

BZA 23-69 - The Salvation Army re-  
quests a variance of the side yard  
setback & of the rear yard setback  
Southeast corner Dora & Everett

POSTED  
10/9/69

MARPLE  
e.I.V

BZA

10-28-69

approve

BZA 23-69 - The Salvation Army requests a variance of the side yard setback & of the rear yard setback Southeast corner Dora & Everett

RESOLUTION NO. BZA 23-69

WHEREAS, The Salvation Army, 136 North Emporia, Wichita, Kansas, by Major Lewis M. Forney, City Coordinator, 136 North Emporia, Wichita, Kansas requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setback from 25 feet to 0 feet adjacent to the south property line and the required rear yard setback from 20 feet to 7 feet adjacent to the east property line, on property zoned "A" - Two Family Dwelling, and legally described as follows:

Odd numbered lots 1-15 inclusive, Block M, South University Park Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Everett and Dora 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 October 28, 1969, 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 Salvation Army wishes to provide additional facilities for its members and youths on the west side, but due to the size of the site is limited as to the area in which the expansion can occur; 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 application area is separated from the property on the east by an alley and the owner to the south has no objection; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as the Salvation Army is in need of expanding its facility; 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 if the proposed building does not encroach into the area needed for additional alley right-of-way; 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) if the request for the rear yard setback can be reduced to 10 feet; 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, have 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 of the side yard setback from 25 feet to 0 feet, adjacent to the south property line be approved for only the east 85 feet with the understanding that the construction of the fire wall will comply with the City Code; and that the variance of the rear yard setback request from 20 feet to 7 feet be approved only to 10 feet, on property zoned "A" - Two Family Dwelling and legally described as follows:

Odd numbered lots 1-15 inclusive, Block M, South University Park Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Everett and Dora Streets.

both requests subject to the following conditions:

1. The applicant shall obtain a building permit to construct the addition from the Office of Central Inspection within one year from the date of approval by the Board, or this case shall be null and void.
2. No portion of the proposed building shall extend or project into the east 10 feet measured from the center of the alley.

ADOPTED AT WICHITA, KANSAS, this 28th day of October, 1969.

Norman N. Doke  
Norman N. Doke, Chairman

ATTEST:

Jack H. Galbraith  
Jack H. Galbraith, Secretary

November 3, 1969

R. S. Delameter  
Consulting Engineer  
Century Plaza Building  
Wichita, Kansas

Dear Mr. Delameter:

Subject: Case No. BZA 23-69  
Request for Variance

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 28, 1969, in connection with your request for a variance of a side yard setback and a rear yard setback.

This Resolution reflects the official action of the Board and indicates 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,

Jack H. Galbraith  
Secretary

JHG:ls

Enclosure

cc Major Lewis M. Forney, The Salvation Army  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

October 28, 1969

R. S. Delameter  
Consulting Engineer  
Century Plaza Building  
Wichita, Kansas

Dear Mr. Delameter:

Subject: Case No. BZA 23-69  
Request for Variance

At the regular meeting of the Board of Zoning Appeals on October 28, 1969, your request for a variance to reduce the required side yard setback from 25 feet to 0 feet adjacent to the south property line and the required rear yard setback from 20 feet to 7 feet adjacent to the east property line on property zoned "A" - Two Family Dwelling, and generally located on the southeast corner of Everett and Dora Streets, was considered.

It was the action of the Board to approve the variance requested for the side yard setback for the east 85 feet only with the understanding that the construction of the fire wall will comply with the city code; and that the variance of the rear yard setback be granted from 20 feet to 10 feet, both subject to the following conditions:

1. The applicant shall obtain a building permit to construct the addition from the Office of Central Inspection within one year from the date of approval by the Board, or this case shall be null and void.
2. No portion of the proposed building shall extend or project into the east 10 feet measured from the center of the alley.

R. S. Delameter  
October 28, 1969

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

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:ls

cc Major Lewis M. Forney, The Salvation Army  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 23-69

APPLICANT: The Salvation Army, 136 North Emporia, Wichita,  
Kansas 667202

AGENT: Major Lewis M. Forney, City Coordinator

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setback from 25 feet to 0 feet adjacent to the south property line and to reduce the required rear yard setback from 20 feet to 7 feet adjacent to the east property line.

GENERAL LOCATION: Southeast corner of Everett and Dora

ZONING: Subject property is zoned "A" as are those properties to the north, south, east and west

LAND USE: Subject property is occupied by a Salvation Army Church and off-street parking facilities; to the north is a playground, south is single family, east is single family and trailer home, west is single family and undeveloped.

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.

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Case No. BZA 23-69  
October 28, 1969

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 Salvation Army is requesting a variance of the required sideyard setback on the south from 25 feet to 0 feet and a variance of the required rear yard setback on the east from 20 feet to 7 feet on property zoned "A" two-family. The applicants state that they are proposing to construct a wing adjacent to the south end of their existing facility which will be utilized for a recreation center and gymnasium.

It should be noted in considering the variance of the rear-yard setback, that the platted alley adjacent to the rear property line is only 14 feet in width whereas alleys within the city are required to be a minimum of 20 feet. It should also be noted in considering the variance of the sideyard setback that the building code requires a four hour fire wall to be constructed adjacent to a sideyard line when no setback is provided. The code further provides that the wall shall be void of any openings.

A small scale drawing submitted with the application does not indicate the proposed location of parking bays, circulation aisles or points of ingress and egress to the parking area. Based on information from the Traffic Engineering Office in regards to parking standards, it appears that a maximum of 10 spaces can be provided on the site if the proposed building is constructed as indicated on the plot plan or shifted to the west 10 feet so as to be in alignment with the existing structure. It is therefore, the opinion of the Secretary that the rear yard setback should be reduced to 17 feet instead of 7 feet in order to provide as much open space as possible and permit the widening of the alley if ever determined necessary. In the letter submitted by the Salvation Army, it is stated that they consider their building line the same as their roof line with the actual building face set in some four or five feet from the building line. The Ordinance provides that the building line is where the face of the building may be constructed, and

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that eaves may overlay not more than two feet without encroachment in the yard area.

In conversations with Major Lewis M. Forney, City Coordinator for the Salvation Army, it has been determined that an application for an exception to utilize property on the north side of Dora owned by the Salvation Army will be filed to satisfy off-street parking requirements. It should be pointed out that the Secretary has been advised by the Office of Central Inspection that off-street parking requirements will have to be met prior to the issuance of a building permit.

#### Uniqueness

It is the opinion of the Secretary that this is somewhat of a unique situation in that the Salvation Army wishes to provide additional facilities for its members and youths on the west side, but due to the size of the site is limited as to the area in which the expansion can occur..

#### ADJACENT PROPERTY

Even though there is a letter in the files, submitted from the owner to the south stating that they do not object to the granting of these variances, it is the opinion of the Secretary that it is difficult to justify that there will not be an adverse affect on adjacent properties when the variance requested proposes to have no side or rear yard. In this instance, it is obvious that the applicant proposes to over-develop the site.

#### HARDSHIP

It is the opinion of the Secretary that if the variances were not granted it would constitute an unnecessary hardship on the applicant inasmuch as the Salvation Army is in need of expanding its facility.

#### PUBLIC INTEREST

It is the opinion of the Secretary that the granting of requested rear yard variance would affect the public interest in that it is proposed to build up to the right-of-way on a sub-standard alley. Unless a setback is maintained from public

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October 28, 1969

right-of-way, there is an adverse affect on the public interest.

SPIRIT AND INTENT

It is the opinion of the Secretary that the granting of the variances, in the magnitude proposed, is not in keeping with the purpose and intent of the Zoning Ordinance, however, if the request for the rear yard setback can be reduced, and considering the applicant owns property across the street which is anticipated for off-street parking, the spirit and intent of the zoning ordinance may not be opposed.

RECOMMENDATION

Based on the assumption that the applicant can construct the proposed building and still maintain a setback from the alley in line with the existing building, it is the opinion of the Secretary that all five conditions necessary to the granting of the variance can be found to exist and, therefore, it is recommended that the variance requested for the side yard be granted for the East 85 feet only with the understanding that the construction of the fire wall will comply with the City Code; and that the variance of the rear yard setback be granted from 20 feet to 17 feet, both subject to the following:

The applicant shall obtain a building permit to construct the addition from the Office of Central Inspection within one year from the date of approval by the Board, or this case shall be null and void.

Send copy of agenda  
and Secretary's report  
to R. S. Delamater  
Consulting Engineer  
Century Plaza Building  
Wichita Kansas

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita Kansas 67202

October 8, 1969

NOTICE TO ADJOINING PROPERTY OWNERS

Case No BZA 23-69

An application has been filed by The Salvation Army, 136 North Emporia, Wichita, Kansas 67202, by Major Lewis M. Forney, City Coordinator, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a VARIANCE to reduce the required side yard setback from 25 feet to 0 feet adjacent to the south property line and the required rear yard setback from 20 feet to 7 feet adjacent to the east property line. on property zoned "A" - Two Family Residential District and legally described as follows:

Odd numbered Lots 1-15 inclusive, Block M, South University Park Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Everett and Dora.

This application has been assigned Case No. BZA 23-69, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 28, 1969, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

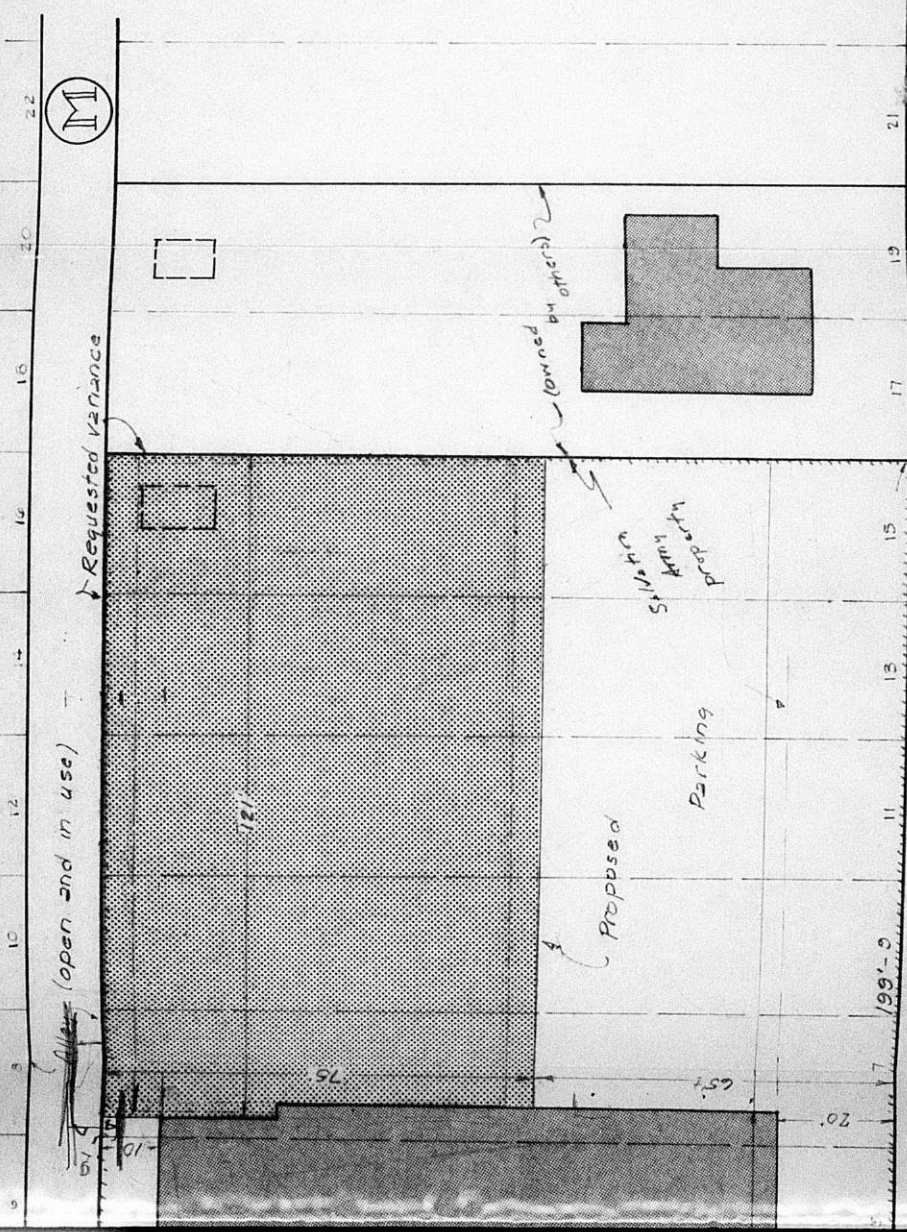
25

NOTICES MAILED OCTOBER 8, 1969



10' - 10' (open and in use)

(M)



Existing Structures

Proposed Construction

THE SALVATION ARMY,  
WEST CORPS,  
PROPOSED CONSTRUCTION  
AND  
REQUESTED ZONING VARIANCE  
ON  
LOTS ODD NOS 1-15, INCL. BLOCK "M"  
SOUTH UNIVERSITY PARK ADDITION  
TO  
WICHITA, KANSAS

SUBMITTED, SEPTEMBER 30, 1969  
AND  
SHOWING ADJACENT PROPERTY

EVERETT - Unpaved - 60' R/W



BOARD OF ZONING APPEALS

CASE NO. 23-69

CITY OF WICHITA, KANSAS

FILED 9-30-69

APPLICATION FOR VARIANCE

I. Name of Applicant The Salvation Army

136 North Emporia  
Mailing Address Wichita, Kansas 67202 Phone FO 3-3217

Name of Authorized Agent Major Lewis M. Forney, City Coordinator

Mailing Address Same as above Phone Same as above

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

II. The variance requested is <sup>to the required</sup> ~~is~~ reduce side yard ~~and back yard setbacks to~~ from  
25 feet to 0 feet adjacent to the south property line  
and the required rear yard setback from 20 ft to 7 ft.  
adjacent to the east property line.  
for property located southeast corner, Everett and Dora.

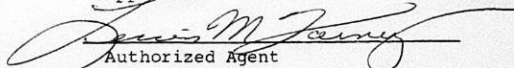
and legally described as: Odd numbered lots 1-15, inclusive Block M.  
South University Park Addition to the City of Wichita

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

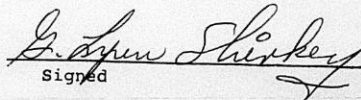
III. The applicant herein, or his authorized agent, acknowledges:

- 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.

The Salvation Army  
Major Lewis M. Forney  
Applicant

  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:45 (a.m. - p.m.), September 30 19 69 together with appropriate fee of \$50.00.

  
Signed

Frederick Coutts  
General



Paul J. Carlson  
Territorial Commander

Lt. Col. Harold Crowell  
Divisional Commander

## The Salvation Army

(FOUNDED 1865)  
WILLIAM BOOTH, FOUNDER

Lt. Col. Charles Overstake R  
City Co-Ordinator

OFFICE OF THE CITY CO-ORDINATOR  
136 N. EMPORIA AVE. PHONE FO 3-3217  
WICHITA, KANSAS 67202

Gentlemen:

As indicated on the attached application and plat, we are requesting that a zoning variance be granted in order that an addition may be constructed to the West Corps Salvation Army.

We are submitting this application because;

1. The need for a variance arises from a special condition and requirement which is very unlikely to occur again anywhere in this vicinity, and which there was not even a remote idea would ever occur when the property was purchased.
2. The granting of the variance, we believe, will not adversely affect any of the surrounding property, and will in fact permit construction which would be an asset to the neighborhood.
3. The strict application of the zoning rules would completely prevent the construction of the improvement proposed--and needed--for the property.
4. The building to be built if this variance is granted will make possible the expansion of one of the most successful and most essential youth programs in Wichita, as well as improving the Army's recreational and church facilities for serving the immediate neighborhood.
5. And finally, we believe that the essential purpose of the zoning requirements would not be compromised, in that the basic character of the neighborhood would not be changed, and the use of the surrounding properties would not be materially affected.

Frederick Courts  
General

Lt. Col. Harold Crowell  
Divisional Commander



## The Salvation Army

(FOUNDED 1865)  
WILLIAM BOOTH, FOUNDER

OFFICE OF THE CITY CO-ORDINATOR  
136 N. EMPORIA AVE. PHONE FO 3-3217  
WICHITA, KANSAS 67202

Paul J. Carlson  
Territorial Commander

Lt. Col. Charles Overstake R  
City Co-Ordinator

2nd. page

The addition proposed is to be a recreation center and gymnasium designed to serve two purposes:

1. It will provide badly needed room for the Corps Sunday School and for recreational and youth activities through the week, and,
2. It will provide room for expansion of the Wichita Bidy Basketball program, which is one of the most important activities sponsored by the Army in Wichita.

The building size is set by the space required for basket ball courts plus dressing rooms and office space; its size has been reduced from the size desired to the minimum which can possibly be used in order to allow it to be built on the site, but unless the requested variance can be granted it will be impossible to construct the building at all.

We believe that the need for this facility is great enough to justify this special request, and that the value of the building to the neighborhood will be far more than any possible disadvantages.

We particularly want to call attention to the fact that the building is proposed to be set on the back of the lot in order not to overshadow the adjacent house and in fact to set well behind the house or any house to be built there.

This location also allows the space remaining on the property to be utilized to the best advantage for parking in the area in front of the

Frederick Coutts  
General

Lt. Col. Harold Crowell  
Divisional Commander



## The Salvation Army

(FOUNDED 1865)  
WILLIAM BOOTH, FOUNDER

OFFICE OF THE CITY CO-ORDINATOR  
136 N. EMPORIA AVE. PHONE FO 3-3217  
WICHITA, KANSAS 67202

Paul J. Carlson  
Territorial Commander

Lt. Col. Charles Overstake R  
City Co-ordinator

3rd. page

building, where parking can be provided behind the required setback for this neighborhood.

The request to set against the alley line at the back, we believe would present no problem at all, since there is a 14 foot alley open and in use, which provides an ample buffer for the lots backing up to this location. In addition, our building line is the roof line, with the actual building face set in some four to five feet from the building line.

The south wall, it should be noted, is expected to be a fluted, precast face, architecturally quite acceptable, as well both the front and back walls, also.

We have discussed our request with the property owners and residents both next door south and behind our location as well as across the street, and find no objections from any of them.

We shall greatly appreciate your favorable consideration of this request, to help extend the Army's program in Wichita.

Yours Very Truly,

September 28, 1969

Major Lewis M. Forney  
City Coordinator  
The Salvation Army  
Wichita, Kansas

Dear Major Forney,

We are the owners of Lots 17 and 13, Block M, South University Park Addition, which is the property immediately adjacent on the south to the Salvation Army property at the southeast corner of Everett and Dora.

We understand that the Salvation Army is requesting a zoning variance to permit the construction of an addition to the present building extending to the south property line, which is our north line, and omitting any side yard clearance. We have no objection to the request.

We have seen the sketches of the proposed building and we understand that it is to be built on the back of the lot and back of the existing house or any house likely to be built on the property; and that the south wall of the building will be an architecturally designed wall of pleasing appearance, of fireproof construction, and with no openings facing our property.

Considering these facts, we have no objection to the proposed construction and do not believe that it would be detrimental to our property. We believe, in fact, that it would be more desirable than to have a similar building so placed as to project farther forward on the lot, thereby overshadowing our property.

Yours very truly,

Mr. and Mrs. Harry Briskey

by ~~Mrs. Gladys Briskey~~  
Harry L. Briskey

9/26/69

We have no objection to the plan of The Salvation Army to build a  
gymnasium; adjacent to our south property line and extending north  
118 ft. and west from the alley for 75 ft.

\* *Elizabeth Grant*

---

(\* Tenant on the Briskey  
property--Lots 17 and 18)

## 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, viz:

LOTS 1, 3, 5, 7, 9, 11, 13 and 15,  
 BLOCK "M", in SOUTH UNIVERSITY PLACE  
 ADDITION TO WICHITA, KANSAS,

and all property within a radius of 200 feet of the above described property,

  
 Fidelity  
 Title  
 Company,  
 inc.

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.)

Above described property:	)	✓ The Salvation Army,
	)	an Illinois Corporation,
	)	Chicago, Illinois
Lots 17 & 19, Block "M", in	)	✓ Harry L. Briskey and
South University Place Addition	)	Gladys M. Briskey, husband & wife,
to Wichita, Kansas.	)	5707 S. Seneca, Wichita; 67217
Lots 21, 23 & 25, Block "M", in	)	✓ Vernon Lieurance
South University Place Addition	)	757 Marcilene, Wichita; 67218
to Wichita, Kansas.	)	
Lots 27 & 29, Block "M", in South	)	✓ J. R. Morrison
University Place Addition to	)	1932 Everett, Wichita; 67213
Wichita, Kansas.	)	
Lot 31, Block "M", in South	)	✓ Amos J. Cook, single man, &
University Place Addition to	)	Samual P. Cook, single man;
Wichita, Kansas.	)	Oxford Hotel, Denver, Colo.
	)	(from Tax Rolls)
Lot 2 & 4, Block "M", in South	)	✓ Don Canfield
University Place Addition to	)	207 S. Brookside, Wichita;
Wichita, Kansas	)	67218



Lots 6, 8, 10 & 12, Block "M", South University Place Addition to Wichita, Kansas.	) ) ) )	William R. Applegate and ✓ Helen M. Applegate, husband & wife, 1909 Bonn, Wichita; 67213
Lots 14 & 16, Block "M", in South University Place Addition to Wichita, Kansas.	) ) ) )	✓ Raymond B. King and Evelyn I. King, husband and wife, 1917 Bonn, Wichita; 67213
Lots 18, 20, 22 & 24, Block "M", in South University Place Addition to Wichita, Kansas.	) ) ) )	✓ A. C. Davis and Florence A. Davis, husband & wife, 410 Wetmore Drive, Wichita, Kansas 67209
Lots 26 and 28, Block "M", in South University Place Addition to Wichita, Kansas.	) ) ) )	✓ Arthur C. Davis & Florence A. Davis, husband & wife, 410 Wetmore Drive, Wichita, Kansas. 67209
Lots 30 and 32, Block "M", in South University Place Addition to Wichita, Kansas.	) ) ) )	Alvina Neuschafer, a ✓ single woman, 1935 Bonn, Wichita; 67213
Lots 2, 4, 12 & 14, Block "N", in South University Place Addition to Wichita, Kansas.	) ) ) )	✓ John F. Sheaks & Mary Ellen Sheaks, his wife; 15 Colonial, Wichita; 67207
Lots 6, 8 and 10, Block "N", in South University Place Addition to Wichita, Kansas.	) ) ) ) )	✓ Theodore P. Wolf & Eliza- beth G. Wolf; John N. Rohlin & Beulah T. Rohlin, as joint tenants, etc.; (Rohlin, 1911 Everett); 67213
Lots 16, 18, 20, 22, 24 & 26, Block "N", in South University Place Addition to Wichita, Kansas.	) ) ) ) )	Ernestine Fields (½ int.) ✓ CHESTER CHURCH, (now Deceased) ½ int. to ERNESTINE FIELDS CHURCH, only heir, (Address not found)
Lots 28 & 30, Block "N", in South University Place Addition to Wichita;	) ) ) )	✓ Roy C. Church & Viola M. Church, husband & wife, 1935 Everett, Wichita; 67213
Lot 32, Block "N", in South University Place Addition to Wichita.	) ) ) )	✓ F. J. Ablah, 104 N. Pinecrest, Wichita, Kansas 67218
Lots 33, 35, 37, 39, 41, 43, 45 & 47, Block "L", in South University Place Addition to Wichita, Kansas,	) ) ) ) )	✓ The Salvation Army, an Illinois Corporation, Chicago, Illinois.
Lots 38 & 40, Block "L", in South University Place Addition to Wichita;	) ) ) ) )	Lena Wreath & John L. Wreath, her husband, & Lorraine C. Freedlun, as joint Tenants, with right of survivorship; ✓ (Lena J. Wreath, widow of John L. Wreath, lives at 1947 Bonn, Wichita; 67213 (Lorraine C. Freedlun, 2204 Hadden, Wichita) 67213

  
Fidelity  
Title  
Company,  
inc.



Statement of Ownership, cont'd

-3-

Lots 42 & 44, Block "L", in South  
University Place Addition to  
Wichita, Kansas

) ✓ Jesse W. Morgan & Betty  
) Jean Morgan, his wife;  
) 1951 Bonn, Wichita;  
) 67213

Lots 46 & 48, Block "L", in South  
University Place Addition to  
Wichita, Kansas

) ✓ Selma L. Roberts, Widow,  
) Surviving joint tenant  
) of Forrest M. Roberts,  
) Jr., Deceased;  
) 1953 Bonn, Wichita;  
) 67213

Lots 38 & 40, Block "K", in South  
University Place Addition to  
Wichita, Kansas,

) ✓ Don Canfield,  
) 207 S. Brookside,  
) Wichita, Kansas 67218

Lots 42 & 44, Block "K", in South  
University Place Addition to  
Wichita, Kansas,

) ✓ Helen Adams,  
) 1847 Everett, Wichita;  
) 67213

Lots 46 & 48, Block "K", in South  
University Place Addition to  
Wichita, Kansas,

) ✓ Edwin L. Burke & Hazel  
) Burke, his wife,  
) 1855 Everett, 67213  
) Wichita, Kansas


  
Fidelity  
Title  
Company,  
inc.

WITNESS our Hand and Seal this the 1st day of October,

A.D., 1969.

FIDELITY TITLE COMPANY, INC.,

By

  
Arthur N. Howe, Vice President

Tracer No. 2877



BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita Kansas 67202

October 8, 1969

NOTICE TO ADJOINING PROPERTY OWNERS

Case No BZA 23-69

An application has been filed by The Salvation Army, 136 North Emporia, Wichita, Kansas 67202, by Major Lewis M. Forney, City Coordinator, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a VARIANCE to reduce the required side yard setback from 25 feet to 0 feet adjacent to the south property line and the required rear yard setback from 20 feet to 7 feet adjacent to the east property line. on property zoned "A" - Two Family Residential District and legally described as follows:

Odd numbered Lots 1-15 inclusive, Block M, South University Park Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Everett and Dora.

This application has been assigned Case No. BZA 23-69, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 28, 1969, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

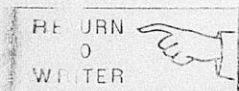
Jack H. Galbraith  
Secretary

THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202



- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

Samual P. Cook  
Oxford Hotel  
Denver, Colorado



Form 222-021

**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	<i>Planning</i>	

DESCRIPTION	AMOUNT
<i>BZA</i>	<i>50.00</i>

Name *Edison Union*

Address *136 N Emporia*

Type *R-71-C* Due Date

Comments:

Date *9-30-69* BY *HL*