

Case No. BZA 35-80 - Raymond C. Trimble - requests a variance to reduce the required off-street parking spaces from 32 to 18 on property zoned "B" Multiple-family Dwelling District and

POSTED
8-17-80

ACTION

BZA
35-80
COMMITTEE *APPROVED* DATE *8-26-80*

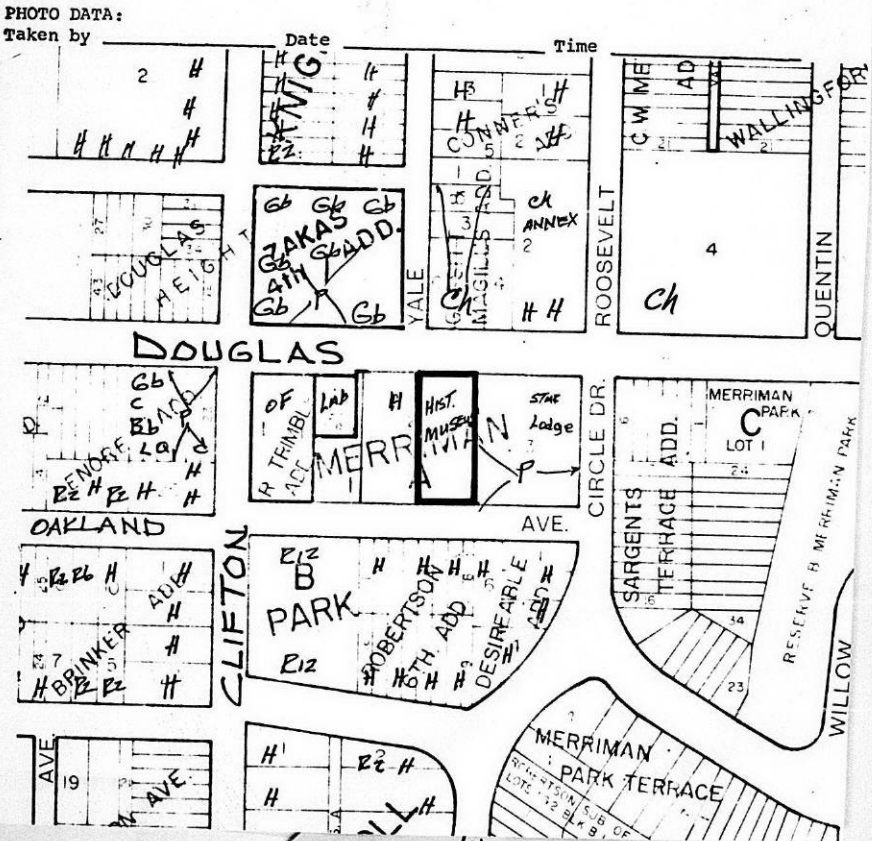
M.A.P.C. _____
B.C.C./B. CO. C. _____

200/4 Sec *9-18-80*
Checked *At 9-18-80*
Shot *9-23-80*
Record *9-23-80*

Map No. 5747
 Sec. 23
 Twp. 27
 Range 1E

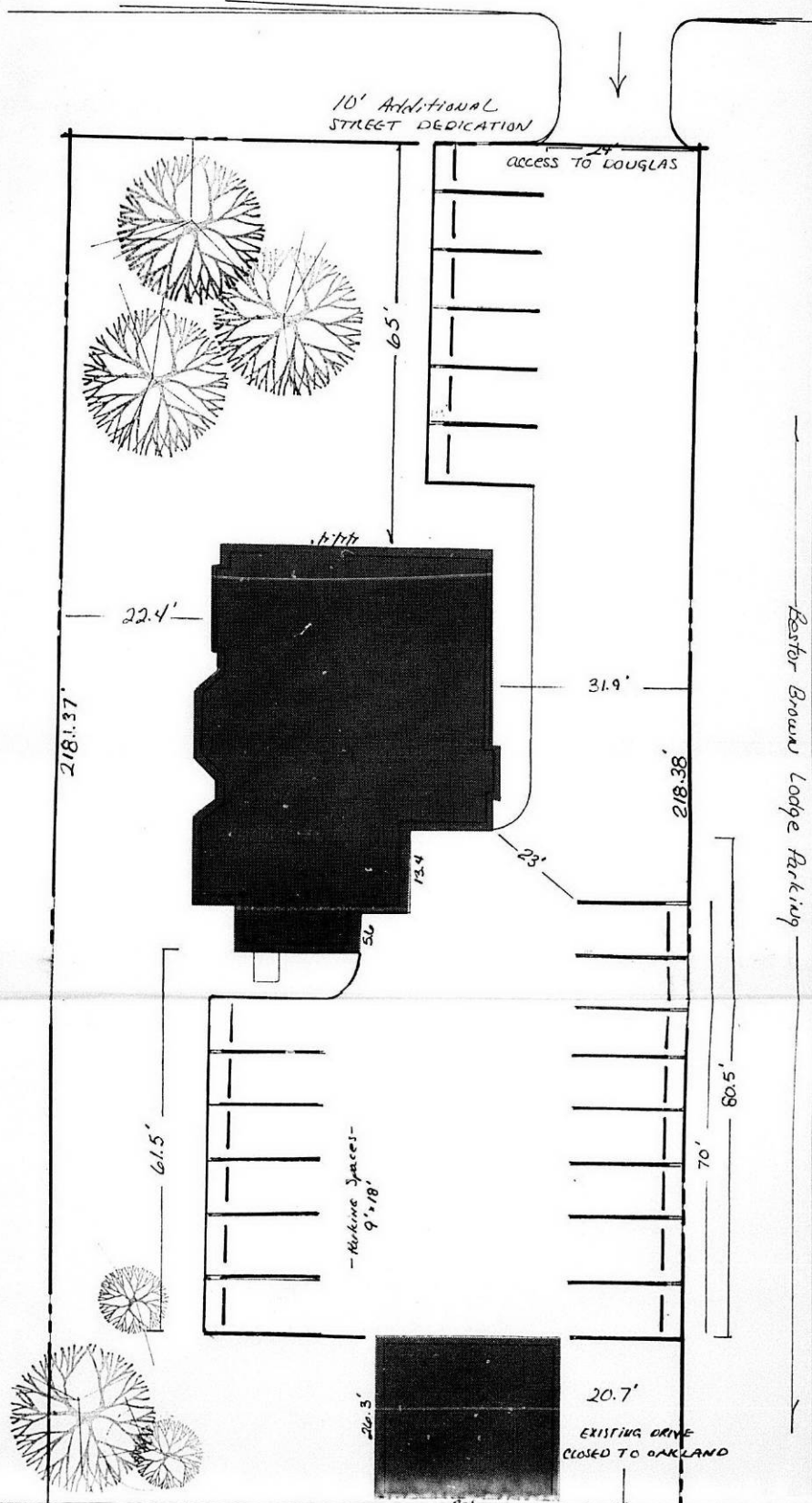
BZA- 35-80
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
- Acres: 0.53 (100 ft. by 230 ft.)
 - Adjoining Zoning: E _____ S _____ W _____ N _____
 - Land Use: East PARKING LOT South SINGLE FAM.
 West SINGLE FAM. North CHURCH
 - Sketch Plan Land Use is for: _____
 - Present Land Use if for: HISTORICAL MUSEUM
 - Area (is) (is not) platted. _____



BZA 35-80

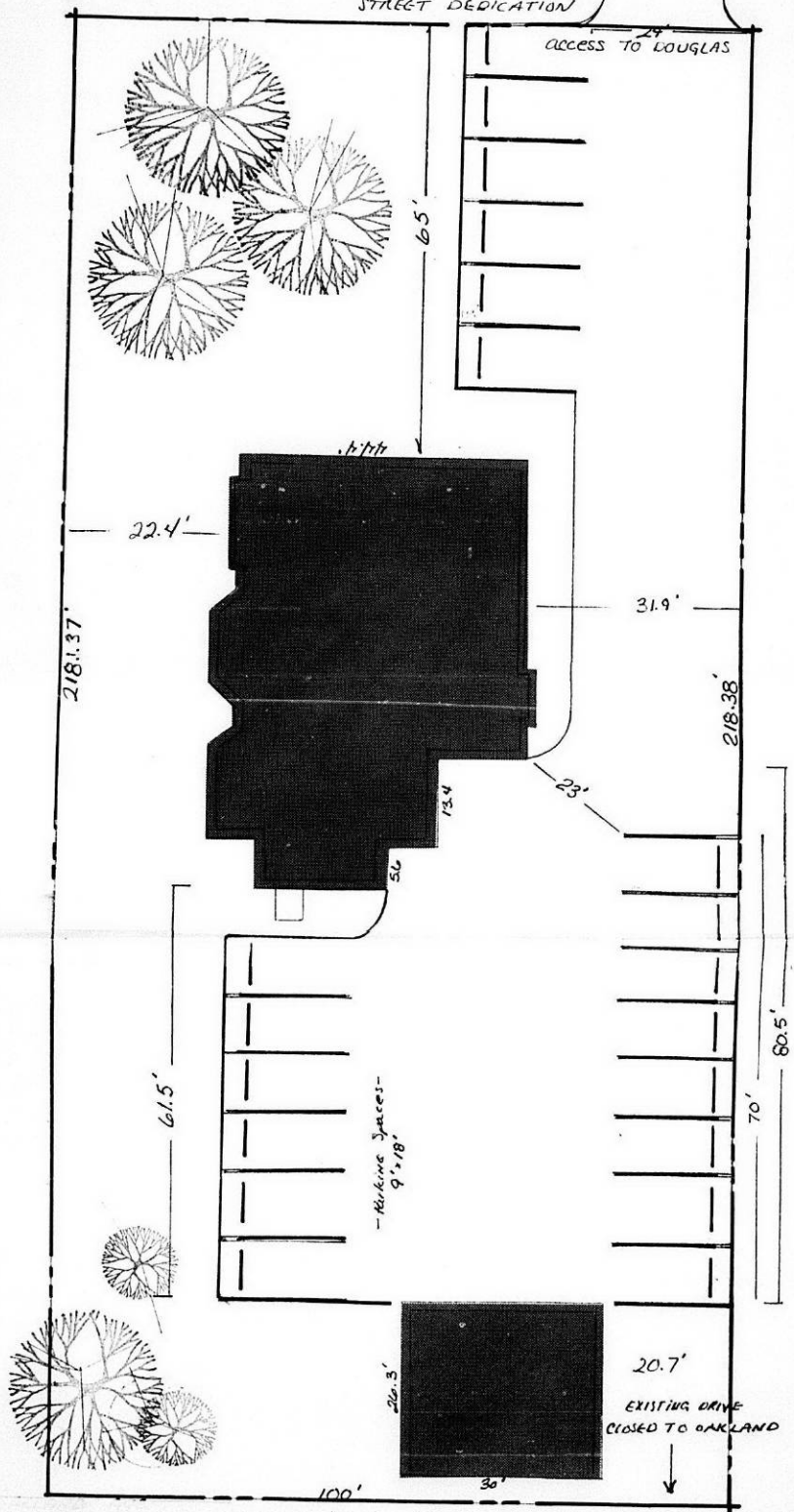
DOUGLAS AVE.



10' Additional STREET DEDICATION



ACCESS TO DOUGLAS



218.37'

22.4'

6.5'

31.9'

218.38'

61.5'

- Making Spaces -
9' x 18'

80.5'

70'

20.5'

20.7'
EXISTING DRIVE
CLOSED TO OAKLAND

100'

30'

OAKLAND AVE. BZA 35-80

Bester Brown Lodge Parking

September 16, 1980

Raymond C. Trimble
3705 East Douglas
Wichita, Kansas 67218

Re: Case No. BZA 24-80
Case No. BZA 35-80
Requests for Variances

Dear Mr. Trimble:

Enclosed herewith are signed copies of the Resolutions adopted by the Board of Zoning Appeals at the regularly scheduled meetings of June 24, 1980 and August 26, 1980. These requests were for a reduction of the front yard setback adjacent to Oakland Avenue and for a variance of the required number of off-street parking spaces from 32 to 18 spaces on property zoned the "B" Multiple-family Dwelling District, and located on the south side of Douglas between Circle Drive and Clifton.

These Resolutions reflect the official action of the Board to approve your requests and the conditions of approval are set forth therein. These are forwarded to you for your information and files.

These approvals will now permit you to complete the lot split case (LS-0466) and the zoning change request (Z-2182). In order to accomplish this it will be necessary to complete items a, b, c and e of the letter from Mr. Forrest Nagley on April 14, 1980 related to your lot split application. Until this lot split is completed, the "BB" zoning will not be published to effectuate a change in zoning. Until such is completed the proposed use of your property will not be permitted.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosures

cc: Jack H. Galbraith, Chief Planner, MAPD
Forrest Nagley, Junior Planner, MAPD
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 35-80

WHEREAS, Raymond C. Trimble, 3705 East Douglas, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 32 to 18 on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

The east 100 feet of Lot 2, Block A, Merriam Park Addition, Sedgwick County, Kansas.
Generally located on the south side of Douglas, in an area between Circle Drive and Clifton (3751 East Douglas).

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 August 26, 1980, 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 amount of floor area in the existing structure that will not be converted to office space; 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 number of parking spaces to be provided should adequately serve the intended use; 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 owners represented in the application inasmuch as the requirement to surface parking that would not be utilized for the proposed use; 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 the applicant will provide sufficient parking for employees and customers; 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 off-street parking will be provided for the use based on the usable space of the existing buildings; 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.

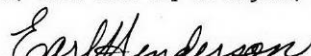
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required off-street parking spaces from 32 to 18 on property zoned the "B" Multiple-family Dwelling District and legally described as:

The east 100 feet of Lot 2, Block A, Merriam
Park Addition, Sedgwick County, Kansas.
Generally located on the south side of Douglas,
in an area between Circle Drive and Clifton
(3751 East Douglas).

be approved subject to the following conditions:

1. The variance shall apply only for the existing structures and should the existing structures be removed, the Resolution of approval shall become null and void.
2. The use of the basement shall not be permitted except for dead storage area and mechanical equipment.

ADOPTED AT WICHITA, KANSAS, this 26th day of August, 1980.



Earl Henderson, Chairman

ATTEST:



Glen E. Lytle, Assistant Secretary

August 28, 1980

Raymond C. Trimble
3705 East Douglas
Wichita, Kansas 67218

Re: Case No. BEA 35-80
Request for Variance

Dear Mr. Trimble:

At the regular meeting of the Board of Zoning Appeals on August 26, 1980, your request for a variance to reduce the required off-street parking spaces from 32 to 18 on property zoned the "B" Multiple-family Dwelling District and generally located on the south side of Douglas in an area between Circle Drive and Clifton (3751 East Douglas) was considered.

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

1. The variance shall apply only for the existing structures and should the existing structures be removed, the Resolution of approval shall become null and void.
2. The use of the basement shall not be permitted except for dead storage area and mechanical equipment.

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 yours,

Jack H. Galbraith
Secretary

JHG:sad

cc: John & Jim Buck, Jr., 3725 East Douglas, Wichita, Ks. 67218
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Don Aldritt, 131 Circle Drive, Wichita 67218

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE August 20, 1980

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, CPO Administrative Aide

SUBJECT BZA 35-80: South side of Douglas,
in an area between
Circle Drive and Clifton
(3751 East Douglas)

CPO Council "G" considered the captioned case on August 18, and voted 5-0 to recommend approval of the requested variance.

Ray Trimble, applicant, was present and provided site plans and additional information about the variance request to the Council. No residents were present to speak in support or opposition to the application.

Please advise the Board of Zoning Appeals of the Council's recommendation when the case is considered on August 26.

Shirley Mast
Shirley Mast
CPO Administrative Aide

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

SM:rs

RECEIVED

AUG 20 1980

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 35-80

APPLICANT: Raymond C. Trimble, 3705 East Douglas,
Wichita, Kansas.

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to reduce
the required off-street parking spaces
from 32 to 18 spaces.

GENERAL LOCATION: On the south side of Douglas, in an area
between Circle Drive and Clifton (3751 E.
Douglas).

ZONING: Subject property is zoned "B" Multiple-
family as are the two adjacent properties.
Subject property has been approved for "BB"
Office District.

LAND USE: Subject property is the former Wichita
Historical Museum and is proposed to be
remodeled as offices. Property to the
west is a single-family dwelling and to
the east is the Bestor Brown Lodge.
Properties to the south are residence and
to the north a Church.

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.
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).

Page 2
BZA 35-40
BZA AGENEER
C-26-80

COMMENTS BY THE SECRETARY:

The applicant is requesting that the number of required off-street parking spaces be reduced from 32 to 13 so that he may remodel and occupy the former Wichita Historical Museum property as offices. This application is the same property included in BZA 24-80 considered by the Board on June 24, 1980 to vary the front yard setback adjacent to Oakland Avenue so that a permit could be secured to remodel the existing carriage house on the property to another use. This application was approved in part subject to the applicant furnishing a site plan showing the required off-street parking spaces, and provided further, if the required number of spaces could not be provided on the applicant's property, then the applicant would be required to secure access easements and furnish a valid lease of the necessary parking that was not otherwise required by the ordinance for the present use.

The applicant has determined that it would be best to secure a variance of the required number of off-street parking spaces down to 13 which can be provided on the property. It is the applicant's contention that the proposed remodeling for use as an office building does not constitute a highly efficient office building that would demand the normal required off-street parking.

The applicant states that the basement is not suited for conversion to office space due to the limited headroom created by duct work and pipes. He also states that a major portion of the second and third floors are comprised of closets, hall ways, stairways with large common areas not suitable for office space. The applicant indicates that over 30% of the gross floor area is not usable as office space and that the offices he recently converted at 3705 East Douglas do not demand the maximum number of spaces required by the zoning ordinance. He indicates that normally 40 to 60% of the parking spaces are vacant and at heavy traffic periods not less than 3 are vacant.

It is the opinion of the Secretary that the applicant's statement about the basement and utility of a large older residential structure is correct and the demand for off-street parking would be less. To what extent, would be the type of offices that are located in the structure. It should be noted that the applicant has tried to preserve as much of the yard and open space along the west adjacent to the remaining residence, and has proposed to utilize the yard areas adjacent to the east property line as parking and driveway which would be adjacent to the existing parking on the Nestor Brown Lodge property.

UNIQUENESS:

It is the opinion of the Secretary that if uniqueness can be found to exist, it may be due to the amount of floor area in the existing structure that will not be converted to office space.

Page 3
BZA 35-80
BZA AGENDA
3-26-90

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance may not adversely affect the rights of the adjacent property owners or residents inasmuch as the number of parking spaces to be provided should adequately serve the intended use.

HARDSHIP:

It is the opinion of the Secretary that if hardship can be found to exist; it may be the requirement to surface parking that would not be utilized as would other type of office uses.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired would not have an adverse affect on the public interest inasmuch as the applicant will provide sufficient parking for employees and customers.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the variance requested may not be opposed to the spirit and intent of the zoning ordinance inasmuch as adequate parking will be provided for the type of use proposed for the subject property.

RECOMMENDATION:

If the Board finds that the five conditions necessary to the granting of a variance exist, it is the Secretary's recommendation that the variance be approved subject to the following conditions:

1. The variance shall apply only for the existing structures and should the existing structures be removed, the Resolution of approval shall become null and void.
2. The use of the basement shall not be permitted except for dead storage area and mechanical equipment.

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

August 6, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 35-80

An application has been filed by Raymond C. Trimble, 3705 East Douglas, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required off-street parking spaces from 32 to 18 on property zoned "B" Multiple-family Dwelling District and legally described as follows:

The east 100 feet of Lot 2, Block A, Merriam Park Addition, Sedgwick County, Kansas. Generally located on the south side of Douglas, in an area between Circle Drive and Clifton (3751 East Douglas).

This application has been assigned case No. BZA 35-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 26, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

BZA CASE NO. 35-80

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

24 NOTICES SENT TO ADJOINING PROPERTY OWNERS

36 TOTAL NOTICES SENT 8-06-80

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. BZA 35-80
FILED 7-28-80

APPLICATION FOR VARIANCE

I. Name of Applicant Raymond C. Trimble
Mailing Address 3705 E. Douglas Phone 686-7321
Name of Authorized Agent ✓
Mailing Address _____ Phone _____
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required
off-street parking spaces from 32 to 18.

for property located on the south side of Douglas, in
an area between Circle Drive and Clifton (3751 E. Douglas)
and legally described as: The east 100 feet of Lot 2,
Block A, Merriam Park Addition, Sedgwick County,
Kansas

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

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - That he has been advised of the fee requirements established by Section 2.12.530 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
 - 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.
 - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant [Signature]

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of
Zoning Appeals, 4:00 (~~am~~-p.m.), July 28, 1980,
together with appropriate fee of 150.00.

Signed [Signature]

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

August 6, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 35-80

An application has been filed by Raymond C. Trimble, 3705 East Douglas, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required off-street parking spaces from 32 to 18 on property zoned "B" Multiple-family Dwelling District and legally described as follows:

The east 100 feet of Lot 2, Block A, Merriam Park Addition, Sedgwick County, Kansas. Generally located on the south side of Douglas, in an area between Circle Drive and Clifton (3751 East Douglas).

This application has been assigned case No. BZA 35-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 26, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

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Jack H. Galbraith
Secretary

APPLICATION FOR VARIANCE

3. The conversion of an existing structure such as the Old Historical Museum designed originally as a Single Family Residence is less functional as Office Space. Therefore limiting the number of personnel the building will accommodate per gross area. In that off street parking requirements are determined by gross floor area it creates in cases such as this excess parking based on functional area adaptive as Office Space.

My primary justification to reduce parking is based on my experience at 3705 E. Douglas where I've officed for the last two & half years. and have yet to see less than 3 spaces available during heavy traffic with the Lot normally 40 to 60% vacant.

The enforcement provision of the Zoning ordinance from which this variance is requested is Sec. 28.04.141. The specific requirement for existing structures is 32 parking spaces (one space for each 250 square feet of floor area).

It should be noted that the basement may not be occupied for any use other than dead storage and mechanical equipment room with no permanent employees permitted unless two approved exits are provided.

It should also be noted that a major portion of the 2nd and 3rd levels are comprised of closets, hall ways, stair cases with large common areas not usable as Office Space.

STATEMENTS SHOWING REQUIRED FIVE CONDITIONS FOR VARIANCE EXIST.

APPLICANT: Raymond C. Trimble, 3705 E. Douglas, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback from 20 feet to 3 feet adjacent to Oakland Avenue.

GENERAL LOCATION: On the south side of Douglas, in an area between Circle Drive and Clifton (3751 East Douglas).

LAND USE: Subject property has been the Wichita Historical Museum. The property to the east is a Lodge, to the south and west residential, and to the North is a church.

1. The variance arises due to the fact the structure to be used as offices was originally designed as a Single Family Residence. The layout is adaptive to office use however, elaborate is not efficient in term of utilization of office space; the efficiency of space utilization limits the occupancy as it applies to normal structures designed as office buildings.
2. The granting of the variance is directed towards providing adequate parking areas for existing structures while retaining as much original Residential character and landscape as possible. The site plan submitted should be consistent with public interest and provide adequate and functional parking for office use of existing structures.
3. Hardship would be unnecessary in that excess parking would be required to provide for total gross floor area, 30% of which is non functional for its intended use as office space. Necessitating the virtual cover of all green area with asphalt and removal of all mature trees. As indicated on Site Plan.
4. The parking illustrated on Site Plan adjoining this statement will be adequate to accommodate the parking required by existing structures and maintain harmony with the residential character of the area and should not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the community.
5. I will not be apposed to the general spirit and intent of Title 28 (Zoning Ordinance).

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
CITY HALL - SEVENTH FLOOR
425 NORTH MAIN STREET
WICHITA, KANSAS 67202

REC'D JUL 29 1980

July 28, 1980

Ray Trimble & Ray Trimble Association
3705 E. Douglas
Wichita, Kansas 67218

Dear Ray:

Re: Off-Street Parking
3751 E. Douglas

To provide the minimum number of off-street parking spaces as required by Section 28.04.141 of the Zoning Ordinance, one space for each 250 square feet of floor area is required. For the carriage house and main building 32 spaces are required.

It should be noted that the basement may not be occupied for any use other than a dead storage area and mechanical equipment room with no permanent employees permitted unless two approved exits are provided.

Sincerely,

James H. Jorgensen
Plans Examiner

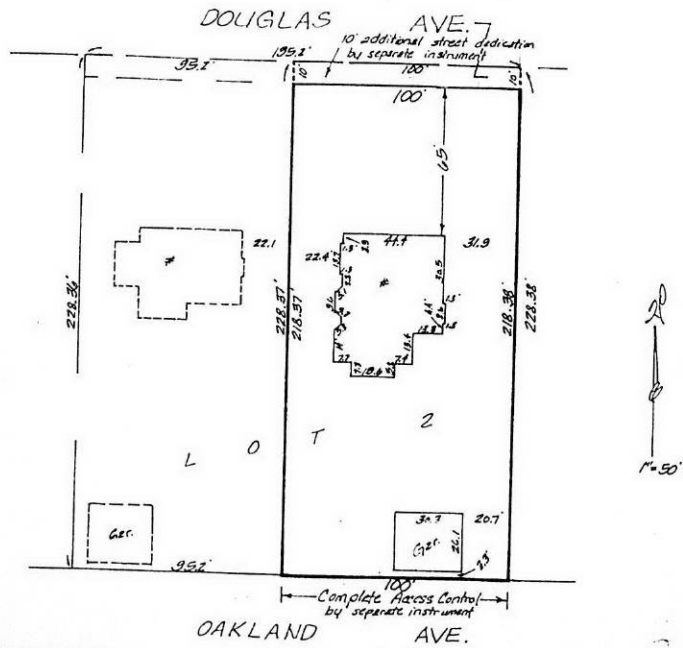
JHJ:bg

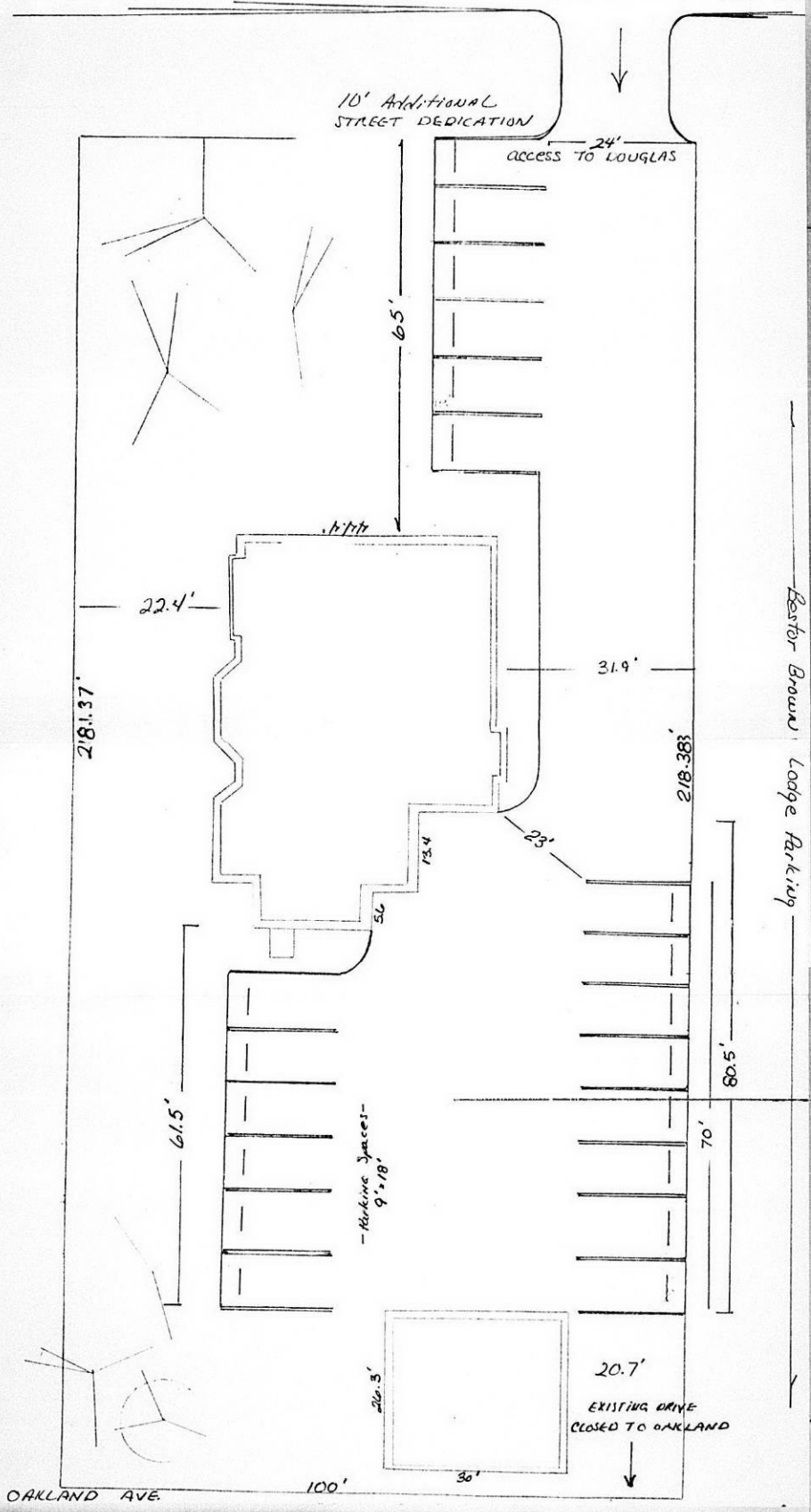
SUPERINTENDENT OF CENTRAL INSPECTION	268-4460	HOUSING	268-4481	BUILDING & CONSTRUCTION	268-4461
BUILDING CODE ENGINEER	268-4468	ZONING	268-4479	PLUMBING & MECHANICAL	268-4476
PLAN EXAMINATION	268-4477	SIGNS	268-4475	ELECTRICAL & ELEVATOR	268-4471

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

LOT SPLIT

THE EAST 100 FEET OF LOT 2,
BLOCK A, MERRIMAN PARK
ADDITION TO WICHITA, KANSAS





10' Additional STREET DEDICATION

24' ACCESS TO LOUGLAS

218.137'

224'

65'

31.9'

218.383'

61.5'

Parking Spaces -
9 x 18'

80.5'

70'

20.3'

20.7'

EXISTING DRIVE
CLOSED TO OAKLAND

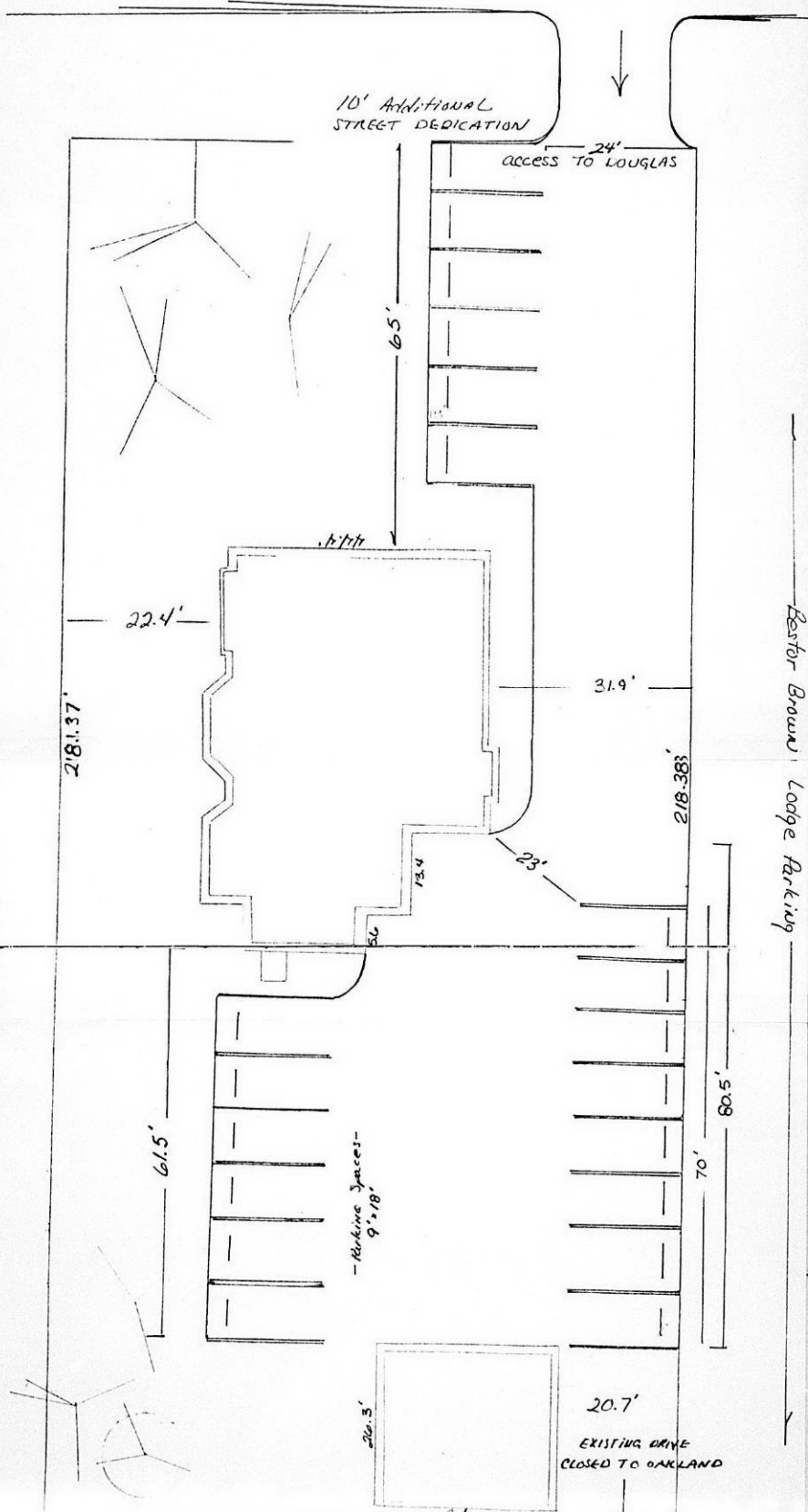
100'

30'

OAKLAND AVE.

Bestor Brown Lodge Parking

DOUGLAS AVE.



Restor Brown Large Parking

20.7'
EXISTING DRIVE
CLOSED TO OAKLAND

- Parking Spaces -
9' x 18'

APPLICATION FOR VARIANCE

3. The conversion of an existing structure such as the Old Historical Museum designed originally as a Single Family Residence is less functional as Office Space. Therefore limiting the number of personnel the building will accomodate per gross area. In that off street parking requirments are determined by gross floor area it creates in cases such as this excess parking based on functional area adaptive as Office Space.

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REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback from 20 feet to 3 feet adjacent to Oakland Avenue.

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LAND USE: Subject property has been the Wichita Historical Museum. The property to the east is a Lodge, to the south and west residential, and to the North is a church.

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THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
CITY HALL - SEVENTH FLOOR
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REC'D JUL 29 1980

July 28, 1980

Ray Trimble & Ray Trimble Association
3705 E. Douglas
Wichita, Kansas 67218

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James H. Jorgensen
Plans Examiner

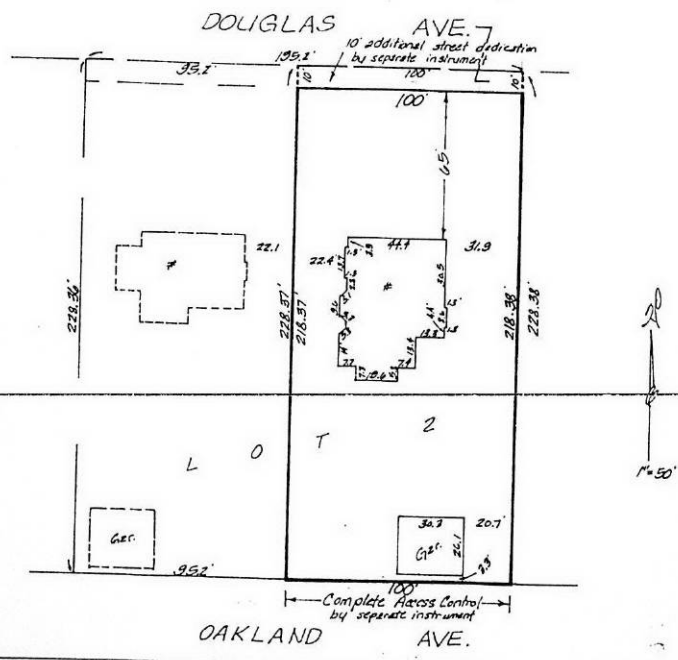
JHJ:bg

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316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

LOT SPLIT

THE EAST 100 FEET OF LOT 2,
BLOCK A, MERRIMAN PARK
ADDITION TO WICHITA, KANSAS



OWNERSHIP LIST

Lot	Addition	Property Owner
East 15 ft of west 95 ft lot 2 Block A	Merriman Park	J. W. Buck & Catherine 3725 East Douglas 67218
3 1/2 lot 1 except east 15 ft and except west 105 ft Block A	Same	Dale Lott Jr. & Rita C. 3416 Oakland 67218
East 100 ft lot 2 Block A	Same	Wichita Historical Museum 2751 East Douglas 67218
lot 3, Block A	Same	Bestor G. Brown Masonic Lodge, Inc. 3755 East Douglas 67218
north 83 ft of east 51 ft, Blk B	Same	<i>Returned - no other address</i> Charles A. Funke & Lillian Address Unknown 3215 East Douglas 67218
Lot 1	Shortridge Addition	Center for the Improvement of Human Functioning, Inc. 3715 East Douglas 67218
lot 1	R. Trimble Addition	Raymond C. Trimble and Dorothy Ann Trimble 3705 East Douglas 67218
lots 1,2,3,4	Robertson's 6th Addition	Charles A. Funke & Lillian Address Unknown 2215 East Douglas 67218
lots 5 and 6	Same	Gerald L. Howell and Gerladine L. Howell 3431 Oakland 67218
lots 7 and 8	Same	<i>resent to: Raymond 67218</i> Mercedes Orcutt Address Unknown 4215 Clayton 67218
lots 9 and 10	Same	Charles W. Fischer & Barbara 159 Circle Drive 67218
lot 1	Zakas Fourth Addition	Jo S. Zakas <i>returned 8-6-80</i> 3225 East English, Apt. 101 <i>resent to 2001 E. N. 67218</i>
Beginning 12 ft west of the SW corner of the east half of lot 2, Block 3, College Hill Addition, thence north 157 feet, thence east 66 feet, thence south 157 feet, thence west 66 feet to beginning		O. A. Beech, 48 Mission Road 67207 Lucille D. Spines 138 North Fountain, 67208 <i>Returned - no other address found.</i>

Lot	Addition	Property Owner
Beginning 54 feet East of the SW corner of the east half of lot 2, Block 3, College Hill Addition, thence north 157 feet, thence East 65.54 feet, thence south 157 feet, thence west 65.54 feet to beginning		X Hazel E. Branch Address <u>Unknown</u> ✓✓✓
lot 1 and 2	Desirable Addition	✓✓ Donald H. Alldritt and Maxine J. Alldritt 131 Circle Drive 67218
lot 3 except S 1 ft lot 6 except S 1 ft	Same	Same
lots 4,5 and 6	Cossitt & Magill's Add.	✓ St. James Episcopal Church 3750 East Douglas 67208
lots 11 and 12	Robertson's 6th Addition	✓ Darrel G. Steinshouer and Sylvia H. Steinshouer 3632 East English 67218
lots 13 and 14	Same	✓ Gladys V. Hoffman and Clarence R. Hoffman 3630 East English 67218
Apt. 101, Bldg A	200 Clifton Place A Condominium	✓ Roach Milton Greeson and Bernice B. Greeson 3411 E. Oakland 67218
Apt. 102, Bldg. A	Same	✓ Garland M. Hattan & Freida C. 3411 East Oakland 67218
Apt. 103 Bldg. A	Same	✓ Marvin A. Rettig & Leatha B. 3411 East Oakland 67218
Apt. 104, Bldg A	Same	✓ Sally Jane Hamby 2421 East Oakland 67210
Apt. 105, Bldg. A	Same	✓✓ Sidney G. Neff & Eleanor 3421 East Oakland 67218
Apt. 201, Bldg. A	Same	✓ Garland M. Hattan & Frieda C. 3421 East Oakland 67218
Apt. 202, Bldg. A	Same	✓✓ Dorothy A. Coldsnow 3411 East Oakland 67218
Apt. 203, Bldg. A	Same	returned 8-7-80 resent to 3411 Oakland Apt 203 ✓ Everett E. Jones & Winnie M. 3421 East Oakland 67218
Apt. 204, Bldg. A	Same	✓ Myrna R. Salome 3421 East Oakland 67218
Apt. 205, Bldg. A	Same	✓ Katharine M. Shelton 3421 East Oakland 67218
Apt. 206, Bldg. A	Same	✓ Jeanne S. Naugle 3421 East Oakland 67218

We hereby extend the foregoing ownership list from the 24th day of August, 1979 at 7:00 o'clock A.M. to this 22nd day of May, 1980 at 7:00 o'clock A.M., without change except:

The east 100 feet lot 2, Block A	Merriman Park Addition	✓	Landmark Enterprises, a partnership consisting of Dick A. Matthes and Raymond C. Trimble 3705 East Douglas 67218
Apt. 104, Bldg A	200 Clifton Place A Condominium	✓	Dr. H. Tom Gray and Johanna M. Gray 30 3421 East Oakland 67218 <i>resent to: 48 Via Roma 6-6-80</i>

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Sable

Vice President

Order No. 288149
wh

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: the east
100 feet, of lot 2, Block A, Merriman
Park, Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 24th day of August, 1979 at 7:00 o'clock A.M.

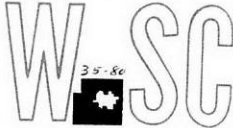
THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

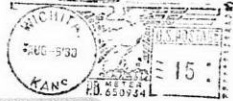
John Egan
Vice President

Order No. 280559
wh/ct

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

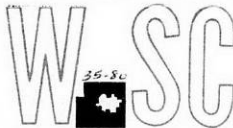


ZAC 25 070614N1 08/06/80

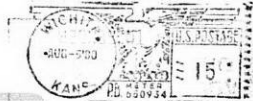
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Resent 8-11-80
Jo S. Zakas *8201 E. Harry*
3325 East English, Apt. 101
Wichita, Kansas 67218

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



JUN 21 070708N1 08/07/80

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Everett E. & Winnie M. Jones
3421 East Oakland
Wichita, Kansas 67218

*1907
8-14
resant to: → 3411 Oakland Apt. 203a
8-19-80
researcher
Boeing*

