

BZA-43-75 - Kansas State Bank &
Trust Co. requests variance for
Reduction of the front yard set-
back requirement generally located
at the northeast corner of West &
13th Street

R.C.C./B. CO. C.

POSTED
9-4-75
21

ACTION

BZA COMMITTEE Denial DATE 9-23-75
M.A.P.C. _____
R.C.C./B. CO. C. _____

BZA-43-75 - Kansas State Bank & Trust Co. requests variance for Reduction of the front yard setback requirement generally located at the northeast corner of West & 13th Street

Map No. 5249
 Sec. 12
 Twp. 27
 Range 1W

BZA- 43-75
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
- Acres: 0.45 (135 ft. by 148 ft.)
 - Adjoining Zoning: E _____ S _____ W _____ N _____
 - Land Use: East PARKING LOT South VACANT SEVEN ST.
 West RESTAURANT North FOOD STORE
 - Sketch Plan Land Use is for: _____
 - Present Land Use if for: PARKING LOT
 - Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



No. 2153C
Smith
 HASTING, AN. LOS ANGELES
 LOGAN ON - MCKENNON, TX. U. S. & A.

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

September 2, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 43-75

An application has been filed by Kansas State Bank and Trust Company, 123 N. Market, Wichita, Kansas, pursuant to Section 2-2-590.B. Code of the City of Wichita, requesting a variance to reduce the required front yard setback on 13th Street from 25 feet to 15 feet on property zoned the "LC" Light Commercial District and legally described as follows:

The south 148 feet of the west 135 feet of Lot 1, Westfern Addition, Sedgwick County, Kansas. Generally located at the northeast corner of 13th Street and West Street.

This application has been assigned Case No. BZA 43-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 23, 1975 at 1:30 P.M., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

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

September 2, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 43-75

An application has been filed by Kansas State Bank and Trust Company, 123 N. Market, Wichita, Kansas, pursuant to Section 2-22.590 B. Code of the City of Wichita, requesting a variance to reduce the required front yard setback on 13th Street from 25 feet to 15 feet on property zoned the "LC" Light Commercial District and legally described as follows:

The south 148 feet of the west 135 feet of Lot 1, Westford Addition, Sedgewick County, Kansas. Generally located at the northeast corner of 13th Street and West Street.

This application has been assigned Case No. BZA 43-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 23, 1975 at 1:30 P.M., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

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

September 2, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 43-75

An application has been filed by Kansas State Bank and Trust Company, 123 N. Market, Wichita, Kansas, pursuant to Section 2.12.590.E. Code of the City of Wichita, requesting a variance to reduce the required front yard setback on 13th Street from 25 feet to 15 feet on property zoned the "LC" Light Commercial District and legally described as follows:

The south 148 feet of the west 135 feet of Lot 1, Westform Addition, Sedgwick County, Kansas. Generally located at the northeast corner of 13th Street and West Street.

This application has been assigned Case No. BZA 43-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 23, 1975 at 1:30 P.M., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

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

September 2, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 43-75

An application has been filed by Kansas State Bank and Trust Company, 123 N. Market, Wichita, Kansas, pursuant to Section 2.12.590.B. Code of the City of Wichita, requesting a variance to reduce the required front yard setback on 13th Street from 25 feet to 15 feet on property zoned the "LC" Light Commercial District and legally described as follows:

The south 148 feet of the west 135 feet of Lot B, Westform Addition, Sedgwick County, Kansas. Generally located at the northeast corner of 13th Street and West Street.

This application has been assigned Case No. BZA 43-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 23, 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

RESOLUTION NO. BZA 43-75

WHEREAS, Kansas State Bank and Trust Company, 123 N. Market, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback on 13th Street from 25 feet to 15 feet on property zoned the "LC" Light Commercial District and legally described as follows:

The south 148 feet of the west 135 feet of Lot 1,
Westfern Addition, Sedgwick County, Kansas.
Generally located at the northeast corner of
13th Street and West 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 September 23, 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 does not arise 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 created by an action or actions of the property owner or the applicant inasmuch as a 148 x 135 foot corner lot with 25 foot setbacks is an adequate sized parcel for Light Commercial development, especially when some of the required off-street parking can be provided on adjacent property; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will adversely affect the rights of adjacent property owners or residents inasmuch as some of these surrounding property owners have dedicated additional right-of-way for this intersection; 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 not constitute unnecessary hardship upon the property owner represented in the application inasmuch as the parcel appears to be of adequate size to accommodate many Light Commercial uses, and perhaps even a redesign of this use; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the applicants are proposing to place a permanent structure on property that is proposed for future acquisition for the eventual improvements required at this intersection; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the four previous conditions can not be found to exist.

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 not been found to exist.

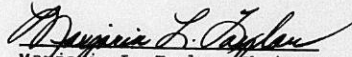
Resolution No. BZA 43-75
Page 2

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 front yard setback on 13th Street from 25 feet to 15 feet on property zoned the "LC" Light Commercial District and legally described as follows:

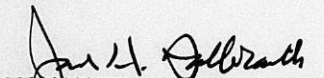
the south 148 feet of the west 135 feet of
Lot 1, Westform Addition, Sedgwick County,
Kansas. Generally located at the northeast
corner of 13th Street and West Street.

be denied.

ADOPTED AT WICHITA, KANSAS, this 23rd day of September, 1975.


Marjorie L. Taylor, Chairman

ATTEST:


Jack H. Galbraith, Secretary

October 14, 1975

Mr. Tom Kitch, Attorney
125 N. Market
Wichita, Kansas 67202

Dear Mr. Kitch:

Subject: Case No. 43-75
Request for Variance

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 23, 1975, in connection with your request for a variance to reduce the required front yard setback on 13th Street from 25 to 15 feet on property zoned the "LC" Light Commercial District and generally located at the northeast corner of 13th Street and West Street.

This Resolution reflects the official action of the Board to deny this request. It is forwarded to you for your information and files.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:bh

cc: J. V. Lentell, Pres. Ks. State Bank, 123 N. Market, 67202
Monty Robson, Architect, 7701 E. Kellogg, Wichita, Ka. 67207
Pete Kelley, Dillon's, 2700 E. Fourth, Hutchinson, 67501
Robert Feldner, Superintendent of Central Inspection
Donald C. Gisick, City Clerk
Joe Donnelly, Central Inspection

September 25, 1975

Tom Kitch, Attorney
125 W. Market
Wichita, Kansas 67202

Dear Mr. Kitch:

Subject: Case No. 43-75
Request for Variance

At the regular meeting of the Board of Zoning Appeals on September 23, 1975, your request for a variance to reduce the required front yard setback on 13th Street from 25 to 15 feet on property zoned the "LC" Light Commercial District and generally located at the northeast corner of 13th Street and West Street, was considered.

It was the action of the Board to deny this request.

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.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:el

cc: J.V.Lentell, Pres. Ks.State Bank, 123 W.Market, 67202
Marty Robson, Architect, 7701 E.Kellogg, Wichita, Ks. 67207
Pete Kelley, Dillon's, 2700 E.Fourth, Hutchinson 67501
— Kenneth E. Johnson, Ks.State Bank, 123 W.Market, 67202
Robert Feldner, Superintendent of Central Inspection
Donald C. Gisick, City Clerk
Joe Donnelly, Central Inspection

SECRETARY'S REPORT
CASE NO. 227. 43-75

APPLICANT: Kansas State Bank and Trust Company, 123 N. Market,
Wichita, Kansas.

AGENT: J. V. Lentell, P.O. Box 427, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the
City of Wichita, to reduce the required front yard setback on
13th Street from 25 to 15 feet.

GENERAL LOCATION: Northeast corner of 13th Street and West Street.

ZONING: Subject property and all surrounding properties are zoned
the "LC" Light Commercial District.

LAND USE: Subject property is vacant. North is a Kwik Shop,
Dillon's Store and a pharmacy; east is parking for just mentioned
stores; West is a Sambo's restaurant; South is a service station.

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 ad-
versely 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 hard-
ship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the pub-
lic health, safety, morals, order, convenience, prosperity
or general welfare; and

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Page Two

5. That granting the variance desired will not be opposed to the general spirit and intent of Title 23 (zoning ordinance.)

COMMENTS BY THE SECRETARY

The applicants are requesting a variance of the required front yard setback adjacent to 13th Street in conjunction with the proposed construction of a limited service banking facility at the northeast corner of 13th and West Streets. The required building setbacks are 25 feet from both streets. This requirement is established by Section 28.04.090.(C.1.1) of the Zoning Ordinance which states "In those portions of the "LC" district which occupy part of the frontage on one side of the street between two intersecting streets and the remainder of the distance is in a dwelling district the front yard regulations shall be the same as that of the dwelling district in the remainder of the block." In this instance property zoned "AA" Single Family Dwelling District occupies frontage on both streets within the area between intersecting streets and has a 25 foot front yard setback requirement.

The applicants are leasing a 135 foot by 148 foot corner of a larger platted lot. They have submitted a site plan which shows that the walls of the bank building will maintain the required setbacks adjacent to both 13th and West Streets, but that an attached concrete canopy and two supporting columns will encroach ten feet into the 25 foot setback area along 13th Street. The applicants state that they attempted to secure an additional ten feet north of the site to increase the setback to the required 25 feet, but were unable to obtain this additional property. They say the only other alternative is to move the columns ten feet closer to the building, which reduces the driveway from a 2-way drive to a one way driveway.

The application area is located at the intersection of two major streets and provides only 50 feet of half street right-of-way on both 13th Street and West Street whereas 75 feet of half street right-of-way is required to improve the intersection to the proposed standard.

In January of 1972 the Board of Zoning Appeals considered Case No. BZA 18-71 for an exception to permit an automatic car wash on subject property. The car wash was to be installed in

Secretary's Report
Case No. BZA 43-75
Page Three

one of the bays of a proposed service station. It was pointed out at that meeting that Agile Addition to the west and Par Addition to the south had both dedicated the required right-of-way. The owners of subject property were unwilling to dedicate the additional right-of-way and therefore, the board voted to deny the application, stating that the additional 25 foot dedication had been required on 2 corners of this intersection and the applicants were not willing to comply with this requirement.

It should be stressed that either the proposed banking facility or the previously proposed service station could be built on subject property without the dedication of additional right-of-way as long as the use and placement of the structure complies with the requirements of the City Code. However, when exceptions or variances are needed to accomplish the desired goals, then the opportunity is afforded to this Board to review the overall situation and as a public Board to make those requirements on the landowner which are in the best interests of the public. It is the opinion of the Secretary that permitting this applicant to place a permanent structure in this 25 foot setback area, which will someday be required for improvements to this intersection, would not be in the best public interest.

UNIQUENESS

It is the opinion of the Secretary that the requested variance does not arise from a condition unique to the property in question inasmuch as a 148 X 135 foot corner lot with 25 foot setbacks is an adequate sized parcel for Light Commercial development, especially when some of the required off-street parking can be provided on adjacent property.

ADJACENT PROPERTY

It is the opinion of the Secretary that if it is difficult to determine that the granting of the variance would not adversely affect the rights of adjacent property owners inasmuch as some of these surrounding property owners have dedicated additional right-of-way for this intersection.

HARDSHIP

It is the opinion of the Secretary that it is difficult to determine that the strict application of the zoning ordinance

Secretary's Report
Case No. BZA 43-75
Page Four

would create an undue hardship upon the property owner represented in the application inasmuch as the parcel appears to be of adequate size to accommodate many Light Commercial uses, and perhaps even a redesign of this use.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the requested variance would be opposed to the public interest inasmuch as the applicants are proposing to place a permanent structure on property that is proposed for future acquisition for the eventual improvements required at this intersection.

SPIRIT AND INTENT

It is the opinion of the Secretary that the granting of this variance would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the four previous conditions can not be found to exist.

RECOMMENDATION

If the Board concurs with the above comments it is the Secretary's recommendation that this request be denied.

BZA 43-75 - 8 notices mailed to adjacent property owners 9-2-75 for the BZA
meeting of 9-23-75

plus 10 notices mailed to MAPC Board Members.

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

September 2, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 43-75

An application has been filed by Kansas State Bank and Trust Company, 123 N. Market, Wichita, Kansas, pursuant to Section 2.12.590 B. Code of the City of Wichita, requesting a variance to reduce the required front yard setback on 13th Street from 25 feet to 15 feet on property zoned the "LC" Light Commercial District and legally described as follows:

The south 143 feet of the west 135 feet of
Lot 1, Westfern Addition, Sedgwick County,
Kansas. Generally located at the northeast
corner of 13th Street and West Street.

This application has been assigned Case No. BZA 43-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 23, 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

APPLICATION FOR VARIANCE

I. Name of Applicant Kansas State Bank and Trust Company

Mailing Address 123 N. Market 67202 Phone 263 2211

Name of Authorized Agent Kenneth E. Johnson, Chairman of the Board and Chief Executive Officer, or J. V. Lentell, President

Mailing Address P. O. Box 427, 67201 Phone 263 2211
Wichita, Kansas

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

II. The variance requested is Reduction of the front yard setback requirement
from 25 feet to 15 feet on 13th street.

for property located 1400 N. West St.

and legally described as: The South 148 feet of the West 135 feet of
Lot 1, Westform addition to Wichita, Kansas

in the City of Wichita; and which is presently zoned light commercial

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.

Kansas State Bank and Trust Company
Applicant
BY: J. V. Lentell
Authorized Agent J. V. Lentell,
President

OFFICE USE ONLY: Received in office of Secretary of Zoning Appeals 5:00 (a.m. p.m.), 8/26 19 75
together with appropriate fee of \$50.00.

Larry Dobson
Signed

KANSAS STATE BANK AND TRUST COMPANY

123 NORTH MARKET · 316 / 263-2211 · WICHITA, KANSAS 67202

J. V. LENTELL
PRESIDENT

August 26, 1975

Mr. Jack Galbraith, Secretary
Board of Zoning Appeals
Room 402
City Building Annex
104 South Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

The Kansas State Bank and Trust Company has entered into a long-term Lease Agreement with the Dillon Shopping Center for the property at the northeast corner of 13th and West Streets for the purpose of constructing a limited service banking facility. Our architects, Robson, Kuhnel and Spangenberg, have completed the detailed drawings for the facility and, upon application for a building permit, it has come to our attention that an exception to the interpretation of the zoning for that area exists. Due to the limited size of the property, originally a fifteen foot setback was provided from both 13th Street and West Street. Due to a technicality which will be explained in detail in the following information, we have been unable to rectify the required twenty-five foot setback on 13th Street. It has been possible to provide for the necessary twenty-five foot setback from West Street.

This letter is our formal application for a front yard setback variance for which we respectfully seek your approval. The following information is included to assist you in making this determination:

- 1) Enclosed is our completed and signed application form which includes all of the information requested.
- 2) A certified listing from Security Abstract and Title Company, Inc. of the names and current addresses, including zip codes of all property owners within a distance of 200 feet of the property involved will be delivered to you immediately upon its completion.

Mr. Jack Galbraith, Secretary
Board of Zoning Appeals
August 26, 1975
Page -2-

3) This request for a variance from the zoning ordinance is specifically for section 28.04.090, C, 1.1 Light Commercial District, Area Regulations, Front Yard. The referenced paragraph requires that the setback for the LC property be the same as for the AA zoning which fronts on both West Street and 13th Street between our site and the next intersecting street. The land immediately adjacent to the site is, however, presently developed as a retail shopping center; a light commercial use.

This request for variance is unique to this property since it is for a decrease in the required setback to allow a canopy on two supporting columns and not for encroachment of the building into the required setback. The actual building line is forty eight feet from 13th Street, well back of the twenty five foot required setback. The subject canopy is twelve feet above the ground surface which is of sufficient height not to represent a vision barrier to motorists. Therefore, the fifteen foot setback variance is necessary only to allow the canopy and columns to project onto the required twenty five foot setback.

The zoning ordinance further states in Section 28.04.090, C, 1.4: "The application of these regulations shall not increase the front yard setback to more than fifteen feet, and, provided further that existing buildings with front yard setbacks in excess of fifteen feet shall not be considered."

The application for variance in this particular case is a result of the residential AA zoning in the same block causing a greater than normal setback for LC zoning. The great majority of this AA zoned property is not used for residential, but is currently used as studios and offices for a television station. The AA zoned property of the television station surrounds the shopping center and occupies frontage on both West Street and 13th Street. The only other residential use on 13th Street is three lots at the extreme east end of the land at the next intersecting street, only one of which is developed. This is particularly noteworthy on the 13th Street frontage, where the next intervening street from the bank site is High Street which is five blocks away.

4) The granting of this variance will not adversely affect the rights of the adjacent property owners or residents. The site and building plans have been approved by the Dillon Real Estate Co., Inc. and they are eager to have the bank sharing their site. Adjacent residents could not be adversely affected as there are no residences in the near proximity of the site and, as stated previously, no visual restrictions will be caused due to the open space under the canopy.

Mr. Jack Galbraith, Secretary
Board of Zoning Appeals
August 26, 1975
Page -3-

5) The strict application will create hardships on the applicant and will further render a severe limitation on the vehicular circulation on the site as explained below.

Originally the building was designed with ten foot setbacks normally required in LC zoning. The building site plan has been redrawn to provide the required twenty five foot setback on West Street. The site does not, however, allow for moving the building north away from 13th Street for more than a fifteen foot setback. The Kansas State Bank and Trust Company attempted to secure an additional ten feet north of the site to increase the setback, but the landlord was unable to provide additional land.

The only other alternative is to move the canopy columns ten feet closer to the building, which locates them in the driveway portion of the parking lot. This constricts the drive to thirteen feet, six inches curb to curb which eliminates two-way driving, and is sufficient but uncomfortable for one-way traffic. If a one-way drive would be required by the twenty five foot setback, it would mean that patrons entering the bank from 13th Street would have to park in Dillon's lot and would not be able to park in the bank parking lot. This obviously would be an inconvenience to bank patrons and a detriment to the bank.

6) The granting of this variance will not in any way affect the public health, safety, morals, order, convenience, prosperity, or general welfare of adjacent property owners or residents.

7) The applicant does not feel that the granting of this variance is opposed to the general spirit of Title 28 (Zoning Ordinance) particularly due to the absence of residents and the presence of a commercial shopping center surrounding the entire property.

8) Enclosed is a sketch, in duplicate, showing the plot plan for the existing property and its desired use which necessitates the variance requested. All appropriate dimensions are included, and any additional information requested will be provided.

9) Enclosed is our check in the amount of \$50 payable to the City of Wichita, established by Section 2.12.580.2, Code of the City of Wichita.

10) The application and all supporting information and sketches are hereby submitted to the Board of Zoning Appeals, Room 402, City Building Annex, 104 South Main, Wichita, Kansas.

Mr. Jack Galbraith, Secretary
Board of Zoning Appeals
August 26, 1975
Page -4-

We believe the enclosed information will be adequate to enable you to approve this variance. However, if additional information is required, do feel welcome to contact the applicant at 263-2211. You may be assured that with the sizeable investment we will incur in improving the property that adequate care will be exercised in protecting the interests and convenience of adjacent property owners and residents.

Thank you for your consideration in this matter.

Sincerely,



J. V. Lentell
President

JVL:jf

Enclosures

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1		Westform Addition	✓ Ruth Spooner Stone 1317 N. Market 67203
1		Baxter Addition	✓ Delbert E. Baxter & Faye E. Route 1, Rose Hill, Ks. 67133
1		Continental Addition	✓ Triangle Facilities Inc. 100 West 10th St. Wilmington, Delaware 19800
1		Par Addition	✗ Par Enterprises Inc. 519 Beacon Building 67202
1	A	Gold Crown Addition	✓ Columbian Realty Fund, Ltd. No. 14, by Columbian Properties Corporation, general partners P. O. Box 5089 Topeka, Kansas 66605
1		Agile Addition	✓ Willard L. Gettle & Patricia A. 1602 East Central 67214
4		Same	✓ Property Development Enterprise a Kansas limited partnership c/o Kidwell, O'Keefe & William- 200 West Douglas son Suite 750 67202

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

A 200 foot Radius of: The South 148 feet
of the West 135 feet of Lot 1, Westforn
Addition, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on the 25th day of August, 1975
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Robert John Byron
Vice President

Order No. 228488
wh

Form 2-021

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 _____
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Comments: _____

Date _____	By _____
------------	----------

*

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

Roll # 1