

Rooted
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ACTION

BZA 28-77 COMMITTEE Approved DATE 7-2-77

M.A.P.C. _____

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

Case No. BZA 28-77 - Evangel Assembly of God requests a variance to increase the size of a bulletin board sign from 25 sq. ft. to 75 sq. ft. on property generally located at the northwest corner of

Map No. 5350
 Sec. 6
 Twp. 27
 Range 1E

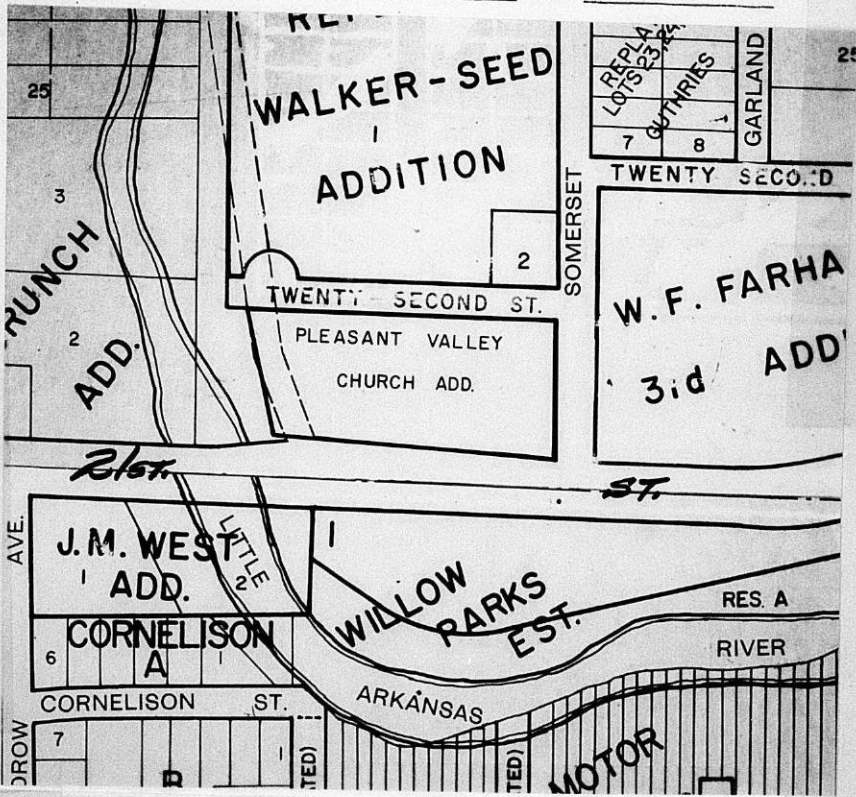
BZA- 28-77
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

- Acres: 2.97 (240 ft. by 540 ft.)
- Adjoining Zoning: E _____ S _____ W _____ N _____
- Land Use: East _____ South _____
 West _____ North _____
- Sketch Plan Land Use is for: _____
- Present Land Use if for: _____
- Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



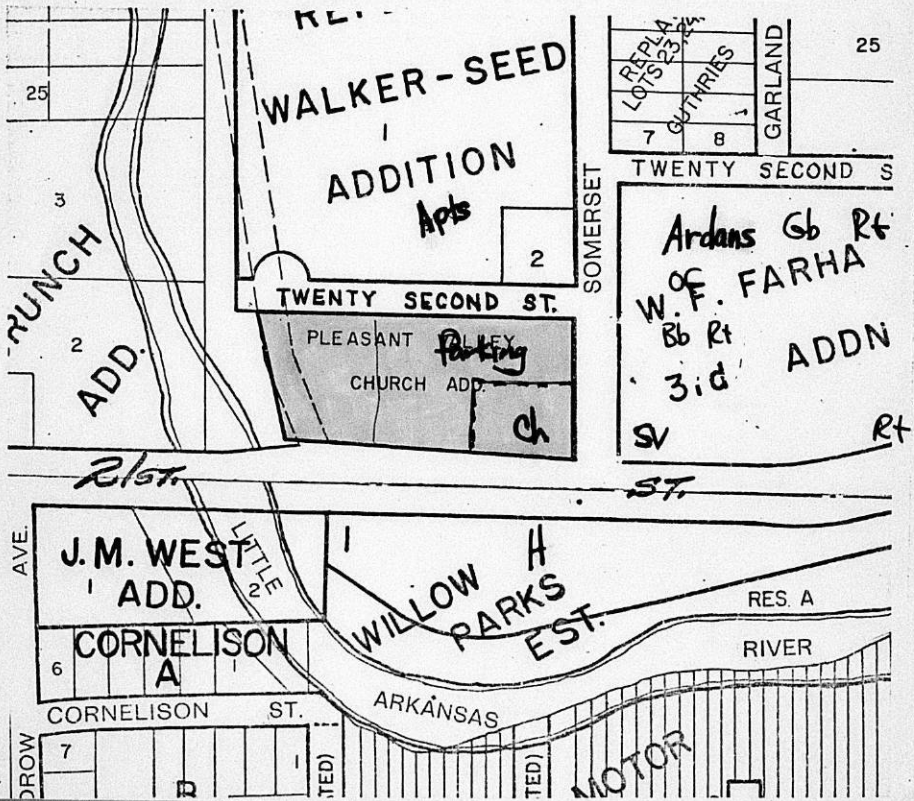
Smead
 No. 2-153C
 HASTINGS, MN - LOS ANGELES
 LODAN, OH - McREGOR, TX U. S. A.

No. 5350
 P. 6
 P. 27
 Page 1E

BZA- 28-77
 SCZ- _____
 CU- _____
 Filed _____

EA DATA:
 Acres: 2.97 (240 ft. by 540 ft.)
 Adjoining Zoning: E _____ S _____ W _____ N _____
 Land Use: East _____ South _____
 West _____ North _____
 Sketch Plan Land Use is for: _____
 Present Land Use if for: _____
 Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



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

July 5, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 28-77

An application has been filed by the Evangel Assembly of God, 1620 West 21st Street, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the gross surface area of a Bulletin Board Sign from the permitted 25 square feet to 75 square feet on property zoned the AA Single Family Dwelling District, and legally described as follows:

Block 1, Pleasant Valley Church Addition
to Wichita, Sedgwick County, Kansas. Gen-
erally located at the northwest corner of
Somerset and 21st Street.

This application has been assigned Case No. BZA 28-77, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 26, 1977, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith
Secretary

SECRETARY'S REPORT
CASE NO. BZA 28-77

APPLICANT: Evangel Assembly of God, 1620 W. 21st Street,
Wichita, Kansas.

AGENT: Rev. Richard Orrell, 1620 W. 21st Street,
Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code
of the City of Wichita, to increase the size
of a Bulletin Board Sign from 25 square feet
to 75 square feet.

GENERAL LOCATION: Northwest corner of 21st Street North and
Somerset.

ZONING: Subject property is zoned the "AA" Single Family
Dwelling District. South is the "BB" Office
District. North is "BB" and the "B" Multiple
Family Dwelling District. East and west are
both "LC" Light Commercial.

LAND USE: Subject property is developed with a church.
North is an apartment complex. South is a
single family home. East is a service station.
West is the Little Arkansas River.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.9 D.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.
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 applicants are requesting a variance of the maximum gross surface area permitted for a Bulletin Board Sign for a church in "AA" Single Family zoning.

The Zoning Ordinance permits Bulletin Board Signs in all zoning districts with the provisions that the sign not exceed 25 square feet in gross surface area and can be lighted only by indirect white lights. The gross surface area of a normal double-faced sign with faces parallel is computed on one face only. The sign proposed for this church would have only two faces, but the faces would be at a right angle to one another in an "L" configuration. Therefore, both faces of the sign must be used to compute the gross surface area of the sign. The applicant proposes a sign that would complement the design of the church building. The sign, as depicted, on a submitted drawing would be mounted on a base, with the highest end of the sign being 7 feet 10 inches above the ground, sloping down to approximately 5 feet at the lower end. Each face or wing of the sign would be 12 to 13 feet long. The dimensions of the sign and the method of determining gross surface area are explained in detail because the 75 square feet requested by the applicants is about one-half the square footage represented by the submitted drawing.

Placement of the sign would be 50 feet from the south property line (next to 21st Street) and 25 feet from the east property line (Somerset). Subject property has a 501 foot frontage on 21st Street and a 250 foot frontage on Somerset. If subject property were zoned "LC" Light Commercial, as all other properties on the north side of 21st between Amidon and Hood are, a sign of 225 square feet would be permitted. The applicants point out the large advertising signs to the east tend to cause passersby to overlook a sign of only 25 square feet.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness may exist in this situation inasmuch as subject property is zoned "AA" Single Family in an area where all other properties on the north side of 21st are commercially zoned and developed, and as such are permitted much larger signs than the applicant may erect; also the fact that the property has 501 feet of frontage on 21st Street may be considered unique in this zoning district.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested would not adversely affect adjacent property owners inasmuch as the proposed sign will have ample setbacks from both the south and east property lines, will be architecturally compatible with the church building, and will not be internally lighted.

SECRETARY'S REPORT
CASE No. B7A 29-77
Page 3

HARDSHIP:

It is the opinion of the Secretary that an unnecessary hardship may be placed upon the applicants if a strict interpretation of the provisions of Title 28 is made inasmuch as commercial signs and activities adjacent to subject property would tend to make a 25 square foot sign ineffective for identification.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare inasmuch as the sign would be set behind the front yard setback of 25 feet adjacent to both streets.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the character of this immediate area is commercial rather than residential.

RECOMMENDATION:

If the Board determines that all five conditions necessary to the granting of a variance can be found to exist, the approval of the request should be made subject to the following conditions:

1. The existing temporary sign shall be removed from the property.
2. The sign shall be located in accordance with the submitted site plan, to be not closer to the south property line than 50 feet and not closer than 25 feet to the east property line.
3. Lighting of the sign may be by indirect white light only.

NOTE: If the applicants' intentions are to erect a sign as dimensioned on their drawing, the requested variance of 75 square feet will not accomplish such a sign. In that event a deferral of the case would be in order to readvertise the case for the proper size.

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

July 5, 1977

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Case No. BZA 28-77

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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, 263-4516.

Jack H. Galbraith
Secretary

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

July 5, 1977

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Jack H. Galbraith
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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, 263-4516.

Jack H. Galbraith
Secretary

RESOLUTION NO. BZA 28-77

WHEREAS, Evangel Assembly of God, 1620 West 21st Street, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to increase the gross surface area of a Bulletin Board Sign from the permitted 25 square feet to 75 square feet on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Block 1, Pleasant Valley Church Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Somerset and 21st Street.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of July 26, 1977, 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 subject property is zoned "AA" Single Family in an area where all other properties on the north side of 21st are commercially zoned and developed, and as such are permitted much larger signs than the applicant may erect; also the fact that the property has 501 foot of frontage on 21st Street may be considered unique in this zoning district; 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 sign will have ample setbacks from both the south and east property lines, will be architecturally compatible with the church building, and will not be internally lighted; 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 owner represented in the application inasmuch as commercial signs and activities adjacent to subject property tend to make a 25 square foot sign ineffective for identification; 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 character of this immediate area is commercial rather than residential; 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 increase the gross surface area of a Bulletin Board Sign from the permitted 25 square feet to 75 square feet on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Block 1, Pleasant Valley Church Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Somerset and 21st Street.

be approved, subject to the following conditions:

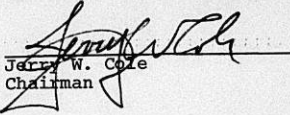
1. The existing temporary sign shall be removed from the property.
2. The sign shall be located in accordance with the submitted site plan, to be not closer to the south property line than 50 feet and not closer than 25 feet to the east property line.

RESOLUTION NO. BZA 28-77

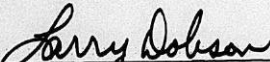
Page 2

3. Lighting of the sign may be by indirect white light only, and shall not be illuminated beyond 11:00 p.m.
4. The sign shall be erected in the proposed "I" shape configuration with the 75 square foot limitation for the total of both wings or faces of the sign.

ADOPTED AT WICHITA, KANSAS, this 26th day of July, 1977.


Jerry W. Cole
Chairman

ATTEST:


Larry Dobson,
Assistant Secretary

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Tenth Floor, City Hall
455 North Main Street

August 10, 1977

Rev. Richard Orrell
1620 West 21st Street
Wichita, Kansas 67203

Re: Case No. BEA 28-77
Request for Variance

Dear Rev. Orrell:

Enclosed is a signed copy of a Resolution adopted by the Board of Zoning appeals on Tuesday, July 26, 1977, in connection with your request to increase the size of a Bulletin Board Sign from 25 square feet to 75 square feet on property zoned the "AA" Single Family Dwelling District, and generally located at the north-west corner of 21st Street North and Somerset.

This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your files and information.

If you have any questions regarding this matter, please call.

Yours very truly,

Larry Dobson
Assistant Secretary

LD:bh

cc: Evangel Assembly of God, 1620 West 21st Street, 67203
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Tenth Floor, City Hall
455 North Main Street

July 27, 1977

Rev. Richard Orrell
1620 West 21st Street
Wichita, Kansas 67203

Re: Case No. BZA 28-77
Request for Variance

Dear Rev. Orrell:

At the regular meeting of the Board of Zoning Appeals on July 26, 1977, your request for a variance to increase the size of a Bulletin Board Sign from 25 square feet to 75 square feet on property zoned the "AA" Single Family Dwelling District, and generally located at the northwest corner of 21st Street North and Somerset was considered.

It was the action of the Board to approve the request subject to the following conditions:

1. The existing temporary sign shall be removed from the property.
2. The sign shall be located in accordance with the submitted site plan, to be not closer to the south property line than 50 feet and not closer than 25 feet to the east property line.
3. Lighting of the sign may be by indirect white light only, and shall not be illuminated beyond 11:00 p.m.
4. The sign shall be erected in the proposed "L" shape configuration with the 75 square foot limitation for the total of both wings or faces of the sign.

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.

Rev. Richard Orrell
July 27, 1977

If you have any questions in regard to this matter, please call
our office.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Evangel Assembly of God, 1620 W. 21st St. 67203

SECRETARY'S REPORT
CASE NO. BZA 29-77

APPLICANT: Evangel Assembly of God, 1620 W. 21st Street,
Wichita, Kansas.

AGENT: Rev. Richard Orrell, 1620 W. 21st Street,
Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code
of the City of Wichita, to increase the size
of a Bulletin Board Sign from 25 square feet
to 75 square feet.

GENERAL LOCATION: Northwest corner of 21st Street North and
Somerset.

ZONING: Subject property is zoned the "AA" Single Family
Dwelling District. South is the "BB" Office
District. North is "BB" and the "B" Multiple
Family Dwelling District. East and west are
both "LC" Light Commercial.

LAND USE: Subject property is developed with a church.
North is an apartment complex. South is a
single family home. East is a service station.
West is the Little Arkansas River.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.9 0.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.
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).

SECRETARY'S REPORT

CASE NO. B7A 28-77

Page 2

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance of the maximum gross surface area permitted for a Bulletin Board Sign for a church in "AA" Single Family zoning.

The Zoning Ordinance permits Bulletin Board Signs in all zoning districts with the provisions that the sign not exceed 25 square feet in gross surface area and can be lighted only by indirect white lights. The gross surface area of a normal double-faced sign with faces parallel is computed on one face only. The sign proposed for this church would have only two faces, but the faces would be at a right angle to one another in an "L" configuration. Therefore, both faces of the sign must be used to compute the gross surface area of the sign. The applicant proposes a sign that would complement the design of the church building. The sign, as depicted, on a submitted drawing would be mounted on a base, with the highest end of the sign being 7 feet 10 inches above the ground, sloping down to approximately 5 feet at the lower end. Each face or wing of the sign would be 12 to 13 feet long. The dimensions of the sign and the method of determining gross surface area are explained in detail because the 75 square feet requested by the applicants is about one-half the square footage represented by the submitted drawing.

Placement of the sign would be 50 feet from the south property line (next to 21st Street) and 25 feet from the east property line (Somerset). Subject property has a 501 foot frontage on 21st Street and a 250 foot frontage on Somerset. If subject property were zoned "LC" Light Commercial, as all other properties on the north side of 21st between Amidon and Hood are, a sign of 225 square feet would be permitted. The applicants point out the large advertising signs to the east tend to cause passersby to overlook a sign of only 25 square feet.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness may exist in this situation inasmuch as subject property is zoned "AA" Single Family in an area where all other properties on the north side of 21st are commercially zoned and developed, and as such are permitted much larger signs than the applicant may erect; also the fact that the property has 501 feet of frontage on 21st Street may be considered unique in this zoning district.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested would not adversely affect adjacent property owners inasmuch as the proposed sign will have ample setbacks from both the south and east property lines, will be architecturally compatible with the church building, and will not be internally lighted.

HARDSHIP:

It is the opinion of the Secretary that an unnecessary hardship may be placed upon the applicants if a strict interpretation of the provisions of Title 28 is made inasmuch as commercial signs and activities adjacent to subject property would tend to make a 25 square foot sign ineffective for identification.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare inasmuch as the sign would be set behind the front yard setback of 25 feet adjacent to both streets.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the character of this immediate area is commercial rather than residential.

RECOMMENDATION:

If the Board determines that all five conditions necessary to the granting of a variance can be found to exist, the approval of the request should be made subject to the following conditions:

1. The existing temporary sign shall be removed from the property.
2. The sign shall be located in accordance with the submitted site plan, to be not closer to the south property line than 50 feet and not closer than 25 feet to the east property line.
3. Lighting of the sign may be by indirect white light only.

NOTE: If the applicants' intentions are to erect a sign as dimensioned on their drawing, the requested variance of 75 square feet will not accomplish such a sign. In that event a deferral of the case would be in order to readvertise the case for the proper size.

6 notices sent to applicant and adjacent property owners

10 notices sent to MAPC members

1 notice sent to COP

17 total notices sent on BZA 28-77, July 5, 1977

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

July 5, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 28-77

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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, 263-4516.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Evangel Assembly of God

Mailing Address 1620 West 21st Street, Wichita Phone 838-0531

Name of Authorized Agent Rev. Richard Orrell

Mailing Address 1620 West 21st St. 67203 Phone 838-0531

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

II. The variance requested is authorization to install one sign, seventy-
five square feet in size, to identify our church building. to increase size of
bulletin board sign from 25 sq. ft. to 75 sq. ft.

for property located 1620 West 21st Street.

and legally described as: Block 1, Pleasant Valley
Church Addition to Wichita, Kansas, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned AA

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.

Evangel Assembly of God, Inc.

Applicant

[Signature]

Authorized Agent

OFFICE USE ONLY; Received in office of Secretary, Board of Zoning Appeals 3:42 (a.m. - P.M.), June 24 19 77 together with appropriate fee of \$50.00.

T9-402 N/W corner of
Sawersel & 21st

[Signature]
Signed

EVANGEL ASSEMBLY OF GOD
1620 W. 21st
Wichita, Kansas 67203

June 24, 1977

Our property, located at 1620 West 21st Street in Wichita, known as the "Pleasant Valley Church Addition" is zoned AA. Such Zoning limits our church, now known as EVANGEL ASSEMBLY OF GOD, to one sign of not more than twenty-five square feet in size. We do hereby request a zoning variance permitting us to erect a sign seventy-five square feet in size. Our former sign was rendered irreparable by wind damage. We subsequently removed it. A temporary sign carried over from construction days already existed and has been serving as our only identifying feature since the destruction of our permanent sign. This temporary sign will be removed upon completion of our new, permanent sign.

It is our opinion as the Official Board of Evangel Assembly of God that:

- 1) The physical size of our property and building causes passersby to overlook a sign of only 25 square feet. The seventy-five square foot sign will alleviate this condition and will cause Evangel Assembly to be as well advertized as other establishments immediately to the east. The large, well lighted signs along West 21st Street indicate a need for a larger sign for the church.
- 2) The granting of this variance will not adversely affect the rights of anyone in our neighborhood. On the contrary, the erection of a larger sign will enhance the general visual appeal of the neighborhood. Commercial properties exist to the north and east with the only residence immediately south across 21st Street. The river is immediately to the west. None of these properties would suffer loss in any way from the erection of a seventy-five square foot sign on Evangel Assembly property.
- 3) Since our permanent sign was destroyed by the wind and not by any action on our part; and since the erection of an exact duplicate would again place the church in an inferior position with regard to identification in the neighborhood; we feel the rejection of this application for zoning variance would indeed work an unnecessary hardship on the congregation of Evangel Assembly of God.
- 4) Since impaired vision at an intersection is the only way the erection of a seventy five square foot sign could possibly adversely affect the health, safety, or welfare of the public we call to your attention the location of the proposed sign. It would be, if approved, 25 feet back from the nearest sidewalk on the east and 50 feet from the sidewalk on the south. The intersection of West 21st and Somerset will not be visually impaired in any way. Morals, order, convenience, prosperity, or general welfare of the public will only be affected for the good, if indeed they are affected at all.
- 5) It would seem the general spirit and intent of Title 28 is to provide order and a degree of uniformity to the development of the community. The prohibition of extravagance in the erection of identifying signs appears to be the underlying interest behind the specific zoning regulation from which we need a variance. The permit to vary from the required twenty-five square foot sign will in no way conflict with these commendable aims. It will be readily seen that our proposed sign will be of measurable benefit to the community in general and to the surrounding property owners in particular.

Your favorable ruling on this zoning variance application will be deeply appreciated by the 250 adherents of Evangel Assembly of God and the Official Board of this congregation.

Rev. Richard Orrell, Chairman of the Board



434 NORTH MAIN
WICHITA, KANSAS 67202
267-8371

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
	1	Pleasant Valley Church Addition	Pleasant Valley Assembly of God 1620 W. 21st St. 67214
1 & 2	1	Replat of Walker-Seed Addition	Twin Rivers Apartments 2303 Somerset 67204
2		John M. West Addition	City of Wichita 455 N. Main 67202
	1	Willow Park Estates	Mary P. Harlow 1501 W. 21st St. 67214

Beginning at the Southwest corner of Lot 1, W. F. Farha 3rd Addition, Wichita, Sedgwick County, Kansas; thence North along the East right-of-way line of Somerset Avenue, which coincides with the West line of said Lot 1, a distance of 150 feet; thence East parallel with the South line of said Lot 1, a distance of 150 feet; thence South 1° 59' East a distance of 150 feet to the South line of said Lot 1; thence West along said South line, which line coincides with the North right-of-way line of 21st St., a distance of 150 feet to the point of beginning.

Lot 1, W. F. Farha 3rd Addition, Wichita, Kansas, Sedgwick County, Kansas, except above described tract.

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

200' Radius of: Block 1, Pleasant Valley Church Addition to Wichita, Kansas, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 18th day of May, 1977 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

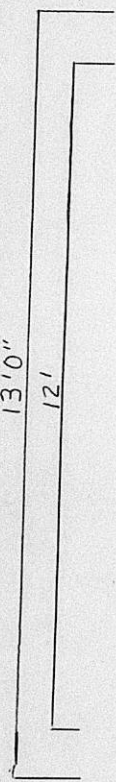
Mary Gable

Vice President

Order No. 250577
Ss

13'0"

12'



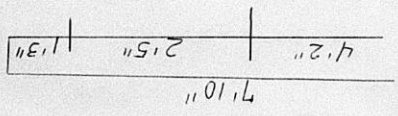
1820

EVANGEL
ASSEMBLY
OF GOD

3/4" MICROGRAMMA
BOLD EXTENDED ALUMINUM
LETTERS



Handwritten signature or initials



Form 223-021

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		

DESCRIPTION AMOUNT

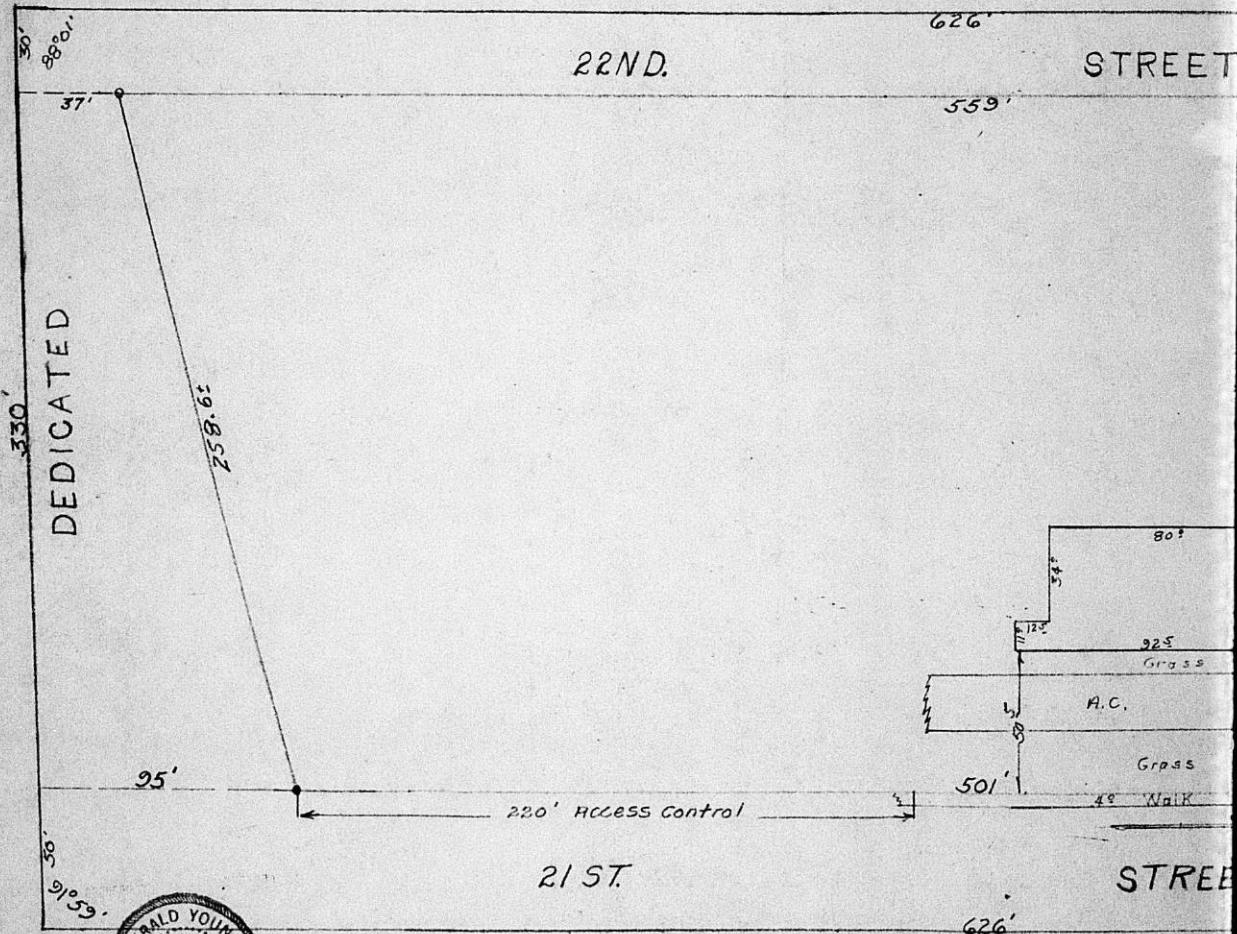
Name _____

Address _____

Type _____ Due Date _____

Comments: _____

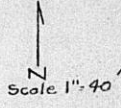
Date 11/11/77 By [Signature]



EVANGEL ASSEMBLY OF GOD

SURVEY BY GERALD YOUNG C.E.

B2A 28-77



22ND.

STREET

626'

559'

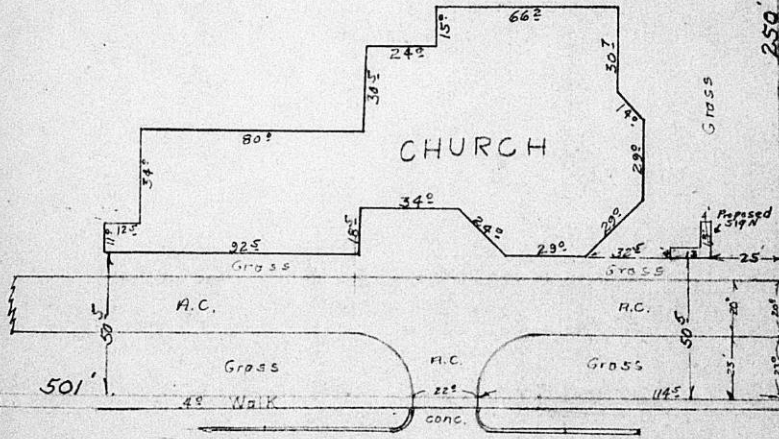
30'

30'

AVE.

250' 4" WALK

CHURCH



SOMERSET

Access Control

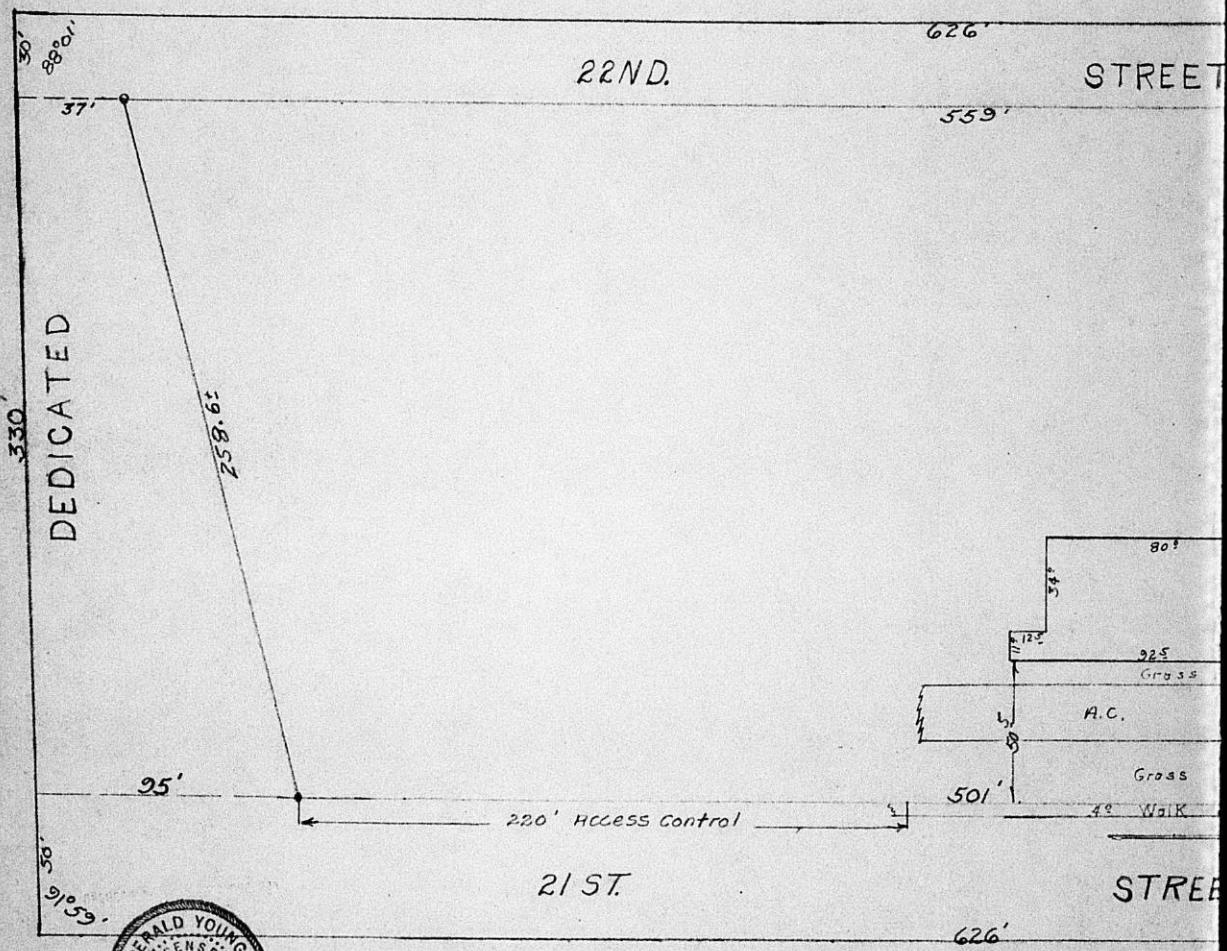
501'

STREET

626'

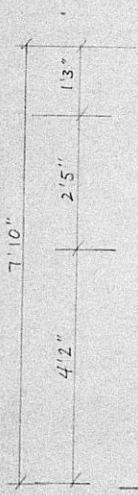
628 W. of S.W. Cor. 55' 14" 6-27-15

ANGEL ASSEMBLY OF GOD CHURCH



EVANGEL ASSEMBLY OF GOD

SURVEY BY GERALD YOUNG C.E.



1620
EVANGEL
ASSEMBLY
OF GOD

B2A 28-77



1620

EVANGEL
ASSEMBLY
OF GOD

6'x9" MICROGRAMMA
BOLD EXTENDED ALUMINUM
LETTERS

Handwritten signature