

Case No. BZA 23-85 - L. O. Breckenridge, Sr., requests a variance to reduce the required front yard setback from 20' to 5' adjacent to Hydraulic Avenue on property zoned the "LC" Light Commercial District and generally located on the

5249
Potted
3-27-84

569C

20'4 Sec. 12-23-86
Shot 1-30
Record

ACTION

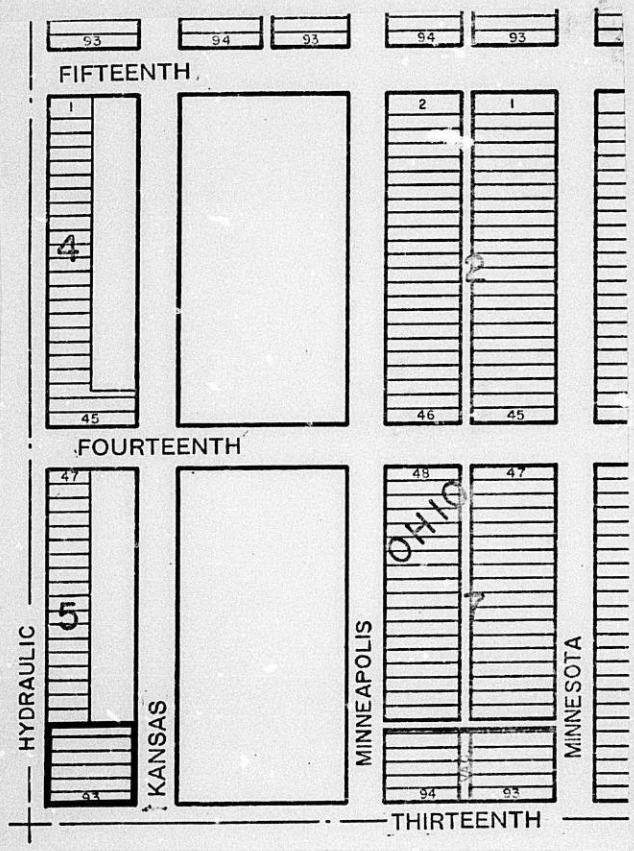
BZA 23-85 APPROVE 1-23-85
DATE
To Reduce Setback
To 10 feet.

Map No. 5649C

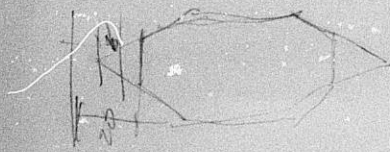
BZA 23-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC S LC W LC N B
3. Land Use: East Comm South Comm
West Auto Rep. & Sls. North M-F
4. Area (is) (~~is not~~) platted.



Speed.
No. 2-153C
MASTERS, INC.
LOS ANGELES-CHICAGO-LOAN, OH
MEMPHIS, TRILACUST GROVE, GA
U.S.A.



October 17, 1986

L. O. Breckenridge
1411 North Kansas
Wichita, Kansas 67214

RE: BZA 23-85 Variance request - 1400 Block North Hydraulic

Dear Mr. Breckenridge:

Enclosed herewith is a copy of the Resolution No. BZA 23-85 authorizing the reduction of the required front yard setback from 20 feet to 10 feet adjacent to Hydraulic Avenue. As you will note, this variance applies only to a portion of the property that was originally included in the application.

As you were notified on April 29, 1985, the release of this Resolution would be subject to compliance with the zoning violation notice issued by Central Inspection on April 22, 1985. Joe Donnelly advised this office this week that the storage of equipment and materials at this location had been complied with as of October 13, 1985. I would point out that in accordance with the prior notice that only a contractor's office is permitted in the "LC" District and that the storage of equipment and materials on the property in anyway is a violation. Please see that you continue to keep your property clear of this usage.

If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL/iw

cc: Don Gisick, City Clerk
Monty Robson, Superintendent of Central Inspection (2)

RESOLUTION NO. BZA 23-85

WHEREAS, L. O. Breckenridge, 1411 North Kansas, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback adjacent to Hydraulic from 20 feet to 5 feet on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 83, 85, 87, 89, 91 and 93, except the south 4 feet, Block 5, Ohio Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 13th Street between Hydraulic and Kansas.

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 April 23, 1985, 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 property is located across the street from a nonconforming use and is adjacent to a vacant property that when developed will probably be for a use other than residential; 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 property to the north is vacant and undeveloped; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would be required to reorient the building and possibly reduce the amount of structure that can be constructed on the property and provide the required off-street parking; 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 will not interfere with any needed right-of-way as Hydraulic is considered as a residential street; 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 setback for the building at 10 feet will be sufficient to not interfere with the light and air of the surrounding properties; 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 adjacent to Hydraulic from 20 feet to 5 feet on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 83, 85, 87, 89, 91 and 93, except the south 4 feet, Block 5, Ohio Addition to Wichita, Sedgewick County, Kansas. Generally located on the north side of 13th Street between Hydraulic and Kansas.


be approved to 10 feet from Hydraulic subject to the following conditions:

1. The reduction of the front yard setback adjacent to Hydraulic shall be reduced from 20' to 10' only on Lots 83, 85, 87 and the north half of Lot 89.
2. Ingress and egress to the property shall only be permitted on Hydraulic and Kansas and any driveways to 13th Street shall be removed and the curbs reconstructed.
3. Any use of the property shall be limited to the uses permitted by the "LC" Light Commercial Zoning District.
4. Prior to the release of the Resolution, the applicant shall comply with the citation issued by Central Inspection for violations of the storage of contractor's equipment and material on the adjacent property that is a part of the business operated by the applicant.

ADOPTED AT WICHITA, KANSAS, this 23rd day of April, 1985.


William Goebel, Vice President

ATTEST:


Glen E. Lytle, Assistant Secretary

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

September 22, 1983


TO Policy Statement File

FROM Jack H. Galbraith, Chief Planner

SUBJECT Policy Statement Amendment on 13th Street between Hillside and Hydraulic. (BCC approved 9-20-83)

In consideration of zone case Z-2519 requesting a change from "LC" light commercial and "A" two-family to "C" commercial at the southwest corner of 13th and Spruce, the Board of City Commission amended its policy on 13th Street by adopting the following:

1. "All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Kansas and one-half block east of Madison and between Green and Lorraine be looked on with disfavor.
2. All requests for the expansion of an existing "LC" district, requests for the "BB" office district or the "OC" office commercial district, and requests to change existing "LC" to the "C" commercial district for heavier commercial purposes in the area from one-half block east of Madison to Green Street will be looked upon with favor.
3. The MAPC will look with favor on requests for the "RB" four-family dwelling district, the "R-5" and "R-6" general residence district and the "B" multi-family dwelling district for any residential zoned area fronting on 13th Street between Hillside and Hydraulic."


Jack H. Galbraith
Chief Planner

JHG:el

cc: Policy #19
DR 83-19
Z-2519

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

April 3, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 23-85

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 L. O. Breckenridge, Sr., 1411 North Kansas, 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 20 feet to 5 feet adjacent to Hydraulic Avenue on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lots 83, 85, 87, 89, 91 and 93, except the south 4 feet, Block 5, Ohio Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 13th Street between Hydraulic and Kansas.

This application has been assigned Case BZA 23-85. It will be considered by the Board of Zoning Appeals on April 23, 1985 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

IMPORTANT MESSAGE

FOR Ellen
DATE 10/13/86 TIME 2:06 A.M.
P.M.

WHILE YOU WERE AWAY

Joe Donnelly

OF _____
PHONE No. _____

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE Breckenridge
lot on hydraulic
is clean.

SIGNED _____

Date 4-22-85

NOTICE OF VIOLATION

No. Nº 1024

Department of Housing and Economic Development
Central Inspection Division-City of Wichita, KS
455 N. Main, Wichita, KS 67202 (316) 268-4461

To: L. O. BRECKENRIDGE

Address: 1411 NO. KANSAS
WICHITA, KANSAS Zip 67214

You are hereby notified that the following item(s) are in violation of Section(s): 28.04.070
28.04.090

of the Code of the City of Wichita, Kansas: CEASE &

EXIST CONTRACTOR STORAGE YARD + CLEAR
PREMISE OF AN BRICK BLOCK TRUCK TRAILERS,
DISC PLOW, BULLDOZER, LOW BOY, DUMP TRUCK &
Location of violation(s) ALL OTHER OUTSIDE STORAGE.

THIS IS "LC" ZONE & IS STRICTLY AN OFFICE
FACILITY WITH NO PROVISIONS FOR STORAGE, ETC.
ALSO REMOVE BIG OFFICE TRAILER & TRAILER.
You are hereby ordered to correct the violation(s) listed above on or before 4-30, 1985.

Signed: SUPERINTENDENT OF CENTRAL INSPECTION

By: Eddie Acim
Authorized Representative

Inspector's office hours 8-9 AM + 3-5 PM

Contact at ~~268~~ 268-4479

April 29, 1985

L. O. Breckenridge
1411 North Kansas
Wichita, Ks. 67214

Re: Case No. BZA 23-85 - Request for Variance

Dear Mr. Breckenridge:

At the regular meeting of the Board of Zoning Appeals on April 23, 1985, your request for a variance to reduce the front yard setback from 20' to 5' was considered. It was the action of the Board to partially approve your request and it was subject to the following conditions:

1. The reduction of the front yard setback adjacent to Hydraulic shall be reduced from 20' to 10' only on Lots 83, 85, 87 and the north half of Lot 89.
2. Ingress and egress to the property shall only be permitted on Hydraulic and Kansas and any driveways to 13th Street shall be removed and the curbs reconstructed.
3. Any use of the property shall be limited to the uses permitted by the "LC" Light Commercial Zoning District.
4. Prior to the release of the Resolution, the applicant shall comply with the citation issued by Central Inspection for violations of the storage of contractor's equipment and material on the adjacent property that is a part of the business operated by the applicant.

A Resolution setting forth the official action of the Board is being prepared and will be furnished to you upon notification by Central Inspection that you have complied with condition number four.

If you have any questions on this matter, please give me a call at 268-4494.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick

THE CITY OF WICHITA

OFFICE OF Citizen Participation
Division of CRS

DATE April 10, 1985

TO Glen Lytle, Special Assistant for Zoning
FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 23-85: NORTH SIDE
OF 13TH STREET BETWEEN
HYDRAULIC AND KANSAS

On Tuesday, April 9, CPO Area "K" was to consider the above captioned item. Unfortunately there was not a quorum present, therefore the Council was unable to make an official recommendation.

L.O. Breckenridge, Sr., applicant, was not present to present his case to CPO Council Area "K".

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 23-85 is considered on Tuesday, April 23.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC/glw

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RE: AGENDA ITEM NO. 9

SECRETARY'S REPORT
CASE NO. BZA 23-85

APPLICANT: L. O. Breckenridge, Sr., 1411 North Kansas,
Wichita, Kansas.

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to reduce the
required front yard setback from 20 feet to 5
feet adjacent to Hydraulic.

GENERAL LOCATION: On the north side of 13th Street between
Hydraulic and Kansas.

ZONING: Subject property is zoned the "LC" Light
Commercial District as are the properties to
the east, south and west. To the north is
"B" Multiple-family Dwelling District.

LAND USE: Subject property is occupied by several
commercial structures. To the west is an
automobile sales lot. To the east and south
are commercial. To the north is multiple-
family dwellings.

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 in order to construct an addition to an existing building within 5 feet of the property line on Hydraulic Avenue. The property is occupied by three separate buildings at the present time, two of which are to be removed so that the new addition can be constructed and the required off-street parking can be provided adjacent to 13th Street.

The existing building that will remain is presently occupied, by the owner-applicant, with a contractor's office and shop which is somewhat of a questionable use in the "LC" Light Commercial District. Any existing use and new uses to be established on the property must be limited to those uses permitted by Section 28.04.090 of the Zoning Ordinance.

The property in the application area consists of a combination of a number of thru lots that have frontages on Kansas and Hydraulic that are required to observe 20 foot setbacks due to the "B" Multiple-family zoning to the north of the property. The north property line is a side yard and must observe a 5 foot setback for a commercial structure.

In order to grant a variance, it must be determined that there is uniqueness that cannot be found in the same zone or district. There are numerous properties in the "LC" district that are located in a block that the front yard is determined by the residential zoning in the remainder of the block, so in the Secretary's opinion, it is not unique.

The applicant's justification for the variance as stated in his letter to the Secretary consists of the need to remove the two older buildings and provide the required parking for the expansion of the one building that is to remain.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as there are numerous properties located in the "LC" Light Commercial District that the front yard setbacks are dictated by the residential zoning that occupies the remainder of the block.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the structure would be located within 5 feet of the right-of-way line on Hydraulic and would project far in front of the existing residences to the north.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance does not constitute an unnecessary hardship upon the applicant inasmuch as the project could be revised to comply with the requirements of the zoning ordinance by orienting the addition to front on Hydraulic or Kansas.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as there are no utility easements on the property that would be affected by the requested variance.

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 inasmuch as the ordinance is specific in the front yard requirement when "LC" zoning only occupies a portion of a block that the remainder is residential.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance can be found to exist, and the application should be denied.

BZA CASE NO. 23-85

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>16</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>18</u>	TOTAL NOTICES SENT <u>4-3-85</u>

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

April 3, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 23-85

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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 20 feet to 5 feet adjacent to Hydraulic Avenue on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lots 83, 85, 87, 89, 91 and 93, except the south 4 feet, Block 5, Ohio Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 13th Street between Hydraulic and Kansas.

This application has been assigned Case BZA 23-85. It will be considered by the Board of Zoning Appeals on April 23, 1985 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. 23-85

CITY OF WICHITA, KANSAS

FILED 2-27-85

APPLICATION FOR VARIANCE

I. Name of Applicant L.O. Breckenridge, Sr.
Mailing Address 1411 N. Kansas Phone 264-8351
Name of Authorized Agent Same
Mailing Address 1411 N. Kansas Phone 264-8351
Relationship of applicant to property is that of Owner & Contract Purchaser
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required front yard setback
from 20 feet to 0 feet for off-street parking purposes and from 20 feet
to 5 feet for building along Hydraulic Avenue.
for property located at the N.E. corner of Hydraulic and 13th
(1700 - 1710 E. 13th St.)
and legally described as: Lots 83, 85, 87, 89, 91 & 93.
Ex: South 4 feet Lot 93, Block 5, Ohio Add. to the City of 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

L.O. Breckenridge Sr.

Authorized Agent

Same

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
1:30 (a.m.p.m.) FEB 27, 1985, together with
appropriate fee of 150.00.

Signed

A. Lyth



BRECKCO CONSTRUCTION COMPANY, INC.

1411 N. KANSAS - WICHITA, KANSAS 67214 - 1 (316) 264-8351

February 14, 1985

Office of The Secretary
Board of Zoning Appeals
Tenth Floor, City Hall
455 N. Main
Wichita, KS 67202

SUBJ: Justification of Variance Request

Dear Board of Zoning Appeals:

As a justification of the variance requested, the following topic should be discussed; 1) Present existing conditions, 2) Future plans, 3) Necessity for variance:

I. Present Existing Conditions:

- a. Building No. One (Retail Liquor Store and Plumbing Shop) is located at the extreme Southwest corner of property and is in grave need of replacement. This building abstracts traffic view for Hydraulic traffic pulling onto 13th Street.
- b. Building No. Two (Hamburger Shop) is located on East side of property, so situated that it makes parking cumbersome. This building, also, is in need of replacement.
- c. Building No. Three Offices, is located on North line of said property. This building has been restored and is in good condition.
- d. Parking, is gravel and uneven surfaces with concrete objects protruding above surface of ground.

II. Future Plans:

- a. Remove and dispose of buildings one and two;
- b. Remove and dispose of concrete protrusions in parking;
- c. Relocate and construct building as per sketch and plans;
- d. Relocate and construct parking as per sketch and plans.

(continued)

(continued)

pg.-2-

III. This Variance Request Is Necessary For The Following Reasons:

- a. To have adequate building space to economically justify construction cost;
- b. To have adequate required parking space.

In summary, the variance desired will not adversely affect the public health, safety, convenience, prosperity or general welfare, nor will it affect the rights of adjacent property owners or residents, instead, it will enhance all of the above and upgrade the area or neighborhood.

Sincerely,

L.O. Breckenridge Sr.

L.O. Breckenridge, Sr.

DESCRIPTIONS

RECORD OWNERS

West Half of the South 14 feet of Lot 77 and the West Half of Lots 79 and 81, Block 5, OHIO ADDITION,

~~Robert Greenway~~
ADDRESS UNKNOWN

South 4 feet of Lot 93, Block 5, OHIO ADDITION,

City of Wichita
455 N. Main
Wichita, Kansas 67202

East Half of Lots 65 and 81, odd, Block 5, OHIO ADDITION,

~~Lester Matlock, No. 2, Inc.~~
ADDRESS UNKNOWN

Lots 68 thru 84, even, inclusive, Block 6, OHIO ADDITION,

~~Lester Matlock, No. 2, Inc.~~
ADDRESS UNKNOWN

Lots 84 thru 94, even, inclusive, Block 6, OHIO ADDITION,

John E. Pyles and Theodore E. Jones, Patners, under the Uniform Patnership Act of Kansas, chapter 56 K.S.A. @2703 E. 13th
Wichita, Kansas 67214

Lots 36 and 38, on Hydraulic, MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION, AND 2 TO 30 INCLUSIVE AND 1 TO 29 INCLUSIVE ON ORANGE AVE., AND 2 TO 30 ON HYDRAULIC AVE., SPRING GROVE SECOND ADDITION,

Lester R. Scott
4900 W. 69th Street North
Wichita, Kansas 67205

Lots 40 and 42, Hydraulic Avenue, MILFORD'S REPLAT OF LOTS 1 TO 29, INCL. ON UNION AVE. & 2 TO 30 INCL. & 1 TO 29, INCL. ORANGE AVE. & 2 TO 30 ON HYDRAULIC AVE., SPRING GROVE ADDITION,

Theodore Jones
1428 Pennsylvania
Wichita, Kansas 67214

Lots 44 and 46, Hydraulic Avenue, MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE, AND 2 TO 30 INCLUSIVE AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, AND 2 TO 30 INCLUSIVE ON HYDRAULIC AVENUE, SPRING GROVE SECOND ADDITION,

Anne & Quincy G. Foster
1425 N. Hydraulic
Wichita, Kansas 67214

Lots 48 and 50, on Hydraulic Avenue, MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE, AND 2 TO 30 INCLUSIVE AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, AND 2 TO 30 INCLUSIVE ON HYDRAULIC AVENUE, SPRING GROVE SECOND ADDITION,

Sammie & Eddie Lee Jackson
1423 N. Hydraulic
Wichita, Kansas 67214

Lots 52 and 54, on Hydraulic Avenue, MILFORD'S REPLAT OF LOTS to 29 INCLUSIVE ON UNION AVENUE, AND 2 TO 30 INCLUSIVE AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, AND 2 TO 30 INCLUSIVE ON HYDRAULIC AVENUE, SPRING GROVE SECOND ADDITION,

Jo E. Gardenhire
1116 N. Market
Wichita, Kansas 67214



DESCRIPTIONS

RECORD OWNERS

East 59.3 feet of Lots 56 and 58, Hydraulic Avenue, MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE AND LOTS 2 TO 30 INCLUSIVE ON HYDRAULIC AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, SPRING GROVE SECOND ADDITION,

Walter, Jr. & Mary Lee Brown
1411 N. Hydraulic
Wichita, Kansas 67214

West 69.7 feet of Lots 56 and 58, on Hydraulic Avenue, in MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE AND LOTS 2 TO 30 INCLUSIVE ON HYDRAULIC AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, SPRING GROVE SECOND ADDITION,

Constance I. & H. Odell Fort
(Record Owner)
1441 N. Ash
Wichita, Kansas 67214
Maclay & Kimberley R. Sheeley
(Contract Purchasers)
returned 1/2/85

Lots 60, 62, 64 and 66, on Hydraulic Avenue, MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE AND LOTS 2 TO 30 INCLUSIVE ON HYDRAULIC AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, SPRING GROVE SECOND ADDITION,

Pauline Wendel
ADDRESS UNKNOWN



Lots 47, 49, 51 and 53, on Pennsylvania Avenue, MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE AND LOTS 2 TO 30 INCLUSIVE ON HYDRAULIC AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, SPRING GROVE SECOND ADDITION,

Kathleen & John Huff
ADDRESS UNKNOWN

Lots 55, Pennsylvania Avenue, MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE AND LOTS 2 TO 30 INCLUSIVE ON HYDRAULIC AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, SPRING GROVE SECOND ADDITION,

John Huff
ADDRESS UNKNOWN

Lots 57, 59, 61, 63 and 65, on Pennsylvania Avenue, in MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE AND 2 TO 30 INCLUSIVE ON HYDRAULIC AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, SPRING GROVE SECOND ADDITION, EXCEPT the South 10 feet of Lot 65,

John Huff
ADDRESS UNKNOWN

South 10 feet of Lot 65, on Pennsylvania Avenue, in MILFORD'S REPLAT OF LOTS 1 TO 29 INCLUSIVE ON UNION AVENUE AND 2 TO 30 INCLUSIVE ON HYDRAULIC AND 1 TO 29 INCLUSIVE ON ORANGE AVENUE, SPRING GROVE SECOND ADDITION,

City of Wichita
455 N. Main
Wichita, Kansas 67202

West 100 feet of Lots 33 - 34, ROSENTHALS SECOND ADDITION,

Dennis W. Jones
ADDRESS UNKNOWN



DESCRIPTIONS

RECORD OWNERS

East 40 feet of Lots 33 and 34, on Kansas Avenue in ROSENTHAL'S SECOND ADDITION,

Ross Jones
✓ 1358 N. Kansas
Wichita, Kansas 67214

Lots 35 and 36, ROSENTHAL'S SECOND ADDITION,

Samuel H., Jr. & Rose E. Scales
✓ 1352 N. Kansas
Wichita, Kansas 67214

Lots 37 and 38 on Kansas Avenue, in ROSENTHAL'S SECOND ADDITION,

Jess ~~X~~ Lorance Foust
ADDRESS UNKNOWN

North 10 feet of Lot 1, ROSENTHAL'S SECOND ADDITION,

City of Wichita
D 455 N. Main
Wichita, Kansas 67202

Lot 1, EXCEPT the North 10 feet and Lots 2, 3 and 4, ROSENTHAL'S SECOND ADDITION,

✓ Dennis Wayne & Elaine Jones
2425 Gentry
Wichita, Kansas 67220

Lots 5 and 6, ROSENTHAL'S SECOND ADDITION,

✓ William E. & Wilma J. Cowan
1347 N. Kansas
Wichita, Kansas 67214

West 64 feet of Lots 289, 290, 291, 292, 293, 294 and 295, on Hydraulic Avenue, in GRANVILLE PARK ADDITION

Elmer ~~X~~ & Mary J. Killion
ADDRESS UNKNOWN

East 100 feet of Lots 289, 290, 291, 292, 293, 294 and 295, on Hydraulic Avenue, GRANVILLE PARK ADDITION,

Lyle ~~X~~ & Melvina C. Killion
ADDRESS UNKNOWN

West 15 feet of East 115 feet of Lots 289, 290, 291, 292, 293, 294 and 295, on Hydraulic Avenue, in GRANVILLE PARK ADDITION,

Lyle ~~X~~ & Melvina C. Killion
ADDRESS UNKNOWN

Dated at Wichita, Kansas, this 10th day of January, 1985 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina K. Sutter
By

Assistant Secretary

Tracer No. 68234



WICHITA - SEDGWICK COUNTY

W.S.C.

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
SALUBER
RETURN TO SENDER

BZA 23-85

RECEIVED

APR 10 1985

METROPOLITAN PLANNING
ROUTE



Benny R. Mack
1428 N. Hydraulic
Wichita, Ks. 67214



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APR 11 1985

WICHITA - SEDGWICK COUNTY

W.S.C.

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
NOT KNOWN
RETURN TO SENDER

METROPOLITAN PLANNING
ROUTE

BZA 23-85

JUN 25 250408N1 04/04/85

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NO FORWARDING ORDER ON FILE
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Dennis W. & Elaine Jones
2425 Gentry
Wichita, Ks. 67220



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WICHITA - SEDGWICK COUNTY

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BZA 23-85

METROPOLITAN PLANNING
ROUTE



Macllyde & Kimberley R. Sheeley
% 1441 No. Ash
Wichita, Ks. 67214



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PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION	AMOUNT
CITY BZA VAR	7150.00
NAME	L. O. PROCKELINE SR
ADDRESS	1411 N. KANSAS
FUND	755-40710-103
COMMENTS	
DATE	FEB 27 1974
BY	[Signature]

*

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

Roll # 2