

5349A

200' 4 Sec 7-18-83  
Checked 7-29-83  
Shel 8-2-83  
Recorded 8-4-83

Case No. BZA 22-83 - V. J. Johnson,  
P. O. 2916, Wichita, Kansas, requests  
a variance to reduce the required  
front yard setback from 25' to 9'  
adjacent to Meridian Avenue on property  
zoned the "IC" Light Commercial Dis-  
trict and generally located on the

ACTION

B.Z.A. 22-83 APPROVED 5-31-83  
DATE

POSTED  
5-12-83

5349A

200' 4 Sec 7-18-83  
Checked 7-29-83  
Shel 8-2-83  
Recorded 8-4-83

Case No. BZA 22-83 - V. J. Johnson,  
P. O. 2916, Wichita, Kansas, requests  
a variance to reduce the required  
front yard setback from 25' to 9'  
adjacent to Meridian Avenue on property  
owned the "LC" Light Commercial Dis-

Map No. 5349  
 Sec. 7  
 Twp. 27  
 Range 1E

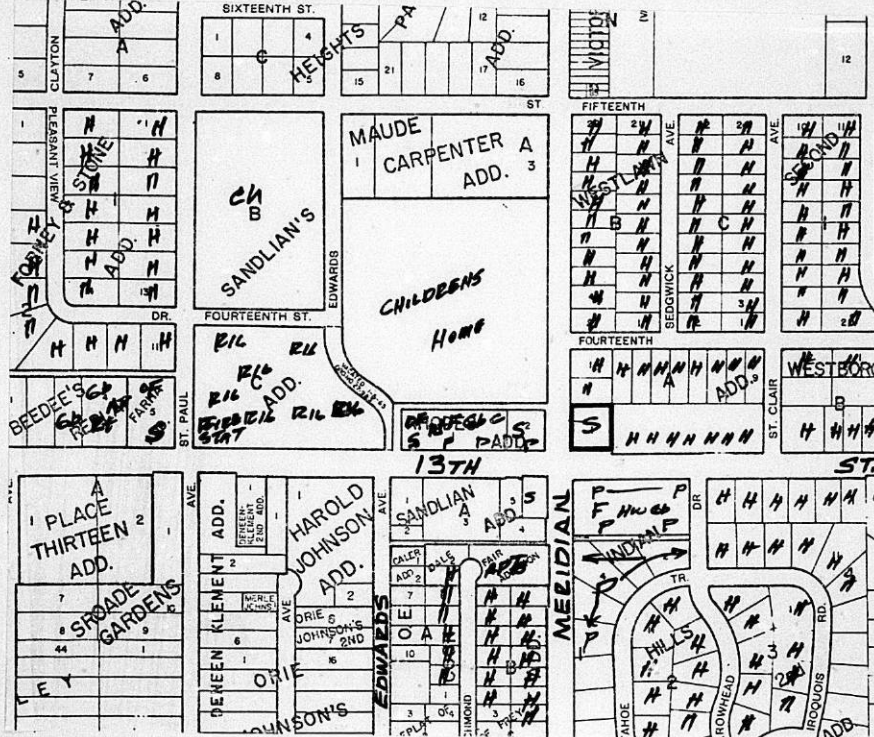
BZA- 22-83  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ (\_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FAM South FOOD STORE  
 West SERVICE STAT North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: SERVICE STAT
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



Standard  
 No. 2-153C  
 HASTINGS, MINN.  
 LOS ANGELES, CHICAGO, CLEVELAND, OH.  
 McBRIDE, TX, LOCUST GROVE, GA.  
 U.S.A.

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 22-83

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 V. J. Johnson, P. O. 2916, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.500.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required front yard setback from 25' to 9' adjacent to Meridian Avenue on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 1, Sunray Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the northeast corner of 13th Street and  
Meridian Avenue (2428 West 13th Street).

This application has been assigned Case BZA 22-83. 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

July 1, 1983

V. J. Johnson  
P. O. Box 2916  
Wichita, Ks.

Re: BZA 22-83 - Request for Variance

Dear Mr. Johnson:

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: William Korber, 330 Laura, Wichita 67211  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 22-83

WHEREAS, V. J. Johnson, P. O. Box 2916, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback adjacent to Meridian Avenue from 25 feet to 9 feet on property zoned the "LC" Light Commercial, "BB" Office and "B" Multiple-family Districts and legally described as follows:

Lot 1, Sunray Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the northeast corner of 13th Street and  
Meridian Avenue (2428 West 13th 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 distance separation between the proposed addition and the property to the north can be separated in such a manner as to provide a reasonable transition from the reduced setback; 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 applicant will provide a landscaped yard adjacent to the property on the north which should soften the affect of a drive-thru facility within the required 25' setback; 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 property is of sufficient size to accommodate the drive-thru facility without a front yard variance, however, any other location would create a considerable amount of alteration within the structure to work efficiently; 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 proposed addition would not interfere with any public right-of-way since Meridian is a collector street and has sufficient right-of-way to accommodate any improvements; 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 with the landscaping to be provided a reasonable transition will compensate for the reduced front yard setback; 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.

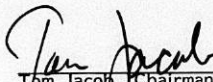
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback from 25 feet to 9 feet on property zoned the "LC" Light Commercial, "BB" Office and the "B" Multiple-family Districts and legally described as:

Lot 1, Sunray Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the northeast corner of 13th Street and  
Meridian Avenue (2428 West 13th Street).

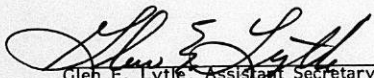
be approved subject to the following conditions:

1. The reduction of the front yard from 25' to 9' shall apply only to the canopy supports as shown by the applicant's site plan. Any enclosed building area within the required setback shall not project more than 3', nor exceed 20 square feet in area.
2. A revised site plan shall be submitted showing the relocation of the driveway approach to the north line of the concrete apron on the north side of the building that shall be 20' in width to accommodate the necessary vehicle turning movements from the east. This plan shall also provide a curbed area to be landscaped adjacent to the drive-thru canopy area which will control traffic movement from encroaching onto the sidewalk area.
3. The applicant shall provide a landscaped area between the location of the driveway approach and the north property line to a depth of not less than the required 25' front yard setback adjacent to Meridian.
4. The applicant shall submit such site plans as set forth in conditions 1 and 2 to the Secretary for approval prior to release of the resolution authorizing the issuance of any building permits for construction on the property.
5. No ground or pole signs shall be permitted adjacent to Meridian except that unlighted directional ground signs may be located on private property to denote the drive-thru facility. No building signs shall be permitted on the north side of the building.

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

  
Tom Jacob, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

June 7, 1983

V. J. Johnson  
P. O. Box 2916  
Wichita, Ks.

Re: BZA 22-83 - Request for Variance

Dear Mr. Johnson:

At the regular meeting of the Board of Zoning Appeals on May 31, 1983, your request for a variance was considered. It was the action of the Board to approve your request subject to the following conditions:

1. The reduction of the front yard from 25' to 9' shall apply only to the canopy supports as shown by the applicant's site plan. Any enclosed building area within the required setback shall not project more than 3', nor exceed 20 square feet in area.
2. A revised site plan shall be submitted showing the relocation of the driveway approach to the north line of the concrete apron on the north side of the building that is 20' in width to accommodate the necessary vehicle turning movements from the east. This plan shall also provide a curbed area to be landscaped adjacent to the drive-thru canopy area which will control traffic movement from encroaching onto the sidewalk area.
3. The applicant shall provide a landscaped area between the location of the driveway approach and the north property line to a depth of not less than the required 25' front yard setback adjacent to Meridian.
4. The applicant shall submit such site plans as set forth in conditions 1 and 2 to the Secretary for approval prior to release of the resolution authorizing the issuance of any building permits for construction on the property.
5. No ground or pole signs shall be permitted adjacent to Meridian except that unlighted directional ground signs may be located on private property to denote the drive-thru facility. No building signs shall be permitted on the north side of the building.

BZA 22-83 - Page 2

A Resolution setting forth the official action of the Board will be mailed to you as soon as you have complied with the conditions as set forth in the Secretary's Report.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:sad

cc William L. Korber, 330 Laura, Wichita 67211  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

N. BRENT WOOTEN, P.E.



**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

Variance for Canopy at 2428 W. 13th Street

1. Covered drive-in facilities are not a new concept to the dry cleaning industry, however, because of the layout of the building, the southwest corner is the only location the pickup window can be placed.
2. The property owner to the north should not be adversely affected because of the screening fence along the north property line.
3. If the variance is granted, the covered drive-in facility would increase customer count because of being more convenient.
4. The structure being an open canopy does not obstruct the vision of passersby either in vehicles or on foot and does not overhang or interfere with public right of way.
5. As we are not dealing with an enclosed structure, the canopy can be readily removed in the event the use of the building should change and therefore revert back to the original setback.

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

**DATE** May 19, 1983

**TO** Glen Lytle, Special Assistant for Zoning  
**FROM** Stan Scott, Administrative Aide III

**SUBJECT** BZA 22-83: Northeast corner of  
13th Street and Meridian Avenue  
(2428 West 13th Street)

On Wednesday, May 18th, CPO Neighborhood Council "M" considered a request for a zoning variance to reduce the required front yard setback from 25' to 9' adjacent to Meridian Avenue on property zoned "LC" Light Commercial. The Council voted 9-0 to recommend approval of the requested variance subject to MAPD staff comments.

William Korber, agent for the applicant, appeared before the Council to describe the request and respond to questions from the Council and area residents. Mr. Korber explained that the applicant is requesting a variance of the front yard setback adjacent to Meridian Avenue to construct a canopy for a drive thru pickup window for a cleaning establishment.

Council members were provided the notice to adjoining property owners and MAPD staff comments. No area residents or property owners were in attendance regarding the requested variance.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 22-83 is considered on Tuesday, May 31st.



Stan Scott  
Administrative Aide III

**RECEIVED**

MAY 19 1983

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 22-83

APPLICANT: V. J. Johnson, P. O. Box 2916, Wichita, Kansas.

AGENT: William L. Korber, 330 Laura, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback adjacent to Meridian Avenue from 25' to 9'.

GENERAL LOCATION: On the northeast corner of 13th Street and Meridian.

ZONING: Subject property is zoned "LC" Light Commercial, "BB" Office and the "B" Multiple-family Dwelling District. Properties to the west and south are zoned "LC" Light commercial. Properties to the east and north are zoned the "AA" One-family Dwelling District.

LAND USE: Subject property is developed commercially as are the properties to the west and south. Properties to the east and north are developed as residential.

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 of the front yard setback adjacent to Meridian Avenue in order to construct a canopy for a drive thru pickup window for a cleaning establishment. The setback adjacent to Meridian and 13th Street are determined by the "AA" One-family Residential Zoning in the remainder of the block since the lots are platted with frontage to Meridian and 13th Street. This requires a setback of 25' from both streets.

The applicant indicates that the drive thru facility will function with the vehicles moving from north to south. The site plan submitted with the application shows that the required number of off-street parking spaces are in place on the property and the space to be used for the drive thru will not interfere with these required parking spaces.

In reviewing the site plan with the Traffic Engineer, there are some modifications that will be necessary to make to the property to meet his approval for adequate circulation on the site. It is recommended that the north driveway approach along Meridian be moved to the north in order to provide a turning radius for ingress that will not interfere with the egress part of the approach. Also the driveway to the north of the building should be widened to accommodate vehicular movements on a surfaced driveway in accordance with the standards.

The front yard requirement for development adjacent to a residence is to provide some protection and setback comparable to a residential area. In this particular instance the adjacent residence to the north observes a far greater setback than is normally required for a dwelling, thus to reduce the setback further could be detrimental to the property. Any adverse affect could be reduced by providing some landscaped areas along Meridian which would also delineate traffic movement and prevent circulation of vehicles out over the sidewalk.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness to this property is somewhat limited, but if any uniqueness can be found, it would be the distance separation from the proposed addition to the property on the north.

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 applicant will provide a landscaped yard adjacent to the property on the north which should soften the affect of a drive-thru facility within the required 25' setback.

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 property is of sufficient size to accommodate the drive-thru facility without a front yard variance, however, any other location would create a considerable amount of alteration within the structure to work efficiently.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the proposed addition would not interfere with any public right-of-way since Meridian is a collector street and has sufficient right-of-way to accommodate any improvements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance, however, with the provision that the applicant will provide a small amount of landscaping along Meridian, a reasonable separation can be provided to compensate for the reduced front yard.

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 reduction of the front yard from 25' to 9' shall apply only to the canopy supports as shown by the applicant's site plan. Any enclosed building area within the required setback shall not project more than 3', nor exceed 20 square feet in area.
2. A revised site plan shall be submitted showing the relocation of the driveway approach to the north line of the concrete apron on the north side of the building that is 20' in width to accommodate the necessary vehicle turning movements from the east. This plan shall also provide a curbed area to be landscaped adjacent to the drive-thru canopy area which will control traffic movement from encroaching onto the sidewalk area.
3. The applicant shall provide a landscaped area between the location of the driveway approach and the north property line to a depth of not less than the required 25' front yard setback adjacent to Meridian.
4. The applicant shall submit such site plans as set forth in conditions 1 and 2 to the Secretary for approval prior to release of the resolution authorizing the issuance of any building permits for construction on the property.
5. No ground or pole signs shall be permitted adjacent to Meridian except that unlighted directional ground signs may be located on private property to denote the drive-thru facility. No building signs shall be permitted on the north side of the building.

BZA CASE NO. 22-83

2 NOTICES SENT TO APPLICANT/AGENT  
7 NOTICES SENT TO MAPC  
1 NOTICES SENT TO CPO  
26 NOTICES SENT TO ADJOINING PROPERTY OWNERS  
38 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 22-83

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 V. J. Johnson, P. O. 2916, 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 front yard setback from 25' to 9' adjacent to Meridian Avenue on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 1, Sunray Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the northeast corner of 13th Street and  
Meridian Avenue (2428 West 13th Street).

This application has been assigned Case BZA 22-83. 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. 22-83

CITY OF WICHITA, KANSAS

FILED 5-2-83

APPLICATION FOR VARIANCE

I. Name of Applicant  V. J. Johnson

Mailing Address P.O. Box 2916 Phone 263-7561  
Wichita, KS.

Name of Authorized Agent  William L. Korber

Mailing Address 330 Laura, Wichita, KS. Phone 262-7271

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

II. The variance requested is to reduce the required front yard setback from 25 feet to 9 feet adjacent to end of existing building and a 3 foot by 4 foot pickup window Meridian Avenue.

on the northeast corner of 13<sup>th</sup> and Meridian  
for property located (2428 W. 13th St.)

and legally described as: Lot 1, Sunray Addition to  
Wichita, Sedgwick County, Kansas.

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

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

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- 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.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant \_\_\_\_\_

Authorized Agent William L. Korber

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:25 ~~am~~-p.m.), MAY 2, 1983.  
Together with appropriate fee of 150.00.

Signed L. Lytle

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		Sunray Addition	<del>L. Vernon Johnson</del> (deceased)
Lot 1	1	Paul Adams Add.	Lee E. & Norma L. Kerstine ✓ 1769 N. Meridian Wichita, Kansas 67203
Lot 2	1	"	Ross Alvin & Joan Zehr ✓ 1761 N. Meridian Wichita, Kansas 67203
Lot 3	1	"	Gilbert G & Ethel M. Friesen ✓ Janis M. Friesen 1753 N. Meridian Wichita, Kansas 67203
Lot 4	1	"	Floyd M. & Freda June Lee ✓ 1743 N. Meridian Wichita, Kansas 67203
Lot 5	1	"	Richard A. & Dolores M. Curry ✓ 1733 N. Meridian Wichita, Kansas 67203
Lot 6	1	"	✓ Edward Anthony Korphage 1723 N. Meridian Wichita, Kansas 67203
Lot 7	1	"	✓ Jay B. & Leah M. Sodowsky 1715 N. Meridian Wichita, Kansas 67203
Lot 8	1	"	✓ Carl A. & Dolores B. Pagel 1701 N. Meridian Wichita, Kansas 67203
			✓ Affidavit of Interest Henrietta & Lloyd Kruse 308 Clayton Ave. wichita, Kansas 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 3 except the north 65 feet 7 north 31.67 feet of lot 4 & south 10 feet of north 41.67 feet of lot 4, Block A		Garrison Acres	Terry & Jolene Edwards ✓ 1835 N. Meridian Wichita, Kansas 67203
Lot 4, except north 41.67 feet	A	"	Homer O. & Dorothy L. Garrison ✓ 1825 N. Meridian Wichita, Kansas 67203
Lot 6	A	"	Theodore J. & Ruth C. Albert ✓ 1815 N. Meridian Wichita, Kansas 67203
Lot 7	A	"	Donald Eugene & Sherri L. Hill ✓ 1624 N. Charles St. Wichita, Kansas 67203
Lot 1	C	Westlawn Add.	Affidavit of Interest Donald R. Cole, Jr. ✓ Sheila F. Cole 1805 N. Meridian Wichita, Kansas 67203
Lot 2	C	"	<del>Dick (deceased)</del> Elizabeth R. Goss ✓ 1501 N. Sedgwick Wichita, Kansas 67203
Lot 1	A	"	<del>Don A. (deceased)</del> Jessie E. Gibson ✓ 1502 N. Sedgwick Wichita, Kansas 67203
Lot 2	A	"	William L. & Carol Ann Schmidt ✓ 1430 N. Meridian Wichita, Kansas 67203
Lot 3	A	"	Raymond J. & Kathy Y. Paquette ✓ 2411 W. 14th St. Wichita, Kansas 67203
Lot 3	A	"	✓ Kathleen D. Block 2407 W. 14th St. Wichita, Kansas 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 4	A	Westlawn Add.	H. C. & Marion Glendora Humann 2401 W. 14th St. Wichita, Kansas 67203
Lot 5	A	"	Merle B. & Imogene M. Parker 2329 W. 14th St. Wichita, Kansas 67203
		Beginning 181 feet east of the southwest corner of the SW $\frac{1}{4}$ Section 7-27-1E, thence north 215 feet, thence East 70 feet, thence South 215 feet, thence west 70 feet to beginning, except part condemned for street.	Betty Weaver Kerry LaMunyon 2416 W. 13th St. Wichita, Kansas 67203
		Beginning 251 feet east of the southwest corner of Section 7-27-1E, thence east 70 feet, thence north parallel with the west line of said Section 7, 215 feet, thence west 70 feet, thence south 215 feet to beginning.	Ralph R. & <del>Memie M. (dec.)</del> Crow 2410 W. 13th St. Wichita, Kansas 67203
		Beginning 321 feet east of the southwest corner of Section 7-27-1E, thence east 70 feet, thence north 215 feet, thence west 70 feet, thence south 215 feet to beginning	Vern S. & Ruth I. Coffey 1501 Melrose Wichita, Kansas 67212
		Beginning at a point in the south line of Section 7-27-1E, & 391 feet east of the southwest corner of Section 7-27-1E, thence east along the south line of Sec. 7, 56 feet, thence north parallel with the west line of Sec. 7, 215 feet, thence west parallel with the south line of the southwest $\frac{1}{4}$ 56 feet, thence south 215 feet to the point of beginning.	Robert D. Greig 6504 W. Harry Wichita, Kansas 67209
Lot 1	1	Indian Hills 2nd Add.	Precision Pattern Inc. 2415 W. 13th St. Wichita, Kansas 67203

Page 4

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 250 foot radius of:

Sunray Addition to Wichita, 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 3rd day of ~~April~~ <sup>MAY</sup>, 1983, at 7:00 O'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Deable*  
Vice President

Order No: 319579  
cf

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29 21

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

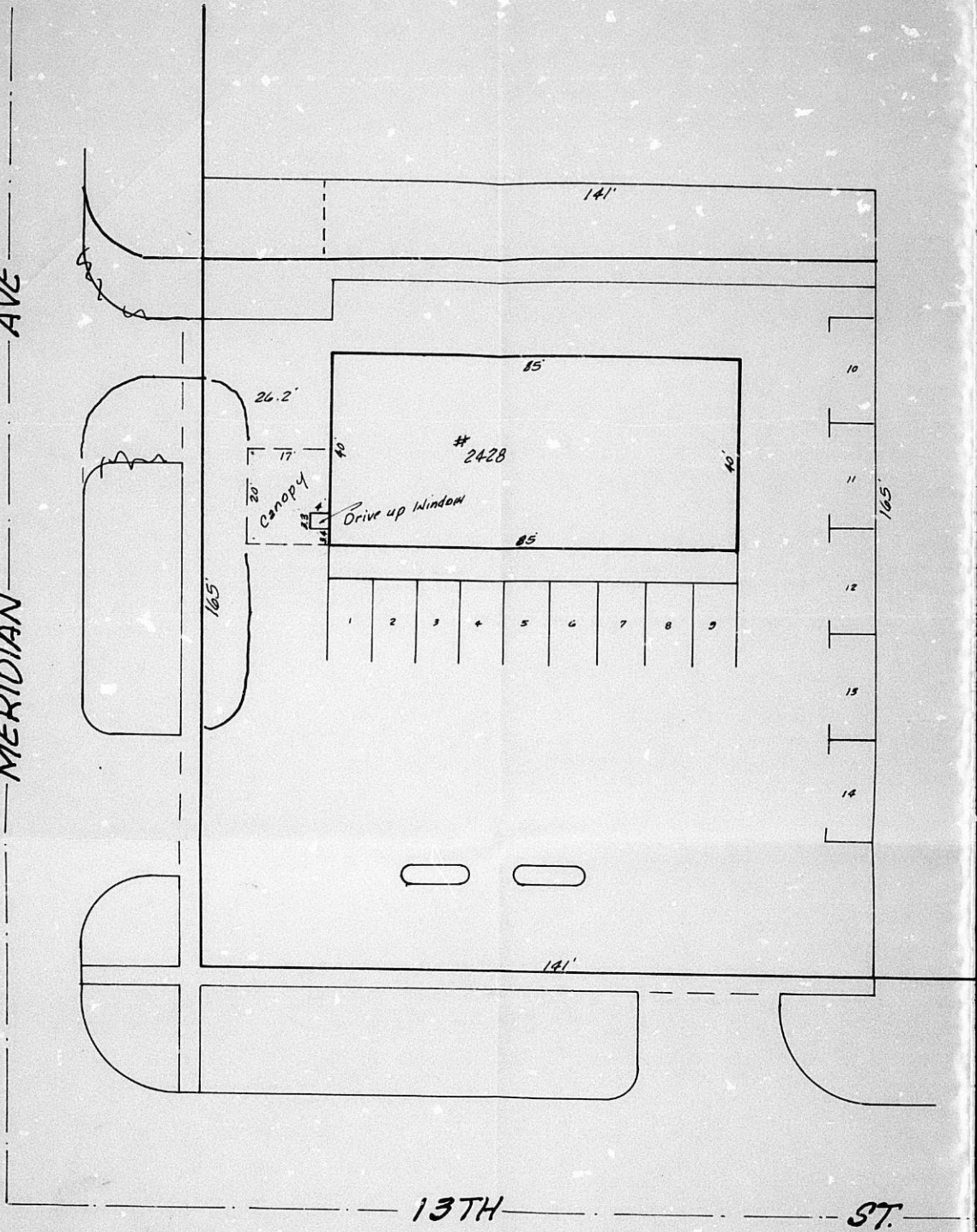
COMMENTS

DATE

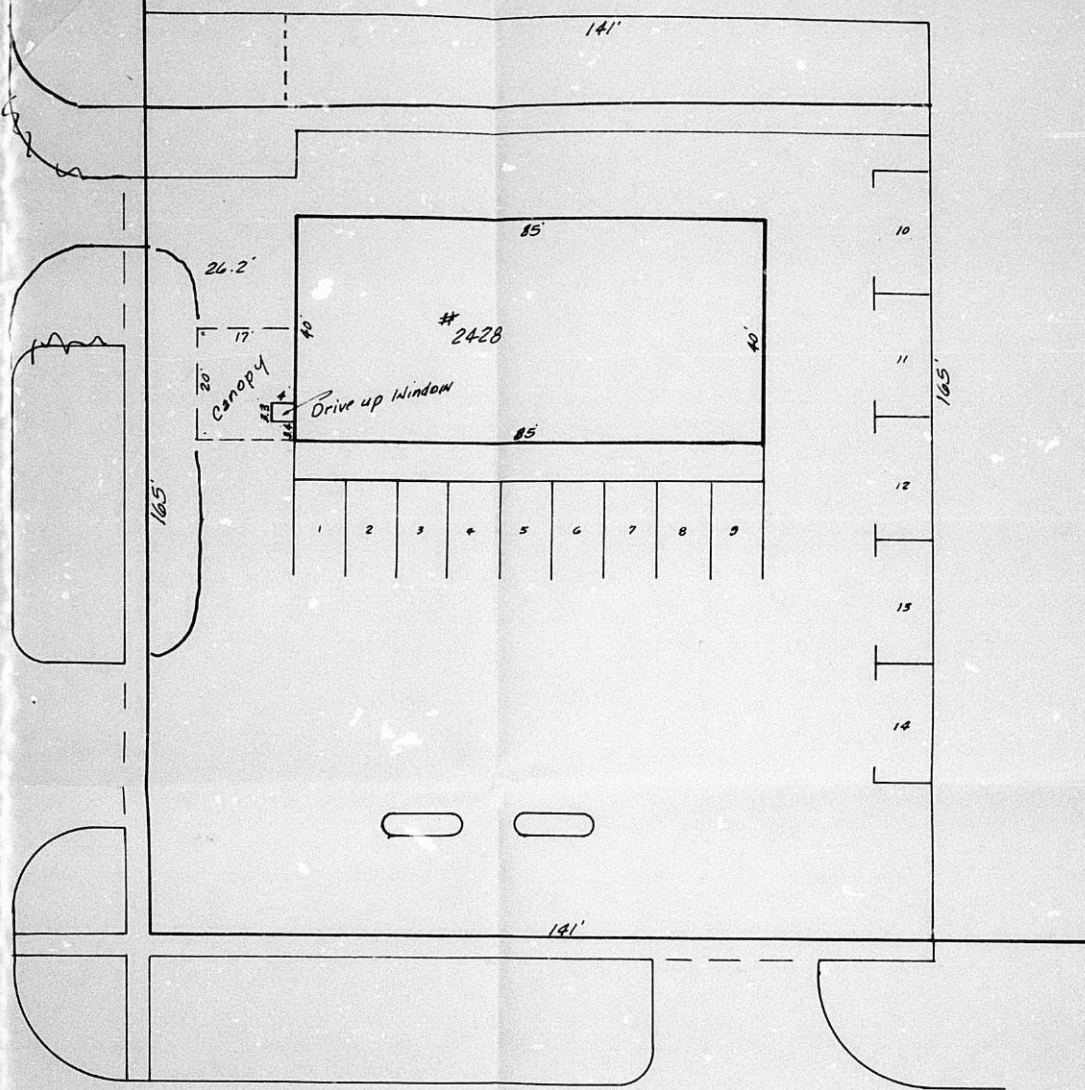
BY

AVE

MERIDIAN



LOT 1, SUNRAY ADDITION



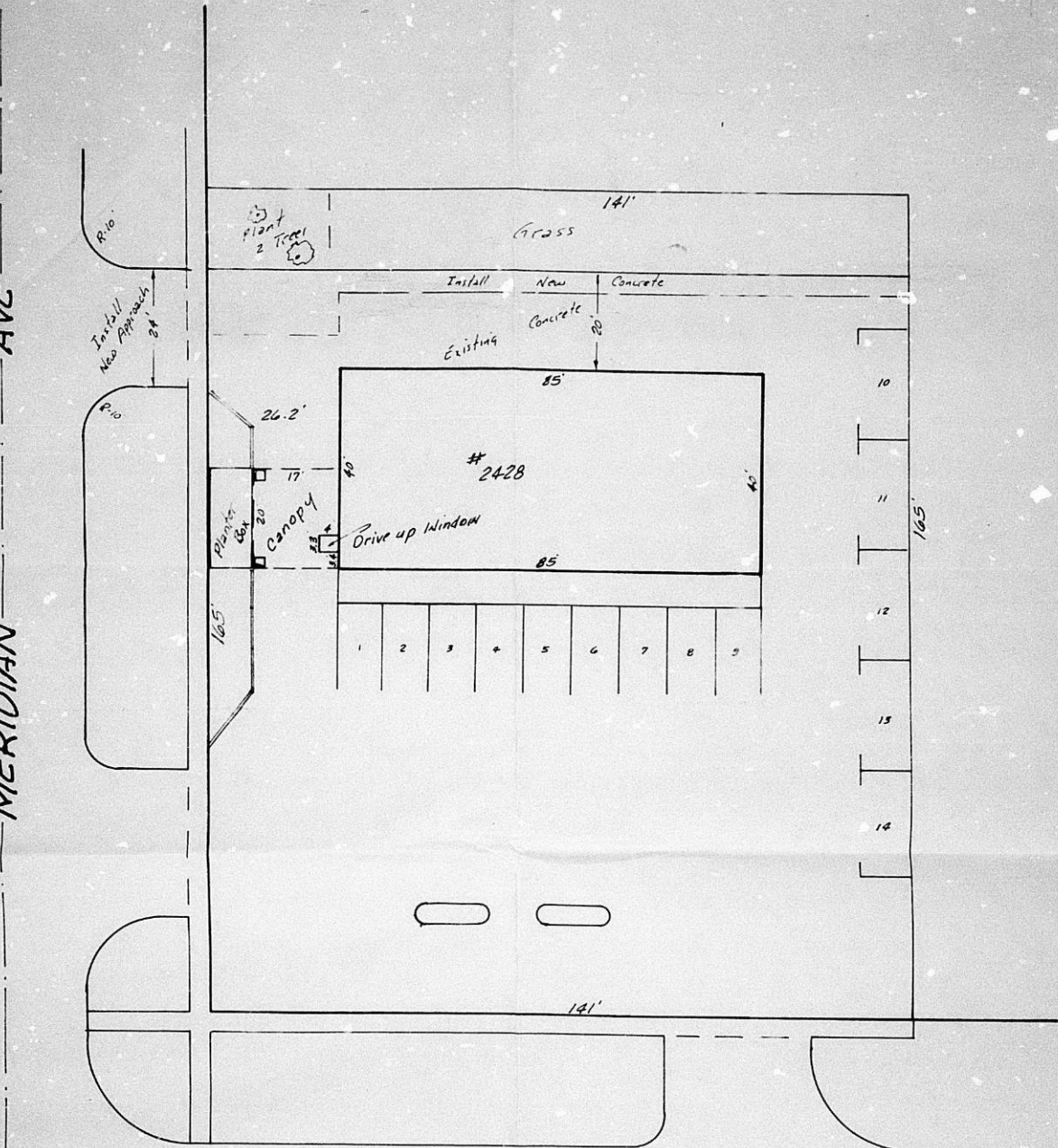
13TH ST.

PT 1, SUNRAY ADDITION



AVE

MERIDIAN



13TH

ST.

LOT 1, SUNRAY ADDITION

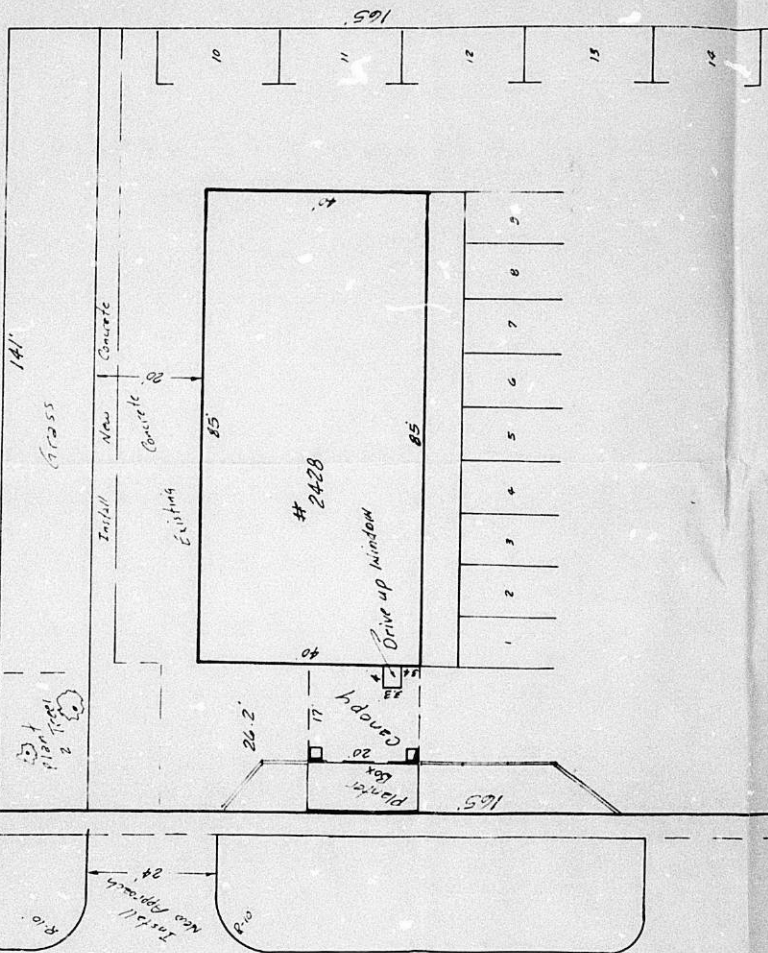


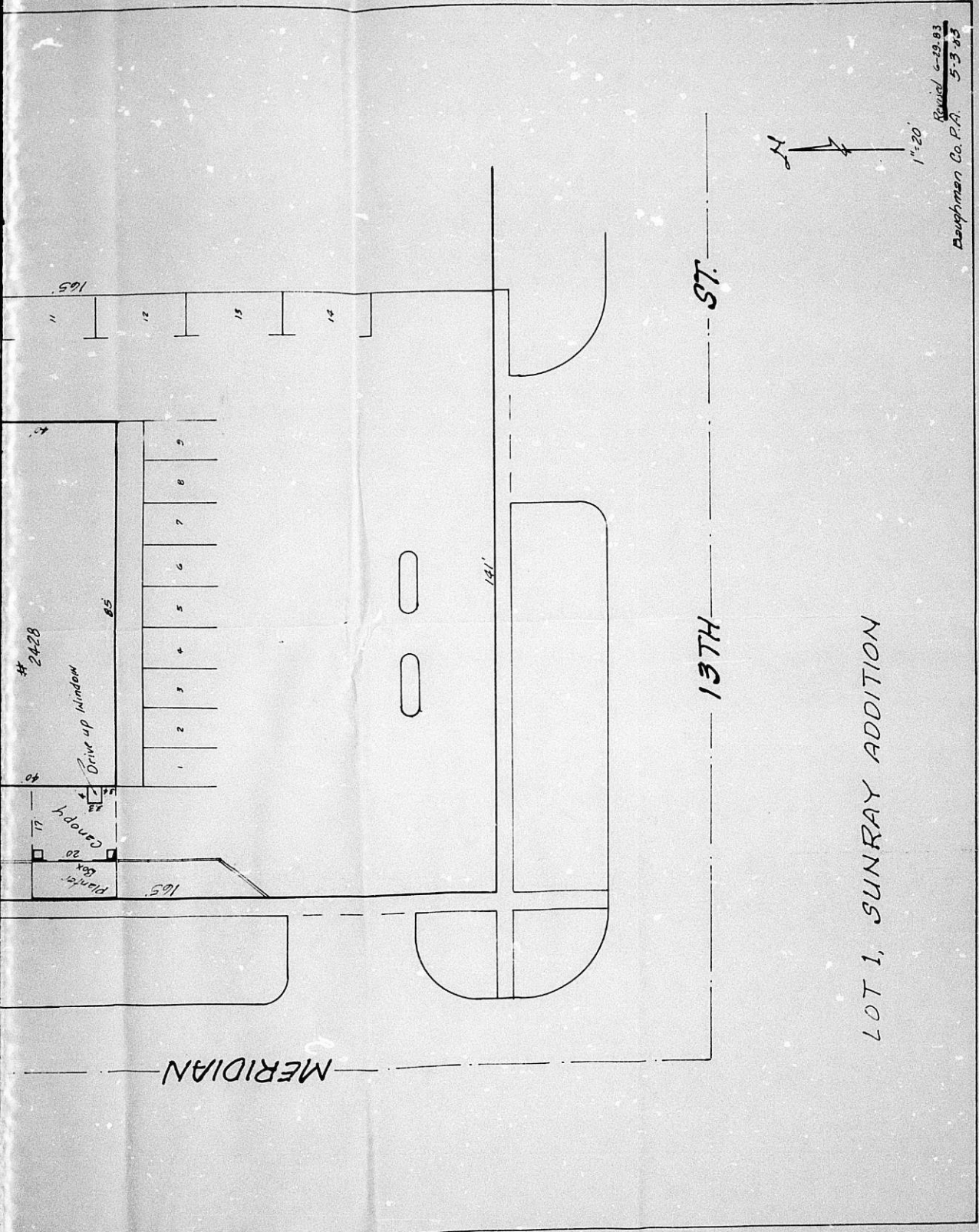
1"=20'

Baughman Co. PA

AVE

MERIDIAN





# 2428

Drive up Window

85

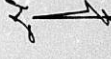
165

165

141'

13TH ST.

MERIDIAN



1"=20'

Revised 6-29-83  
 Doughmen Co. P.A. 5-3-83

LOT 1, SUNRAY ADDITION