

Case No. BZA 45-78 Okemo Properties requests variance to reduce front yard setback from 20 ft. to 0 ft. on property zoned "C" located at north side of Murdock between Emporia & St. Francis

POSTED
M-3-28
MAR 28
C.I.V.
4-5-78

ACTION

DATE *11-28-78*

BZA
45-78

COMMITTEE

M.A.P.C.

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

Map No. 5548
 Sec. 16
 Twp. 27
 Range 1E

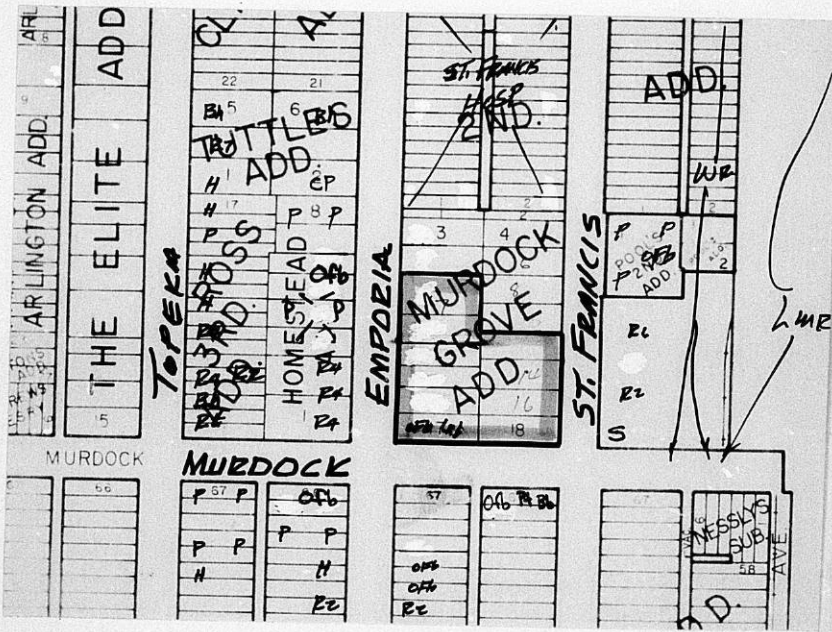
BZA- 45-78
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East _____ South _____
 West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: _____
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



2-2082

No. 2153C
 Smeal
 HASTINGS, MN. LOS ANGELES
 LOGAN, OH. MADRISON, TX. U. S. A.

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

November 3, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 45-78

An application has been filed by Okemo Properties, Suite D, 925 North Emporia, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the front yard setbacks adjacent to St. Francis and Emporia Streets from 20 feet to 0 feet on property zoned the "B" Multiple Family Dwelling District and the "C" Commercial District (zone change request in process to change all to "C"), and legally described as follows:

Lots 7, 9, and 11 thru 13, Murdock Grove Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Murdock Street, between Emporia and St. Francis Streets.

This application has been assigned case No. BZA 45-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 23, 1978, 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.

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

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

November 3, 1978

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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

December 12, 1978

Dick Huffman
Okemo Properties, Inc.
Suite D
925 N. Emporia
Wichita, Kansas 67214

Re: Case No. BEA 45-78
Request for Variance

Dear Mr. Huffman:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 28, 1978, in connection with your request for a variance to reduce the front yard setbacks adjacent to St. Francis and Emporia Streets from 20 feet to 0 feet on property zoned the "B" Multiple Family Dwelling District and the "C" Commercial District (zone change request in process to change all to "C"), generally located on the north side of Murdock Street, between Emporia and St. Francis Streets.

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

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

Sincerely,



Larry Dobson
Assistant Secretary

LD:bhc
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 45-78

WHEREAS, Okemo Properties, Suite D, 925 North Emporia, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to reduce the front yard setbacks adjacent to St. Francis and Emporia Streets from 20 feet to 0 feet on property zoned the "B" Multiple Family Dwelling District and the "C" Commercial District (zone change request in process to change all to "C"), and legally described as follows:

Lots 7, 9, and 11 thru 18, Murdock Grove Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Murdock Street, between Emporia and St. Francis Streets.

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 November 28, 1978, 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 St. Francis Hospital, being the only other land use in this block, has set the tone for full utilization of building setbacks; also "C" zoning could undoubtedly be obtained on the remaining "B" zoned lots in this block which would eliminate the setback requirements; 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 St. Francis Hospital to the north has been permitted variances to do what the applicants are proposing and the block to the south is zoned so as to permit 0 building setbacks; 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 they would be deprived of the utilization of their property in a manner consistent with the remainder of the block; 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 this request would be consistent with other uses in the immediate vicinity; 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 "B" zoned property in this block is not residentially developed and would not be adversely affected by the granting of the variance; and

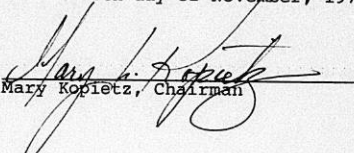
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

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 front yard setbacks adjacent to St. Francis and Emporia Streets from 20 feet to 0 feet on property zoned the "B" Multiple Family Dwelling District and the "C" Commercial District (zone change request in process to change all to "C"), and legally described as follows:

Lots 7, 9, and 11 thru 18, Murdock Grove Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Murdock Street, between Emporia and St. Francis Streets.

be approved.

ADOPTED AT WICHITA, KANSAS this 28th day of November, 1978.


Mary Kopietz, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE December 6, 1978

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dennis L. Bishop, CPO Administrative Aide

SUBJECT BZA 45-78

On December 4, 1978, CPO Council "L" met and considered the Board of Zoning Appeals approval of BZA 45-78 variance request.

The Council wishes to inform the MAPC of the BZA's variance approval and to advise the MAPC that the granting of the variance will make the pending zoning request concerning the property no longer necessary in the opinion of Council "L".

Please provide commissioners of the MAPC with this information.

Dennis L. Bishop
Dennis L. Bishop
CPO Administrative Aide

DLB:ml

NOTES:

David L. Furnas
David Furnas
Citizen Participation Coordinator

*Zoning already
effective when
this received*



THE CITY OF WICHITA

OFFICE OF **CITIZEN PARTICIPATION**

DATE November 27, 1978

TO Larry Dobson, Junior Planner

FROM Dennis L. Bishop, CPO Administrative Aide

SUBJECT BZA 45-78 (North Side of Murdock
Street Between Emporia and
St. Francis Streets

At its regular meeting of November 20, 1978, CPO Council "L" considered the captioned case and voted 7-0 to request deferral by the Board of Zoning Appeals of the requested zoning variance.

The Council requested the deferral to give the members an opportunity to properly consider the case and to contact the developer for more information.

Dennis L. Bishop

Dennis L. Bishop
CPO Administrative Aide

DLB/pd

NOTED

David L. Furnas

David Furnas
Citizen Participation Coordinator

November 30, 1978

Dick Huffman
Suite N, 925 North Emporia
Wichita, Kansas 67214

Re: Case No. BZA 45-78
Request for Variance

Dear Mr. Huffman:

At the regular meeting of the Board of Zoning Appeals on Tuesday, November 28, 1978, your request for a variance to reduce the front yard setbacks adjacent to St. Francis and Emporia Streets from 20 feet to 0 feet, on property currently being rezoned the "C" Commercial District, and generally located on the north side of Murdock Street between Emporia and St. Francis Streets.

It was the action of the Board to approve the 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.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bbs

cc: Okamo Properties, Suite D, 925 N. Emporia, 67214
Lois Barrett, President, Mid-Town Citizens Assn.,
1508 Fairview, 67214
Richard Rian, Zoning Committee, Mid-Town Citizens
Assn., 1312 N. Topeka, 67214
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

BZA 45-78

Leis Barrett
President, Mid-Town Citizens Assoc.
1508 Fairview

Richard Ripa
Zoning Comm. Mem. Mid-Town Citizens Assoc.
1312 N. Topeka

Send notices

Agenda + per
11/20/78

SECRETARY'S REPORT
CASE NO. BZA 45-78

APPLICANT: Okemo Properties, Suite D, 925 N. Emporia,
Wichita, Kansas

AGENT: John Mallory, Suite H, 925 N. Emporia,
Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code
of the City of Wichita, to reduce the front yard
setbacks adjacent to St. Francis and Emporia
Streets from 20 feet to 0 feet.

GENERAL
LOCATION: North side of Murdock Street, between Emporia
and St. Francis Streets.

ZONING: Subject property is zoned the "B" Multiple
Dwelling District and "C" Commercial District
(change request in process to change all to
"C"). Properties to the north, east and west
are all zoned a combination of "B" and "C".
South is the "C" District.

LAND USE: Subject property contains an office building
and is otherwise undeveloped. South are general
business and office uses. North is parking for
St. Francis Hospital. West are fourplexes and
parking lots. East are two family and six family
dwellings and commercial storage areas.

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.

Case No. BZA 45-78
November 28, 1978
Page 2

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 front yard setbacks to 0 feet adjacent to both Emporia and St. Francis Streets in connection with the proposed construction of a medical office building and a parking garage on subject property. There is an existing radiology clinic located at the southwest corner of the property, which would remain and be integrated as part of this office complex.

The remainder of this block, bordered by Murdock on the south, Ninth Street on the north, Emporia on the west and St. Francis on the east, contains St. Francis Hospital and associated parking lots. The entire block, with the exception of seven interior lots, is zoned the "C" Commercial District. The seven lots mentioned are presently zoned the "B" Multiple Family Dwelling District. Four of these lots are included in the application area and are currently the subject of a zone change request to the "C" District. The other three "B" zoned lots are utilized as off-street parking for St. Francis Hospital. The zoning ordinance front yard setback requirement for properties zoned "C" states in Section 28.04.100 C.1.2 "Where the frontage on the same side of the street between two intersecting streets is located partly in a dwelling district, the front yard requirements of the dwelling district shall apply to the entire frontage in both districts." Therefore, the entire frontage along both Emporia and St. Francis must maintain the 20 foot front yard setback requirement for the "B" Multiple Family Dwelling District.

The Board of Zoning Appeals has previously approved variances for St. Francis Hospital to permit 0 setbacks for its hospital facility and also to permit parking in the setback area on some of those lots zoned "B". The block south of subject property is zoned a combination of "C" and "E" Light Industrial which would permit the 0 setbacks requested in this case.

A site plan submitted with this application for variance shows that the applicants are proposing a 40 foot wide landscaped pedestrian mall through the center of subject property to connect with a similar mall leading from the new main hospital entrance south through their parking area. Obviously, this 40 feet could be applied to the street frontage on both

Case No. BZA 45-78
November 28, 1978
Page 3

St. Francis and Emporia to comply with the zoning setback requirement, but the applicants feel that the open space can be put to a more functional purpose by developing their property in harmony with the hospital's plans. Although, as of this writing, there has been no indication from hospital sources that they are in fact proposing the described mall area on their property.

UNIQUENESS:

It is the opinion of the Secretary that the variance requested may arise from conditions unique to this property inasmuch as St. Francis Hospital, being the only other land use in this block, has set the tone for full utilization of building setbacks; also "C" zoning could undoubtedly be obtained on the remaining "B" zoned lots in this block which would eliminate the setback requirements.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance desired would not adversely affect the rights of adjacent property owners or residents inasmuch as St. Francis Hospital to the north has been permitted variances to do what the applicants are proposing and the block to the south is zoned so as to permit 0 building setbacks.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicants inasmuch as they would be deprived of the utilization of their property in a manner consistent with the remainder of the block.

PUBLIC INTEREST:

It is the Opinion of the Secretary that the granting of the variance desired would not adversely affect the public interest inasmuch as this request would be consistent with other uses in the immediate vicinity.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the "B" zoned property in this block is not residentially developed and would not be adversely affected by the granting of the variance.

RECOMMENDATIONS:

It is the opinion of the Secretary that the five conditions necessary to the granting of a variance can be found to exist and, therefore, recommends that the requested variance be approved.

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

November 3, 1978

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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. 45-78

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

20 NOTICES SENT TO ADJOINING PROPERTY OWNERS

33 TOTAL NOTICES SENT 11-3-78

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 45-78
FILED 10-31

APPLICATION FOR VARIANCE

I. Name of Applicant Okemo Properties ✓
Mailing Address Suite D, 925 North Emporia 14 Phone 265-3121
Name of Authorized Agent John Mallory Dick Hoffman
Mailing Address Suite H, 925 North Emporia Phone 262-7431
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is elimination of setback requirements
(zoning ordinance No. 28.04.100, Item C 1.2) (reduce front yard
setbacks adjacent to St. Francis and Emporia from 20 feet to 0 feet)
for property located on north side of Murdock Street, between
Emporia and St. Francis Streets
and legally described as: Lots 7, 9, and 11 thru 18,
Murdock Grove Addition

in the City of Wichita; and which is presently zoned C-3

- 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 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); 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.

Okemo Properties
Applicant
John Mallory
Authorized Agent

*N. side of
Murdock between
Emporia & St. Francis*

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:00 (a.m. p.m.), 10/30 1978 together with appropriate fee of \$50.00.

T9-402

Larry Dobson
Signed

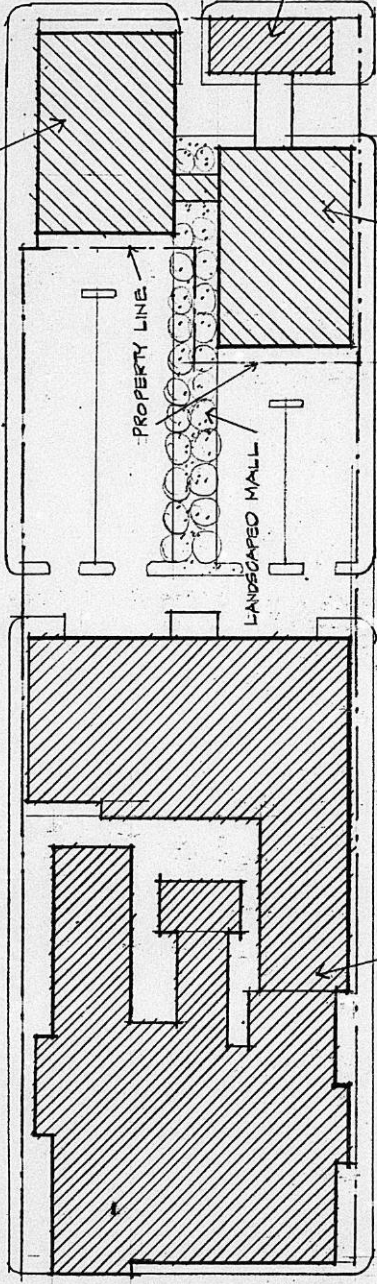
The zoning variance requested is to eliminate the setback requirements for the stated site. We believe this to meet the five requirements for granting a variance as follows.

1. This variance is being requested so that the remainder of the block upon which St. Francis Hospital is located can be developed consistent with the planning of St. Francis Hospital. The entire block, with the exception of a few interior lots, is zoned "C". If the entire block was zoned "C", no setback would be required. The Board of Zoning Appeals has previously granted a variance for the lots which are not zoned "C", allowing for parking use without setback.
2. Granting of this variance will allow for the planning of this site in harmony with the only adjacent property owner, St. Francis Hospital.
3. If this variance is not granted, an unnecessary hardship will be placed upon the land owner in not allowing for land usage consistent with the remainder of the block.
4. By granting this variance, the public interest will be affected positively by allowing for a landscaped mall.
5. Granting of the previous variance has had the effect of giving the lots not zoned "C", a utilization that could be achieved only by a zoning clarification similar to "C"; therefore granting this variance is consistent not only with the Zoning Ordinance, but also consistent with previous decisions of the Board of Zoning Appeals.

NEW PARKING STRUCTURE

ST. FRANCIS ST.

NINTH ST.



EXIST. RADIOLOGIC CLINIC

MURDOCK

ST. FRANCIS HOSPITAL

NEW MEDICAL OFFICES

EMPORIA



1" = 100'

SITE PLAN

OWNERSHIP LIST

Lot	Addition	Property Owner
Lots 1, 3 & 5 on Emporia Street	Murdock Grove Addition	City of Wichita 455 N. Main Wichita, Kansas 67202
Lot 7 on Emporia St.	"	Lawrence E. Travis Mary R. Travis RR # 1 Milton, Kansas 67106
Lots 9, 11 & 13 on Emporia St.	"	<i>D</i> OKEMO Properties 925 N. Emporia Wichita, Kansas 67214
Lot 15 on Emporia St.	"	Ernest F. Schroer Arlene E. Schroer 4000N. Athenian Wichita, Kansas 67204 <i>4000</i>
Lot 17 on Emporia St.	"	Kansas Geological Society 212 N. Market Wichita, Kansas 67202
Lots 2, 4, 6, 8, & 10 on St. Francis St.	"	City of Wichita 455 N. Main Wichita, Kansas 67202
Lot 12 on St. Francis	"	Earl Wallace Esther Wallace 565 Redbarn Lane Wichita, Kansas 67212
Lots 14, 16, & 18 on St. Francis St.	"	<i>Deceased</i> Max M. Coe Beverly Coe 403 Courtleigh Wichita, Kansas 67218
Lots 1, 3, 5, & 7 on Emporia	Burleigh's Second Addition	City of Wichita 455 N. Main Wichita, Kansas 67202
Lots 2, 4, 6, & 8 on St. Francis St.	"	City of Wichita 455 N. Main Wichita, Kansas 67202
Lots 1 & 2 on Emporia St.	Homestead Addition	Robert E. Thick Address unknown <i>Robert E. Thick</i>
Lots 3 & S. 35½' of Lot 4 on Emporia St.	"	Em-To Development Inc. 925 N. Emporia Wichita, Kansas 67202 <i>214</i>
The N 14½' of Lot 4, all of Lots 5 & 6 on Emporia St.	"	NAK Properties 825 N. Emporia Wichita, Kansas 67214

page 2 - continued

Lots 7 & 8 on Emporia St.	Homestead Addition	St. Francis Hospital & School of Nursing Inc. 929 N. Emporia Wichita, Kansas 67202
Lot: 60 ex. S 8', all of 62, 64, and 66 on Emporia St.	J. P. Hilton's Addition	David James Brown MD 14215 Wentworth Ct. Wichita, Kansas 67230 and Henry J. Biermann MD 601 N. Broadmoor Wichita, Kansas 67206
Lot 59 on Emporia St.	"	Robert E. Pinneo Blance B. Pinneo 2063 Ridgewood Dr. Wichita, Kansas 67218
Lots 61, 63, 65, & 67 on Emporia St.	"	G.K.M.W. Properties, Inc 734 N. Emporia Wichita, Kansas 67214
Lots 58 and 60, and the S 3' of Lot 62 on St. Francis St.	"	Verdia K. Phillips 729 N. St. Francis Wichita, Kansas 67214
Lot 62 ex. the S 3', all of 64 and 66 on St. Francis St.	"	Walter Gomez Anna M. Gomez 1525 W. Lynn Wichita, Kansas 67212
All of Lot 67 and Lot 65 ex. the S 10' of the W 115', and the E 25' of Lot 63, Lot 61 ex. the N 10' of the W 115', all on St. Francis St.	"	Kamen Supply Co., Inc. 623 E. Murdock Wichita, Kansas 67202
The N 10' of Lot 61 ex. the E 25', and all of Lot 63 ex. the E 25', and the S 10' of Lot 65 ex. the E 25' on St. Francis St.	"	Opal M. Yoder 2116 Shelton St. Wichita, Kansas 67203
Lot 1	Pools 2nd Addition	City of Wichita 455 N. Main Wichita, Kansas 67202
Lot 2 & S. 50' of Lot 4 on Emporia St.	Tuttle's Addition	F.F. & S. Inc. 905 N. Emporia Wichita, Kansas 67202
Beg. 150' S SWc lot 1, on St. Francis, Burleighs 2nd Addition, E 140', S 50', W 140', N 50' to beg.	SW $\frac{1}{4}$, Sec 16-27S-1E	ERA, Inc. 925 N. Emporia Wichita, Kansas 67202
Beg 250' S SWc Lot 1, on St. Francis, Burleighs 2nd Addition, E 140', S 50', W 140' N to beg.	"	St. Francis Hospital & School of Nursing 929 N. Emporia Wichita, Kansas 67202

D



434 NORTH MAIN
WICHITA, KANSAS 67202
267-8371

page 3 - continued

Beg. 350' S SWc Lot 1, St. Francis St., in Burleighs 2nd Addition, E 50', S 72.4', W 50', N to beg.	SW $\frac{1}{2}$, Sec. 16-27S-1E	Sheldon Kamen Toba Kamen Schnyder ²⁰⁶ 601 Longford 67213
Beg 422.7' S & 50' E SWc Lot 1, Burleighs 2nd Addn. on St. Francis St., N 72.7'. E 50', S72.7', W 50' to beg.	"	<i>no listing</i> Charles G. Royse Eva E. Royse Address unknown
Beg 120' E of NEc of Oak & St. Francis Ave., N 72.42', E 7.9', N 249.78', E 91.4', S 322.2', W 100' to beg.	"	Harlan R. Kamen, et al Trustees of the Helen G. Kamen Trust 5517 Polo Dr. Wichita, Kansas 67208
Beg. 426' S & 100' E SWc Lot 1 on St. Francis St, Burleighs 2nd Addition, N 76', E 30', S 76', W 30' to beg.	"	<i>D</i> Sheldon Kamen Toba Kamen 601 Longford Wichita, Kansas 67206
Beg 300' S of SWc of Lot 1, St. Francis St., Burleighs 2nd Addition, E 140', S 50', W 140', N to beg.	"	<i>no listing</i> W. T. Crow Address unknown

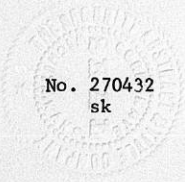
The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 7, 9, 11, 12, 13, 14, 15, 16, 17, and 18, in Murdock Grove Addition to Wichita, Sedgwick County, Kansas, as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 26th day of October 1978 at 7:00 o'clock A.M.

The Security Abstract and Title Company, Inc.

By

John Deyson
Vice President

No. 270432
sk



FORM 021

PAYMENT NOTICE
City of Wichita

Eldg.	Use of Str.	Code Eks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev.	Cement	M.S.P.

DESCRIPTION	AMOUNT
32A Veranda	750.00
Asph. L.	

NAME *Thomas R. Smith*

ADDRESS *125 N. ...*

FUND *110-00-000-4071* DUE DATE *11-1-71*

COMMENTS

DATE *10/20/71* BY *TS*

*

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

Roll # 2