

BZA 17-83 - Holly Mountain Homes, Inc
1367 North Edgemoor, Wichita, Kansas,
requests a variance to reduce the
required number of off-street parking
spaces from 8 to 3, on property zoned
the "C" Commercial District and

POSTED
5-12-83

ACTION

BZA. 17-83 APPROVED 5-31-83
DATE

5450B

20014 Sec. 6-8-83
Checked 6-8 ant
Shot 6-8
Recorded 10-16-83

Map No. 5450
 Sec. 5
 Twp. 27
 Range 1E

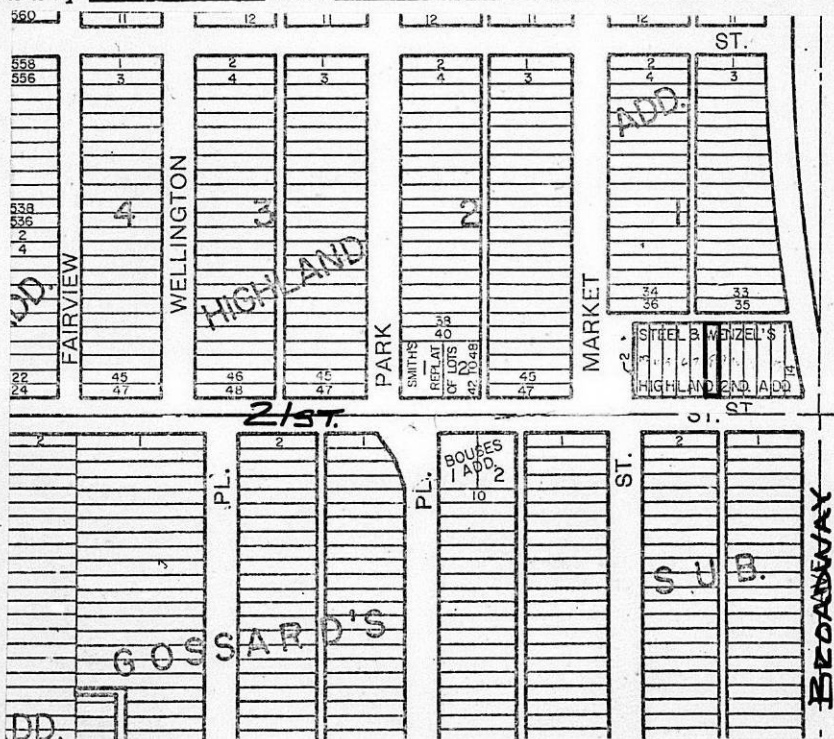
BZA- 17-83
 SCZ- _____
 CU- _____
 Filed _____

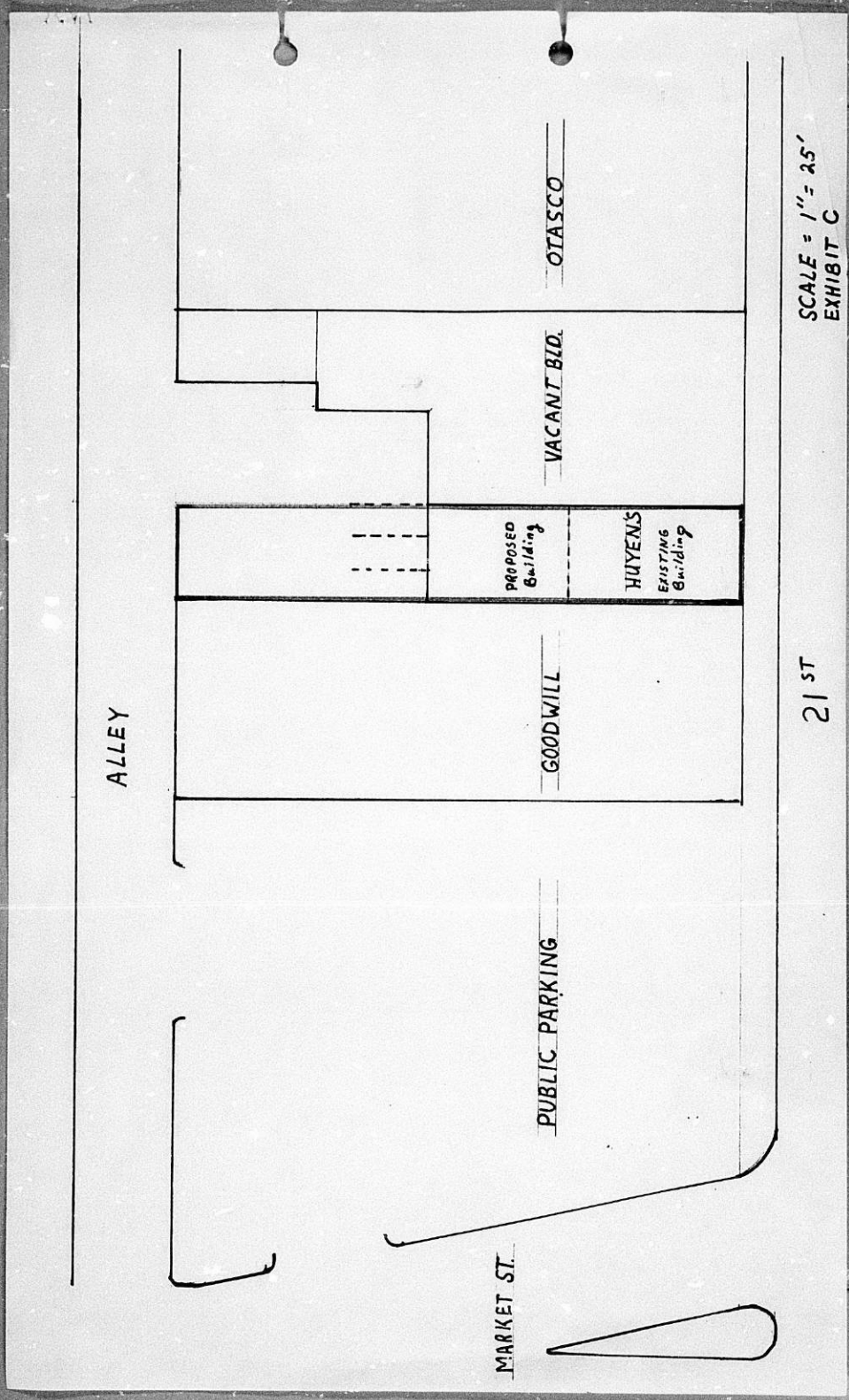
AREA DATA:

1. Acres: 0.09 (33 ft. by 130 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East _____ South _____
 West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: _____
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____





ALLEY

MARKET ST.

PUBLIC PARKING

GOODWILL

VACANT BLD.

OTASCO

PROPOSED
Building

HUYENS'S
EXISTING
Building

21ST

SCALE = 1" = 25'
EXHIBIT C

June 6, 1983

Holly Mountain Homes, Inc.
1367 Edgemoor
Wichita, Kansas 67208

Re: BZA 17-83 - Request for Variance

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 31, 1983.

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

Encl.

cc: Frank J. Lies, 1367 Edgemoor, Wichita, Ks.
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 17-83

WHEREAS, Holly Mountain Homes, Inc., 1367 Edgemoor, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 8 to 3 on property zoned the "C" Commercial District and legally described as follows:

Lot 8 and the west 1.28' of Lot 9, Steel Swentzell's Highland 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 21st Street and west of Broadway (220 East 21st Street).

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 31, 1983, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance 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 inasmuch as the original structure and most adjacent properties were constructed before the off-street parking requirements were established. The restriction of the size of the property prevents any additional parking to be provided; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the adjacent properties are also limited in the amount of parking that can be provided but all share the use of a public parking lot; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant could not add to the existing building even though only 30% of the property is not covered by the building; 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 due to the fact that the expansion of the building will not interfere with any easements or public right-of-way and the improvements will be in the public interest; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as adequate parking is located within 50' of the building to compensate for the lack of on-site parking; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, 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 this request for a variance to reduce the required number of off-street parking spaces from 8 to 3 on property zoned the "C" Commercial District and legally described as:

Lot 8 and the west 1.28' of Lot 9, Steel Swentzell's Highland
2nd Addition to Wichita, Sedgwick County, Kansas. Generally
located on the north side of 21st Street and west of Broadway
(220 East 21st Street).

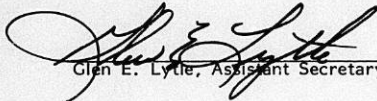
be approved subject to the following conditions:

1. The addition shall not exceed 925 square feet and shall only serve the one use that is presently located on the property and not a second use.
2. The off-street parking spaces and the access drives to the spaces shall be surfaced as required by ordinance.

ADOPTED AT WICHITA, KANSAS, this 31st day of May, 1983.


Tom Jacoby, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE May 26, 1983

TO Glen Lytle, Special Assistant for Zoning
FROM Clemencia L. Prieto, Administrative Aide III

SUBJECT BZA 17-83 North Side of 21st
Street North and West of Broadway.

At its Thursday, May 19th meeting, CPO Council Area "J" voted 8-0 to recommend denial of the variance request to reduce the required number of off-street parking spaces from 8 to 3.

One area resident was present to speak in opposition to the request. He noted that area businesses will be affected by having additional parking shortage.

Frank J. Lies, agent, was not present at the time the Council considered the request. He was present later in the evening and discussed the application with the Council and answered questions.

Please provide the Council's recommendations to the Board of Zoning Appeals when it considers the case on May 31st.

Clemencia L. Prieto
Clemencia L. Prieto
Administrative Aide III

CLP.

RECEIVED

MAY 27 1983

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 17-83

APPLICANT: Holly Mountain Homes, Inc., 1367 Edgemoor, Wichita, Kansas.

AGENT: Frank J. Lies, 1367 Edgemoor, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 8 to 3.

GENERAL LOCATION: On the north side of 21st Street North and west of Broadway (220 East 21st Street North).

ZONING: Subject property is zoned the "C" Commercial District as are all adjacent properties.

LAND USE: Subject property is an existing tailor shop. Adjacent properties are developed with commercial uses.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required off-street parking spaces from 8 spaces to 3 spaces in order to enlarge the existing building. The property is one of many in the older parts of the city that was originally constructed prior to any requirement for off-street parking on properties without separation and immediately adjacent to the street right-of-way line. In this case the property is only 26' in width, but does have sufficient space to the rear to provide 3 parking spaces.

It should be noted that the property is located within 50' of a public parking lot that has been developed to help the general parking problem of the area. The existing building, plus the addition, will be approximately 2,000 square feet of floor area. This will permit the lessee to store its goods on the premises rather than lease additional space at another location. Although only 3 parking spaces will be in conformance to the off-street parking standards, the space available will permit additional parking adjacent to the alley on an emergency basis.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the original structure and most adjacent properties were constructed before the off-street parking requirements were established. The restriction of the size of the property prevents any additional parking to be provided.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the adjacent properties are also limited in the amount of parking that can be provided but all share the use of the public parking lot to the west.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant could not add to the existing building even though only 30% of the property is not covered by the building.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the expansion of the building will not interfere with any easements or public right-of-way and the improvements will be in the public interest.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as adequate public parking is located within 50' of the building to compensate for the lack of on-site parking.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The addition shall not exceed 925 square feet and shall only serve the one use that is presently located on the property and not a second use.
2. The off-street parking spaces and the access drives to the spaces shall be surfaced as required by ordinance.

BZA CASE NO. 17-83

1 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

- NOTICES SENT TO CPO

18 NOTICES SENT TO ADJOINING PROPERTY OWNERS

28 TOTAL NOTICES SENT 5-11-83

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

May 11, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 17-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Holly Mountain Homes, Inc., 1367 North Edgemoor, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces from 8 to 3, on property zoned "C" Commercial District. A legal description of the applicant's property is as follows:

Lot 8 and the west 1.28' of Lot 9, Steel Swentzell's Highland
2nd Addition to Wichita, Sedgwick County, Kansas. Generally
located on the north side of 21st Street and west of Broadway
(220 East 21st Street).

This application has been assigned Case BZA 17-83. It will be considered by the Board of Zoning Appeals on May 31, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 17-83

CITY OF WICHITA, KANSAS

FILED 4-25-83

APPLICATION FOR VARIANCE

I. Name of Applicant Holly Mountain Homes, Inc.

Mailing Address 1367 N. Edgemoor 67209 Phone 686-6260

Name of Authorized Agent Frank J. Lies

Mailing Address 1367 N. Edgemoor Phone 686-6260

Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce to required number

of offstreet parking spaces from 8 to 3.

for property located on the north side of 21st Street and

west of Broadway (220' E. 21st St.)

and legally described as: Lot 8 and the west 1.28' of Lot 9,

Steel Swentzell's Highland 2nd Addition, Sedgwick County,

Kansas.

~~Tax Key Number. 2 2818.~~

in the City of Wichita; and which is presently zoned "C".

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. 36-596); and that the appropriate fee is herewith tendered;
- c. 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.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Holly Mountain Homes, Inc.

Authorized Agent Frank J. Lies Pres.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, APRIL 25 6 1983 together with appropriate fee of \$150.00.

Signed F. J. Lies

April 25, 1983

Board of Zoning Appeals
City of Wichita, Kansas

To Whom It May Concern:

We request a variance from the specific terms of Title 28, Section 2.12.590B of the zoning ordinance from 8 to 3 parking spaces for our property located at 220 E. 21st, Wichita, Sedgwick County, Kansas so that we may construct additional storage space for our tenant who is operating a tailor shop at that location.

The current number of parking spaces at this property is 3 and with this small addition (34.10' x 26') it will remain the same. More specifically:

This property is unique in the area in that it is 26' wide and 145' long and that the structure is attached by joint party wall agreements to adjacent buildings, which are much larger. The parking in the rear has been used only by the tenant and that the clients of the business currently use the city provided parking facility 50' west of the property, as shown in Exhibit "C". The public parking lot was provided for the use of the existing business in the area and the storage addition to the property requesting a variance will in no way cause additional use of the current parking lot but will allow the tailor shop to store its goods on the premises rather than lease additional space.

Should this variance not be granted it would cause undo hardship on the current owner because the tenant has stated his intention to vacate the property if additional storage cannot be provided. The current owner purchased this building in a completely rundown condition and has at considerable cost renovated the structure with new plumbing, roof, ceiling, wiring and carpet.

This addition will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the existing area do to the fact that it will be used as storage for an ongoing business and the granting of this variance will not oppose the general spirit and intent of Title 28 in the zoning ordinance in that the city has already provided public parking for the property some years ago.

Sincerely,

Frank J. Lies, Pres.

Holly Mountain Homes, Inc,
Frank J. Lies, President

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1, and Lot 2, except the east 4 feet		Steel & Swentzell's Highland 2nd Addition <i>back shop</i>	City of Wichita 455 N. Main Wichita, Kansas 67202
Lot 2, except the west 21 feet & lots 3, 4, & 5		"	same as above
Lots 6 & 7		"	Mary Margaret Morris Boyd 13 Douglas Ave. Wichita, Kansas 67207
Lot 8 & west 1.28 feet of lot 9		"	Holly Mountain Homes Inc. 1367 N. Edgemoor Wichita, Kansas 67208
Lot 9, except the west 1.28 feet & lot 10		"	J. W. Baum B. E. Baum 3101 N. Arkansas Wichita, Kansas 67204
Lot 11 & the west 10 feet of lot 12		"	M. Senditen J. Senditen Samuel H. Minsky Mishulam Riklis Abe Brand, trustees, Oreco Employees Retirement Trust <u>address unknown</u> same as above
the east 15 feet of lot 12 & all lots 13 & 14		"	same as above
the south 15 feet 1 of lot 20, & north 18 feet of lot 22	1	Highland Addition	James Allen Pepper Diane Pepper 3217 Cromwell Dr. Wichita, Kansas 67204
south 7 feet lot 22 1 & all lot 24	1	"	Teofilo Gabaldon Irene Gabaldon 2230 N. Market Wichita, Kansas 67219
Lot 26 & north 1/2 lot 28	1	"	John Savute 2457 N. Market Wichita, Kansas 67219
			John Savute, Jr. 4901 N. Woodlawn Wichita, Kansas 67220

Lot	Block	Addition	Property Owner
south $\frac{1}{2}$ lot 28, all lot 30 & north $\frac{1}{2}$ lot 32	1	Highland Addition	John F. Sheaks 1355 St. Andrews Dr. Wichita, Kansas 67230
			Arkabelle S. Clegg 2140 Wellington Place Wichita, Kansas 67203
south $\frac{1}{2}$ lot 32 & all lots 34 & 36	1	"	Cecil R. Hayes D.D.S., PA 2212 N. Market Wichita, Kansas 67219
Lot 19 & Lot 21	1	"	Rafael Lopez 3179 Range Rd. Wichita, Kansas 67216
Lots 23 & 25	1	"	Cyril V. Gruenbacher Ruth J. Gruenbacher 2219 N. Broadway Wichita, Kansas 67219
Lot 27	1	"	same as above
Lots 29 & 31	1	"	Belle Lancett 2108 Fairview Ave. Wichita, Kansas 67203
Lots 33 & 35	1	"	M. Sanditen J. Sanditen Samuel H. Minsky Mishulam Riklis Abe Brand, trustees Otsco Employees Retirement Trust address unknown
Lot 1 & lot 3, on Market		Gossard's Sub. of Gossard's	E.S. Concepcion Lirio G. Concepcion 14809 Willowbend Circle Wichita, Kansas 67230
			Dre H. Chang Seunghi Chang 14501 Willowbend Circle Wichita, Kansas 67230
Lots 5, 7, 9 & 11 on Market		"	Mary Helen Burns Merle L. Burns 2124 Park Place Wichita, Kansas 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 2, 4, 6, 8, and north ½ lot 10, on Market		Gossard's Sub of Gossard's	Herman W. Beuttel Helen Gould Beuttel 209 E. 21st St. Wichita, Kansas 67214
south ¼ lot 10 & all lot 12, & north 19.4 feet of lot 14, on Market		"	Lenville E. Jenkins Helen B. Jenkins 1526 N. Market Wichita, Kansas 67214
Lots 1, 3, 5, 7, 9, 11, & lot 13 except the south 6 feet 3 & ¾ inches, on Broadway		"	Phil G. Ruffin 8450 Killarney Place Wichita, Kansas 67230

Page 4

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lot 8 and the west 1.28 feet of lot 9,
Steel and Swentzell's Highland 2nd Addition,
Sedgwick County, Kansas,

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 22nd day of April, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By *Curtis O. Simmons*
Vice President

Order No: 319226
cf

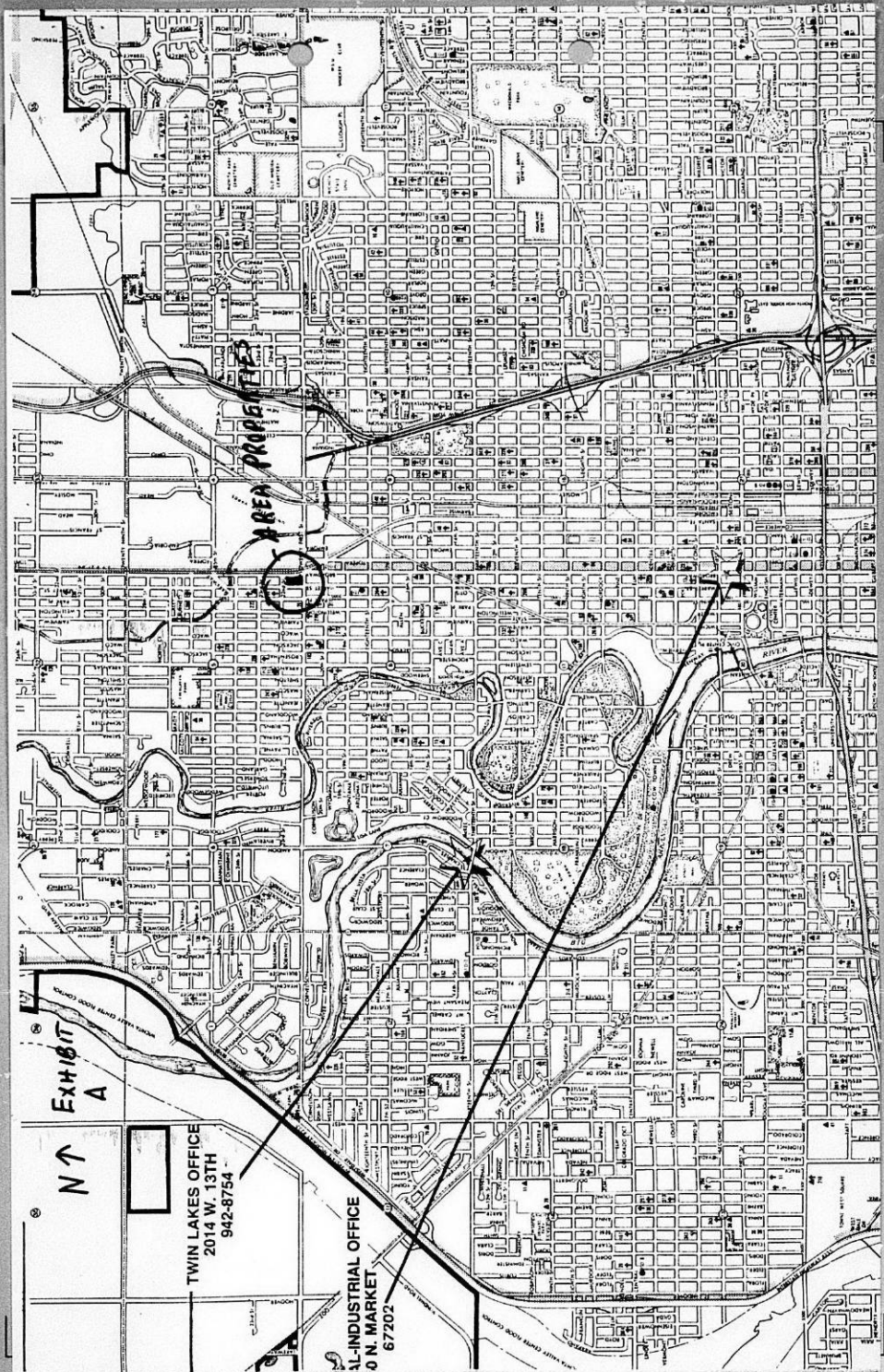
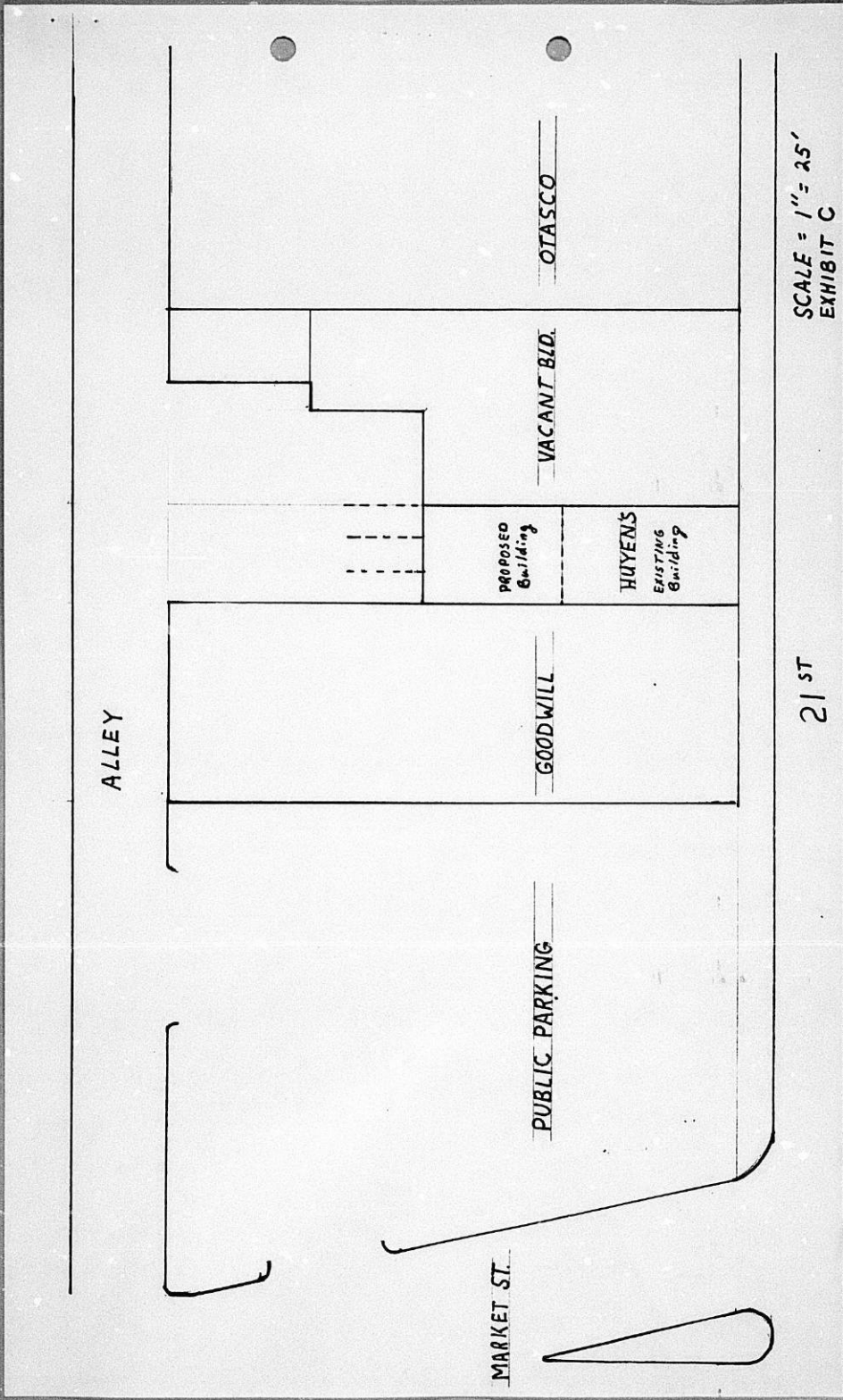


EXHIBIT
A

N ↑

TWIN LAKES OFFICE
2014 W. 13TH
942-8754

AL-INDUSTRIAL OFFICE
10 N. MARKET
67202



BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Holly Mountain Homes, Inc.

Mailing Address 1367 N. Edgemoor Phone 686-6260

Name of Authorized Agent Frank J. Lies

Mailing Address 1367 N. Edgemoor Phone 686-6260

Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce to required number
of offstreet parking spaces from 8 to 3.

for property located on the north side of 21st Street and
west of Broadway (220' E. 21st St.)

and legally described as: Lot 8 and the west 1.28' of Lot 9,
Steel Swentzell's Highland 2nd Addition, Sedgwick County,
Kansas.

Tax - Key Number: 2 - 2818

in the City of Wichita; and which is presently zoned "C"

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. 36-596); and that the appropriate fee is herewith tendered;
- c. 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.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Holly Mountain Homes, Inc.

Authorized Agent

Frank J. Lies Pres.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, _____ (a.m.-p.m.), _____, 19____, together with appropriate fee of _____.

Signed _____

April 25, 1983

Board of Zoning Appeals
City of Wichita, Kansas

To Whom It May Concern:

We request a variance from the specific terms of Title 28, Section 2.12.590B of the zoning ordinance from 8 to 3 parking spaces for our property located at 220 E. 21st, Wichita, Sedgwick County, Kansas so that we may construct additional storage space for our tenant who is operating a tailor shop at that location.

The current number of parking spaces at this property is 3 and with this small addition (34.10' x 26') it will remain the same. More specifically:

This property is unique in the area in that it is 26' wide and 145' long and that the structure is attached by joint party wall agreements to adjacent buildings, which are much larger. The parking in the rear has been used only by the tenant and that the clients of the business currently use the city provided parking facility 50' west of the property, as shown in Exhibit "C". The public parking lot was provided for the use of the existing business in the area and the storage addition to the property requesting a variance will in no way cease additional use of the current parking lot but will allow the tailor shop to store its goods on the premises rather than lease additional space.

Should this variance not be granted it would cause undo hardship on the current owner because the tenant has stated his intention to vacate the property if additional storage cannot be provided. The current owner purchased this building in a completely rundown condition and has at considerable cost renovated the structure with new plumbing, roof, ceiling, wiring and carpet.

This addition will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the existing area do to the fact that it will be used as storage for an ongoing business and the granting of this variance will not oppose the general spirit and intent of Title 28 in the zoning ordinance in that the city has already provided public parking for the property some years ago.

Sincerely,

Frank J. Lies Pres.

Holly Mountain Homes, Inc.
Frank J. Lies, President

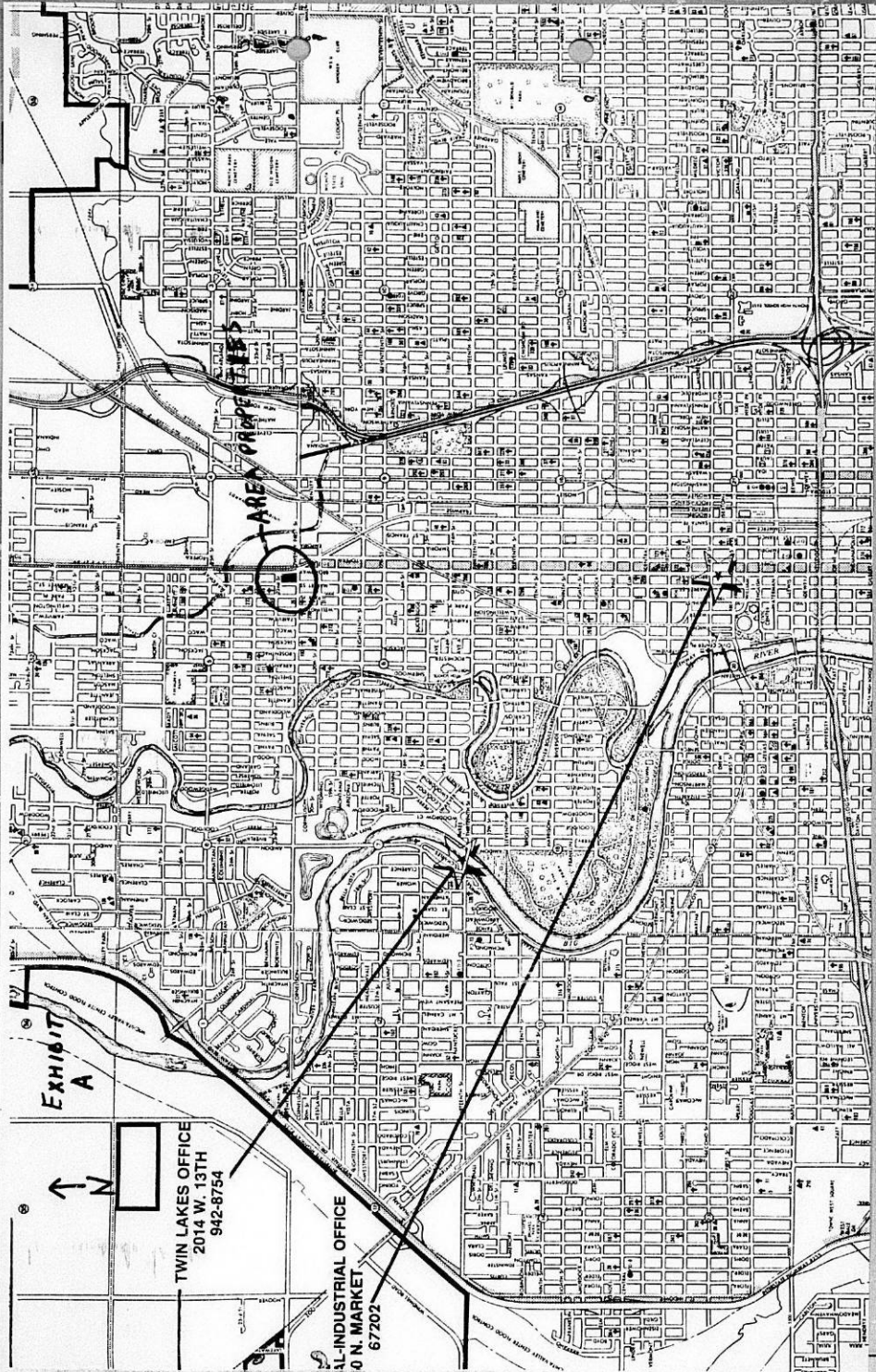


EXHIBIT
A



TWIN LAKES OFFICE
2014 W. 13TH
942-8754

AL-INDUSTRIAL OFFICE
10 N. MARKET
67202

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Lot 1, and Lot 2, except the east 4 feet		Steel & Swentzell's Highland 2nd Addition	City of Wichita 455 N. Main Wichita, Kansas 67202
Lot 2, except the west 21 feet & lots 3, 4, & 5		"	same as above
Lots 6 & 7		"	Mary Margaret Morris Boyd 13 Douglas Ave. Wichita, Kansas 67207
Lot 8 & west 1.28 feet of lot 9		"	Holly Mountain Homes Inc. 1367 N. Edgemoor Wichita, Kansas 67208
Lot 9, except the west 1.28 feet & lot 10		"	J. W. Baum B. E. Brum 3101 N. Arkansas Wichita, Kansas 67204
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the east 15 feet of lot 12 & all lots 13 & 14		"	same as above
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			John Savute, Jr. 4901 N. Woodlawn Wichita, Kansas 67220

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Lots 23 & 25	1	"	Cyril V. Gruenbacher Ruth J. Gruenbacher 2219 N. Broadway Wichita, Kansas 67219
Lot 27	1	"	same as above
Lots 29 & 31	1	"	Belle Lancett 2108 Fairview Ave. Wichita, Kansas 67203
Lots 33 & 35	1	"	<i>Returned</i> M. Sanditen J. Sanditen Samuel H. Minsky Mishulam Riklis Abe Brand, trustees Otesco Employees Retirement Trust address unknown
Lot 1 & lot 3, on Market		Gossard's Sub. of Gossard's	E.S. Concepcion Lirio G. Concepcion 14809 Willowbend Circle Wichita, Kansas 67230
			Dre H. Chang Seunghi Chang 14501 Willowbend Circle Wichita, Kansas 67230
Lots 5, 7, 9 & 11 on Market		"	Mary Helen Barns Merle L. Barns 2124 Park Place Wichita, Kansas 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 2, 4, 6, 8, and north $\frac{1}{2}$ lot 10, on Market		Gossard's Sub of Gossard's	Herman W. Beuttel Helen Gould Beuttel 209 E. 21st St. Wichita, Kansas 67214
south $\frac{1}{2}$ lot 10 & all lot 12, & north 19.4 feet of lot 14, on Market		"	Lenville E. Jenkins Helen B. Jenkins 1526 N. Market Wichita, Kansas 67214
Lots 1, 3, 5, 7, 9, 11, & lot 13 except the south 6 feet 3 & $\frac{3}{4}$ inches, on Broadway		"	Phil G. Ruffin 8450 Killarney Place Wichita, Kansas 67230

Page 4

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Steel and Swentzell's Highland 2nd Addition,
Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 22nd day of April, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By *Curtis O. Simmons*
Vice President

Order No: 319226
cf

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM Z-021 PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

WICHITA - SEDGWICK COUNTY

W SC

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

PROVED LEFT
NO ADDRESS
RETURN TO SENDER

RECEIVED

MAY 20 1983

METROPOLITAN PLANNING
ROUTE 17-83

LAN 00 112408N1 05/14/83

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Belle Lancett
2108 Fairview Avenue
Wichita, Ks. 67203

WICHITA, KS
PM
13 MAY
1983

WICHITA, KS
MAY 14 1983
20

314
dm

Not@ this
address