as are
those properties to the north, south and east;
west is zoned "E" Light Industrial.

LAND USE: Subject property is occupied by a single-family
residence as those properties to the north,
south and east; west is a metal products company
plant.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.145 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of an off-street parking lot, on property zoned the "A" Two-family Dwelling District, that would be utilized as additional off-street parking for the industrial properties located at the north-east and southeast corners of Mead and Clark owned by the applicant.

In the letter of justification submitted with the request, the applicant states that even though his Company's present parking meets and exceeds the legal minimum, it is desirable to have this additional off-street parking for reasons of employee convenience and safety. He further states the house will remain on the east part of the application area and a rear yard of more than 20' behind the house, in accordance with City regulations.

The site plan submitted with the application, approved by the office of the Traffic Engineer, indicates that 12 parking spaces will be provided on the west 78 feet of the application area. However, the site plan does not indicate the required screening fence on the south and east lines of the proposed parking lot.

Page 2
BZA 9-80
BZA AGENDA
3-25-80

RECOMMENDATION:

It is the recommendation of the Secretary that the application to permit the installation of an off-street parking lot be approved subject to the following conditions:

1. Approval shall be for only the west 78 feet of the application area.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
8. A six foot high solid fence, constructed of redwood or rough sawed cedar shall be erected along the south line and the east line of the west 78 feet of the application area.
9. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.
10. Two copies of a revised site plan indicating the fencing required in condition #3 shall be submitted to the Secretary of the Board.

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

March 3, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 9-80

An application has been filed by Russell W. Kice, 2040 South Mead, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of an off-street parking lot on property zoned "A" Two-family Dwelling District and legally described as follows:

Lots 1 and 3 of Cox's Subdivision in Block 7 Kincaid's Second Addition on Mosley Street to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Clark and Mosley, (2101 S. Mosley).

This application has been assigned case No. BZA 9-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 25, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

BZA CASE NO. 9-80

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

11 NOTICES SENT TO ADJOINING PROPERTY OWNERS

23 TOTAL NOTICES SENT 3-3-80

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Russell W. Kice
(Home) 3401 Bellaire
Mailing Address(Office) 2040 S. Mead Ave. Phone 267-4281
Name of Authorized Agent None
Mailing Address _____ Phone _____
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of an off-street parking lot _____ on property zoned "A", located at the southwest corner of Clark and Mosley, (2101 S. Mosley) and legally described as: _____
Lots 1 and 3 of Cox's Subdivision in Block 7
Kincaid's Second Addition on Mosley Street to
Wichita, Kansas, in the City of Wichita.

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

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- 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;
- That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Russell W. Kice
Russell W. Kice
Authorized Agent _____

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:30 (a.m. - p.m.), FEB. 19, 19 80, together with appropriate fee of \$50.00

Signed [Signature]

February 15, 1980

Board of Zoning Appeals
City of Wichita
City Building
Wichita, Kansas

Gentlemen:

I will appreciate your consideration of this request for an exception to Class "A" zoning for the rear portion of a lot behind a residence I own at the corner of Clark and Mosley, to permit its use as an additional parking lot for Kice Metal Products Company personnel.

I am attaching a diagram showing the location of this area and its relationship to the Company facilities. The diagram also shows the main parking lot for the Company which complies with the legal requirements, at the present time, but may become inadequate if the Company continues to expand much more.

Even though the Company's present parking meets and exceeds the legal minimum, it is desirable to have this additional off-street parking for reasons of employee convenience, safety and to benefit our neighbors. If this exception is allowed, we plan to erect a fence and cover the lot with asphalt, etc. The house will remain on the east part of the lot, and we will maintain a rear yard of more than 20 feet behind the house, in accordance with city regulations.

Please let me know if more information or further justification is desired.

Very truly yours,



Russell W. Kice

em
Enc. Diagram

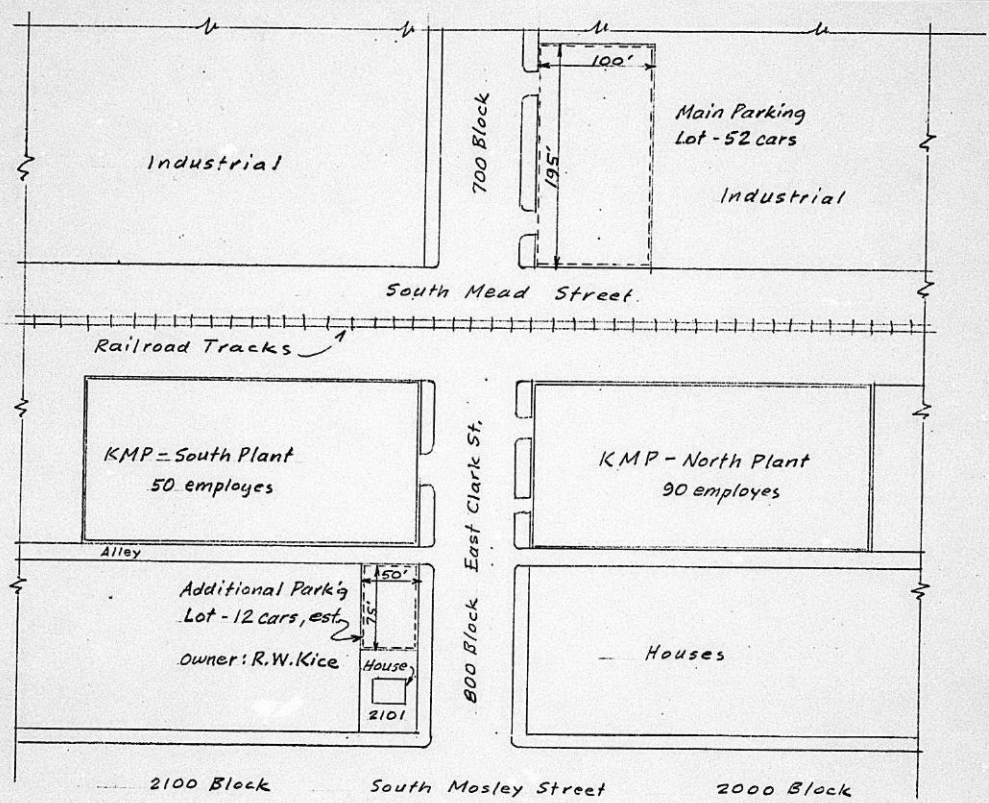


DIAGRAM - KICE METAL PRODUCTS CO., Plant and Parking Lots

Scale: 1" = 100'

Drawn by Jack Kice 2/10/80

LOTS 1-3 COXS SUB.

DEPARTMENT OF PUBLIC WORKS - CENTRAL INSPECTION DIVISION

7TH FLOOR - 455 NORTH MAIN - PHONE 268-4470

No A 20312

To RUSSELL W. KIRK

Address 3401 BELLAIRE

Jan 31, 1980

You are hereby notified that parking lot at rear portion of property located at 2101 S. Masten (CA ZONE) is in violation of

City Ordinance No. _____ Code Chapt 28.04.050 (A) "New Regulation" and you are

hereby ordered to either cease the use of property for parking or bring the property to at least "B" zoning classification

This Notice Must Be Complied With On _____ Supt. Central Inspection

or Before Feb 15, 1980 By [Signature] INSPECTOR

FORM KA-227 Refusing or neglecting to comply with this notice will be followed by prosecution.

OWNERSHIP LIST

Lot	Addition	Property Owner
N 50 ft lot 1 Block 8	Kinkaid's 2nd Addition	✓ Ivan L. Rossiter and Elizabeth G. Rossiter 1447 South Santa Fe 67211
South 50 ft of north 100 ft lot 1, Blk 8	Same	✓ Alex J. Soerries Jr. 1983 Greenfield 67217
south 100 ft lot 1, Blk 8	Same	✓ Ross Leo Kash and Suzanne D. Kash 2122 South Mosley 67211
north 50 ft of south 100 ft of north 200 ft lot 1, Blk 8	Same	✓ Sylvia L. Bessette 1204 Bitting 67203
lots 13,15,17, 19,21,23	Star Addition	D Russell W. Kice, James V. Kice, Jack W. Kice 2040 South Mead 67211
lots 14 and 16	Star Addition	✓ Marion F. Mason & Dean F. 2039 South Mosley 67211
lots 18,20,22 24,	Same	✓ Jerome L. Southworth and Cam 1 A. Southworth 140 N. Pershing 67208
lots 37 & 39	Levy St. Sub.	✓ John J. Castaneda 2046 South Mosley 67211
lots 41 & 43	Same	✓ Lionel K. Pringle and Virginia Lee Pringle 2052 S. Mosley 67211
west 75 ft lots 45 & 47	Same	✓ Terry D. Hurley and Susan Lark Hurley 2060 S. Mosley 67211
east 75 ft lots 45 & 47	Same	D Terry Hurley & Lark Hurley 2060 S. Mosley 67211
lots 1 and 3	Cox's Sub.	D Russell W. Kice and Naomi J. 2040 South Mead 67211
lots 5 and 7	Same	✓ Roy J. Hayden & Nadine M. 2107 S. Mosley 67211
lots 9 & 11	Same	✓ Import Volkswagen Inc. 520 W. Douglas 67202



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

Lot	Addition	Property Owner
lots 13 & 15	Cox's Sub.	Sandra Ann Reddick Address Unknown
lots 17 and 19	Same	Frank W. Holstegge, deceased
lots 2,4,6,8, 10,12,14,16, 18 and 20	Same	D Jack W. Kice, Russell W. Kice, James V. Kice 2040 South Mead 67211

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of Lots 1 and 3,
Cox's Subdivision of Lots 1 and 2,
Block 7, Kinkaid's 2nd Addition to
Wichita, Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 6th day of February, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Isable

Vice President

Order No. 285355
wh

FORM 29-221

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
CITY BZA CASE	50.00

NAME
Russell W Kice

ADDRESS

FUND
110-00-000-40071-003-000-000

DUE DATE

COMMENTS

DATE
4/19/80

BY
J. Lytle