

BZA 21-76 - KANSAS STATE NETWORK REQUESTS A Variance to permit 92 parking spaces in lieu of 105 spaces on property generally located on the west side of Main Street and north and south of 9th Street

*POSTED
6-14-76
MAD ✓
E.I ✓
8-13-76*

ACTION

BZA 21-76 *Approved* DATE *12-2-76*

M.A. _____
B.C.C./B. CO. C. _____

Map No. 5449
 Sec. 17
 Twp. 27
 Range 1E

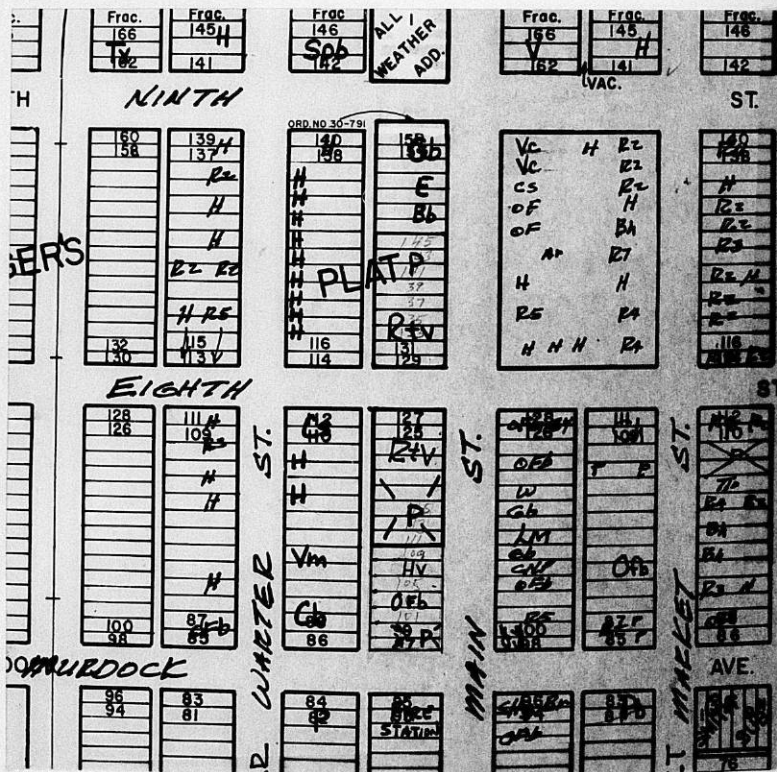
BZA- 21-76
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

- Acres: 1.4 (130 ft. by 470 ft.)
- Adjoining Zoning: E _____ S _____ W _____ N _____
- Land Use: East SINGLE & MULTI FAM & GENL. BUSIN. South PLUMBING SHOP & OFFICE
 West SINGLE FAM & STORAGE YARD North BARBER SHOP & APPLIANCE SH.
- Sketch Plan Land Use is for: _____
- Present Land Use is for: TELEVISION STATION
- Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



KANSAS STATE NETWORK, INC.

833 & 905 NORTH MAIN
PARKING SPACE SURVEY
AS OF 10:00 A.M. DAILY

<u>DATE</u>	<u>PARKING SPACES AVAILABLE</u>
June 15, 1976	26
June 16, 1976	25
June 17, 1976	31
June 18, 1976	29
June 21, 1976	21
June 22, 1976	34
June 23, 1976	33
June 24, 1976	32
June 25, 1976	39
June 28, 1976	25
June 29, 1976	28
June 30, 1976	29
July 1, 1976	36
July 2, 1976	32
July 5, 1976	HOLIDAY
July 6, 1976	35
July 7, 1976	34
July 8, 1976	33
July 9, 1976	34
July 12, 1976	38
July 13, 1976	39
July 14, 1976	36
July 15, 1976	36



RESOLUTION NO. BZA 21-76

WHEREAS, Kansas State Network, Inc., P.O. Box 333, 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 105 spaces to 92 spaces on property zoned the "C" Commercial District, and legally described as follows:

Odd numbered Lots 111 through 145, on
Main Street, in Munger's Original Town
of Wichita, Sedgwick County, Kansas.
Generally located at the northwest and
southwest corners of Main and 8th 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 July 27, 1976, 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 this specific business does not generate the high volume traffic normally found in the commercial district, and the off-street parking facilities appear sufficient to provide adequate parking for employees and visitors even though the requirements of the ordinance are not met; 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 there would reportedly be no increase in employment, and therefore, no increased parking needs; 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 owner represented in the application inasmuch as they would be required to acquire additional property for what would be surplus parking in order to provide much needed fabrication and storage space; 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 situation that presently exists would be substantially unchanged with no increased demand for on-street parking; 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 the above four conditions are found to exist; 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.

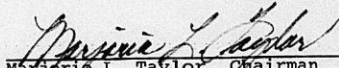
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 105 spaces to 92 spaces on property zoned the "C" Commercial District and legally described as follows:

Odd numbered Lots 111 through 145, on Main Street, in Munger's Original Town of Wichita, Sedgwick County, Kansas. Generally located at the northwest and southwest corners of Main Street and 8th Streets,

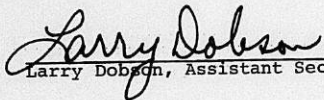
be approved, subject to the following conditions:

1. The variance shall be granted for the intended use of television studio, offices, and related use only, and if the use of the property changes the resolution for approval shall become null and void, and any other use be required to provide the required off-street parking spaces prior to the issuance of an occupancy permit.
2. Any future expansion of floor area on subject property shall comply with the off-street parking requirements for such expansion.

ADOPTED AT WICHITA, KANSAS, this 27th day of July, 1976.


Marjorie L. Taylor, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

August 5, 1976

Mr. F. Lynn Markel
P. O. Box 333
Wichita, Kansas 67201

Subject: Case No. BZA 21-76
Request for Variance

Dear Mr. Markel:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 27, 1976, in connection with your request for a variance to reduce the required number of off-street parking spaces from 105 spaces to 92 spaces on property zoned the "C" Commercial, and generally located at the northwest and southwest corners of Main and 8th 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 questions concerning this matter, please call our office.

Sincerely,

Larry Dobson
Assistant Secretary

LD:bh
Encl.

cc: Kansas State Network, Inc., P.O. Box 333, 67201
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE July 22, 1976



TO Larry Dobson, Metropolitan Area Planning Department
FROM David Furnas, Citizen Participation Coordinator.

SUBJECT Board of Zoning Appeals Case No.
BZA 25-76 and BZA 21-76

Council Area "L" reviewed BZA 25-76 and BZA 21-76 at its meeting July 19, 1976, and chose not to take any official action on these two cases because area residents did not appear and request action by the Council. The Council does not think a position can be justified without area residents input.

David Furnas
Citizen Participation Coordinator

DF:WG:sm



XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

455 N. Main, Tenth Floor

July 29, 1976

Mr. F. Lynn Markel
P.O. Box 333
Wichita, Kansas 67201

Subject: Case No. BZA 21-76
Request for Variance

Dear Mr. Markel:

At the regular meeting of the Board of Zoning Appeals on July 27, 1976, your request for a variance to reduce the required number of off-street parking spaces from 105 spaces to 92 spaces on property zoned the "C" Commercial, and generally located at the northwest and southwest corners of Main and 8th Streets was considered.

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

1. The variance shall be granted for the intended use of a television studio, offices, and related use only, and if the use of the property changes the resolution for approval shall become null and void, and any other use be required to provide the required off-street parking spaces prior to the issuance of an occupancy permit.
2. Any future expansion of floor area on subject property shall comply with the off-street parking requirements for such expansion.

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.

Mr. F. Lynn Markel
July 29, 1976
Page 2

If you have any questions, please call our office.

Very truly yours,



Larry Dobson
Assistant Secretary

LD:bh

cc: Kansas State Network, Inc., P.O. Box 333, 67201
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection

SECRETARY'S REPORT
CASE NO. B7A 21-76

APPLICANT: Kansas State Network, Inc., P.O. Box 333, Wichita, Kansas.

AGENT: F. Lynn Markel, P.O. Box 333, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, Kansas, to reduce the required number of off-street parking spaces from 105 to 92 spaces.

GENERAL LOCATION: Northwest and Southwest corners of Main and 8th Streets.

ZONING: Subject property is zoned the "C" Commercial District, as are the properties to the north, south, and east. Property to the west is zoned the "E" Light Industrial District.

LAND USE: Subject property contains a television station and corporate headquarters. South is a plumbing shop. East is single and multiple family residential development and assorted general business establishments. North is a barber shop and appliance sales business. West is single family development and an equipment storage yard.

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 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 affect 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 applicants are requesting a reduction of required off-street parking from 105 spaces to 92 spaces in connection with the construction of an addition to the studio building of KARD-TV.

Subject property is comprised of two parcels, one located at the northwest corner of Main and 8th Street contains the corporate headquarters for the Kansas State Network, and the other situated across the street at the southwest corner of this intersection contains the production studio building which is being enlarged. The combined total number of parking spaces on these sites is 92 spaces. The proposed addition will bring the total off-street parking requirement to 105 spaces. The off-street parking requirement is computed on the basis of 1 off-street parking space for each 250 square feet of floor area.

In their statement of justification, the applicants state that the proposed expansion will provide space for the storage and fabrication of stage props, as well as a place to park their mobile camera truck. Stage props are presently constructed and stored in the studio building in close proximity to the other television work areas, which reportedly creates a serious nuisance and interferes with television production and related work. The mobile camera truck, filled with valuable television equipment is presently parked outdoors, thereby exposing it to weather, theft and vandalism. The new addition would have space to park the truck inside.

The applicants point out that no new employees are to be hired as a result of this proposed building expansion, but rather those now engaged in prop fabrication would just change their work location to the new building. They contend that the available amount of off-street parking is, and will be adequate to serve the parking needs of their employees and visitors, and point out that the parking lot at the corporate headquarters has a number of parking spaces available every day. This building has 21 employees and 51 parking spaces.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to find uniqueness in this instance, but that it may be unique inasmuch as this specific business does not generate the high volume traffic normally found in the commercial district, and the off-street parking facilities appear sufficient to provide adequate parking for employees and visitors even though the requirements of the ordinance are not met.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested may not have an adverse affect on the rights of

adjacent property owners inasmuch as there would reportedly be no increase in employment, and therefore, no increased parking needs.

HARDSHIP:

It is the opinion of the Secretary that the strict enforcement of the zoning ordinance may constitute an unnecessary hardship upon the applicants if they are required to acquire additional property for what would be surplus parking in order to provide much needed fabrication and storage space.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of this variance would not adversely affect the public interest inasmuch as the situation that presently exists would be substantially unchanged with no increased demand for on-street parking.

SPIRIT AND INTENT:

It is the opinion of the Secretary that if the above four conditions are found to exist, the granting of the variance would not be opposed to the general spirit and intent of the zoning ordinance.

RECOMMENDATION:

If the Board finds all five conditions to exist, it is recommended that the following items be considered as conditions of approval:

1. The variance shall be granted for the intended use of a television studio, offices, and related use only, and if the use of the property changes the resolution for approval shall become null and void, and any other use be required to provide the required off-street parking spaces prior to the issuance of an occupancy permit.
 2. Any future expansion of floor area on subject property shall comply with the off-street parking requirements for such expansion.
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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 12, 1976

TO David L. Furnas, CPO Coordinator
FROM Larry Dobson, Assistant Secretary, BZA

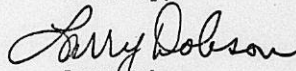
BZA 21-76

SUBJECT Notice of upcoming Board of Zoning Appeals cases.

Attached are notices of six new cases to be considered at the Board of Zoning Appeals meeting of July 27, 1976.

The sketch maps of the area, which are normally provided with the notices, have not been prepared as of this date but will be available to the area coordinators upon request.

Sincerely,



Larry Dobson
Assistant Secretary

LD:el
Att.

BOARD OF ZONING APPEALS
TENTH FLOOR, CITY HALL
455 North Main, Wichita, Kansas 67202

July 6, 1976

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 21-76

An application has been filed by Kansas State Network, Inc., P.O. Box 333, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required number of off-street parking spaces from 105 spaces to 92 spaces on property zoned the "C" Commercial District, and legally described as follows:

Odd numbered Lots 111 through 145, on Main Street, in Munger's Original Town of Wichita, Sedgwick County, Kansas. Generally located at the northwest and southwest corners of Main Street and 8th Street.

This application has been assigned Case No. BZA 21-76, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 27, 1976, at 1:30 p.m., in the Public Meeting 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.

Jack H. Galbraith
Secretary

32 notices sent to adjoining property owners
10 sent to MAPC members
42 notices sent on July 6, 1976, BZA 21-76

1 notice to Jerry Cole - mid town Assoc

Map 5448

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant ✓ Kansas State Network, Inc.
 Mailing Address P. O. Box 333, Wichita, Kansas 67201 Phone (316) 265-5631
 Name of Authorized Agent ✓ F. Lynn Markel
 Mailing Address P. O. Box 333, Wichita, Kansas 67201 Phone (316) 265-5631
 Relationship of applicant to property is that of Lessee
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to permit 92 parking spaces to be adequate in lieu of the 105 spaces required by zoning ordinance.

for property located at 833 North Main and 905 North Main

and legally described as: Lots 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, and 145.

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

- 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 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.

KANSAS STATE NETWORK, INC.

Applicant

F. Lynn Markel, V.P.
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:00 (a.m. - P.M.), 6/9 19 76 together with appropriate fee of \$50.00.

Larry Dobson
Signed

STATEMENT OF JUSTIFICATION

The following statement of justification for variance is organized according to the five conditions as required in the instructions for variance requests:

1. Television stage props are presently constructed and stored in the studio building of KARD-TV. Due to the proximity of the present workshop to the newsroom, news photo department, film lab, and other television work areas, the noise and sawdust create a serious nuisance and interfere with work.

For the continued smooth operation of the production department with an increasing stockpile of props, a new warehouse and prop fabrication area is sorely needed. An all-metal building is planned for erection adjacent to the existing brick and block structure. An overhead door will be installed to the west, 10 feet from the alley easement, to permit the mobile camera truck to be parked inside the new building. The new building will provide storage space for all props as well as a fabrication area, both shielded from the television studios.

No new employees will be hired, since the same people presently constructing props in the existing building will work in the new building. As stated above, a major portion of the new building will be used for vehicle and prop storage rather than as a work area.

2. Because no new employees will be added, no additional offstreet parking will be used, and the new warehouse facility will not be used for any type of solicitation, the rights of adjacent property owners or residents will not be adversely affected.
3. Continued use of the existing building seriously cramps the prop fabrication process and results in noise interruption of television production and related work. Mobile vans filled with valuable television equipment are exposed to weather, theft and vandalism.
4. The variance will not, in our opinion, adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. In fact, it will provide an improvement in many of these areas for our employees presently adversely affected by the dust and noise.
5. It is realized that the general spirit of the zoning ordinance (Title 28) is to furnish enough parking spaces to accommodate the requirements of the building residents. Under the ordinance, based on building square footage, 105 parking spaces are required for the new warehouse and the existing buildings at 833 and 905 North Main combined. Presently we have 92 parking spaces. The difference of 13 spaces is not required since no new employees will be hired as a result of building the new warehouse. We wish to point out that there are a number of empty spaces available every day at the corporate headquarters building at 905 North Main. The building at 905 North Main houses 21 employees and has 51 parking spaces.



434 N. MAIN
WICHITA, KANSAS 67202
267-8371

TITLE INSURANCE — ABSTRACTING ORDER AND INVOICE

Billing Date 6-9-76
Order Date 6-4-76

№ 238332

Wanted **RUSH**

CHARGE TO Kansas State Network
P.O. Box 333

Abstracting Charges

DESCRIPTION

350' Radius of: Lots 111, 113, 115, 117, 119, 121, 129, 131, 133, 135, 137, 139, 141, 143 and 145, on Main Street, in Munger's Original Town of Wichita, Sedgwick County, Kansas.

Entries
Certification
Dist. Court Proceedings
Prob. Court Proceedings
Plat
Cf. of Title
Judg.'s Search
Contract

Papers Left

Com./Ins.

Extend Spec. Cff. Cff. Ownership XX Plat Cff. of Title Pay Taxes
New Abst. Supl. Comply with Req. Hold/Rel.

Owner's

Mitgee's:

Call when ready (Lanua) 265-5631

TOTAL \$180 00

Deliver to



ABSTRACT AND TITLE CO., INC.
434 NORTH MAIN
PHONE 267-8371

Larry Dobson,

Since there was not sufficient time for retyping. I have marked in pencil those lots to be deleted. It was not made clear at the time of order this was for a variance rather than rezoning.

Wanda Herrman

Wanda Herrman
Security Abstract & Title

O W N E R S H I P L I S T

Tract	Property Owner
<p>Beginning 65 ft. South of the Northeast corner of City Park, Munger's Original Town, West 132 feet, South 50 feet, East 132 feet, North 50 feet to point of beg.</p>	<p>F. R. Aksamit and Rebecca E. 1011 N. Main 67203</p>
<p>A tract beginning 152 feet North of the Southeast corner of the tract known as City Park in Munger's Original Town, now City of Wichita, thence West 132 feet; thence North 68 feet; thence East 132 feet; thence South 68 feet to beginning</p>	<p>Francis R. Aksamit and Rebecca E. 1011 N. Main 67203</p>
<p>The North 56½ feet of the West Half of City Park, Munger's Original Town</p>	<p>✓ Richard Dermody, Lee Dermody and Clementine Dermody Straw 141 Lulu 67211</p>
<p>Beginning 88 feet East of the intersection of the North line of Walnut Street, now 8th Street with the East line of Court now Mian Street, thence North 58 feet, East 44 feet, South 58 feet, West 44 feet to beg.</p>	<p>✓ Paul R. Wilt and Mary B. Wilt 2419 N. Fountain 67220</p>
<p>Beginning 152 feet North of the Northeast corner of Main & 8th Street, North 50 ft. to alley, East 132 feet, South 50 feet, West 132 feet to beginning</p>	<p>✓ Max U. Shannon & Leona M. 918 N. Main 67203</p>
<p>Beg. 58 feet North of the intersection of the North line of Walnut now 8th Street with the East line of Court now Main, North 44 feet, East 132 feet, South 44 feet, West 132 feet</p>	<p>✓ Jay C. McGee & Mary Jane 1218 West First 67203</p> <p style="margin-left: 20px;"><i>not in phone book not in C.D. not in S.D.</i></p>
<p>Beginning 131½ feet South of the Northwest corner of City Park in Mungers Original Town thence East 132 feet, South 70 feet, West 132 feet, thence North to the point of beg.</p>	<p>World Wide Enterprises of Kansas Inc Address Unknown</p>
<p>Beginning 56½ feet South of the Northwest corner of City Park, Munger's Original Town East 132 feet to a 20 foot alley, South 25 feet, West 133 feet to Main Street, North 25 feet to beginning</p>	<p>✓ Earl W. Hamman Inc. 928 N. Main 67203</p>
<p>Beginning 81½ feet South of the Northwest corner of City Park, Munger's Original Town thence East 132 feet to 20 foot alley, South 50 feet, West 132 feet to Main Street North 50 feet to beginning</p>	<p>✓ Jewel Hamman 928 N. Main 67203</p>
<p>The East 44 feet of the West 88 feet of the South 58 feet of the West Half of City Park, Munger's Original Town</p>	<p>✓ Leonard W. Denny & Lucile 915 N. Market 67203</p>

Tract	Property Owner
The North 50 feet of the South 152 ft. of the West 132 feet of the West Half of City Park, Munger's Original Town	✓ Joseph C. Greer & Lois E. 908 N. Main 67203
The South 58 feet of the West 44 feet of the West Half of City Park, Munger's Original Town	✓ Irene Wightman 1544 South Lake Howard Drive Winter Haven, Florida
Beginning at the Southeast corner of City Park, Munger's Original Town, X North 102 feet, West 132 feet, South 102 feet, East 132 feet to point of beg.	John W. Steele 1632 Westlynn 67212
Beginning 145 feet South of the Northeast corner of City Park, Munger's Original Town, West 132 feet, South 55 feet, X East 132 feet to Market Street, North 55 feet to beginning	Frank E. Furstenburg & Marguerite 519 N. Pershing 67208
Beginning at the Southeast corner of City Park, Munger's Original Town, X North 152 feet for point of beginning, West 134 feet, North 50 feet, West 8 feet, North 18 feet, East 142 feet, South along Market Street to beginning, except the East 132 feet	James R. Nuttle Address Unknown
✓ The East 132 feet of the North 50 feet of the South 152 feet of the East Half of City Park, Munger's Original Town	Leonard W. Denny & Lucile 108 East 8th Street 67203
X The North 65 feet of the East 132 feet of the East Half of City Park, Munger's Original Town	John Katras and Sue 937 N. Market 67203
✓ Lots 85,87, Market Munger's Original Town 89,91,93,95 97,99,101, 103 & 105	Berry Properties 829 N. Market 67203
✓ 107,109 Market Munger's Original Town 111	Wichita York Rite Inc. 341 N. Market 67203
X 78,80, Water Same 82,84	City of Wichita 455 N. Main 67202
86,88,90 Water Same 92,94 and S½ 96	Board of Trustees Thomas Hopkins ✓ Post No. 4 of American Legion 816 N. Water 67203
N 15' 96 Water Same all 98,100 102	✓ Frederick Plumbing & Heating Inc. 815 N. Main 67203
104 Water Same	Marie Pierce (deceased)

Lot	Street	Addition	Property Owner
108	Water	Munger's Original Town	Clayton Duley <i>not in phone book</i> Address Unknown <i>not in C.D.</i>
110, 112	Water	Same	Trustees Tabernacle Baptist Church Address Unknown <i>C/O 1817 N. Volusia</i>
114	Water	Same	Samuel T. Luinstra & Helen L. 1102 N. Gow 67203
116	Water	Same	E. E. Vliet & Mary Ann 502 East 33rd North 67204
118	Water	Same	Fred M. Aley & Penelope <i>not in phone book</i> Address Unknown
120	Water	Same	Samuel T. Luinstra and Helen 1102 N. Gow 67203
122	Water	Same	Same
124	Water	Same	Elnora Andrews <i>not in phone book</i> Address Unknown <i>not in C.D.</i>
126	Water	Same	Merton Stewart <i>not in phone book</i> Address Unknown <i>not in C.D.</i>
S ½ 128	Water	Same	Dorothy O'Dell <i>not in phone book</i> Address Unknown <i>not in C.D.</i>
N ½ 128	Water	Same	Willamae Metcalfe 926 N. Water 67203
130	Water	Same	Same
132	Water	Same	Wester Caldwell & Lillie May 930 N. Water 67203
134	Same	Same	Same
S 3' 136	Same	Same	Mary E. Dawson <i>not in phone book</i> Address Unknown <i>not in C.D.</i>
N 27' 136	Same	Same	Hattie Spencer, Address Unknown <i>not in phone book</i>
S 20' 138	Same	Same	Same <i>not in C.D.</i>
W ½ N10' 138	Same	Same	Marie Pierce, deceased <i>not in C.D.</i>
W ½ 140	Same	Same	Same
E ½ N10' 138	Same	Same	Hughlyne Moon Rambo & Earlie 115 West 9th 67203
E ½ 140	Same	Same	Same

Lot	Street	Addition	Property Owner
X 142, 144, 146 & vac alley adj on E	Water	Munger's Original Town	Unified School District # 259 428 S. Broadway 67202
X 85,87 89,91	Water	Same	Oxrell, Ward & O'Neale Insurance Inc 200 West Mrudock 67203
X 95,93 S 20' 97	Same	Same	Board of Trustees Thomas Hopkins Post #4 American Legion 816 N. Water 67203
X N 10' 97, all 99	Same	Same	Muriel G. McAdams 639 N. Water 67203
X 101, 103	Same	Same	Jessie J. Miller Route 2, Douglass, Ks.
X 105, 107	Same	Same	Benjamin Calvin Hamilton Willa Beatrice Hamilton 837 N. Water 67203
X W 33' 109, 111	Same	Same	Gary G. Hamilton 1209 Apache 67207
X E 99' 109, 111	Same	Same	Lorenzo Anderson & Mollie 839 N. Water 67203
X 113,115 117,119	"	Same	Harold Perry & Shirley Ann 6406 East 11th 67206
X 121, 123	Same	Same	Richard Cook 909 1/2 Water 67203
X 125, 127	Same	Same	Winnie Landrum Address Unknown
X 129, 131	Same	Same	Samuel T. Luinstra & Helen L. 1102 N. Gow 67203
X 133, 135	Same	Same	Marie Pierce, deceased
X 137, 139	Same	Same	Alice Carter Address Unknown
X 92,94 96	Main	Same	Wichita Home Builders Enterprises 730 N. Main 67203 Inc.
98	Same	Same	✓ Terry B. Whelan 7001 Montezuma 67209
100	Same	Same	✓ Mid-Continent Butane Equipment Co. 804 N. Main 67203 Inc.

Lot	Street	Addition	Property Owner
102	Main	Munger's Original Town	Nelson C. Lewis & Rachel M. ✓ 806½ North Main 67203
Lot 104 and that part of Lot 106 desc. as Beg at the Southeast corner of said Lot 106 thence North along the East line of said lot a distance of 8 29/30 feet, being a point in the center of an east and west wall, thence West along the center of said east and west wall to a point on the West line of said Lot 106 which is 9 13/150 feet North of the Southwest corner of said Lot 106; thence South 9 13/150 feet to the Southwest corner of said Lot 106; thence East to the point of beginning, on Main Street in the original town of Wichita, as platted by D. S. Munger			✓ Lewis Edward Dunn and Bessie Mae 133 N. Meridian 67203
Lot 106, on Main except that portion described in above deed to Dunn			✓ Bill J. Hawks & R. L. Hawks dba 814 N. Main Televads 67203
108, 110	Main	Munger's Original Town	Same
112,114 116,118 120,122	"	Same	✓ Eight Thirty Inc. - 830 N. Main Address Unknown
124, 126, 128	Main	Same	✓ Clarence E. Vollmer Construction Co now Coonrod-Walz 650 Westdale Drive 67209
X 162, 164,166	"	Same	F. R. Akcamit & Rebecca E. 1011 N. Main 67203
and Half vac. alley adj on East and North 16.95 ft of vac. 9th st. adj. on South lot 162			
X 89,91 93,95	Main	Munger's Original Town	City of Wichita 455 N. Main 67202
97,99 101	Same	Same	✓ John M. Grover & Yvonne M. 225 N. Bluff 67208
103, 105	Same	Same	✓ Joseph E. Angulo and Betty A. 1103 Pearce 67203
107 109	Same	Same	D Frederick Plumbing & Heating Inc. 815 N. Main 67203
111,113 115,117 119,121	"	Same	D Kansas State Network Inc. 833 N. Main 67203

Lot	Street	Addition	Property Owner
123, 125,127 129,131	Main	Munger's Original Town	✓ Nomain Building Co., Inc. Address Unknown 833 N. Main
133,135 " 137,139 141,143 145	"	Same	D Kansas State Network Inc. 833 N. Main 67203
147,149 " 151,153	"	Same	Charles A. Francis & Betty Y. 3455 Euclid 67217
155,157 " 159 S 15 ft vac. 9th street adj.	"	Same	Jack Rosson Route 1 Peck, Kansas
X Lot 1		All Weather Addition	All Weather Products Inc. 1011 N. Main 67203



434 NORTH MAIN
WICHITA, KANSAS 67202
267-8371

The Security Abstract and Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 350 foot radius of: Lots 111, 113,
115, 117, 119, 121, 129, 131, 133,
135, 137, 139, 141, 143 and 145, on
Main Street, in Munger's Original Town
of Wichita, Sedgwick County, Kansas

*Adding these lots does
not affect radius*

123, 125, 127

ed

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on the 8th day of June, 1976
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Sable

Vice President

Order No. 238332
wh

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.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By

*

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