

BZA 33-70 - Leslie Griffith req.
exception to permit off-street
parking lot on east side of Lor-
raine in area south of 8th Street

POSTED
1-4-71
MMP ✓
CS ✓
F-71

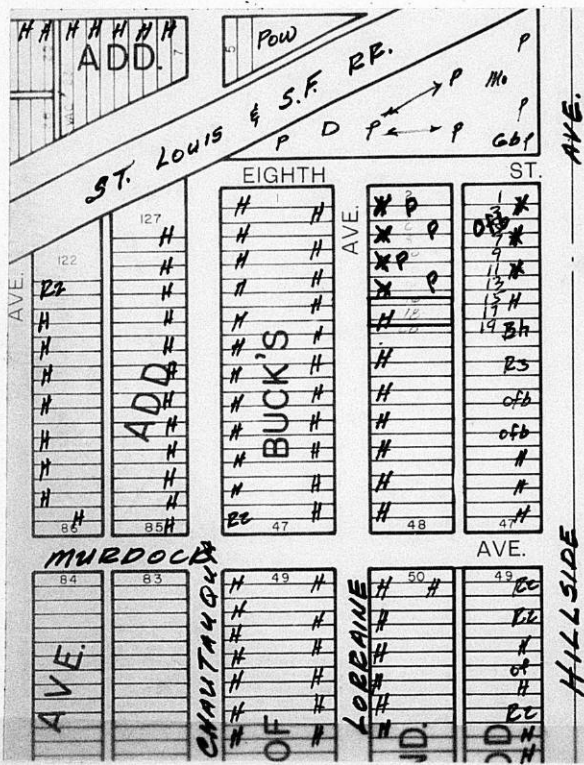
BZA 1-26-71 Approve

Map No. 564B
 Sec. 15
 Twp. 27
 Range 1E

B2A 33-70
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
 1. Acres: 0.17 (53 ft. by 140 ft.)
 2. Adjoining zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM & BOARDING South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: SINGLE FAM
 6. Area (is) (~~is not~~) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



December 8, 1971

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbreith, Chief Planner

BZA 3-70 and BZA 33-70 - Exceptions for off-street parking
lots in the area at the southeast corner of 8th and Lorraine
Streets

Attached is a letter to Robert H. Nelson pointing out the non-compliance of conditions approved by the Board of Zoning Appeals for the above captioned BZA cases. Inasmuch as Tom Byrnes has plans for an additional building to the south which is involved with another BZA case, we would appreciate your taking whatever steps that are necessary to see that the conditions of approval are complied with immediately.

Please contact me if you have any questions.

JHG:ls

Attachment

cc R. W. Bruggeman, Director of Public Works
Joe Donnelly, Central Inspection

December 8, 1971

Mr. Robert H. Nelson
Suite 630-200 West Douglas
Wichita, Kansas 67202

Subject: BZA 3-70 and BZA 11-70
Exceptions for off-street parking lots
in the area at the southeast corner of
8th and Lorraine Streets

Dear Mr. Nelson:

Your file will reflect that you represented Leslie W. Griffith on the above captioned BZA exception cases in March 1970 and in January 1971. Recently you again represented Mr. Griffith in the same area for an additional exception for the extension of off-street parking in Case No. BZA 10-71.

In reviewing the area in the field and the previous two cases, we find that one of the required conditions and perhaps two have not been complied with. Although we previously have discussed that the 5-8 foot fence, required on the south side of both cases, has not been installed, we realize that the intent of the applicant is to probably continue requesting BZA exceptions on to the south and we concur that it would be an unnecessary expense to construct the fence if new applications will soon be filed.

The condition, however, that has not been complied with on either case is as follows:

"A four foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the west 25 foot front yard setback line except for points of ingress and egress."

There is no apparent reason why this required fence has not been installed and the applicant should be advised to correct this violation immediately.

Page 2 - Robert H. Nelson
December 9, 1971

The 25 foot setback area, except for points of ingress and egress was required to be planted with trees, shrubs and grass and in our review of the area we found that most of the plant materials were in poor condition, few or no trees had been planted and there has been little attempt to partially screen the parking lots from the residential area to the west.

The other condition that may be in violation is as follows:

"Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. Without such paving, permanent physical barriers such as concrete rail or curb, fencing or chain shall be provided adjacent to the east side of the parking lot."

In viewing the area, the alley is surfaced, but not paved to City standards. I am not aware of what arrangements have been made with the Department of Public Works, however, I believe the applicant was permitted to surface the alley subject to filing a vacation case which was submitted and later withdrawn.

I am forwarding a copy of this letter to the Superintendent of Central Inspection requesting that they take whatever action is necessary to obtain compliance of the conditions as approved by the Board of Zoning Appeals.

If we can be of any assistance or you or your client have any questions, please call.

Sincerely,

Jack M. Galbraith
Chief Planner

JHG:ls

cc Leslie W. Griffith, 127 South Edgemoor 67218
Robert Feldner, Superintendent of Central Inspection
R. W. Bruggeman, Director of Public Works
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 33-70

WHEREAS, Leslie W. Griffith, 127 South Edgemoor, Wichita, Kansas, by Robert H. Nelson, Suite 630-200 West Douglas, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and legally described as follows:

The south half of Lot 16, all of Lot 18 and the North 15 1/2 feet of Lot 20, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area south of 8th 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 January 26, 1971, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, subject to the conditions outlined in Section 28.04.145, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and legally described as follows:

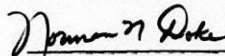
The south half of Lot 16, all of Lot 18 and the North 15 1/2 feet of Lot 20, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area south of 8th Street.

subject to the following conditions:

1. The parking areas shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.


4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash and debris.
5. Dedication by separate instrument a contingent dedication for an additional 2½ feet of alley right-of-way on both sides of the existing center line of the alley. This dedication is contingent that the City has the right-of-way at such time as the alley is paved.
6. Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. Without such paving, permanent physical barriers such as concrete rail or curb, fencing or chain shall be provided adjacent to the east side of the parking lot.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
9. A 5 to 8 foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the south line of the application area, except that said fence shall not be constructed in the required front yard setback of 25 feet.
10. A four foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the west 25 foot front yard setback line except for points of ingress and egress.
11. The required front yard setback on Lorraine, except for points of ingress and egress shall remain unpaved and shall be landscaped with trees, shrubs, and grass, and shall be maintained compatible with the residential area.
12. Existing structures shall be removed and all improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 26th day of January, 1971.



NORMAN N. DOKE, Chairman

ATTEST:


JACK H. GALBRAITH, Secretary

January 28, 1971

Mr. Robert H. Nelson
Suite 630-200 West Douglas
Wichita, Kansas 67202

Subject: Case No. EZA 33-70
Request for Exception

Dear Mr. Nelson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 26, 1971, in connection with your request for an exception to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and generally located on the east side of Lorraine in an area south of 8th Street.

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

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

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

Enclosure

cc Leslie W. Griffith, 127 South Edgemoor 67218
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

January 28, 1971

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Chief Planner

BZA 33-70-Request for an exception to permit the installation or construction of an off-street parking lot on property zoned "A"-Two Family on the east side of Lorraine in an area south of 8th Street.

On January 26, 1971, the Board of Zoning Appeals considered the above-captioned request. Action of the Board was to approve the request subject to certain conditions, one of which was the submission of a contingent dedication for an additional 5 feet of right-of-way for alley purposes.

Attached hereto is the required contingent dedication which should be filed with the Register of Deeds.

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

JHG:ls
Attachment

CONTINGENT DEDICATION

WHEREAS, Leslie W. Griffith and Barbara Sue Griffith, husband and wife, are the owners of the following described property to-wit:

South Half of Lot 16 and all Lot 18, and the north 15 1/2 feet of Lot 20 on Lorraine Avenue and Lot 17 and the north 15 1/2 feet of Lot 19 on Hillside Avenue, all in resurvey of Buck's Second Addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, the City of Wichita is requesting that a portion of said property be dedicated to the public for the use as an alley; the present alley being 15 feet in width and the City requiring that all alleys now have a width of 20 feet; and

WHEREAS, it is the intention of the owners above set forth to dedicate to the public the said 2 1/2 feet on each side of the present alley immediately adjacent to the above described lots only in the event that said alley is to be improved according to the City of Wichita specifications and to be used for alley purposes.

NOW THEREFORE, the above parties being the legal owners of the above described property do hereby dedicate to the public for alley purposes as hereinabove set forth the following described property, to-wit:

The east 2 1/2 feet of the south half of Lot 16, all of Lot 18 and the north 15 1/2 feet of Lot 20 on Lorraine Avenue and the west 2 1/2 feet of Lot 17, and the north 15 1/2 feet of Lot 19, all in resurvey of Buck's Second Addition to Wichita, Sedgwick County, Kansas;

but the right of the public and the City of Wichita to the use of said property herein dedicated shall occur only in the event the

said alley, is continued to be used as an alley and is improved according to the specifications of the City of Wichita, otherwise this dedication shall be null and void.

This dedication shall be a covenant running with the land and shall be binding upon the heirs, assigns, successors and all subsequent owners of any part or parcel of said property covered by this dedication.

EXECUTED at Wichita, Kansas, this 28th day of January, 1971.

Leslie W. Griffith
Leslie W. Griffith

Barbara Sue Griffith
Barbara Sue Griffith

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

BE IT REMEMBERED, that before me, a notary public within and for said county and state, on this 28th day of January, 1971, personally appeared Leslie W. Griffith and Barbara Sue Griffith, husband and wife, to me personally known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Patricia A. Slykovich
Notary Public

My commission expires:

June 23, 1974



January 26, 1971

Mr. Robert H. Nelson
Suite 630-200 West Douglas
Wichita, Kansas 67202

Subject: Case No. BZA 33-70
Request for Exception

Dear Mr. Nelson:

At the regular meeting of the Board of Zoning Appeals on January 26, 1971, your request for an exception to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and generally located on the east side of Lorraine in an area south of 8th Street, was considered.

It was the action of the Board to approve this request subject to the conditions set out in the Secretary's Report.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as Condition No. 5 of the Secretary's Report has been complied with. Enclosed herewith is a sample Contingent Dedication form which should be completed involving the lots in question and returned to this office.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:GLS:ls
cc Leslie W. Griffith, 127 South Edgemoor 67218
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 33-70

APPLICANT: Leslie W. Griffith, 127 South Edgemoor, Wichita, Kansas

AGENT: Robert H. Nelson, Suite 630-200 West Douglas, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the installation or construction of an off-street parking lot

GENERAL LOCATION: On the east side of Lorraine in an area south of 9th Street

LAND USE: Subject property is occupied by a single family residence as are those properties to the south, west and east; to the north is a parking lot

ZONING: Subject property is zoned "A" Two Family; north, west and south is "A"; east is "B" Multiple Family

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.145, Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the installation of an off-street parking lot on property zoned "A" Two Family to serve an adjacent building to be constructed facing Hillside.

It should be pointed out that a similar request (BZA Case No. 3-70) was approved by the Board at their meeting of March 24, 1970, for the property adjacent on the north of the area contained in this application.

The plot plan submitted with the application has been approved by the City Traffic Engineer's office and indicates the required 25 foot front yard setback, fencing adjacent to the south and west property lines and steel posts with a chain link barrier adjacent to the rear property line.

It is the opinion of the Secretary that through the additional dedication of 5 feet for alley purposes and proper screening for adjacent residential properties, this parking lot would be compatible with the general area and is a logical use.

RECOMMENDATION:

It is the recommendation of the Secretary that the application to permit the installation or construction of an off-street parking lot be approved, subject to the following conditions:

1. The parking areas shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash and debris.
5. Dedication by separate instrument a contingent dedication for an additional 2½ feet of alley right-of-way on both sides of the existing center line of the alley. This dedication is contingent that the City has the right-of-way at such time as the alley is paved.
6. Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. Without such paving, permanent physical barriers such as concrete rail or curb, fencing or chain shall be provided adjacent to the east side of the parking lot.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.

8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
9. A 5 to 8 foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the south line of the application area, except that said fence shall not be constructed in the required front yard setback of 25 feet.
10. A four foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the west 25 foot front yard setback line except for points of ingress and egress.
11. The required front yard setback on Lorraine, except for points of ingress and egress shall remain unpaved and shall be landscaped with trees, shrubs, and grass, and shall be maintained compatible with the residential area.
12. Existing structures shall be removed and all improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

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

January 6, 1971

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 33-70

An application has been filed by Leslie Griffith, 127 South Edgemoor, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and legally described as follows:

The south half of Lot 16, all of Lot 18 and the North 15 1/2 feet of Lot 20, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area south of 8th Street.

This application has been assigned Case No. BZA 33-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday January 26, 1971, 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

31 Notices Mailed 1-6-71

5648

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 33-70
FILED 12-29-70

APPLICATION FOR EXCEPTION

I. Name of Applicant Leslie W. Griffith
Mailing Address 127 South Edgemoor 18 Phone _____
Name of Authorized Agent Robert H. Nelson
Mailing Address Suite 630, 200 West Douglas Phone 262-3777
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section
2.12.590 (c), Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of off-street parking facilities
_____ on property zoned
_____, located _____
_____ and legally described as: South Half
of Lot 16, all of Lot 18 and the north 15 1/2 feet of Lot 20
on Lorraine Avenue, in Resurvey of Buck's 2nd Addition
_____, in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:
a. That he has received an instruction sheet concerning the
filing and hearing of this matter;
b. That he has been advised of the fee requirements established
by Section 2.12.580 of the Code of the City of Wichita (Ordinance
No. 24-606); and that the appropriate fee is herewith
tendered;
c. That all documents are attached hereto as noted in paragraphs
2, 3, and 4 of the instructions.
d. 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.

Applicant Leslie W. Griffith
Authorized Agent Robert H. Nelson

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning
Appeals, 3 (a.m. - p.m.), December 29, 1970,
together with appropriate fee of \$50.00.

T9-403

Signed Laura Scott
Secy

KAHRS, NELSON, FANNING, HITE & KELLOGG

ATTORNEYS AT LAW

SUITE 630 • 200 WEST DOUGLAS AVENUE

WICHITA, KANSAS 67202

AREA 316
262-3777

AUSTIN M. COWAN (1888-1949)

W. A. KAHRS

ROBERT H. NELSON

H. W. FANNING

RICHARD C. HITE

DARRELL D. KELLOGG

ROGER M. SHERWOOD

RICHARD L. HONEYMAN

LARRY A. WITHERS

GARY A. WINFREY

December 28, 1970

Board of Zoning Appeals
Office of the Secretary
City Building Annex
Wichita, Kansas 67202

Re: Application for Exception
Leslie W. Griffith, Owner
South Half of Lot 16, all of Lot 18
and the north 15 1/2 feet of Lot 20
on Lorraine Avenue, in Resurvey of
Buck's 2nd Addition
Statement justifying exception

Gentlemen:

The applicant is the owner of the property involved and is requesting an exception under Ordinance No. 2.12.590 (c) for the purpose of constructing and maintaining an off-street parking facility which will be adjacent to a building which is to be constructed on property facing on Hillside. The parking facility will be the property facing on Lorraine.

The above described property together with the South 14 1/2 feet of Lot 12, all of Lot 14 and the North Half of Lot 16 will contain off-street parking facilities, the latter description having been granted in BZA Case No. 3-70.

The new building to be constructed will be directly south of the present existing building now on the corner of 8th and Hillside. The new parking facility will tie into the parking facility in connection with the building to the north as there will be a driveway easement between the two parking facilities as shown on the plot plan filed herewith.

Board of Zoning Appeals
Page Two
December 28, 1970

Yours very truly,

Robert H. Nelson

Robert H. Nelson
OF KAHRNS, NELSON, FANNING, HITE & KELLOGG

RHN:kd

KAHRS, NELSON, FANNING, HITE & KELLOGG
ATTORNEYS AT LAW

SUITE 630 - 200 WEST DOUGLAS AVENUE

WICHITA, KANSAS 67202

December 28, 1970

AREA 316
262-3777

AUSTIN M. COWAN (1888-1949)
W. A. KAHRS
ROBERT H. NELSON
H. W. FANNING
RICHARD C. HITE
DARRELL D. KELLOGG
ROGER M. SHERWOOD
RICHARD L. HONEYMAN
LARRY A. WITHERS
GARY A. WINFREY

Board of Zoning Appeals
Office of the Secretary
City Building Annex
Wichita, Kansas 67202

Re: Application for Exception
South Half of Lot 16, all of Lot 18
and the north 15 1/2 feet of Lot 20
on Lorraine Avenue, in Resurvey of
Buck's 2nd Addition

Gentlemen:

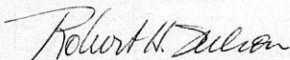
Enclosed herewith is an application for exception for the purpose of constructing off-street parking facilities on the above described property. Also enclosed is a statement justifying the exception and indicating the jurisdiction of the board with reference thereto.

Also enclosed are the following documents:

1. Certificate of ownership of all property lying within a radius of 200 feet of the above described property.
2. Check in the amount of \$50.00 for filing fee.
3. Detailed plot plan in duplicate.

Please advise the date this matter will be set for hearing before the Board.

Yours very truly,



Robert H. Nelson
OF KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN:kd
Enclosures

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO. Inc., hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the office of the Register of Deeds of Sedgwick County, Kansas. of:

South Half of Lot 16, all of Lot 18 and the North
15½ Feet of Lot 20, on Lorraine Avenue,
in Resurvey of Buck's 2nd Addition to Wichita,
Sedgwick County, Kansas,

together with all lots lying within a 200 foot radius thereof.

G U A R A N T E E T I T L E C O. I N C.	DESCRIPTION	OWNER OWNERS	ADDRESS
	<u>Resurvey of Buck's 2nd Lorraine</u>		
	Lots 2-4-6-8-10 and N 10.5' of 12, except E 2½' for alley	✓ T.F.R. Inc.	c/o Clell B. Flowers, Treas. 505 North Hillside 67214
	S 14½' of Lot 12, all of 14, 16, 18, 20 and N 5' of 22. Exc. E 2½' of that part of 12, 14, N/2 16 for an alley	✓ Leslie W. Griffith	127 S. Edgemoor 67218
	S 20' of Lot 22, all of 24, 26-28-30-32-34	✓ Mendell F. Butler & Betty	4040 Countryside 67218
	Lots 36-38	✓ Alberta I. Anderson (life estate) Russell E. Anderson & Joan E.	820 No. Lorraine 67214
	E 113' of Lots 1-3	✓ Virginia J. Storm	853 No. Lorraine 67214
	W 94' of Lots 1-3-5 and W 94' of N 2' of Lot 7	✓ Jerry Eugene Miller and Mary Lou Miller	854 No. Chautauqua 67214
	S 23' of the W 94' of Lot 7 and W 94' of Lot 9	✓ Audna E. Reeves	850 No. Chautauqua 67214
	Lots 5-7-9, exc. W 94'	✓ James F. James and Barbara c/o Jerry Dalrymple 849 No. Lorraine	849 No. Lorraine 67214
	E/2 of Lots 11, and 13 and E/2 of N 12' of Lot 15	✓ Wilbert S. Wells & Dorothy G.	843 No. Lorraine 67214
	W/2 of Lots 11 and 13 and W/2 of N 12' of Lot 15	✓ Roy Louis and Selma	1403 E. McArthur 67216
	E/2 of the S 13' of Lot 15 & E/2 of Lots 17 and 19	✓ Albert T. Deckinger & Susie A.	1638 Park Place 67214
	W/2 of the S 13' of Lot 15 & W/2 of Lots 17 and 19	✓ Mary Lou Harvey and Lloyd L.	838 No. Chautauqua 67214
	E/2 of Lots 21 and 23	✓ Howard William Smith and Pearl E.	833 No. Lorraine 67214
	W/2 of Lots 21 and 23	✓ Manley L. Lewis & Vera H.	1400 N. Woodlawn Bldg., 101 Apt. 67206

Lorraine cont'd-

E/2 of Lots 25 and 27	✓ Donald F. Smith and Ida B.	827 No. Lorraine	67214
W/2 of Lots 25 and 27	✓ Hugh Auchterlonie & Jean (life estate) Hugh Auchterlonie, Jr. and Charles	826 No. Chautauqua	67214
E/2 of 29 and 31	<i>ret 1-11-71 none found</i> James Franklin Smith and Louise D.	4541 Jade	67216
E/2 of Lots 33 and 35	✓ R. Duane Prather and Georgianna	817 No. Lorraine	67214

Hillside Ave.

Lots 1-3-5-7-9, exc. W 2½' for alley	D F.F.R. Inc	505 No. Hillside	67214
Lots 11-13-15, exc. W 2½' for alley	D Leslie W. Griffith	127 S. Edgmoor	67218
Lots 17-19-21	D Leslie W. Griffith and Barbara Sue Griffith	127 S. Edgmoor	67218
Lots 23-25-27	<i>ret 1-11-71 mailed to Evela J. Needs 886 Lexington Rd</i> ✓ Leola M. Smith (life estate- now deceased) Eva Lyvonne Needs	829 No. Hillside	67214
Lots 29-31	✓ Beulah F. Beveridge	822 No. Broadview	67208
Lots 33-35	Virgil LeRoy McVicker	<i>none found no address</i>	

WITNESS our Hand and Seal this the 21st day of December, 1970 at 7:00 o'clock A.M.

GUARANTEE TITLE CO. Inc.,

By *Nellie M. Kestinger*
Vice-President.

Order No. 29316

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

January 6, 1971

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 33-70

An application has been filed by Leslie Griffith, 127 South Edgemoor, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and legally described as follows:

The south half of Lot 16, all of Lot 18 and the North 15 1/2 feet of Lot 20, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area south of 8th Street.

This application has been assigned Case No. BZA 33-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 26, 1971, 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

THE CITY OF WICHITA



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

RETURN
TO
WRITER



James Franklin Smith and Louise D.
4541-Jade
Wichita, Kansas 67216

BZA 33-70

~~none found~~

- Moved, left no address
 - No such number
 - Moved, not forwardable
 - Address unknown
- 16/2/71



not here



FORM 224-021

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
BZA Exception	150.00

Name Robert Nelson

Address 630 Olive W. Harvey

Type R-71-C Due Date

Comments:

Date 12-29-70 By LS

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1