

BZA 16-76 - First Church of  
God in Christ requests exception  
to permit establishment of a  
parking lot on property located  
at the southwest corner of Main  
and Lincoln Streets.

*POSTED*  
*5-11-76*  
*CIV*  
*7-28-76*

**ACTION**

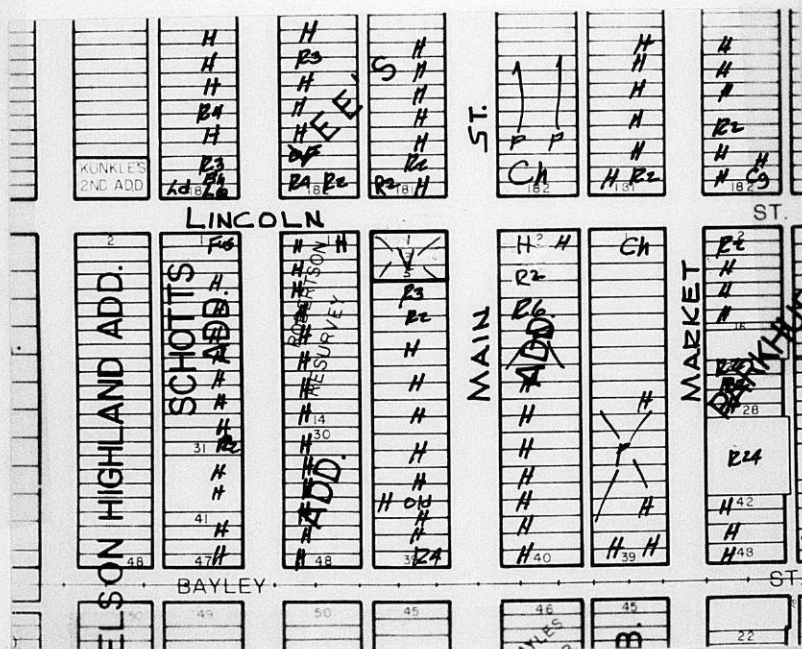
BZA COMMITTEE *Approved* DATE *5-25-76*  
M.A.P.C. \_\_\_\_\_  
B.C.C./B. CO. C. \_\_\_\_\_

Map No. 5446  
 Sec. 29  
 Twp. 27  
 Range 1E

BZA- 16-76  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:  
 1. Acres: 0.28 ( 90 ft. by 140 ft.)  
 2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
 3. Land Use: East TWO SINGLE FAM South MULTI FAM  
 West SINGLE FAM North SINGLE FAM  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use if for: VACANT  
 6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



REGISTERED MAP - LOS ANGELES  
 LOGAN ON - MEMORIAL, TX U. S. A.

**S**  
 No. 2133C

WICHITA-SEDGWICK COUNTY

DATE

August 17, 1976

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO File BZA 16-76

FROM Larry Dobson, Assistant Secretary, Board of Zoning Appeals

SUBJECT Case No. BZA 16-76 - Parking Lot Exception at southwest corner of Lincoln and Main

The above referenced case was approved by the Board of Zoning Appeals at its meeting of May 25, 1976, subject to several conditions. One of the conditions (#8) required a 3 to 4 foot high fence of redwood or rough sawed cedar to be erected along the north side yard setback line. On or about August 6, 1976, Clark Longenecker contacted me relative to this condition saying that to construct the fence along the setback line was going to interfere with a row of existing trees, causing them to remove or severely trim several of the trees. He was asking that they be permitted to build the fence along the north property line instead of the setback line so that the trees might be kept intact. It is my understanding that Mr. Longenecker first contacted Robert Feldner, Superintendent of Central Inspection, who in turn, referred him to this office for clarification of this condition.

In reviewing the minutes of the meeting and the intent of screening around parking lots, it is my opinion that the intent of the Board in requiring screening on the north side of the parking lot was to eliminate the passage of light from vehicles and to prevent the blowing of debris and further, that the trees be retained as a natural screen. In my opinion the desire of the church to locate the fence along the north property line was not in conflict with the intent of the Board nor would it conflict with any other provision of the zoning ordinance. I advised Mr. Longenecker of this and informed him that he could proceed to build the fence along the north property line.

  
Larry Dobson, Assistant Secretary

LD:bh

cc: Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

June 28, 1976

Robert Finch, City Manager (Interim)

Jack H. Galbraith, Chief Planner


Contingent Dedication for Street Right-of-Way associated with Board of Zoning Appeals Case No. BZA 16-76

The Board of Zoning Appeals at its meeting of May 25, 1976, approved the request of First Church of God of Wichita, Inc., 1201 South Market, Wichita, Kansas, for an exception to permit the installation of an off-street parking lot on property zoned the "RB" Four Family Dwelling District. The exception was granted subject to certain conditions which included the submission of a properly executed Contingent Dedication instrument for 20 feet of street right-of-way adjacent to Lincoln Street.

Attached, for placement on the City Clerk's Agenda, is a Contingent Dedication instrument for 20 feet of street right-of-way.

It is recommended that the action of the City Commission be to accept the Contingent Dedication and instruct the City Clerk to record the dedication with the Register of Deeds, the filing cost of which shall be billed to the applicant.

If you have any questions, please call.

  
\_\_\_\_\_  
Jack H. Galbraith, Chief Planner

APPROVED:

  
\_\_\_\_\_  
Robert A. Lakin  
Director of Planning

JHG:LD:bh  
Attach.

# FIRST CHURCH of GOD

1201 South Market Wichita, Kansas 67211

RAY COTTON, Senior Pastor  
DAN SANDERS, Minister of Education

June 23, 1976

JOE GILMORE, Minister of Music & Fine Arts  
JIM COMSTOCK, Minister of Missions

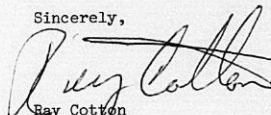
Mr. Larry Dobson  
Assistant Secretary  
Board of Zoning Appeals  
Tenth Floor, City Hall  
455 N. Main  
Wichita, Kansas 67202

Re: Case No. BZA 16-76, Request for Exception

Dear Mr. Dobson:

Enclosed herewith please find an executed copy of the Contingent Dedication which you forwarded to E. E. Kardatzke on May 26, 1976. It is our understanding that upon your receipt of the same, preparation of the Resolution granting this request will begin.

Sincerely,



Ray Cotton  
Pastor

RC:jp  
Enclosure



OFFICE 263-8468

"Where Everybody Counts"

NURSERY SCHOOL 263-1845

CONTINGENT DEDICATION

WHEREAS, First Church of God of Wichita, Inc.,  
is the owner of the following described real property, to-wit:

Lots 1, 3 and 5 on Main Street, Fitzgerald's Addition to the  
City of Wichita, Sedgwick County, Kansas,

and has made application to the Board of Zoning Appeals for ap-  
proval of an exception on the above described real property;  
and

WHEREAS, the City of Wichita anticipates in the future  
the necessity of acquiring additional street right-of-way for  
Lincoln Street, which addition-  
al right-of-way will include a portion of the above described  
property; and

WHEREAS, it is the intention of the said owner to dedicate  
to the public for street purposes, the following described prop-  
erty, to-wit:

The North 20 feet of Lot 1 on Main Street, Fitzgerald's Addition  
to the City of Wichita, Sedgwick County, Kansas,

and that said dedication shall become effective upon the legisla-  
tive determination of public need by the Board of City Commission-  
ers.

NOW, THEREFORE, subject to the approval of an application  
for an exception on said real property by the Board of Zoning  
Appeals, First Church of God of Wichita, Inc., owner  
of said property, does hereby dedicate to the public for street  
purposes the above described real property; the right of the  
public and the City of Wichita to use, maintain, excavate, fill,  
pave or install utilities or to make similar use of said dedicat-  
ed street right-of-way shall become effective upon the legisla-  
tive determination of public need by the Board of City Commission-  
ers as hereinabove provided.

It is intended that this contingent dedication shall be a  
covenant running with the land and shall be binding upon the  
heirs, executors, assigns and successors and upon all subsequent  
owners of any part or parcel of said property covered by this  
dedication.

Executed this 13th day of June, 19 76.

FIRST CHURCH OF GOD OF WICHITA, INC.

By E. J. Weippert  
E. J. Weippert

By Margaret Headley  
Margaret Headley

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 13th day of  
June, 19 76, before me a Notary Public  
in and for the said County and State came Edward J. (E. J.) Weippert  
and Margaret Headley, officers of said First Church of God of Wichita, Inc.,  
to me personally known to be the same person<sup>s</sup> who executed the  
foregoing instrument and duly acknowledged the execution of the  
same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and  
affixed by official seal, the day and year last above written.

Janice L. Pledger  
Notary Public

My Commission Expires:

March 13, 1979



RESOLUTION NO. BZA 16-76

WHEREAS, First Church of God of Wichita, Kansas, Inc., 1201 South Market Street, 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 the "RB" Four Family Dwelling District, and legally described as follows:

Lots 1, 3, and 5, on Main Street, Fitzgerald's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Main and Lincoln Streets.

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 May 25, 1976, 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 "RB" Four 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 permit the establishment of an off-street parking lot on property zoned the "RB" Four Family Dwelling District, and legally described as follows:

Lots 1, 3, and 5, on Main Street, Fitzgerald's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Main and Lincoln Streets.

subject to the following conditions:

1. 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.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided thereunder.
4. 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.
5. 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.

6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
7. The required 20 foot front yard setback on Main, except for points of ingress and egress, and the six foot side yard setback on Lincoln shall remain unpaved, and shall be landscaped with trees, shrubs, and grass and shall be maintained compatible with the residential area.
8. A five to six foot solid fence, constructed of redwood or rough sawed cedar shall be erected along the south property line behind the 20 foot front yard setback area; and a 3 to 4 foot high fence of the same material shall be constructed along the north side yard setback line and along the front yard setback line except for the point of ingress and egress.
9. There shall be no private points of ingress or egress to the parking lot from Lincoln Street.
10. The applicant shall execute and submit a Contingent Dedication instrument for the dedication to the public, for street purposes, 20 feet of street right-of-way along the length of the north property line of subject property. The dedication shall be contingent upon an actual need by the City of Wichita for maintenance, excavation, or fill, paving, installation of utilities or other similar street uses.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 25th day of May, 1976.

  
Marjorie L. Taylor, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

June 11, 1976

Mr. E. E. Kardatzke  
1201 South Market  
Wichita, Kansas 67211

Subject: Case No. BZA 16-76  
Request for Exception

Dear Mr. Kardatzke:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 25, 1976, in connection with your request for an exception to permit the establishment of an off-street parking lot on property zoned the "RB" Four Family Dwelling District, and generally located at the southwest corner of Main and Lincoln Streets.

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

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

Very truly yours,

Larry Dobson  
Assistant Secretary

LD:bh  
Encl.

cc: First Church of God, 1201 S. Market, 67211  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE** May 25, 1976



**TO** Metropolitan Area Planning Department

**FROM** David Furnas, Citizen Participation Coordinator

**SUBJECT** BZA 13-76, BZA 16-76 and BZA 17-76

At their meeting, May 19, 1976, CPO Council Area "E" accepted unanimously the recommendations of the MAPD of BZA 13-76 and BZA 16-76.

The Council on BZA 17-76 recommends the zoning variance be allowed with the stipulation that the reduced landscaped area on the north side of the driveway be compensated equally on the south side to the front of the bank.

David Furnas  
Citizen Participation Coordinator

DF:WG:rh

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

Tenth Floor, City Hall  
455 North Main

May 26, 1976

Mr. E. E. Kardatske  
1201 South Market  
Wichita, Kansas 67211

Subject: Case No. BZA 16-76  
Request for Exception

Dear Mr. Kardatske:

At the regular meeting of the Board of Zoning Appeals on May 25, 1976, your request for an exception to permit the establishment of an off-street parking lot on property zoned the "RB" Four Family Dwelling District, and generally located at the southwest corner of Main and Lincoln Streets was considered. It was the action of the Board to approve this request subject to the following conditions:

1. 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.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. 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.
5. 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.

Mr. E. E. Kardatzke

May 26, 1976

6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
7. The required 20 foot front yard setback on Main, except for points of ingress and egress, and the 6 foot side yard setback on Lincoln shall remain unpaved, and shall be landscaped with trees, shrubs, and grass, and shall be maintained compatible with the residential area.
8. A five to six foot solid fence, constructed of redwood or rough sawed cedar shall be erected along the south property line behind the 20 foot front yard setback area; and a 3 to 4 foot high fence of the same material shall be constructed along the north side yard setback line and along the front yard setback line except for the point of ingress and egress.
9. There shall be no private points of ingress or egress to the parking lot from Lincoln Street.
10. The applicant shall execute and submit a Contingent Dedication instrument for the dedication to the public, for street purposes, 20 feet of street right-of-way along the length of the north property line of subject property. The dedication shall be contingent upon an actual need by the City of Wichita for maintenance, excavation or fill, paving, installation of utilities or other similar street uses.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

In reference to Condition # 10, enclosed is an example of the contingent dedication that should be prepared and executed by the owner of the property and returned to our office prior to the preparation of the Resolution granting this request for an exception.

If you have any questions, please call our office.

Sincerely,

*LD*  
Larry Dobson  
Assistant Secretary

LD:bh

Attach.

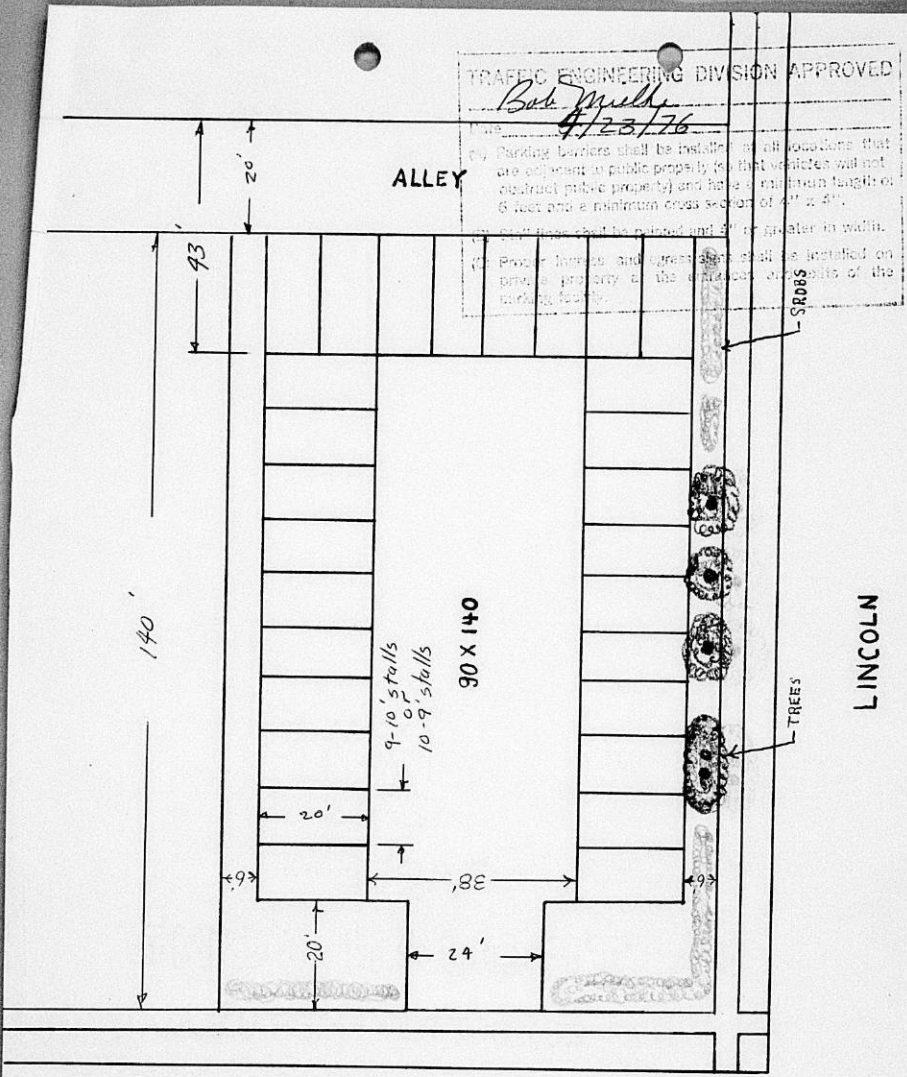
cc: First Church of God, 1201 S. Market, 67211  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

TRAFFIC ENGINEERING DIVISION APPROVED

*Bob Mully*  
4/23/76

ALLEY

- (1) Parking barriers shall be installed in all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".
- (2) 6" faces shall be painted and 2" or greater in width.
- (3) Private property and easements shall be identified on private property to the adjacent interests of the marking facility.



1" = 20'

N  
→

32A 16-76

SECRETARY'S REPORT  
CASE NO. BZA 16-76

APPLICANT: First Church of God, 1201 South Market, Wichita, Kansas.

AGENT: E. F. Kardatzke, 1201 South Market, Wichita, Kansas.

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

GENERAL LOCATION: Southwest corner of Main and Lincoln Streets.

LAND USE: Subject property is vacant; north is single family home and a duplex; west is single family residential development; south is a multiple family residential; east is a single family residence and a duplex.

ZONING: Subject property is zoned the "RB" Four Family Dwelling District as are properties to the south and east. West is the "LC" Light Commercial District. North is the "B" Multiple Family Dwelling District.

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, First Church of God, is requesting approval of this exception to permit the construction of an off-street parking lot in conjunction with their existing church facilities.

Subject property is a vacant 90 x 140 foot lot located at the southwest corner of Main and Lincoln. The church it is intended to serve is one block east, at the southwest corner of Market and Lincoln. The church has had two similar cases approved (BZA 41-64 and BZA 7-65) in the general area. One was across Main Street to the east and south of this application

area. The other was in the same block and south of the church on Market.

The applicants have submitted a site plan, approved by the Traffic Engineer's office, showing the placement of 28 parking spaces on the site with the main access from Main Street and alley access to a tier of 8 of the spaces along the west end of the property. The plan shows that the 20 foot front yard will be landscaped and also that six foot sideyards on both the north and the south will remain unpaved. Existing trees along the north property line are being retained.

As a general rule on all regulatory cases, such as zone change requests or BZA exception and variance requests, when the property lies along a major street which is substandard in width, the applicant is required to dedicate additional right-of-way to meet the major street requirements. In this case the subject property lies along the major street Lincoln which has an existing 30 foot half street right-of-way as opposed to the proposed 50 foot half street right-of-way. On similar cases in the past, the Board has usually required a contingent dedication of the needed additional right-of-way from the applicant. This would give the City the required right-of-way if and when it were needed but would allow the applicants to utilize the land until that time. Lincoln street is not programmed for major improvements in the current Capital Improvements Program, which is projected through 1981.

This is one of the instances where churches located in the older established residential areas are in definite need of additional off-street parking to eliminate the congestion caused from on-street parking. It is the opinion of the Secretary that this is a logical and proper application and that with proper screening and landscaping for adjacent residential properties, this parking lot would be compatible with the general area.

RECOMMENDATION:

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

1. The parking areas 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.

2. Only such signs as are necessary for the proper operation of the parking lots shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. 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.
5. 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.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
7. The required 20 foot front yard setback on Main, except for points of ingress and egress, and the 6 foot side yard setback on Lincoln shall remain unpaved, and shall be landscaped with trees, shrubs, and grass and shall be maintained compatible with the residential area.
8. A five to six foot solid fence, constructed of redwood or rough sawed cedar shall be erected along the south property line behind the 20 foot front yard setback area.
9. There shall be no private points of ingress or egress to the parking lot from Lincoln Street.
10. The applicant shall execute and submit a Contingent Dedication instrument for the dedication to the public, for street purposes, 20 feet of street right-of-way along the length of the north property line of subject property. The dedication shall be contingent upon an actual need by the City of Wichita for maintenance, excavation or fill, paving, installation of utilities or other similar street uses.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**


May 5, 1976

**TO** David Furnas, CPO Coordinator  
**FROM** Larry Dobson, Assistant Secretary, Board of Zoning Appeals  
**SUBJECT** Notice of Board of Zoning Appeals Cases  
(Case Numbers BZA 11-76; BZA 12-76; BZA 13-76;  
BZA 14-76; BZA 15-76; BZA 16-75; and BZA 17-76)

Attached are notices of seven new cases to be considered by the Board of Zoning Appeals at its meeting on May 25, 1976. Also attached are sketch maps of the area involved in each case.

If you have any questions, please call.

Sincerely,

  
\_\_\_\_\_  
Larry Dobson  
Assistant Secretary

LD:bh  
Attach.

24 notices sent to adj. prop. owners, agent and applicant  
10 notices sent to members of MAPC  
34 notices sent on BZA 16-76  
5-4-76

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant, First Church of God of Wichita, Kansas, Inc.

Mailing Address 1201 S. Market Phone 263-8468  
Wichita, Kansas 67211

Name of Authorized Agent, E. E. Kardatzke

Mailing Address Same as above Phone Same as above

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 a parking lot

\_\_\_\_\_ on property zoned

RB, located on the southwest corner of Main and

Lincoln Streets and legally described as: \_\_\_\_\_

Lots 1, 3 and 5 on Main Street,

Fitzgerald's Addition, measuring

90' x 140'.

\_\_\_\_\_, in the City of Wichita.

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 all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. 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, FIRST CHURCH OF GOD OF  
WICHITA, KANSAS, INC.

Authorized Agent, E. E. Kardatzke  
E. E. Kardatzke

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 3:35 (a.m. - p.m.), 4-27, 19 76, together with appropriate fee of \$50.00

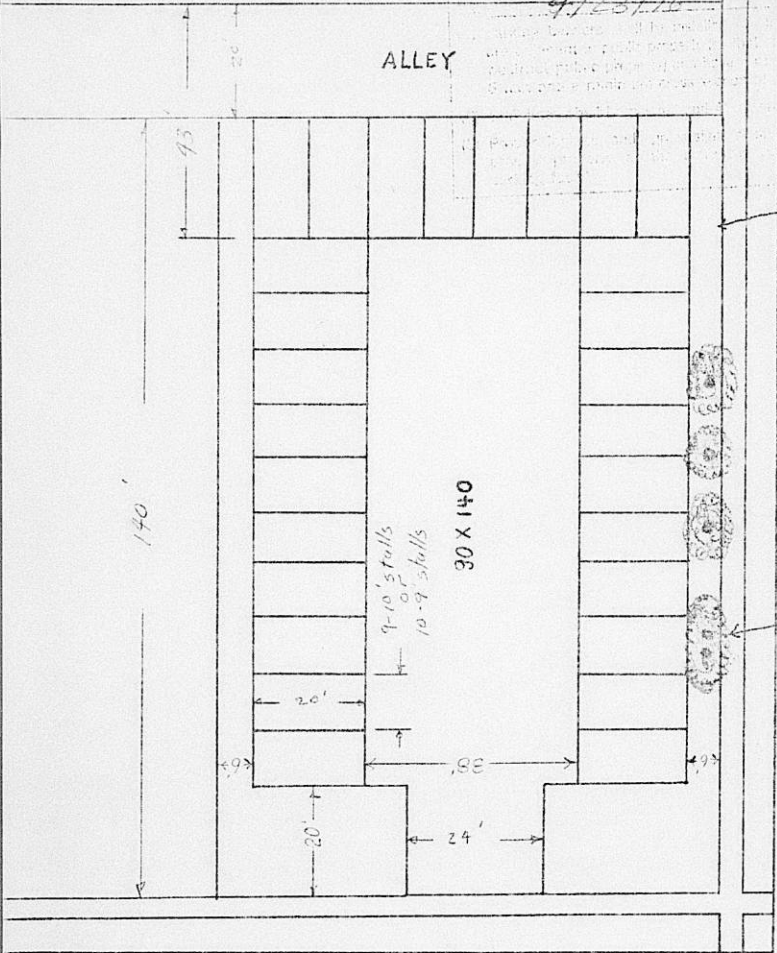
Signed Larry Johnson

T9-403

*abstract list by Tuesday*

*Bud Miller*  
*4/23/76*

ALLEY



CROPS

TREES

LINCOLN

S. MAIN

1" = 20'

# FIRST CHURCH of GOD

1201 South Market Wichita, Kansas 67211

RAY COTTON, Senior Pastor  
DAN SANDERS, Minister of Education

JOE GILMORE, Minister of Music & Fine Arts  
JIM COMSTOCK, Minister of Missions

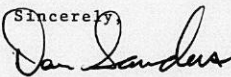
April 23, 1976

Board of Zoning Appeals  
City of Wichita  
Wichita, Kansas 67203

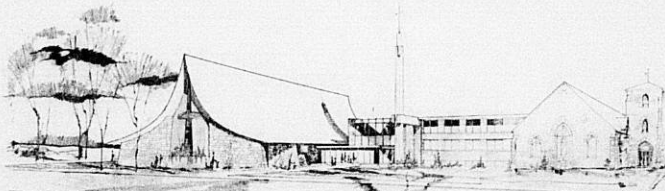
Gentlemen:

Our church is a growing church with a growing need for parking. The proposed parking lot will be for overflow parking so people don't have to park along Main and Market Streets several blocks away from the church.

We believe the additional parking will enhance the beauty of the neighborhood and provide safer parking on Sundays.

Sincerely,  
  
Dan Sanders  
Minister of Education

DS:jp

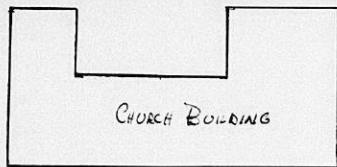


OFFICE 263-8468

"Where Everybody Counts"

NURSERY SCHOOL 263-1845

S. MARKET



CHURCH BUILDING

150X60

PARKING  
170X150

LINCOLN

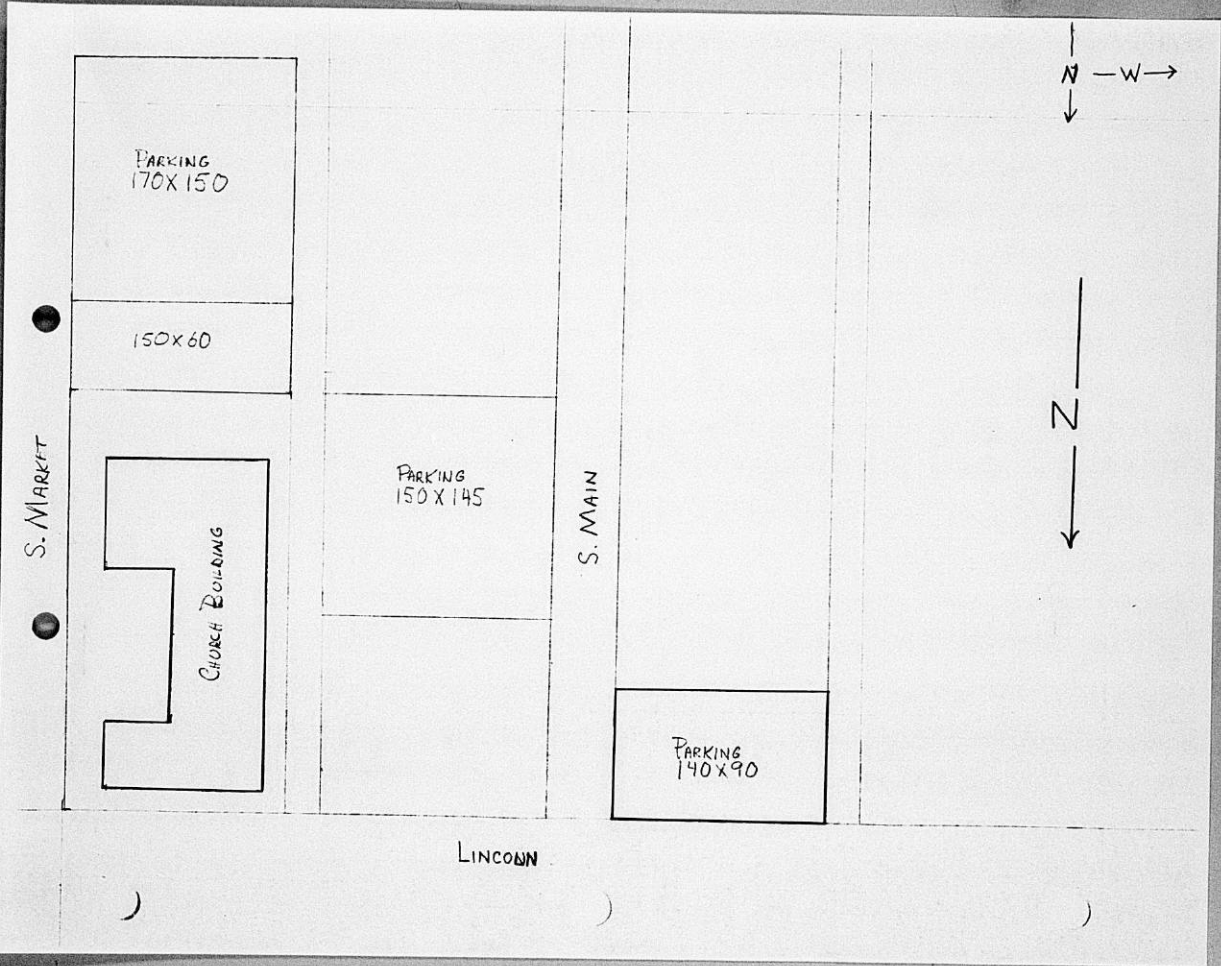
PARKING  
150X145

S. MAIN

PARKING  
170X50

← N →

← N  
— W  
→



PARKING  
170 X 150

150 X 60

CHURCH BUILDING

PARKING  
150 X 145

PARKING  
140 X 90

N — W →  
↓

↑  
N  
↓

LINCOLN

S. MARKET

S. MAIN

## STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS:  
 SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas,

All the owners within 200 feet of:

Lots 1, 3, and 5, on Main Street, FITZGERALD'S ADDITION to the City of Wichita, Sedgwick County Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
1, 3 & 5 Main Street	FITZGERALD'S	D First Church of God, Inc. of Wichita, Kansas 1201 South Market Wichita, Kansas 67211
7 & 9 Main Street	FITZGERALD'S	✓ Grace A. Brumfield 1211 South Main, Apt. #1 Wichita, Kansas 67213
11 & 13 on Main Street	FITZGERALD'S	✓ Alma Tucker 1239 South Main Wichita, Kansas 67213
15 & N20' Lot 17, on Main St.	FITZGERALD'S	✓ Oscar Bailey 1219 South Main Wichita, Kansas 67213
South 10' Lot 17, all Lot 19, on Main Street	FITZGERALD'S	✓ Milzar E. Maninger 8641 Sharon Drive Derby, Kansas 67037

Fidelity  Title  
 COMPANY, INC.

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
21 & North ½ Lot 23, on Main Street	FITZGERALD'S	Helen Mauzer 1489 Coolidge ✓ Wichita, Kansas 67203
Lot 2 & N 23' Lot 4, The East 40' of South 7 feet of Lot 4, & the East 40 feet of Lot 6, all on Main Street	FITZGERALD'S	✓ Vernon Axley & Billy J. Axley 1200 South Main Wichita, Kansas 67213
West 100 ft. of Lot 6 & South 7 feet of West 100 ft. of Lot 4, on Main St., AND	FITZGERALD'S	✓ Dorothea M. Porter 1204 South Main Wichita, Kansas 67213
Lots 8, 10 & N ½ of Lot 12, on Main St.,	FITZGERALD'S	
½ of Lot 12 & all Lots 14, 16 18 & North ¾ feet Lot 20, on Main	FITZGERALD'S	First Church of God Inc. D 1201 South Market Wichita, Kansas 67211
170, 172, 174, 176, 178, 180 & 182, on Main	LEE'S	Trustee - First Assembly of God Church, Inc. ✓ 1144 South Main Wichita, Kansas 67213
167 & S ½ Lot 169, on Main St.	LEE'S	Elida Marguerite Dopson ✓ Address Unknown Real Estate Address: 1129 South Main Wichita, Kansas 67213
N ½ Lot 169 & Lot 171, on Main	LEE'S	✓ Bertha W. Weishaar 1133 South Main Wichita, Kansas 67213
Lot 173 & N ½ Lot 175, on Main St.	LEE'S	✓ Marvin J. & Connie J. Whitson 1135 South Main Wichita, Kansas 67213
S ½ Lot 175 & Lot 177, on Main St.	LEE'S	✓ Paul J. & Olga J. Stonehouse 1029 Munnell Wichita, Kansas 67213
E 80' Lots 179 & 181, on Main	LEE'S	✓ Monica Malone 3900 East Waterman Wichita, Kansas 67218
W 60' Lot 179 & 181, on Main	LEE'S	✓ Harold H. Malone 3900 East Waterman Wichita, Kansas 67218



# Fidelity Title

COMPANY, INC.

Fidelity Title Company, Inc. 221 North Market Wichita, Kansas 67202 Phone (316) 262-8261

-3-

LOT	ADDITION	OWNER & ADDRESS
South Half of Lot 178, all of Lots 180 & 182, on Water St.	LEE'S	Raymond E. & Dana Elaine Sullivan 120 North Elizabeth Wichita, Kansas 67203
172, 174 & Lots 176 & N $\frac{1}{2}$ Lot 178, on Water St.	LEE'S	Charles D. & Edith B. Mills 1244 South Water Wichita, Kansas 67213
168 & 170, on Water Street	LEE'S	Fred W. & Lillian Harding Frese 1136 South Water Wichita, Kansas 67213
13 & 14, on Water Street	ROBERTSON RESURVEY of part of Fegtleys Addition	Edward T. & Elizabeth F. Andrews 1808 McKnight Drive Wichita, Kansas 67211
11 & 12, on Water Street	ROBERTSON RESURVEY of part of Fegtleys Addition	Wayne Miller & Annie L. Coleman 1220 South Water Wichita, Kansas 67213
9 & 10	ROBERTSON RESURVEY of part of Fegtleys Addition	Berman L. & Mary Penner 1216 South Water Wichita, Kansas 67213
7 & 8	ROBERTSON RESURVEY OF PART OF Fegtleys Addition	Calvin & Doris Kempton 1015 Ellis Wichita, Kansas 67211
5 & 6	ROBERTSON RESURVEY of part of Fegtleys Addition	A. L. & Lula E. McClellan Address Unknown <i>not in phone book SD</i>
3 & 4, & West 80' of Lots 1 & 2	ROBERTSON RESURVEY of part of Fegtleys Addition	Franklin F. & Mildred E. Murphy 1206 South Water Wichita, Kansas 67213
East 60' of Lots 1 & 2	ROBERTSON RESURVEY of part of Fegtleys Addition	Maude M. Bishop Address Unknown <i>not in phone book SD</i>



Dated at Wichita, Kansas, this 23rd day of April, 1976, at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

By *Quita Gray*  
Asst. Sec. ag

Tracer No. 33206

FORM 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.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
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82A	500.00
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Name

Address

Type

Due Date

Comments:

Date

By