

BZA 27-75 0 Wichita Family Child  
Care, Inc. requests variance to  
reduce front yard setback for off  
street parking on east side of  
Kansas in an area bet. 15th and  
16th Streets.

*10-16-75  
C.P. [Signature]  
M.P.C. ✓  
C.I. ✓  
6-30-75  
[Signature]*

ACTION

DATE

6-24-75

BZA COMMITTEE

*App. setback  
Advance; denied  
reduction in number  
of required spaces*

M.A.P.C.

B.C.C./B. CO. C.

Map No. 5649  
 Sec. 10  
 Twp. 27  
 Range 1E

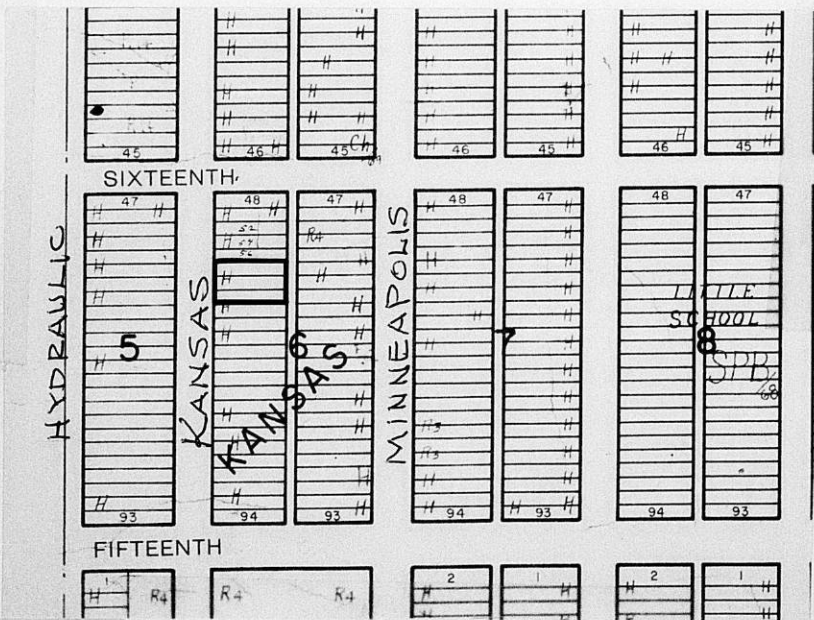
BZA- 27-75  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.24 ( 75 ft. by 140 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FAM South SINGLE FAM  
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

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



REGISTERED SURVEYOR  
 LOUISIANA, OHIO, MISSISSIPPI, TEXAS, U.S.A.

**S**  
 No. 2153C

RESOLUTION NO. EZA 27-75

WHEREAS, Wichita Family Child Care, Inc., 1642 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 from 20 feet to 0 feet for off-street parking purposes only; and to reduce the number of off-street parking spaces from the required 6 to 2 on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 58, 60 and 62, Block 6, Kansas Addition to Sedgwick County, Kansas. Generally located on the east side of Kansas in an area between 15th and 16th 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 June 24, 1975, 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 request to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only 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 two driveways and curb cuts already exist on the property and the Office of Central Inspection has approved their use for two off-street parking spaces; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only will not adversely affect the rights of adjacent property owners or residents inasmuch as these two driveways have been utilized as off-street parking and in all probability would continue to be so used regardless of whether they were approved off-street parking spaces; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance), as related to the variance request to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as the two driveways already exist and have been utilized for off-street parking; and

WHEREAS, the Board of Zoning Appeals has found that the variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that this would provide two off-street parking spaces on the site as opposed to on-street parking; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as in instances where attached garages have been converted to other uses, and driveways exist, parking is allowed on these driveways; 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 for the requested variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only; and

WHEREAS, the Board of Zoning Appeals has found that the variance request to reduce the required number of off-street parking spaces from 6 to 2 does not arise 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 in fact created by an action or actions of the property owner or the applicant inasmuch as a portion of the rear yard could be utilized to provide the required off-street parking with access from the alley; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance to reduce the required number of off-street parking spaces from 6 to 2 will adversely affect the rights of adjacent property owners or residents inasmuch as additional on-street parking would be the result; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance), as related to the variance request to reduce the required number of off-street parking spaces from 6 to 2 will not constitute unnecessary hardship upon the property owner represented in the application inasmuch as the applicant is not being deprived of a reasonable use of his property in that he may continue to utilize it as his residence and as a child care center of the existing size. Also, adequate space is available on the site to furnish the additional parking; and

WHEREAS, the Board of Zoning Appeals has found that the desired variance to reduce the number of required off-street parking spaces from 6 to 2 will adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that required parking will have to park in the street rather than on the site; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance to reduce the required number of off-street parking spaces from 6 to 2 will be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the only place for the teachers and employees to park would be on the street, thereby creating a hazard to passing motorists and to the children being left and picked up from the child care center; and

Resolution No. BZA 27-75  
Page Three

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 not been found to exist for the requested variance to reduce the required number of off-street parking spaces from 6 to 2; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that the request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only be approved for only that portion of the front yard where driveways presently exist; and

IT IS FURTHER RESOLVED by the Board of Zoning Appeals of the City of Wichita that the request for a variance to reduce the required number of off-street parking spaces from 6 to 2 be denied.

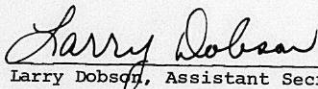
All on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 58, 60 and 62, Block 6, Kansas Addition to Sedgwick County, Kansas. Generally located on the east side of Kansas in an area between 15th and 16th Streets.

ADOPTED AT WICHITA, KANSAS, this 24th day of June, 1975.

  
Marjorie L. Taylor, Chairman

ATTEST:

  
Larry Dobson, Assistant Secretary

August 6, 1975

Michael D. Gragert  
615 R. H. Garvey Building  
Wichita, Kansas 67202

Subject: Case No. BEA 27-75  
Request for Variance

Dear Mr. Gragert:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 24, 1975, in connection with your request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only; and to reduce the number of off-street parking spaces from the required 6 to 2 on property zoned the "B" Multiple Family Dwelling District and generally located on the east side of Kansas in an area between 15th and 16th streets.

This resolution reflects the official action of the Board to approve the requested reduction of the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, subject to the condition that the request be granted for only that portion of the front yard where driveways presently exist. Your requested variance to reduce the required number of off-street parking spaces from six spaces to two spaces was denied. The resolution is forwarded to you for your information and files.

Michael D. Gragert  
August 6, 1975

If you have questions concerning this matter, please call our  
office.

Sincerely,

Larry Dobson  
Assistant Secretary

LD:el

Encl.

cc: Wichita Family Child Care, Inc., 1642 N. Kansas, 67214  
Robert Feldner, Supt. of Central Inspection  
Donald C. Gisick, City Clerk  
Joe Donnelly, Central Inspection  
*Copy also sent to Leola Lindahl, Health Dept.*

45  
June 30, 1975

Michael D. Gragert  
615 R. H. Garvey Building  
Wichita, Kansas 67202

Subject: Case No. BZA 27-75  
Request for Variance

Dear Mr. Gragert:

At the regular meeting of the Board of Zoning Appeals on June 24, 1975, your request for (a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only; and to reduce the number of off-street parking spaces from the required 6 to 2 on property zoned the "B" Multiple Family Dwelling District and generally located on the east side of Kansas in an area between 15th and 16th Streets) was considered.

It was the action of the Board (to approve the requested reduction of the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, subject to the condition that the request be granted for only that portion of the front yard where driveways presently exist).

✕ Your requested variance to reduce the required number of off-street parking spaces from six spaces to two spaces was denied.

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.

Following a discussion of alternative ways of providing off-street parking for this proposed day care center, and upon determining that a hardship would be placed upon the applicant in providing the \$50

Michael D. Gragert  
June 30, 1975

fee necessary for the filing of another variance application, it was the action of the Board to direct the Secretary to waive the filing fee and to accept and advertise a variance request, incorporating the adjacent 25 foot lot to the north of subject property into the application area, for a reduction of the front yard setback for off-street parking purposes only.

I will be available to assist you in the filing of this application. It will be necessary for you to have your current abstract ownership list extended to include the additional lot. If you have any questions concerning this matter, please call.

Sincerely,

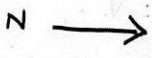
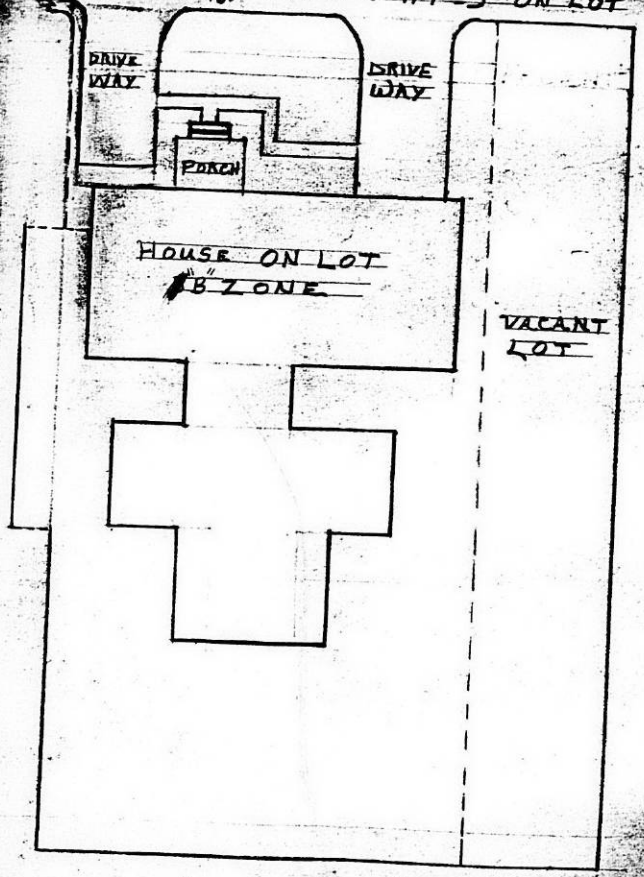
Larry Dobson  
Assistant Secretary

LD:js

cc: Wichita Family Child Care, Inc., 1642 N. Kansas, 67214  
Robert Feldner, Supt. of Central Inspection  
Donald C. Gisick, City Clerk  
Joe Donnelly, Central Inspection

SE KANSAS, SCALE 1/4" = 5' ON LOT

SEWER  
MAN HOLE  
ST. 10' MAX. L. 10' MAX.



PLAT. OF SURVEY	STREET
PLAN No.	
DATE: 2/27/69	OF
DR. BY HENRY BULLOCK	

SECRETARY'S REPORT  
CASE NO. DZA 27-75

APPLICANT: Wichita Family Child Care, Inc., 1642 North Kansas,  
Wichita, Kansas.

AGENT: Michael D. Gragert, 300 W. Douglas, Suite 615, Wichita, Ks.

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 0 feet for off-street parking purposes only; and to  
reduce the number of off-street parking spaces from the required  
6 to 2.

GENERAL LOCATION: East side of Kansas in an area between 15th  
and 16th Streets.

ZONING: Subject property and all surrounding properties are  
zoned the "B" Multiple Family Dwelling District.

LAND USE: Subject property is a single family residence and  
operates as a child care center on a temporary license. A  
25-foot frontage lot adjacent to the north is vacant. All other  
surrounding properties are developed as single family residences.

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 unneces-  
sary hardship upon the property owner represented in  
the application.

Secretary's Report  
Case No. BZA 27-75  
Page Two

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 applicant is requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only; and to reduce the number of off-street parking spaces from the required 6 spaces to 2 spaces. This property, although zoned the "B" Multiple Family Dwelling District, is developed as a single family residence and is presently operating as a child care center under a temporary permit, limited to 13 children by present off-street parking capacity. Section 28.04.142(3.15) of the zoning ordinance requires that child care centers provide off-street parking as follows: "One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center". The zoning ordinance further provides that the 20 foot front yard setback shall not be utilized for parking.

Subject property is 75 feet wide by 140 feet deep and it should be noted that the applicant has included a 25 foot vacant lot to the north within the fencing of his property. Two existing curb cuts and driveways exist on the property. One of these driveways leads to an attached garage, which has apparently been converted to a storage area. The surrounding properties are developed as single family residences. The properties across the street to the west are through lots, and have been developed with their frontage on Hydraulic rather than Kansas. The applicant has pointed out that their operation is a non-profit corporation, which has attempted to establish this child care center with a grant from a church organization. He explains that they do not have the capital funds necessary to provide the additional off-street parking, but that they are in need of enlarging the enrollment so as to make the operation self-sustaining. The exact number of children proposed is not known, but the required six parking spaces are based on the number of proposed teachers and employees.

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Case No. BZA 27-75  
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UNIQUENESS

It is the opinion of the Secretary that it is difficult to justify uniqueness in reducing the required off-street parking inasmuch as it would appear that a portion of the rear yard could be utilized to provide the required off-street parking with access from the alley. In relation to the request of the front yard setback reduction it may be unique that two driveways and curb cuts already exist on the property and the Office of Central Inspection has approved their use for two off-street parking spaces.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the front setback variance request will not have an adverse effect on the rights of adjacent property owners inasmuch as these two driveways have been utilized as off-street parking and in all probability would continue to be so used regardless of whether they were approved off-street parking spaces. As for the off-street parking variance, it is difficult to determine the effect on adjacent property owners, but it would seem that any additional on-street parking would have an adverse effect on the neighborhood.

HARDSHIP

It is the opinion of the Secretary that hardship may exist in regard to the front yard variance request inasmuch as the two driveways already exist and have been utilized for off-street parking. The Secretary finds it difficult to determine a hardship for the requested off-street parking variance inasmuch as the applicant is not being deprived of a reasonable use of his property in that he may continue to utilize it as his residence and as a child care center of the existing size. Also, adequate space is available on the site to furnish the additional parking.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the front yard setback variance would not adversely affect the public interest inasmuch as this would provide two off-street parking spaces on the site as opposed to on-street parking. As for the off-street parking variance, it is the opinion of the Secretary that a reduction of the off-street parking requirement would have an adverse effect on the public interest, inasmuch as required parking will have to park in the street rather than on the site.

Secretary's Report  
Case No. BZA 27-75  
Page Four

SPIRIT AND INTENT

It is the opinion of the Secretary that the granting of the requested front yard setback variance for only the two existing drives would not necessarily be opposed to the general spirit and intent of the zoning ordinance inasmuch as in instances where attached garages have been converted to other uses, and driveways exist, parking is allowed on these driveways. In the opinion of the Secretary the off-street parking variance would be opposed to the spirit and intent of the zoning ordinance inasmuch as the only place for the teacher's and employees to park would be on the street, thereby creating a hazard to passing motorists and to the children being left and picked up from the child care center.

RECOMMENDATION

It is the opinion of the Secretary that the five conditions necessary to the granting of a variance can be found to exist for the requested reduction of the required front yard setback from 20 feet to 0 feet for off-street parking purposes only and it is, therefore, recommended that this request be granted for only that portion of the front yard where driveways presently exist.

It is the opinion of the Secretary that all five conditions necessary for the granting of the requested variance to reduce the required off-street parking from six spaces to two spaces cannot be found to exist and the request should be denied. If however, the Board determines that these five conditions exist, the action would be to approve the request.

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

June 2, 1975

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 27-75

An application has been filed by Wichita Family Child Care, Inc., 1642 North Kansas, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only; and to reduce the number of off-street parking spaces from the required 6 to 2 on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 58, 60 and 62, Block 6, Kansas Addition to Sedgwick County, Kansas. Generally located on the east side of Kansas in an area between 15th and 16th Streets.

This application has been assigned Case No. BZA 27-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 24, 1975, 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

6-3-75 - 18 Notices mailed to Adjacent Property Owners  
10 Notices mailed to MAPC

BOARD OF ZONING APPEALS

CASE NO. 27-75  
BZA 27-75

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant  Wichita Family Child Care, Inc.

Mailing Address 1642 N. Kansas, Wichita, KS 14 phone 264-6795

Name of Authorized Agent  Michael D. Gragert

Mailing Address 300 W. Douglas, Suite 615 phone 263-7228  
Wichita, Kansas 67202

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

II. The variance requested is: To reduce the number of required off-street parking spaces from 6 to 2; or to permit the Applicant to utilize that portion of the existing drives located in the front yard setback as acceptable off-street parking spaces and to then reduce the number of such required spaces from 6 to 4.  
*Also note City. Park. Garage*

for property located at 1642 North Kansas

and legally described as: Lots 58, 60, and 62, in Block 6, in Kansas Addition,

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

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.

Wichita Family Child Care, Inc.  
Applicant

Michael D. Gragert  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:00 (a.m. (p.m.)), May 28 19 75 together with appropriate fee of \$50.00. Filing fee was waived by Board at meeting of 5/27/75.

T9-402

Larry Dabson  
Signed

*Will receive abstract on 5/29/75*

1. ZONING ORDINANCE PROVISIONS FROM WHICH VARIANCE IS SOUGHT:

The Applicant is not certain whether the requirement imposed upon it of providing one off-street parking space for each teacher or employee is based on (A) § 28.04.185 as indicated by Leland R. Johnson in a letter to the Applicant under date of March 25, 1975; or (B) § 28.04.141(3.7) as indicated by the Secretary of the BZA during discussion before that Board of Applicant's Case #BZA 21-75 on May 27, 1975; or (C) the recently amended ordinance (citation unknown) placing off-street parking requirements for child care centers in all applicable zoning districts.

2. A. The property in question was developed as a single-family residence; as a result, provision was not made for that amount of additional parking area common to multiple family dwellings.

B. The property to the north of the subject premises is vacant and the properties on the west side of Kansas back on to that street with one such property being fully enclosed. Thus, there is little direct use of, or visibility onto, Kansas by surrounding property owners.

C. The applicant is a non-profit corporation which, with a seed money grant from a church organization, has been attempting for the past two years, to establish a child care center. They have now secured a temporary license permitting them to care for up to 13 children--a figure dictated by their present off-street parking capacity. However, in order to place the operation in a self-sustaining business, they must expand beyond the 13 children limit but they have exhausted the capital funds which would be necessary to provide the additional off-street parking.

D. The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

E. Granting the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

O W N E R S H I P   L I S T

Lot	Block	Addition	Property Owner
45	3	Kansas Addition	✓ Galilee Holiness Church of God in Christ Address Unknown
W90' 46	3	Same	✓ Roosevelt T. Williams Address Unknown
E50' 46	3	Same	✓ David Wilson & Jonnie Mae 1810 East 16th St. 67214
W90' 47	5	Same	✓ Hobert L. Jordan & Clarice 1236 Cleveland 67214
W90' 49	5	Same	Same
E65' 47	5	Same	✓ Administrator of Veterans Affairs 5500 East Kellogg 67218
E65' 49	5	Same	Same
E65' 51	5	Same	Same
E65' 53	5	Same	Same
W90' 51	5	Same	Same
W90' 53	5	Same	Same
55	5	Same	✓ Mattie Williams 2501 East Douglas Apt. 1 67211
57	5	Same	Same
59	5	Same	Same
61	5	Same	✓ Euria Mae Riddle & William 4750 N. Battin 67220
63	5	Same	Same
65	5	Same	Same
67	5	Same	Same
69	5	Same	Same
71	5	Same	✓ Irving U. Harris & Olive B. 2425 East 13th 67214
73	5	Same	Same
75	5	Same	Same

Lot	Block	Addition	Property Owner
77	5	Kansas Addition	Irving U. Harris & Olive B. 2425 East 13th 67214
E50' 48	6	Same	L. B. Scruggs & Sarah J. Scrugg 2600 N. Grove 67219
E50' 50	6	Same	Same
E50' 52	6	Same	Same
E50' 54	6	Same	Same
W90' 48	6	Same	Arthur D. Maples & Goldie M. 2511 East 21st 67214
W90' 50	6	Same	Same
W90' 52	6	Same	Elroy Kelly 1650 N. Kansas 67214
W90' 54	6	Same	Same
56 58	6	Same <small>SEE SUPPLEMENT</small>	Henry Burleigh & Zelma Faye 1642 N. Kansas 67214
60	6	Same	Same
62	6	Same	Same
64	6	Same	Raymond Gross & Bernice 1636 N. Kansas 67214
66	6	Same	Same
68	6	Same	Mellon W. Hunt & Helen W. 1445 N. Green 67214 <i>rd. 3-3-75</i>
70	6	Same	Same
72	6	Same	Edgar Littleton Jr. 1912 N. Madison 67214
74	6	Same	Same
76	6	Same	Raymond Gross & Bernice 1636 N. Kansas 67214
78	6	Same	Same

Lot	Block	Addition	Property Owner
47	6	Kansas Addition	✓ Wilbur Peters & Lillie A. 1665 N. Minneapolis 67214
49	6	Same	Same
51	6	Same	✓ Mary E. Johnson 5524 W. Elm 67212
53	6	Same	Same
55	6	Same	Same
57	6	Same	Same
59	6	Same	✓ Henry Lee Freow Sr. and Gwendolyn Joyce Freow Address Unknown
61	6	Same	Same
63	6	Same	✓ Administrator of Veterans Affairs 5500 East Kellogg 67218
65	6	Same	Same
67	6	Same	✓ American Landmark Corp. 838 S. Edgemoor 67218
69	6	Same	Same
71	6	Same	✓ Andrew J. Griffin & Bernice 1625 N. Minneapolis 67214
73	6	Same	Same
75	6	Same	Same
77	6	Same	Same

Lot	Block	Addition	Property Owner
56	6	Kansas Addition	Lessie M. Broyles Address Unknown Rt 2 ATLANTA, KS.

Order No. 225222



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

A 200 foot radius of: Lots 58, 60 and 62,  
Block 6, Kansas Addition, Sedgwick County,  
Kansas

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 28th day of May, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Asst John Byson*  
Vice President

Order No. 225222  
wh

THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

RETURNED  
TO SENDER  
MOVED, LEFT NO ADDRESS  
DDU



Mellon W. Hunt & Helen W.  
1445 N. Green  
Wichita, Ks 67214

27-75-