

BZA 31-75 - St. Francis Hosp.
requests variance of screening
requirements between Emporia &
St. Francis in area north of
10th Street.

POSTED
7-9-75
AH
MAFO V
C.I.V.
C.II
10-23-75

ACTION

B3a COMMITTEE Approved DATE 7.22.75

M.C. _____

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

BZA 31-75 - St. Francis Hosp.
requests variance of screening
requirements between Emporia &
St. Francis in area north of
10th Street.

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

June 30, 1975

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 31-75

An application has been filed by St. Francis Hospital and School of Nursing, Inc., 929 North St. Francis, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the height of required screening of a parking lot from a minimum 6 feet to 4 feet along the south property line of Lot 6 beginning at the 20 foot front yard setback line and extending easterly for a distance of approximately 50 feet along the property line; and to waive the screening requirement along the north property line of Lot 12; and to reduce the height of the required screening from a minimum 6 feet to 3 feet along the property lines bounding the south and east of Lots 1, 3 and 5 and the south property line bounding Lot 7, all on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 6, 8, 10 and the south 10 feet of Lot 12 on Emporia Avenue, Burleigh's Addition and the west 50 feet of Lots 1, 3 and 5, all of Lots 7 and 9 and the south 10 feet of Lot 11, on St. Francis in Burleigh's Addition, Sedgwick County, Kansas. Generally located between Emporia and St. Francis in an area north of 10th Street.

This application has been assigned Case No. BZA 31-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 22, 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

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
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June 30, 1975

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Jack H. Galbraith
Secretary

R E S O L U T I O N NO. BZA 31-75

WHEREAS, St. Francis Hospital and School of Nursing, Inc., 929 North St. Francis, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the height of required screening of a parking lot from a minimum 6 feet to 4 feet along the south property line of Lot 6, beginning at the 20-foot front yard setback line and extending easterly for a distance of approximately 50 feet along the property line; and to waive the screening requirement along the north property line of Lot 12; and to reduce the height of the required screening from a minimum 6 feet to 3 feet along the property lines bounding the north and east of Lots 1, 3 and 5, and the south property line bounding Lot 7, all on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

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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 22, 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 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 requested variance is in one case prompted at the request of adjacent property owners, who are the ones intended to be protected by the screening requirement, and in the other case, the property being protected by the screening is vacant and the requested reduction to a 3-foot fence is for the purpose of better security visibility; 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 two of the three adjacent property owners who could potentially be affected, are in support of the requested variances and, although it is not known what the feelings of the third property owner are, it would not appear that a reduction of fence height from 6 to 3 feet would necessarily adversely affect them; 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 in one instance the applicant is simply attempting to maintain good relations with their neighbors and in the future will probably be purchasing the adjoining property to the north, and in the other instance they would be required to erect and maintain a 6-foot fence adjacent to vacant property which would create a security problem; 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 these requests are interiorly located; 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 required screening is for the purpose of providing adjoining property owners a buffer from the parking lot use, but in this instance, the adjoining property owners are either supporting and asking for the variance or are owners of vacant land; 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 height of required screening of a parking lot from a minimum 6 feet to 4 feet along the south property line of Lot 6, beginning at the 20-foot front yard setback line and extending easterly for a distance of approximately 50 feet along the property line; and to waive the screening requirement along the north property line of Lot 12; and to reduce the height of the required screening from a minimum 6 feet to 3 feet along the property lines bounding the south and east of Lots 1, 3 and 5 and the south property line bounding Lot 7, all on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

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be approved, subject to the following condition:

1. The north 18 feet of Lot 12 on Emporia Avenue, Burleigh's Addition, shall remain unpaved and landscaped for as long as a residence is maintained on the property to the north.

ADOPTED AT WICHITA, KANSAS, this 22nd day of July, 1975.


Marjorie L. Taylor, Chairman

ATTEST:


Jack H. Galbraith, Secretary

August 25, 1975

C. W. Nieuwhof
929 North St. Francis
Wichita, Kansas 67214

Subject: Case No. BZA 31-75
Request for Variance

Dear Mr. Nieuwhof:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 22, 1975, in connection with your request for a variance of the required screening for a parking lot on property zoned "B" Multiple Family Dwelling District and generally located between Emporia and St. Francis in an area north of 10th Street.

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

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:el

Encl.

cc: Robert Feldner, Sup't. of Central Inspection
Donald C. Gisick, City Clerk
Joe Donnelly, Central Inspection

July 25, 1975

Jack H. Galbraith
Secretary
Board of Zoning Appeals
104 S. Main Street
Wichita, Kansas 67202

Dear Mr. Galbraith:

These are but a few lines to express my sincere thanks and appreciation for the assistance we received from you and members of your staff when we requested consideration for a variance on the required screening for parking lot development north of 10th Street.

The cooperative attitude displayed by both you and your staff was a most refreshing one and we are truly indebted for your help. If at any time I can be of help, don't hesitate to call me.

Sincerely,



C. W. Nieuwhof
Assistant Administrator

CWN:pa

cc: Robert Lakin, Director, Metropolitan Planning Department
Sister Mary Bernadette
J. Francis Hesse



OFFICE OF: C. W. NIEUWHOF, ASSISTANT ADMINISTRATOR
929 NORTH ST. FRANCIS ■ WICHITA, KANSAS 67214 ■ PHONE (316) 262-6211



July 23, 1975

C. W. Hiewhof
929 North St. Francis
Wichita, Kansas 67214

Subject: Case No. BEA 31-75
Request for Variance

X Dear Mr. Hiewhof:

At the regular meeting of the Board of Zoning Appeals on July 22, 1975, your request for a variance of the required screening for a parking lot on property zoned "B" Multiple Family Dwelling District and generally located between Emporia and St. Francis in an area north of 10th Street, was considered.

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

1. The north 18 feet of Lot 12 on Emporia Avenue, Burling's Addition, shall remain unpaved and landscaped for as long as a residence is maintained on the property to the north.

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

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHS:js

3 neg
cc: L. H. Struble, 1110 N. Emporia, 67214
Earl F. Sykes, 100 S. Darlington, West Chester, Pa., 19380
Robert Feldner, Supt. of Central Inspection
Donald C. Gisick, City Clerk
Joe Donnelly, Central Inspection
Theresa Martin, 2817 Cass St., Ft. Worth Texas, 76119



130 N. St Francis
 July 18, 1975
 Wichita, Kansas 67214

Board of Zoning Appeals
 Room 402 City Bldg Annex
 Wichita, Kansas 67202

Dear Sir - Enclosed is
 a letter I received from you
 This letter was sent to ~~you~~
 Lloyd C. Ernest and Virginia Ernest
 1335 Laura, Wichita, Kansas 67211

Mr. & Mrs Ernest is no
 longer owner of the Property
 which you are referring to - in
 this letter. 130 N. St Francis's
 This Property belongs
 to Theresa Martin - which is
 me. I am the owner.
 Now Concerning the

Fence referred to in the letter
 I am in Ft. Worth Tex as
 and will be unable to come
 to the hearing - But if
 St Francis Hospital wishes
 to put up a fence - My wishes
 are a 5 ft. fence. no less
 along the ~~St~~ Property line -
 If needed to be, you
 may write me. At this address

Theresa Martin
 { 2817 Cass St }
 { Ft. Worth Texas }
 76119

Sincerely
 Theresa Martin

Theresa Martin
 2817 Cass #B
 Ft. Worth Texas
 76119



U.S.

11c

AIR MAIL

Board of Zoning Appeals
 City Building Annex
 104 So. Main St.
 Wichita Kansas 67202

SECRETARY'S REPORT

CASE NO. E7A 31-75

APPLICANT: St. Francis Hospital and School of Nursing, Inc.,
929 North St. Francis, Wichita, Kansas.

AGENT: C. W. Nieuwhof, 929 North St. Francis, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita to reduce the height of required screening of a parking lot from a minimum 6 feet to 4 feet along the south property line of Lot 6 beginning at the 20 foot front yard setback line and extending easterly for a distance of approximately 50 feet along the property line; and to waive the screening requirement along the north property line of Lot 12; and to reduce the height of the required screening from a minimum 6 feet to 3 feet along the property lines bounding the south and east of Lots 1, 3 and 5 and the south property line bounding Lot 7.

GENERAL LOCATION: Between Emporia and St. Francis in an area north of 10th Street.

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

LAND USE: Subject property has been paved for off-street parking. South is a parking lot and a single family residence. North and west are both developed with single family residences. East is undeveloped, vacant land.

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.

Secretary's Report
Case No. BZA 31-75
Page Two

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 applicant is requesting a variance of the screening provisions associated with parking lots permitted in the "B" Multiple Family Dwelling District. The ordinance requires a 6 to 8 foot screening wall on any side that adjoins residentially zoned property, except that the solid wall shall be reduced to 3 feet adjacent to a street.

Subject property has frontage on both Emporia and St. Francis and is intersected by an alley. That portion of the application area having frontage on Emporia is bordered on the north and south by single family residences. The requested variance on this portion of the application area is to reduce the height of the required screening from 6 feet to 4 feet along the south boundary line (of Lot 6) beginning at the 20 foot front yard setback line and extending eastward along the property line for a distance of 50 ft. The remaining distance to the east property line will be screened with a 6 foot fence. Along the north property line of this portion of the application area, the applicant is requesting that the screening requirement be completely waived. The applicant owns an additional 18 feet of land adjacent to subject property which has not been paved for parking and will be maintained with landscaping. A single family home is located on property to the north, and the applicant owns additional land north of that property. Long range plans call for the purchase of the intersecting land so that continuous parking may be provided. Both of these requested variances have been the result of requests by these two adjoining property owners who have submitted letters to this effect (letters attached).

Secretary's Report
Case No. BZA 31-75
Page Three

The portion of the application area having frontage on St. Francis is an "L" shaped parcel having approximately 60 feet of frontage on St. Francis and about 137 feet of property adjacent to the alley. The northern property line of this parcel lies adjacent to a single family home and will be screened with a 6 foot fence, but the applicant is requesting that the required 6 foot fencing on the south and east of this parcel, which borders property located at the northwest corner of St. Francis and 10th Street, be reduced to 3 feet for the purpose of making the parking lots safer and easier to patrol and survey by hospital security forces. This adjacent property, south and east of the application area, is vacant and undeveloped.

UNIQUENESS

It is the opinion of the Secretary that uniqueness may exist in this instance inasmuch as the requested variance is in one case prompted at the request of adjacent property owners who are the ones intended to be protected by the screening requirement, and in the other case the property being protected by the screening is vacant and the requested reduction to a 3-foot fence is for the purpose of better security visibility.

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 two of the three adjacent property owners who could potentially be affected are in support of the requested variances, and although it is not known what the feelings of the third property owner are, it would not appear that a reduction of fence height from 6 to 3 feet would necessarily adversely affect them.

HARDSHIP

It is the opinion of the Secretary that the strict enforcement of the zoning ordinance could constitute unnecessary hardship upon the property owner inasmuch as in one instance the applicant is simply attempting to maintain good relations with their neighbors and in the future will probably be purchasing the adjoining property to the north, and in the other instance they would be required to erect and maintain a six foot fence adjacent to vacant property which would create a security problem.

Secretary's Report
Case No. BZA 31-75
Page Four

PUBLIC INTEREST

It is the opinion of the Secretary that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as these requests are interiorly located.

SPIRIT AND INTENT

It is the opinion of the Secretary that the granting of this variance would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the required screening is for the purpose of providing adjoining property owners a buffer from the parking lot use, but in this instance the adjoining property owners are either supporting and asking for the variance or are owners of vacant land.

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 therefore recommends that this request be approved subject to the following condition:

1. The north 18 feet of Lot 12 on Emporia Avenue, Burleigh's Addition, shall remain unpaved and landscaped for as long as a residence is maintained on the property to the north.

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

June 30, 1975

NOTICE TO ADJOINING PROPERTY OWNERS

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Jack H. Galbraith
Secretary

6-30-75

9 notices to maps

9 notices to adjacent property owners

7-17-75 I mailed a notice to Midtown
Citizen Assoc. JS

BOARD OF ZONING APPEALS

Map 5548
CASE NO. 31-75

CITY OF WICHITA, KANSAS

FILED 6-24-75

APPLICATION FOR VARIANCE

I. Name of Applicant St. Francis Hospital and School of Nursing, Inc.

Mailing Address 929 N. St. Francis 14 Phone 262-6211

Name of Authorized Agent C. W. Nieuwhof

Mailing Address 929 N. St. Francis 14 Phone 262-6211

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

II. The variance requested is as delineated in attached letter.

for property located on North Emporia and on North St. Francis
Streets

and legally described as: as indicated in attached letter

in the City of Wichita; and which is presently zoned B-Multiple Family

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.

St. Francis Hospital and School of Nursing, Inc.
Applicant

C. W. Nieuwhof *C. W. Nieuwhof*
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 11:30 (a.m. - p.m.), 6/24 19 75
together with appropriate fee of \$50.00.

T9-402

Larry Dobson
Signed

June 23, 1975

The Board of Zoning Appeals
City of Wichita
104 S. Main
Wichita, Kansas 67202

Dear Sirs:

St. Francis Hospital is the owner of property located on North Emporia with the following legal description:

"Lots 6-8-10 and the south 10 feet of Lot 12 on Emporia Avenue, Burleighs Addition to Wichita, Kansas."

Part of this property has been blacktopped and is intended for use as a parking lot. It is respectfully requested that the Board of Zoning Appeals grant the following variance of the zoning ordinance.

A solid 6 foot high fence is required by ordinance on the south property line. We request your consideration to allow construction of a 4 foot high solid fence starting at the southwest set back corner and extending for about 50 feet eastward on the property line. From this point on the fence to be the required 6 foot.

Pavement of the parking lot extends in a north-south direction to approximately 18 feet of the north property line. It is proposed that this 18 foot strip be planted with grass and be maintained. It is requested that the requirement for the 6 foot high solid fence be waived.

The request for these variances is in response to wishes expressed by the neighbors to the south and north of the St. Francis Hospital owned property. Naturally, granting of this permit will not adversely affect the rights of these property owners. The variance desired will not adversely affect public health, safety, morals, order, convenience, prosperity or the general welfare of the city or the neighborhood and we believe it not to be in opposition to the general intent and spirit of Title 28 (zoning ordinance).

St. Francis Hospital also is the owner of property described as



ST. FRANCIS
HOSPITAL

OFFICE OF: C. W. NIEUWHOF, ASSISTANT ADMINISTRATOR
929 NORTH ST. FRANCIS ■ WICHITA, KANSAS 67214 ■ PHONE (316) 262-6211

The Board of Zoning Appeals
Page -2-
June 23, 1975

followed:

"The west 50 feet of Lots 1-3-5 and the south 15 feet of Lot 7 on 4th now St. Francis and the north 10 feet of Lot 7, all of Lot 9 and the south 10 feet of Lot 11 on 4th now St. Francis, Burleighs Addition to Wichita, Kansas."

This petition requests your consideration to reduce the requirement of a 6 foot high solid redwood fence to 3 feet to that part of the property which is bounded by the south and the east. Granting of this variance will make the parking lots safer and easier to patrol and survey by hospital security forces. Thus it will promote safety of hospital employees and employee-owned cars. The property bounded by this fence is not developed and is vacant at the present time. It is for this reason that the granting of this permit does not seem to adversely affect the rights of this property owner and it should actually assist in the maintenance of safety, order and the general welfare of the area. It is our opinion that the granting of this variance will not be in opposition to the general spirit and intent of Title 28. Please note that on the north property line the required 6 foot solid fence will be constructed.

Sincerely,



C. W. Nieuwhof
Assistant Administrator

CWN:pa

June 23, 1975


Secretary, Board of Zoning Appeals
City of Wichita
104 S. Main
Wichita, Kansas 67202

Dear Sir:

We own the large white house at 1100 N. Emporia. This house was featured on page 6 of the April 1975 Midtown Journal as one of the historic homes of Midtown Wichita. Our concern is that this home be preserved in the best possible setting. The hospital property line is only five feet from the north side of this house. It is important therefore that the landscaping and fence of the hospital parking lot be in keeping with such suitable preservation and setting.

I have reviewed the situation with Sister M. Bernadette, President and Chief Executive Officer of the St. Francis Hospital, with Mr. C. W. Nieuwhof, Assistant Administrator, and with Mr. C. Orebaugh, Manager of Building Services. At our request the front fifty feet of the boundary fence would be lowered to four feet in height. Mrs. Sykes and I have also reviewed the proposed Application for Zoning Variance and as the owners of the adjoining property to the south hereby recommend approval.

Very truly yours,



Earl F. Sykes

31-75

1110 North Emporia
Wichita, Kansas 67214

25 June 1975

Board of Zoning Appeals
City Building
104 South Main
Wichita, Kansas 67202

Gentlemen:

Re: St. Francis Hospital and School of Nursing, Inc.
Application for Variance

We reside in and own the real estate and improvements at 1110 North Emporia in Wichita. St. Francis Hospital owns the property to the north, south, and east of us, as well as the property across the street to the west from us. The hospital has been a good neighbor to us.

Recently, we talked with representatives from the hospital concerning their proposal for parking lots, which are the subject of an application for a variance. We requested that the hospital not construct a fence between its property and ours, and we informed hospital officials that we felt confident that the person who owns the property at the northeast corner of Tenth and Emporia (Mr. Sykes) likewise would be opposed to some of the requirements that had been suggested by the City.

We are familiar with and have been shown a copy of the proposed platted area for parking on the property adjacent to our home and on the property to the east and southeast of us. We approve of these plans and agree that there should be no fence between the hospital property and our property. The hospital is leaving us a strip of property several feet wide on the south side of our property for our use as a flower garden and it also has indicated plans for providing grass or other appropriate beautification between our property and the north edge of the parking area.

We are in complete agreement with the hospital's plans and hope you will approve them as submitted and also approve the variance the hospital has requested.

Very truly yours,

Elsa F. Struble

L. H. Struble and Elsa F. Struble
1110 North Emporia
Wichita, Kansas 67214



O W N E R S H I P L I S T

Lot	Block	Addition	Property Owner
1	A	St. Francis Medical Park Add.	St. Francis Hospital and School of Nursing 929 N. St. Francis 67214
2	Emporia	Burleigh's Addition	Verline L. Sykes Address Unknown 100 S. DARLINGTON ST. WEST CHESTER, PA. 19380
4	Same	Same	Same
6	Same	Same	St. Francis Hospital and School of Nursing 929 N. St. Francis 67214
8	Same	Same	Same
10	Same	Same	Same
S10'			
12	Same	Same	Same
16	Same	Same	Same
18	Same	Same	Same
N15'			
12	Same	Same	Lawrence H. Struble & Elsie 1110 N. Emporia 67214
14	Same	Same	Same
20	Same	Same	Board of Park Commissioners 204 South Main 67202
22	Same	Same	Same
24	Same	Same	Same
26	Same	Same	Same
28	Same	Same	Same
W50'	St. Francis	"	St. Francis Hospital and School of Nursing 929 N. St. Francis 67214
1,3,5			
7,9	Same	Same	Same
S10'			
11			
E90'	"	"	ALFRED M. TOLKER, LILIA R. 1033 N. EMPORIA
1,3,5			

Lot	Street	Addition	Property Owner
N20' 11	St. Francis	Burleigh's Addition	✓ Lilia R. Tocker & Alfred M. 1033 N. Emporia 67214
13	Same	Same	Same
S5' 15	Same	Same	Same
19	Same	Same	Same
21	Same	Same	Same
23	Same	Same	Same
25	Same	Same	Same
27	Same	Same	Same
N20' 15	Same	Same	X Alice Adams Stevenson Address Unknown
17	Same	Same	Same
E46' lot2	Same	Same	∅ St. Francis Hospital and School of Nursing Inc. 929 N. St. Francis 67214
E46' S11½' lot 4	Same	Same	Same
N 13'9" lot 4 "		Same	∅ Lilia R. Tocker & Alfred M. 1033 N. Emporia 67214
6	Same	Same	Same
8	Same	Same	∅ St. Francis Hospital and School of Nursing 929 N. St. Francis 67214
10	Same	Same	Same
12	Same	Same	Same
14	Same	Same	∅ Lilia Rodriguez Tocker Alfred M. Tocker 1033 N. Emporia 67214
16	Same	Same	Same
18	Same	Same	∅ Alfred M. Tocker & Lilia R. 1033 N. Emporia 67214
20	Same	Same	Same
22	Same	Same	∅ St. Francis Hospital and School of Nursing Inc. 929 N. St. Francis 67214
24	Same	Same	Same

Lot	Street	Addition	Property Owner
26	St. Francis	Burleigh's Addition	✓ Lloyd C. Ernest & Virginia J 1335 Laura 67211
199	Emporia	Stafford & Wright's Add.	∩ St. Francis Hospital and School of Nursing 929 N. St. Francis 67214
201	Same	Same	Same
203	Same	Same	Same
205	Same	Same	Same
207	Same	Same	Same
209	Same	Same	Same
211	Same	Same	Same
213	Same	Same	Same
215	Same	Same	Same
217	Same	Same	Same
219	Same	Same	Same
221	Same	Same	✓ Petronilla V. Steiner 1127 N. Emporia 67214
223	Same	Same	Same
38	St. Francis	Thomas Addition	∩ St. Francis Hospital and School of Nursing Inc. 929 N. St. St. Francis 67214
40	Same	Same	Same
42	Same	Same	Same
44	Same	Same	Same
46	Same	Same	Same
48	Same	Same	Same
50	Same	Same	Same
45	Same	Same	Same
47	Same	Same	Same
49	Same	Same	Same

Lot	Street	Addition	Property Owner
37	Emporia	Thomas Addition	St. Francis Hospital and School of Nursing Inc. 929 N. St. Francis 67214
39	Same	Same	Same
41	Same	Same	Same
43	Same	Same	Same
45	Same	Same	Same
47	Same	Same	Same
49	Same	Same	Same

EXCELLENT

FOX RIVER

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 6, 8, 10 and the South
10 feet of Lot 12 on Emporia Avenue, Burleigh's
Addition and the West 50 feet of Lots 1, 3 and 5,
all of Lots 7 and 9 and the South 10 feet of Lot 11,
on St. Francis in Burleigh's Addition, Sedgwick
County, Kansas

as shown by the records on file in the Office of the Register
of Deeds of Sedgwick County, Kansas, on the 23rd day of June,
1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Curtis Jimmons
Vice President

Order No. 226147
wh

Form 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

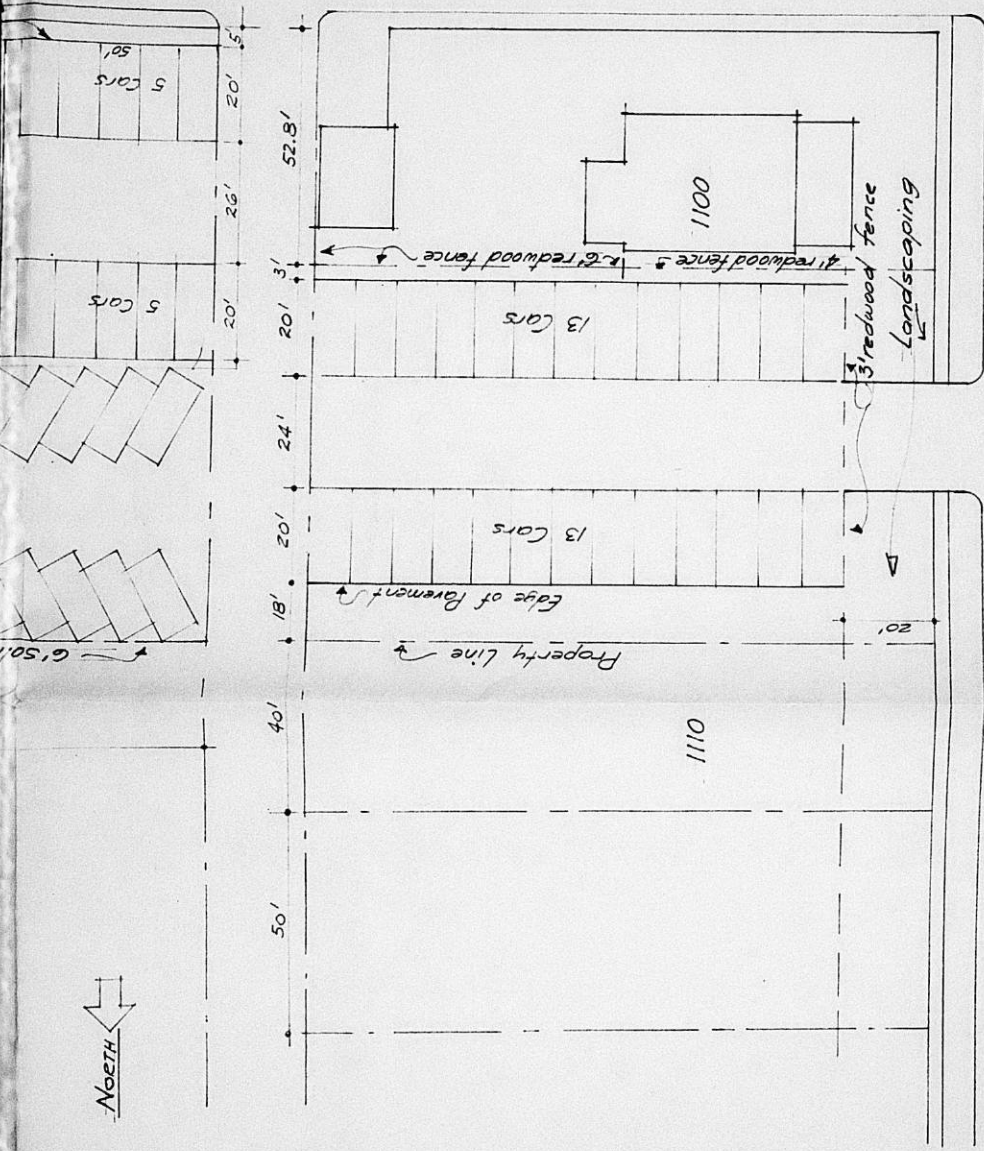
Type Due Date

Comments:

Date By

North

10th STREET



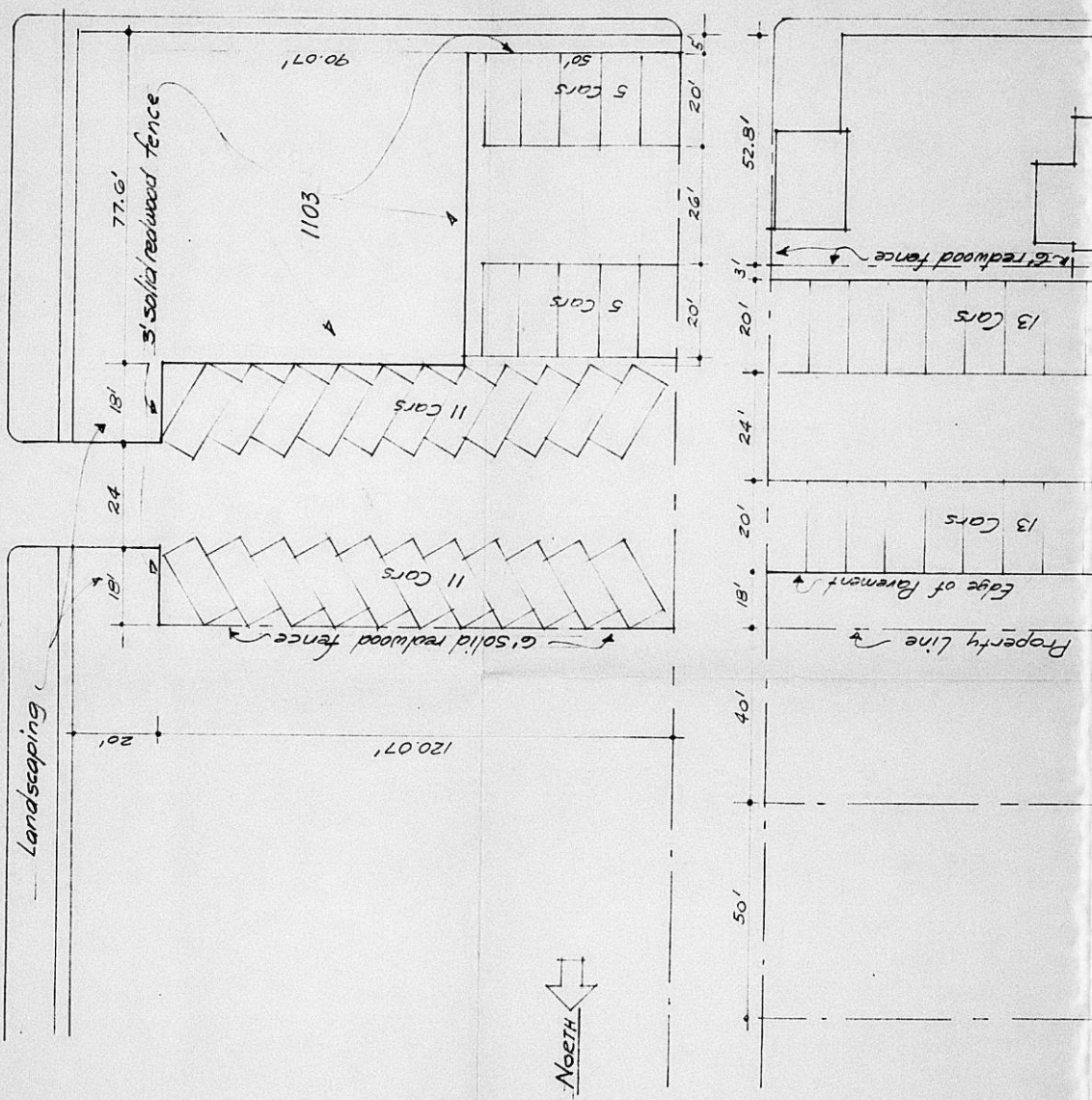
PARKING FOR
 ST. FRANCIS HOSPITAL
 Wichita Kansas 6-18-75

EMPORIA, AVE

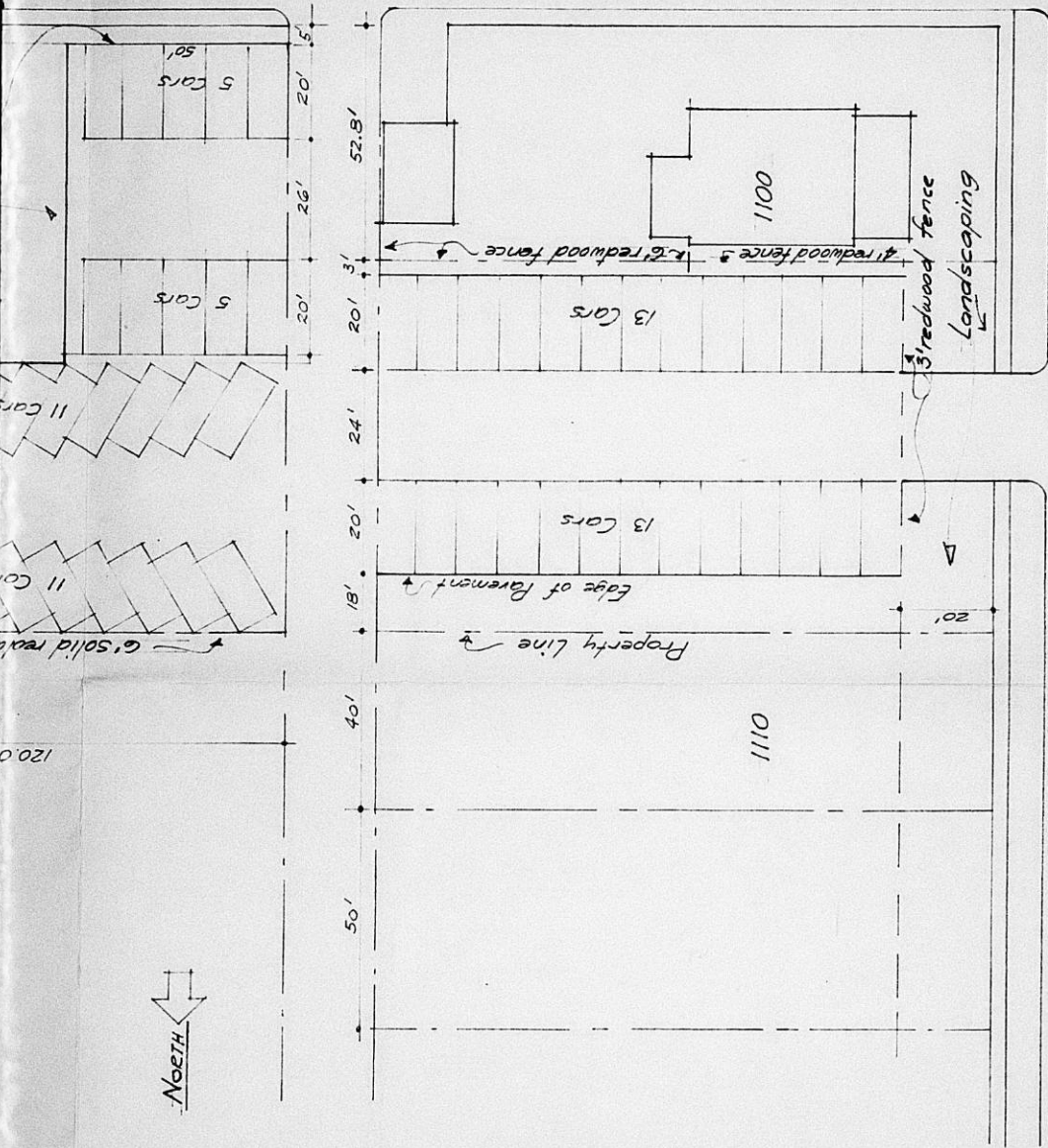
Scale 1" = 25'

10th STREET

ST. FRANCIS AVE



10th STREET



PARKING FOR
 ST. FRANCIS HOSPITAL
 Wichita Kansas 6-18-75

EMPORIA AVE

Scale 1" = 25'