

105720  
7-9-75  
C.H.  
M.A.P.C.  
C.I.V.  
10-23-75  
C.H.

BZA 33-75 - Harold E. Johnson re-  
quests variance of front yard set-  
back & variance of landscaping re-  
quirements on so. side of 13th  
St. in an area west of Edwards.

ACTION

DATE 2-22-75

BZA COMMITTEE - Appointed

M.A.P.C. \_\_\_\_\_

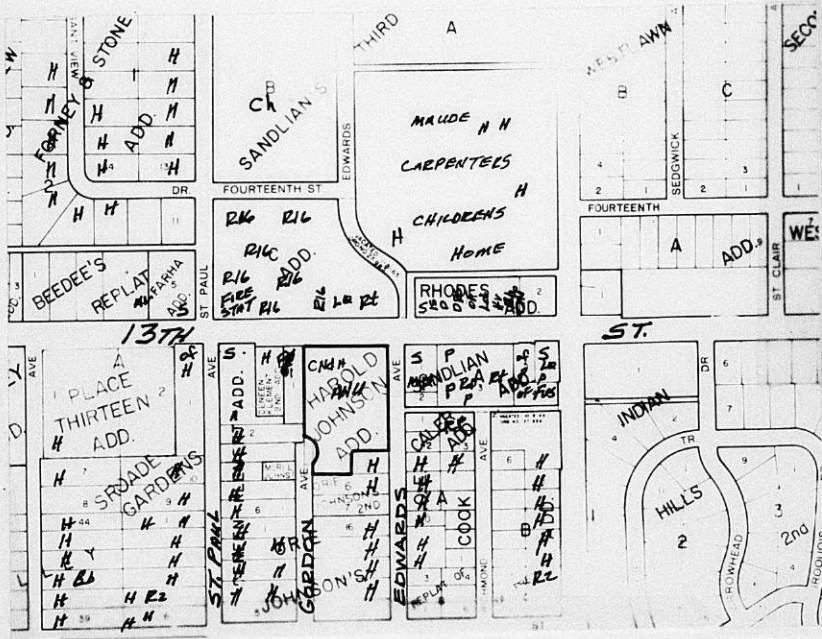
B.C.C./B. CO. C. \_\_\_\_\_

Map No. 5248  
 Sec. \_\_\_\_\_  
 Twp. \_\_\_\_\_  
 Range \_\_\_\_\_

BZA- 33-75  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
1. Acres: 3.0 ( 300 (IRREGULAR) ft. by 450 ft.)
  2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  3. Land Use: East SINGLE STAT- MEAT STORE South SINGLE FAM  
 West SINGLE FAM North LIQUOR STORE & REST
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use if for: NUBBING HOME CLEANERS
  6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



No. 2-153C  
 Smead  
 MASTERS - LOS ANGELES  
 LOAN - MEMPHIS, U.S.A.

See  
 East  
 West  
 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

Case No. BZA 33-75

An application has been filed by Harold E. Johnson, Aldine M. Johnson and Orle Johnson, 2707 West 13th Street, Wichita, Kansas pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required landscaping adjacent to a residential district from the required 50x25 foot area to a 10x25 foot area; and to reduce the required front yard setback on Edwards Avenue from 25 feet to 2 feet on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Harold Johnson Addition to Wichita,  
Sedgwick County, Kansas. Generally located  
at the southwest corner of 13th Street and  
Edwards.

This application has been assigned Case No. BZA 33-75, 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

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Jack H. Galbraith  
Secretary

R E S O L U T I O N   N O .   B Z A   3 3 - 7 5

WHEREAS, Harold E. Johnson, Aldine M. Johnson and Oriette Johnson, 2707 West 13th Street, Wichita, Kansas, request a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required landscaping adjacent to a residential district from the required 50x25-foot area to a 10x25-foot area; and to reduce the required front yard setback on Edwards Avenue from 25 feet to 2 feet on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Harold Johnson Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 13th Street and Edwards.

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 one-half of the frontage on Edwards is built up to a 2-foot setback. The requested landscaping variance arises from a condition unique to the property inasmuch as the property adjacent to the landscaped area is owned and occupied by one of the applicants, with the presence of natural screening along the common property line; 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 applicant lives to the south and the property across Edwards being developed with a parking lot for a meat locker plant and vacant undeveloped land would not be adversely affected; 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 this is a growing business in need of expansion and they are trying to place structures and functions in the most logical and efficient location, based on the location of structures that have been in existence for 25 to 30 years. It is also the Secretary's opinion that a hardship would be placed upon applicants if the landscaping variance is not granted inasmuch as the residential property to the south is owned and occupied by one of the applicants, and natural screening already exists between the properties; 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; 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 four previous conditions have been found to exist; 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.

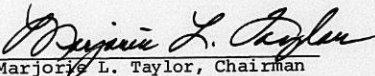
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required landscaping adjacent to a residential district from the required 50x25-foot area to a 10x25-foot area; and to reduce the required front yard setback on Edwards Avenue from 25 feet to 2 feet on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Harold Johnson Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 13th Street and Edwards,

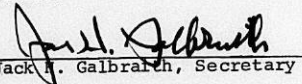
be approved subject to the following conditions:

1. The front yard on Edwards shall be reduced to 2 feet for only the 96-foot length of the proposed greenhouse as shown on the applicants' plot plan.
2. The approximate 45 feet of land between the 10x25-foot landscaped area and the proposed greenhouse shall be utilized as a planting area, with no temporary or permanent structure of any type being constructed in this 25-foot front yard setback, nor shall equipment and/or materials be stored thereon.

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

  
Marjorie L. Taylor, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

August 25, 1975

Robert L. Davis  
1022 Union Center Building  
Wichita, Kansas 67202

Subject: Case No. BZA 33-75  
Request for Variance

Dear Mr. Davis:

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 to reduce the required landscaping adjacent to a residential district from the required 50x25 foot area to a 10x25 foot area; and to reduce the required front yard setback on Edwards from 25 feet to 2 feet on property zoned the "LC" Light Commercial District and generally located on the southwest corner of 13th Street and Edwards.

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

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

Sincerely,

Jack H. Galbraith  
Secretary

JHG:el  
Encl.

cc: Harold E., Aldine M., and Orie Johnson, 2707 W. 13th St., 67203  
Robert Feldner, Sup't. of Central Inspection  
Donald C. Gisick, City Clerk  
Joe Donnelly, Central Inspection

July 23, 1975

Robert L. Davis  
1022 Union Center Building  
Wichita, Kansas 67202

Subject: BZA 33-75  
Request for Variance

Dear Mr. Davis:

At the regular meeting of the Board of Zoning Appeals on July 22, 1975, your request for a variance to reduce the required landscaping adjacent to a residential district from the required 50x25 foot area to a 10x25 foot area; and to reduce the required front yard setback on Edwards from 25 feet to 2 feet on property zoned the "LC" Light Commercial District and generally located on the southwest corner of 13th Street and Edwards, was considered.

It was the action of the Board to approve this request subject to the conditions listed 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 the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith  
Secretary

*Davis*  
JHG:js

cc: Harold E., Aldine M., and Orie Johnson, 2707 W. 13th St., 67203  
Robert Feldner, Supt. of Central Inspection  
Donald C. Gisick, City Clerk  
Joe Donnelly, Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 33-75

APPLICANT: Harold E. Johnson, Aldine M. Johnson and Orle Johnson, 2707 West 13th Street, Wichita, Kansas.

AGENT: Robert L. Davis, 1022 Union Center Building, Wichita, Ks.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita to reduce the required landscaping adjacent to a residential district from the required 50x25 foot area to a 10x25 foot area; and to reduce the required front yard setback on Edwards Avenue from 25 feet to 2 feet.

GENERAL LOCATION: Southwest corner of 13th Street and Edwards.

ZONING: Subject property is zoned the "LC" Light Commercial District; south is the "AA" Single Family Dwelling District; east is "LC" and the "BB" Office District; north is the "B" Multiple Family District; west is "LC" and "AA"

LAND USE: Subject property is developed as a garden center; south is developed as single family residences; east is a vacant service station, a meat locker plant and undeveloped; north is a restaurant, a liquor store and an apartment complex; west is developed with offices and single family residences.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

Secretary's Report  
Case No. BZA 33-75  
Page Two

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance)

COMMENTS BY THE SECRETARY

The applicants are requesting a variance to reduce the required landscaping adjacent to a residential district from a 50x25 foot landscaped area to a 10x25 foot area and to reduce the required front yard setback on Edwards Avenue from 25 feet to 2 feet. Subject property is developed as a garden center and has been in existence at this location since 1947. The applicant's requests are for the stated purpose of expanding the areas for growing plants and the desire to erect two new Rainbow Greenhouses as an extension of existing structures.

Subject property is a three acre parcel of land located at the southwest corner of 13th and Edwards. The eastern boundary of this property, lying adjacent to Edwards, is the area under consideration in both of these requests. The residential property south of subject property is owned and occupied by one of the applicants in this case. It is adjacent to this property that the reduction of landscaping is requested. A row of mature pine trees exists along the common line of these two properties. There is a distance of approximately 55 feet from the south property line to the south end of the proposed new greenhouses. The row of pine trees is about 10 feet wide and the remaining 45 feet is proposed as a planting area.

With reference to the setback from Edwards; the existing east wall of the retail store, the greenhouse sales area, and the greenhouse were erected in 1947 and extend along Edwards Avenue for a distance of 175 feet on a setback of 2 feet from the property line. The setback requirement of 25 feet is established by the residential district to the south which must maintain a 25 foot setback.

UNIQUENESS

It is the opinion of the Secretary that it is difficult to determine that the requested setback variance arises from a condition unique to this property and not created by an action of the applicants. However, it may be unique that one-half of the

Secretary's Report  
Case No. BZA 33-75  
Page Three

frontage on Edwards is built up to a 2 foot setback. The requested landscaping variance may arise from a condition unique to the property inasmuch as the property adjacent to the landscaped area is owned and occupied by one of the applicants with the presence of natural screening along the common property line.

ADJACENT PROPERTY

It is the opinion of the Secretary that adjacent property owners may not be adversely affected by the requested variances inasmuch as the applicant lives to the south and the property across Edwards being developed with a parking lot for a meat locker plant and vacant undeveloped land would not necessarily be adversely affected.

HARDSHIP

It is the opinion of the Secretary that an unnecessary hardship could be placed upon the applicants if the setback variance is not granted inasmuch as this is a growing business in need of expansion and they are trying to place structures and functions in the most logical and efficient location based on the location of structures that have been in existence for 25 to 30 years. It is also the Secretary's opinion that a hardship would be placed upon applicants if the landscaping variance is not granted inasmuch as the residential property to the south is owned and occupied by one of the applicants, and natural screening already exists between the properties.

PUBLIC INTEREST

It is the opinion of the Secretary that the requested variances will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

SPIRIT AND INTENT:

It is the opinion of the Secretary that if the four previous conditions, necessary to the granting of a variance can be found to exist, the granting of the variances would not be opposed to the general spirit and intent of the zoning ordinance.

Secretary's Report  
Case No. BZA 33-75  
Page Four

RECOMMENDATION

If the Board determines that all five conditions, necessary to the granting of a variance, can be found to exist it is recommended that both requests be approved subject to the following conditions:

1. The front yard on Edwards shall be reduced to 2 feet for only the 96 foot length of the proposed greenhouse as shown on the applicants plot plan.
2. The approximate 45 feet of land between the 10x25 foot landscaped area and the proposed greenhouse shall be utilized as a planting area, with no temporary or permanent structures of any type being constructed in this 25 foot front yard setback, nor shall equipment and/or materials be stored thereon.

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

June 30, 1975

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Jack H. Galbraith  
Secretary

6.30.75

*35 notices to adjacent property owners  
9 notices to maps*

BOARD OF ZONING APPEALS

CASE NO. 33-75

CITY OF WICHITA, KANSAS

FILED 6-24-75

*map 5248*

APPLICATION FOR VARIANCE

I. Name of Applicant  Harold E. Johnson and Aldine M. Johnson; Orié Johnson

Mailing Address 2707 West 13th Street, Wichita Phone 942-1443

Name of Authorized Agent  Robert L. Davis, Attorney

Mailing Address 1022 Union Center Bldg., Wichita Phone 267-7396

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

II. The variance requested is (1) Reducing front yard setback regulation along Edwards to permit new building to extend line of existing commercial building (28.04.090 C 1). (2) Reducing width for landscaped yard along Lot 2 to that of existing evergreens (28.04.160 K (3)). (REDUCE 25' FRONT YARD TO 2'; REDUCE LANDSCAPING FROM 35' X 50' TO 25' X 10')

*PER PHONE CONVERSATIONS WITH R.L. DAVIS ON 6/25/75 ed*

for property located Southwest corner of 13th Street and Edwards Ave.

and legally described as: Lot 1, Harold Johnson Addition to Wichita, Sedgwick County, Kansas.

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

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.

Harold E. Johnson  
Applicant

Robert L. Davis  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 12:30 (a.m. - P.M.), 6/24/75 1975 together with appropriate fee of \$50.00.

Larry Johnson  
Signed

Johnson's Garden Center, Inc. has been located at 2707 West 13th, Wichita, Kansas, for many years. The property was acquired by Orle Johnson in 1943, and the plants and garden business moved there in 1947. The business is now owned and operated by Harold C. Johnson, son of Orle Johnson.

The original store building and greenhouses were erected at the corner of 13th and Edwards in 1947. Through the years, as the business has grown, additional facilities have been erected and improvements made on the property, including enlargement of the retail store in 1961, greenhouses, lath houses and other facilities for growing plants. A large paved parking area was added in 1973.

Originally a much larger tract was owned by Orle Johnson, and two residential districts were platted by him south of the land now used for the garden center business. Orle Johnson lives in the residence on Lot 2 of the Harold Johnson Addition, and Harold C. Johnson lives in a residence two lots father south.

Because of the need to expand the areas for growing plants and the desire to erect two new Rainbow Greenhouses as an extension of existing structures for greatest efficiency, application was made in the Spring of 1974 to extend the light commercial zoning southward to encompass the full area used for the business. The change in zoning was approved on the condition that the full area be replatted into a single commercial lot. Accordingly, the area was replatted as Harold Johnson Addition, with the business area constituting Lot 1 and the residence of Orle Johnson constituting Lot 2. Thereafter, when application was made to proceed with construction, it was learned that other sections of the zoning ordinance of the City of Wichita still hinder the best economic use of the property because of a set-back requirement from Edwards Avenue and a landscaping requirement along the south edge adjacent to Lot 2.

With reference to the set-back from Edwards, the existing east wall of the retail store, the greenhouse sales area, and the greenhouse were erected in 1947 and extend along Edwards Avenue for a distance of 175 feet with a set-back of approximately 3 feet. The best location for the proposed greenhouses is a further extension to the south at this same set-back, aligning them with existing greenhouses.

With reference to the landscaping, there now exists a thick, heavy row of mature pine trees and other plantings all along the common lines between Lot 1 and Lot 2 which we planted and have maintained. The requirement would be to make this 50 feet in width, which the applicant believes to be unnecessary and impractical, and not desired by the owners of either Lot 1 or Lot 2.

Because of the matters herein set out, the following conditions are true:

1. There exists a condition unique to the property in question, not ordinarily found in the same zone, i.e.: a large, single tract of land used for commercial garden purposes, and with existing buildings, which, for efficiency of operation, should be developed and expanded in the manner proposed. The variance will actually improve the appearance of the area, through removal and replacement of cold-frame structures.
2. The variance is minor and will not adversely affect rights of nearby owners. The petitioners own the immediately adjacent property.
3. Strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary

hardship upon the property owner, by preventing the most efficient arrangement of the business buildings and operations.

4. The variance will not adversely affect the public health, safety, morals, order, convenience, property, or general welfare.
5. Granting the variance desired will not be opposed to the general spirit and intent of Title 28.

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
                  ) SS:  
SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas,

All the owners within 200 feet of:

Lot 1, HAROLD JOHNSON ADDITION, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
1	HAROLD JOHNSON	✓ Orle Johnson 1309 North Edwards Wichita, Kansas 67203
2	HAROLD JOHNSON	✓ Harold E. & Aldine M. Johnson 1301 North Edwards Wichita, Kansas 67203
7	ORIE JOHNSON 2ND	✓ Harold E. & Aldine M. Johnson 1301 North Edwards Wichita, Kansas 67203
West 1/2 of Lot 6	ORIE JOHNSON 2ND	✓ Harold E. & Aldine M. Johnson 1301 North Edwards Wichita, Kansas 67203
East 1/2 of Lot 6	ORIE JOHNSON 2ND	✓ Donald L. & Marjorie V. Morris 1305 North Edwards Wichita, Kansas 67203



TRACT DESCRIPTION

OWNER & ADDRESS

Lot 16, in ORIE JOHNSON'S ADDITION Sedgwick County, Kansas, except the West 165 feet thereof, and a five foot tract adjacent to said Lot, on the North, in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 13, Township 27 South, Range 1 West described as follows:  
Beginning at the NE corner of Lot 16, in ORIE JOHNSON'S ADDITION; thence North 5 feet; thence West 135 feet; thence South 5 feet to the North line of Lot 16; thence East along the North line of Lot 16 to the place of beginning.

✓ Virgil P. & A. June Runyon  
1217 North Edwards  
Wichita, Kansas 67203

The West 165 feet of Lot Sixteen (16), in ORIE JOHNSONS ADDITION, Except the West 30 feet for Street, in the Northeast Quarter of the Northeast Quarter of Section 13, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.

✓ David M. & Wanda L. McCord  
1220 North Gordon  
Wichita, Kansas 67203  
*returned 7-8-75*



Part of Lot 1, ORIE JOHNSONS ADDITION, Sedgwick County, Kansas, described as beginning on the North line of Lot 1, 152.2 feet East of the Northwest corner of said Lot, thence East along the north line 117.8 feet to a point 30 feet west of the Northeast corner of said Lot, thence South parallel to the east lot line a distance of 75 feet, thence West along the south Lot line 120 feet, thence Northerly to point of beginning.

✓ Thurman W. & Judith A. Smith  
1247 North Gordon  
Wichita, Kansas 67203

Lot 1, except beginning on the North line of Lot 1, 152.2 feet East of the Northwest corner of said Lot, thence East along the North line 117.8 feet to a point 30 feet West of the Northeast corner of said Lot, thence South parallel to the east Lot line a distance of 75 feet, thence West along the south Lot line 120 feet, thence Northerly to point of beginning.

✓ Cyrus W. & Clara M. Jones  
Address Unknown  
*1222 No. St. Paul*

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
1	MERLE JOHNSON	✓ Guy N. & Sylvia J. Hixon 1305 North Gordon Wichita, Kansas 67203
1	De NEEN-KLEMENT	✓ Richard I. & Marilyn R. Dorge 2339 Bullinger Drive Wichita, Kansas 67204
		✓ Loren L. & Ramonda Kay Barrett 1221 North Illinois Wichita, Kansas 67203
2	DeNEEN-KLEMENT	✓ D. I. & Mary W. DeNeen 1316 North St. Paul Wichita, Kansas 67203
3	De NEEN-KLEMENT	✓ Floyd R. & Ruth Heflin 1312 North St. Paul Wichita, Kansas 67203
4	De NEEN-KLEMENT	✓ Virgil L. & Nellie E. Woolwine 1308 North St. Paul Wichita, Kansas 67203



Lot 5, except De-NEEN KLEMENT  
part platted as  
MERLE JOHNSON ADDITION

✓ Lorraine Esther Egan  
1304 North St. Paul  
Wichita, Kansas 67203

Lot 6, DeNeen-Klement Addition,  
Sedgwick County, Kansas, except  
that part described as beginning  
on the South lot line 152.2 feet  
East of the Southwest corner of said  
Lot; thence Northerly to a point  
on the North lot line 154.13 feet;  
East of the Northwest corner  
of said Lot; thence East along the  
North lot line 115.87 feet to a point  
30 feet West of the Northeast corner  
of said Lot; thence South parallel  
to the East lot line a distance 66  
feet; thence West along the South lot  
line 117.8 feet to the point of  
beginning, and except the East 30  
feet of said Lot 6.

✓ Everett Parrish & Josephine Parrish  
1300 North St. Paul  
Wichita, Kansas 67203

Part of Lot Six (6), De Neen-Klement  
Addition, Sedgwick County, Kansas,  
described as beginning on the South  
lot line 152.2 feet East of the  
Southwest corner of said Lot, thence  
northerly to a point on the North lot  
line 154.13 feet East of the Northwest

✓ Thurman W. & Judith A. Smith  
1247 North Gordon  
Wichita, Kansas 67203



TRACT DESCRIPTION

OWNER & ADDRESS

corner of said lot, thence East along the North lot line 115.87 feet to a point 30 feet West of the Northeast corner of said Lot, thence South parallel to the east lot line a distance of 66 feet, thence West along the South lot line 117.8 feet to point of beginning.

A tract beginning at a point 172 feet East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 13, Township 27 South, Range 1 West, of the 6th P.M., Sedgwick County, Kansas, thence South 247 feet, thence East 85 feet, thence North 247 feet, thence West 85 feet, to the place of beginning, in Sedgwick County, Kansas and a tract beginning at a point 164 feet East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 13, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, thence South 247 feet, thence East 8 feet, thence North 247 feet, thence West 8 feet, to the place of beginning, in Sedg. Co., Ks.

✓ Nellie Mills  
Address Unknown;  
✓ Frances Miller 724 W. 31st St.  
Address Unknown; returned 7-3-75  
✓ Dorothy Payne  
Address Unknown;  
✓ Mary DeNeen & D. I. DeNeen  
1316 North St. Paul  
Wichita, Kansas 67203;  
✓ Bonnie North Inc.  
% John L. Kratzer Jr.  
230 South Market  
Wichita, Kansas 67202



That part of Lot 1, DeNEEN-KLEMENT 2ND ADDITION to Wichita, Kansas, described as: Beginning at the NE corner of said Lot 1; thence South 197 feet to the SE corner of said Lot 1; thence West 28.7 feet; thence North 197 feet to a point on the North line of said Lot 1, 27.36 feet West of the Northeast corner thereof; thence East 27.36 feet to beginning.

✓ Gibraltar Investment Inc.  
230 South Market  
Wichita, Kansas 67202

1 & 2	CALER ADDITION	✓ Walter K. Jabara 2104 Bella Vista Wichita, Kansas 67203
1, 2 & 3	DALE FAIR	✓ D. F. Investment Inc. 7209 Cresthill Court Wichita, Kansas 67206
6, Block A	O. E. COOK	✓ Herman W. & Janet S. Franz 1305 North Richmond Wichita, Kansas 67203



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
7	A	O. E. COOK	✓ John William & Exie Marie Keller 1306 North Edwards Wichita, Kansas 67203
8	A	O. E. COOK	✓ R. P. & Venita A. Braitsch 1304 North Edwards Wichita, Kansas 67203
9	A	O. E. COOK	✓ Herbert O. & Inol I. Minor 1230 North Edwards Wichita, Kansas 67203
West 140 feet of Lot 3, Block A		SANDLIAN	✓ McDonald's Corporation Address Unknown <i>200 N. Main 67202</i>
2	A	SANDLIAN	✓ W. K. Jabara 2104 Bella Vista Wichita, Kansas 67203
			✓ V. L. Nimrod 1957 Jeanette Wichita, Kansas 67203
1	A	SANDLIAN	✓ Blanche M. Jabara 2104 Bella Vista Wichita, Kansas 67203
West 200 feet of Lot 1		RHODES	✓ Apco-Oil Corporation Address Unknown <i>1115 E. Waterman</i>
			✓ The American Oil Company Address Unknown
<p>Beginning at the NW corner of the NE<math>\frac{1}{4}</math> of the NE<math>\frac{1}{4}</math> of Section 13, Township 27, Range 1 West; thence South 247 feet; thence East 164 feet; thence North 247 feet; thence West 164 feet to beginning, except the North 50 feet and except the West 30 feet thereof for streets</p>			✓ Louis D. & Charlotte Covington 1320 North St. Paul Wichita, Kansas 67203
<p>Beginning at a point 247 feet South of the Northwest corner of the NE<math>\frac{1}{4}</math> of the NE<math>\frac{1}{4}</math> of Section 13, Township 27 South, Range 1 West of the 6th P.M., thence East 257 feet, thence South 83 feet, thence West 257 feet, thence North 83 feet to the place of beginning.</p>			



TRACT DESCRIPTION

OWNER & ADDRESS

That portion of Block C, Sandlian's Third Addition, Wichita, Sedg. Co. Ks., lying West of the following described line: Beginning at a point on the north line of said Block C, 154 feet East of the NW corner thereof; thence South parallel with West line of said Block C, 84 feet; thence East parallel with North line of said Block C, 70 feet; thence South parallel with West line of said Block C, 152 feet; thence West parallel with North line of said Block C, 70 feet; thence South parallel with West line of said Block C, 198.5+ to the South line of said Block C,

✓ Indian Hills Apartments Inc.  
% Herbert H. Hopper, Res. Agent  
908 Brown Building  
Wichita, Kansas 67202



Block C, except that portion of Block C, Sandlian's Third Addition, Wichita, Sedg. Co., Ks.; lying West of the following described line: Beginning at a point on the N line of said Block C, 154 feet East of the NW corner thereof; thence S parallel with West line of said Block C, 84 feet; thence East parallel with North line of said Block C, 70 feet; thence South parallel with West line of said Block C, 152 feet; thence W parallel with North line of said Block C, 70 feet; thence South parallel with West line of said Block C, 198.5+ to the South line of said Block C.

✓ Indian Hills Development Co., Inc.  
% H. Marvin Bastian, Res. Agent  
Fidelity Investment Co.  
229 South Market  
Wichita, Kansas 67202

Dated at Wichita, Kansas, this 20th day of June, 1975; 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *Arleta Gray*  
Ast. Sec. ag

Tracer No. 28953



THE CITY OF WICHITA



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



33-75

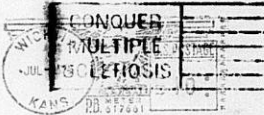
Frances Miller  
724 W. 31st St. So.  
Wichita, Ks. 67217

*Frances Miller*

THE CITY OF WICHITA



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



ADDRESSEE UNKNOWN  
INDIAN HILLS

33-75

*NOT AT THIS ADDRESS*

David M. & Wanda L. McCord  
1220 N. Gordon  
Wichita, Ks. 67203



Form 9-021

**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

\*

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