

**ACTION**

BZA. 23-88 Approved 6/28/88  
DATE

200' 1/4 Sec 8-25-88  
Checked P  
Shot 9-21-88

8/10/88

BZA 23-88-John A. Van Walleghen requests a VARIANCE to reduce rear yd. setback from 20 to 8' on prop. zoned "AA" 1-Fam. DD at SW corner Tulsa & Pattie(1239Tulsa

DATA SHEET

MAP NO.: 5544B

CASE NO. BZA 23-88

(CPO 3A, 6/15/88)

REQUEST: Variance to reduce the rear yard setback from 20 feet to 8 feet

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: Southwest corner of Tulsa and Pattie Streets  
1239 Tulsa St.

APPLICANT: John A. Van Walleghen  
ADDRESS: 1239 Tulsa St.  
Wichita, KS 67216

PHONE: 526-9355 (off.)  
522-8410 (home)

AGENT: Mark S. Crawford, Crawford Construction  
ADDRESS: 409 W. Osie  
Wichita, KS 67213

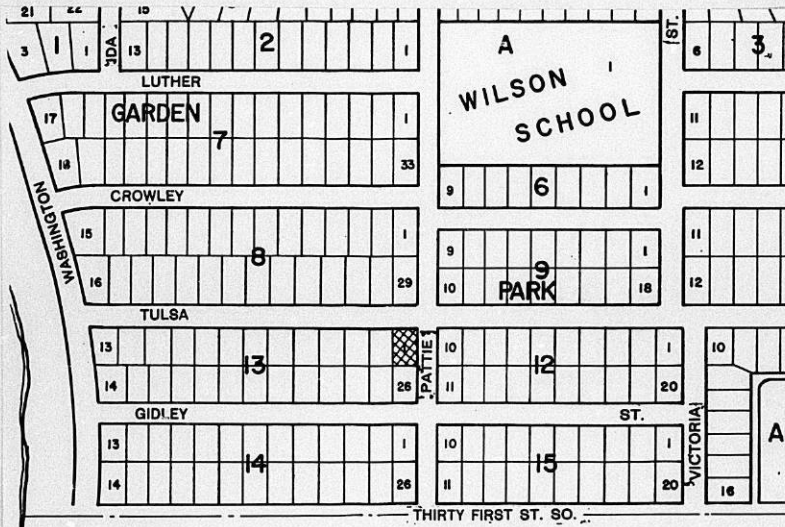
PHONE: 264-4045

AREA DATA

Acres: (102 ft. by 73 ft.)

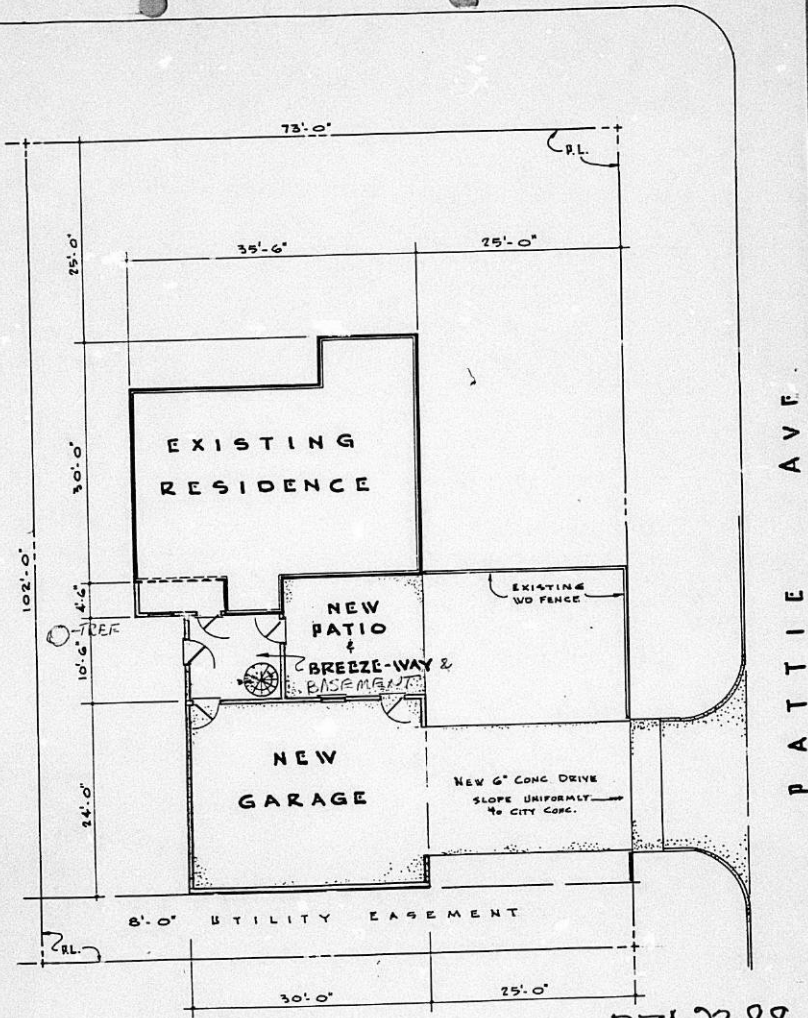
Adjacent Zoning and Land Use:

North "AA"  
South "AA"  
East "AA"  
West "AA"



SHIMMERS  
 No. 2153C  
 HASTINGS, ILL.  
 LOS ANGELES, CHICAGO, CLEVELAND, OH.  
 McKESSON, TEXAS, FT. GROVE, GA.  
 U.S.A.

T U L S A   S T .



BZA 23-88

**A PLOT PLAN**



LEGAL DESCRIPTION  
LOT 1, BLOCK 13, GARDEN PARK ADDITION - WICHITA, KANSAS

BZA INSPECTION SHEET

MAP NO.: 5544B

CASE NO. BZA 23-88

REQUEST: Variance to reduce the rear yard setback from 20 feet to 8 feet

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: Southwest corner of Tulsa and Pattie Streets  
1239 Tulsa St.

APPLICANT: John A. Van Walleghe  
ADDRESS: 1239 Tulsa St.  
Wichita, KS 67216

PHONE: (W) 526-9355  
(H) 522-8410

AGENT: Mark S. Crawford, Crawford Construction  
ADDRESS: 409 W. Osie  
Wichita, KS 67213

PHONE: 264-4045

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HEARING DATE: 6/28/88

BZA ACTION: Approved

FOLLOW-UP DATE: None

RESOLUTION NO. BZA 23-88

WHEREAS, John A. Van Walleghen, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 20 feet to 8 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 1, Block 13, Garden Park Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Tulsa and Pattie Streets (1239 Tulsa).

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 June 28, 1988, 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 shallow depth (102 feet) of the lot would be insufficient to permit an attached two-car garage and still observe a 20-foot rear yard 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 proposed garage location would maintain a 25-foot setback from Pattie and thus not block the view to or from the house to the south and also the location of the proposed attached garage would be no closer to the south property line than would be permitted for a detached garage; 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 garage would have to be limited to a one-car garage or the breezeway with storm cellar would have to be eliminated so that the garage becomes a detached accessory building; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, due to the fact that the proposed improvements will not interfere with any existing or needed street right-of-way or utility easement; 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 there will still be sufficient setback between the garage and south property line to provide for adequate air, light and pedestrian circulation; 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.

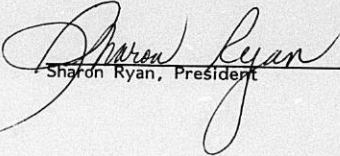
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to reduce the rear yard setback from 20 feet to 8 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 1, Block 13, Garden Park Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Tulsa and Pattie Streets (1239 Tulsa).

subject to the following condition:

1. The garage shall be constructed at substantially the same location as shown on the site plan submitted with this application and no footings, foundations or overhangs shall encroach into any utility easement.

ADOPTED AT WICHITA, KANSAS, this 28th day of June, 1988.

  
Sharon Ryan, President

ATTEST:

  
Louise Olivarez, Assistant Secretary

# THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4421

July 1, 1988

John A. Van Walleghen  
1239 Tulsa St.  
Wichita, KS 67216

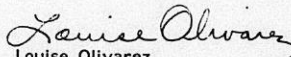
Re: BZA 23-88 - Variance to reduce rear yard setback (1239 Tulsa)

Dear Mr. Van Walleghen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on June 28, 1988. 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.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have questions concerning this matter, please call our office.

Sincerely yours,

  
Louise Olivarez  
Assistant Secretary  
Board of Zoning Appeals

LO/jcm

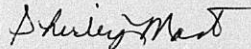
cc: Mark S. Crawford, Crawford Construction, 409 W. Osle, Wichita, KS,  
67213  
Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator, CID  
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    June 17, 1988

TO      Louise Olivarez, Principal Planner

FROM    Shirley Mast, Administrative Aide III



SUBJECT    BZA 23-88: Southwest corner  
              of Tulsa and Pattie Streets  
              1239 Tulsa (variance)

On Wednesday, June 15, 1988, Mid-South CPO Council 3A considered the captioned case, a request for a variance to reduce the rear yard setback from 20 feet to 8 feet on property zoned the "AA" One Family Dwelling District. Council members were provided the Notice of Public Hearing and MAPD staff comments. Following discussion, the Council voted 7-0 to recommend approval of the request subject to MAPD staff comments.

The applicant, John A. Van Walleghen and agent, Mark Crawford, Crawford Construction, were present to describe the request and respond to questions. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the June 28 meeting.

SM:dm

**RECEIVED**

JUN 29 1988

METROPOLITAN PLANNING

ROUTE

SECRETARY'S REPORT

CASE NUMBER: BZA 23-88

OWNER/APPLICANT/AGENT: John A. Van Walleghen (owner/applicant)  
Mark Crawford, Crawford Construction (agent)

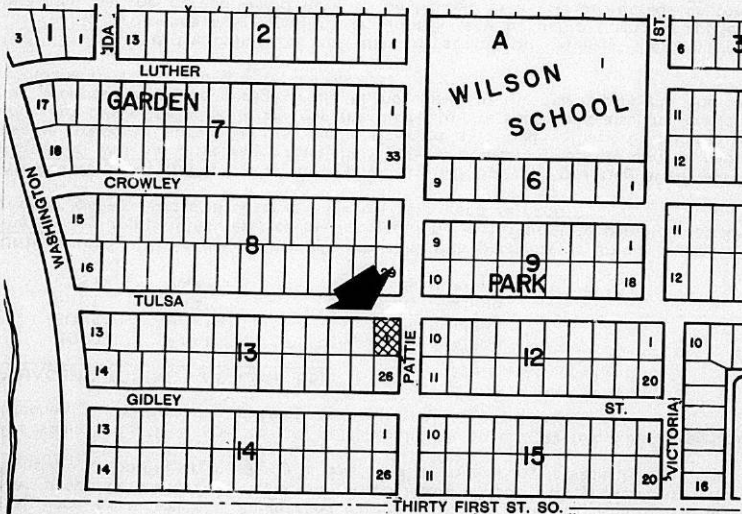
REQUEST: Variance to reduce the rear yard setback from 20 ft. to 8 ft.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 73 ft. x 102 ft.

LOCATION: Southwest corner of Tulsa and Pattie

PROPOSED USE: New garage attached to residence by a breezeway



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.

**BACKGROUND:** The applicant is requesting a variance of the rear yard setback from 20 feet to 8 feet on the south side of a single-family residential lot located at the southwest corner of Tulsa and Pattie. A new garage is proposed to be attached to the existing residence by means of a breezeway with storm cellar underneath it. The existing house does not have a basement. Because the garage will be attached to the house, it will become part of the main structure and thus have the 20-foot rear yard requirement. A detached garage could be built to within 5 feet of the rear property line, were it not for the platted 8-foot utility easement. No foundation, footing or overhang is permitted in this utility easement.

The shallow depth of the lot (102 feet) would not allow a 24-foot wide garage to be attached to the building, even if the breezeway were deleted.

**ADJACENT ZONING AND LAND USE:**

NORTH	"AA"	One-family dwelling
SOUTH	"AA"	One-family dwelling
EAST	"AA"	One-family dwelling
WEST	"AA"	One-family dwelling

**UNIQUENESS:** It is the opinion of staff that this property is unique inasmuch as the shallow depth (102 feet) of the lot would be insufficient to permit an attached two-car garage and still observe a 20-foot rear yard setback.

**ADJACENT PROPERTY:** It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the proposed garage location would maintain a 25-foot setback from Pattie and thus not block the view to or from the house to the south and also the location of the proposed attached garage would be no closer to the south property line than would be permitted for a detached garage.

**HARDSHIP:** It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the garage would have to be limited to a one-car garage or the breezeway with storm cellar would have to be eliminated so that the garage becomes a detached accessory building.

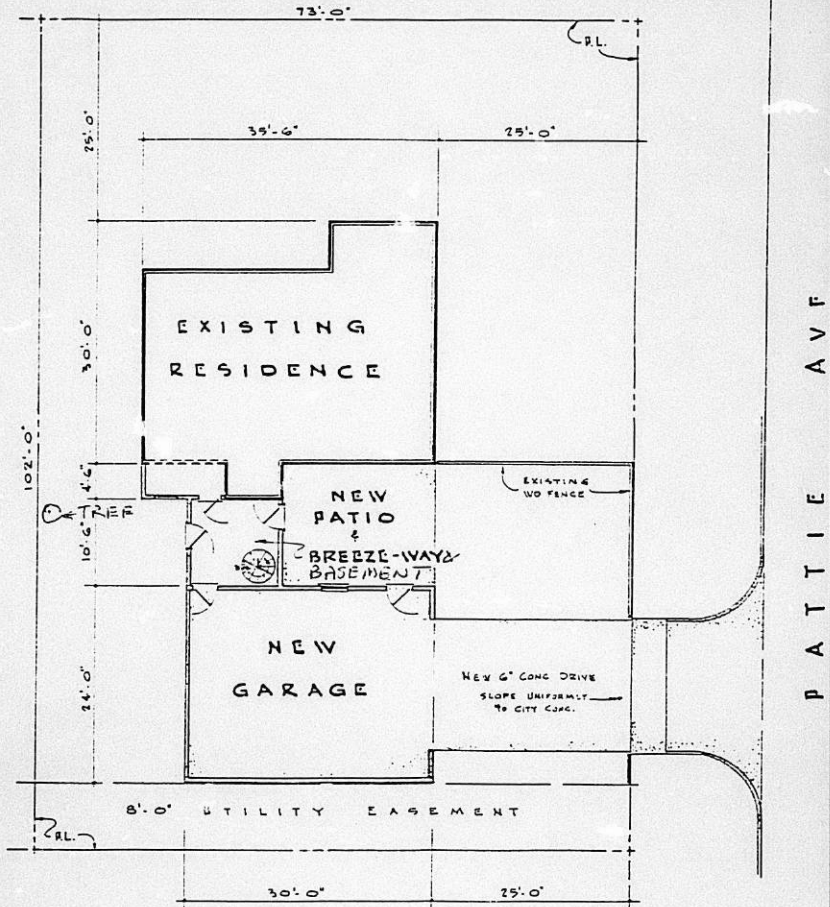
**PUBLIC INTEREST:** It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the proposed improvements will not interfere with any existing or needed street right-of-way or utility easement.

**SPIRIT AND INTENT:** It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as there will still be sufficient setback between the garage and south property line to provide for adequate air, light and pedestrian circulation.

**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 condition :

1. The garage shall be constructed at substantially the same location as shown on the site plan submitted with this application and no footings, foundations or overhangs shall encroach into any utility easement.

T U L S A   S T .



**A PLOT PLAN**

LEGAL DESCRIPTION

BZA 23-88  


BZA CASE NO. 23-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

2 NOTICES SENT TO APPLICANT/AGENT

28 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 6-3-88

1 NOTICES SENT TO CPO

2 NOTICES SENT TO CITY MANAGER & CITY  
COUNCIL REPRESENTATIVE TO DISTRICT

4 NOTICES TO MAPD STAFF

Jack Galbraith  
Louise Olivarez  
Bob Young  
Karen Crook

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

June 6, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 23-88

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 John A. Van Walleghen 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 rear yard setback from 20 feet to 8 feet on property zoned the "AA" One-Family Dwelling District. A legal description of the applicant's property is as follows:

Lot 1, Block 13, Garden Park Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Tulsa and Pattie Streets (1239 Tulsa).

This application has been assigned Case No. BZA 23-88. It will be considered by the Board of Zoning Appeals on Tuesday, June 28, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 N. Main Street, Wichita, Kansas. If you have no interest in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 3A, Mid-South, will consider this case at their meeting to be held on Wednesday, June 15, 1988, at 7 p.m., in the Linwood Community Center, 1901 S. Kansas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



( \_\_\_\_\_ ) Published in The Daily Reporter, June 3, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 28th day of June, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 23-88 - John A. Van Walleghen, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 20 feet to 8 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 1, Block 13, Garden Park Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Tulsa and Pattie Streets (1239 Tulsa).

2. Case No. BZA 24-88 - Patrick M. Chapman, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a used car sales lot on property partially zoned the "LC" Light Commercial District and the balance approved for the "LC" Light Commercial District and legally described as follows:

Lots 1241, 1243 and 1245 on Market Street and the north 9 feet of Lot 1244 and all of Lot 1246 on Broadway in Bush's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of 13th Street between Market and Broadway.

3. Case No. BZA 25-88 - Rocky L. and Terry L. Wilburn, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the side yard setback from 6 feet to 1½ feet for a deck and reduce to 1 foot the setback for the roof over the deck on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 8, Murray's 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Pawnee and Pawnee Court (3860 E. Pawnee Court).

4. Case No. BZA 26-88 - John C. and Mary L. Nodgaard, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the side yard setback from 6 feet to 5 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 1, Block 6, Fifth Addition to Pine Valley Estates, Wichita, Sedgwick County, Kansas. Generally located on the east side of Lawrence Lane, ½-mile south of 13th Street (1002 Lawrence Lane).

5. Case No. BZA 27-88 - Quality Child Care Centers, Inc.-Wesley Children's Center, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child care center on property zoned the "A" Two-Family Dwelling District and legally described as follows:

The West Half of Reserve D, Ken-Mar Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 17th Street in an area west of Oliver (4401 E. 17th).

6. Case No. BZA 28-88 - Amoco Oil Company, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a detached, single-bay automatic car wash in association with a proposed Amoco service station on property zoned the "LC" Light Commercial District and legally described as follows:

That part of Lot 1, Block 1, Amarado Estates, an addition to Wichita, Sedgwick County, Kansas, described as beginning at the S.W. Corner thereof; thence N 00° E, along the west line of said Lot 1, 175 feet; thence N 86°34'56" E, 213 feet; thence S 00° E, 184.38 feet more or less to a point on the south line of said Lot 1; thence N 79°22'53" W, along said south line of Lot 1, 38.59 feet to a deflection corner of said Lot 1; thence S 86°34'56" W, 175 feet to the point of beginning. Generally located at the northeast corner of 13th Street and Maize Road.

7. Case No. BZA 29-88 - M.H.M. Properties Inc. (Hilton Inn East), pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the parking requirements from 358 spaces to 341 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 3, East Side Center Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kellogg and Rock Road.

8. Case No. BZA 30-88 - Rudy Betts, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of an off-street parking lot on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 14 and 16, Block 6, J.O. Davidson 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Custer in an area south of Central.

9. Case No. BZA 31-88 - Rudy Betts, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 10 feet to 0 feet on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 2, 4, 6, 8, 10 and 12, Block 6, J. O. Davidson 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Central and Custer (3015 W. Central).

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 3rd day of June, 1988.

Jack H. Galbraith, Secretary

APPLICATION FOR VARIANCE

i. Applicant John A. Van Walleghen  
 Address 1239 Tulsa St., Wichita Zip Code 67216 Phone (W) 526-9355  
(H) 522-8410  
 Agent Mark S. Crawford, Crawford Construction  
 Address 409 W. Osage, Wichita Zip Code 67213 Phone 264-4045  
 Relationship of applicant to property is that of Owner & Resident  
 (Owner, Tenant, Lessee, Other)

II. The variance requested is A reduction of the rear yard<sup>setback</sup> from 20' to 8'.  
1

on property zoned AA which is  
102 ft by 73 ft (or \_\_\_\_\_ acres) in size, legally described as: Lot 1, Block 13,  
Garden Park Addition to Wichita

and located Southwest corner of Tulsa and Pattie streets,  
1239 Tulsa St.,  
 in the City of Wichita.

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. 39-285); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant John A. Van Walleghen

Authorized Agent Mark S. Crawford

OFFICE USE ONLY:

Map No. 5544B Zoning: (N) AA (S) AA (E) AA (W) AA CPO 3A 6-15-88

Received in Office of Secretary, Board of Zoning Appeals, \_\_\_\_\_ (a.m./p.m.),  
May 19, 1988, together with appropriate fee of 200.00.

Signed JHG. 9 20

Application for Variance

Lot 1, Block 13, Garden Park Addition to Wichita

John A. Van Walleghen (owner and resident)  
1239 Tulsa St  
Wichita, Kansas 67216  
522-8410 (H) 526-9355 (W)

I am requesting a variance to allow an attached garage to be constructed adjacent to the rear 8 foot utility easement. Current zoning for Class AA Residential requires a 20 foot setback from the rear property line for attached accessory structures.

The following are the reasons why I believe a variance should be granted per Section 2.12.590.B of the Code of the City of Wichita.

1. The property is a corner lot and the garage will have to be accessed by the side street because the existing driveway is blocked by a mature tree. Also, the breeze-way connecting the garage to the house will have a storm cellar basement underneath it. This will not allow room for the setback required by the zoning ordinance. Additionally the proposed garage, if it were a detached structure, would not be in violation of the zoning ordinance at its proposed location.
2. The adjacent property owners / residents have been consulted and they agree that the proposed construction does not adversely affect them, and they have given their verbal consent to the construction.
3. A variance is required because the garage will be attached to the house via a breeze-way, and the breeze-way will cover a storm shelter. Since the house does not have a basement, this is the best way to provide a secure location in the event of a tornado. Not having a shelter is a mental hardship at best and potentially fatal if a tornado would ever come. The breeze-way will also provide a covered access from the garage to the house making the system more thermally efficient.
4. The addition of an attached garage, designed to match the existing house, will not have an adverse affect upon the health, safety, morals, order, convenience, prosperity, or general welfare. It will increase the value of the property and improve the value of the neighborhood.
5. It is not my intention to violate the spirit of Title 28. I want to improve my property and add to the safety and convenience of living here. I also believe that the current design is best and fits the property and locale.

## OWNERSHIP LIST

Property Description			Property Owner
Lot 1	Block 8	Garden Park Addition	Dwight N. Slade Vera D. Slade 1239 Crowley Wichita, KS 67216
Lot 2	Block 8	"	Douglas C. Lauber Karen S. Lauber 1225 Crowley Wichita, KS 67216
Lot 3	Block 8	"	Edwin M. Cowan 1225 Crowley Wichita, KS 67216
Lot 26	Block 8	"	Robin J. Rouse 1220 Tulsa Wichita, KS 67216
Lot 27	Block 8	"	Robert D. Nordyke Rebecca S. Nordyke 1226 Tulsa Wichita, KS 67216
Lot 28	Block 8	"	Gene E. Rector Dorothy E. Rector 1232 Tulsa Wichita, KS 67216
Lot 29	Block 8	"	Adam John Koleczek Mildred J. Koleczek 1238 Tulsa Wichita, KS 67216
Lot 9	Block 9	"	John L. Rogers Carla S. Rogers and James Rogers Rebecca S. Rogers 2811 S. Hydraulic Wichita, KS 67216
Lot 10	Block 9	"	Leonard W. Smith Nancy Helen Smith 1302 Tulsa Wichita, KS 67216
Lot 11	Block 9	"	John M. Hurley Karen J. Hurley 1308 Tulsa Wichita, KS 67216
Lot 8	Block 12	"	Robert P. Durnil Athol Learlene 1325 Tulsa Wichita, KS 67216
Lot 9	Block 12	"	Limuel Wesley Sneary Norma May Sneary 1307 Tulsa Wichita, KS 67216

<u>Property Description</u>			<u>Property Owner</u>
Lot 10	Block 12	Garden Park Addition	Bill E. Purifoy Daisy L. Purifoy 1301 Tulsa Wichita, KS 67216
Lot 11	Block 12	"	Jerome J. Friess Virginia Friess 1302 Gidley Wichita, KS 67216
Lot 12	Block 12	"	Wayne W. Bennett Barbara A. Bennett 1308 Gidley Wichita, KS 67216
Lot 13	Block 12	"	Terry Raymond Greenwood Nancy K. Greenwood 1314 Gildey Wichita, KS 67216
<i>applicant area</i> Lot 1	Block 13	"	<i>dup</i> John A. VanWalleghen 1239 Tulsa Wichita, KS 67216
Lot 2	Block 13	"	Drew T. Hopson Susan L. Hopson 1233 Tulsa Wichita, KS 67216
Lot 3	Block 13	"	John C. Simpson Margaret A. Simpson 1221 Tulsa Wichita, KS 67216
Lot 4	Block 13	"	<i>dup</i> J. C. Simpson Margaret Simpson 1221 Tulsa Wichita, KS 67216
Lot 5	Block 13	"	Veterans Administration 901 George Washington Blvd. Wichita, KS 67211
Lot 22	Block 13	"	William C. Taylor Ines R. Taylor 27555 Farmington Rd. Farmington Hills, MI 48018
Lot 23	Block 13	"	Charles W. Kenyon Coyla J. Kenyon Box 558 Derby, KS 67037
Lot 24	Block 13	"	John Harrison Marcella J. Harrison 1226 Gidley Wichita, KS 67216
Lot 25	Block 13	"	Robert N. Blosser Mona B. Blosser 1226 Gidley Wichita, KS 67216

<u>Property Description</u>			<u>Property Owner</u>
Lot 26	Block 13	Garden Park Addition	Milton Stanford Peters 1232 Gildey Wichita, KS 67216
Lot 1	Block 14	"	Michael J. Connor Valerie S. Connor 1239 Gildey Wichita, KS 67216
Lot 2	Block 14	"	Veterans Administration 901 George Washington Blvd. <i>dup</i> Wichita, KS 67211
Lot 3	Block 14	"	Secretary of Housing & Urban Development 1103 Grand Kansas City, MO 64106
Lot 10	Block 15	"	Howard L. Tilton Eileen Tilton 1301 Gildey Wichita, KS 67216

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

Lot 1, Block 13, Garden Park Addition to Wichita,  
Kansas, 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 11th day of May, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Gable*

By

Sr. Vice-President

Order No. 394541  
nj

Nº 00168

METROPOLITAN AREA PLANNING DEPARTMENT

Description VARIANCE OF ZONING - LOT 1, BLK 13  
Name JOHN A. VANUWALLEGHEN + 2 SONS CROWN PARK ADD.  
Address 1239 TULSA ST. WICHITA, Ks. 67216  
Fund No. (circle one) (755-40710-003) (fees) 755-40710-004  
(books, xerox) 755-40710-026 (microfilm)  
Amount \$206.<sup>00</sup>  
Date 6/19/68 Due Date 6/19/68 By [Signature]

Form 00-000