

POSTED  
11-2-68  
C-9

**ACTION**

*BZA* COMMITTEE *Case* *11-2-68*  
*No appeal filed*

DATE

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

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

BZA 49-64 - Dwane L. Nelson requests  
variance for reduction of front yard  
setback at 1420 W. 26th St. North  
*NE Cor. Nord + 26th St. North*

R E S O L U T I O N N O . B Z A 4 9 - 6 4

WHEREAS, Dwane L. Nelson, 1420 West 26th Street North, Wichita, Kansas, requests a variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, for a reduction of the 25 foot required side yard setback, to a 6 foot setback requirement, on property legally described as follows:

Lot 16, Block 7, Builders Eleventh Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Hood and 26th Street North; and

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 24, 1964, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the request for a variance arises from a condition which is found to be unique inasmuch as this particular lot was originally platted into a small residential lot, which was not large enough to construct a garage and single family house on without requesting a waiver of one of the required setback requirements and, further, in this particular instance, the reduction of the setback requirement from 25 feet to six feet will in no way hamper the site distance of traffic in the area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, as approved, would not adversely affect the rights of adjacent property owners inasmuch as no one appeared in opposition to the variance request; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the applicant inasmuch as without the reduction of the required front yard setback requirement from 25 feet to 6 feet, the applicant would be deprived of a garage for his automobile and would suffer a further economic hardship if he was not allowed to construct a beauty shop which is a permitted use in the "AA" district under the home occupation clause of the zoning ordinance; and

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

WHEREAS, as shown above, all of the four conditions required to be found to exist before a variance can be granted has been found to exist.

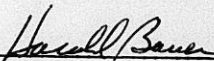
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that the request for a variance of the side yard setback on property legally described as follows:

Lot 16, Block 7, Builders Eleventh Addition, in  
the City of Wichita, Sedgwick County, Kansas,  
generally located at the northeast corner of Hood  
and 26th Street North,

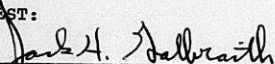
be approved, subject to the following condition:

1. A beauty shop (as a home occupation) may be constructed immediately adjacent to and 12 feet west of the west side of the house located at 1420 West 26th Street North, and a carport may be constructed adjacent to the west side of the beauty shop, which carport shall not encroach any closer than 6 feet to the west property line, and which carport shall be unenclosed on the west and south sides.

ADOPTED AT WICHITA, KANSAS, this 24th day of November,  
1964.

  
\_\_\_\_\_  
Harold Bauer, Chairman

ATTEST:

  
\_\_\_\_\_  
Jack H. Galbraith, Secretary

December 7, 1964

Mr. Dwane L. Nelson  
1420 West 26th Street North  
Wichita, Kansas

Dear Mr. Nelson:

Re: Case No. BZA 49-64

On November 25, 1964, we advised you that the Board of Zoning Appeals had approved subject application for a variance of the side yard setback requirements, subject to certain conditions, on property located generally at the northeast corner of Hood and 26th Street North.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before December 4, 1964. The City Clerk has advised that no appeal was filed on or before that date, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber  
Attachment

cc: William I. Robinson, Attorney, Colorado Derby Building  
Glen Lytle, Superintendent of Central Inspection

SECRETARY'S REPORT

Case No. BZA 49-64

APPLICANT: Dwane L. Nelson, 1420 West 26th Street North

REQUEST: Variance for the reduction of the 25-foot front yard requirement as set forth in Section 28.04.040.C of the Code of the City of Wichita, to a 5-foot front yard requirement, on property zoned "AA" Single family.

GENERAL LOCATION: Generally located at the northeast corner of Hood and 26th Street North.

LAND USE AND ZONING: The property in question and all surrounding property is zoned "AA" and has developed for single family use.

JURISDICTION:

The Board of Zoning Appeals has jurisdiction to consider the variance request under the provisions of Section 2.12.590 of the Code of the City of Wichita and may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
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 enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

COMMENTS BY THE SECRETARY

This particular lot is a corner lot which is bounded on the west by Hood Street and on the south by 26th Street North. The applicant applied for a building permit to construct an addition on to his house for a beauty shop and for a one car garage; however, the Division of Central Inspection denied the permit due to the fact that the proposed addition would encroach 19 feet into the required front yard setback of 25 feet. In this particular instance, a 25-foot setback must be maintained on both Hood Street and 26th Street North since this is a corner lot.

UNIQUENESS

This particular lot cannot really be considered any more unique than any other corner residential lot in the city. One of the primary reasons structures on corner lots are required to set back 25 feet from both streets is so that adequate site distances for traffic can be maintained and so a certain amount of open space can be preserved. Another basic reason why any yard provision is incorporated into the ordinance is in order to preserve adequate light and air for the adjoining properties.

If uniqueness can be found to exist in this particular instance, then there appears to be no real reason why other properties similarly situated shouldn't also be considered unique. And if all properties located on a corner lot are considered unique, then why should a provision such as the one we are now considering ever be in the ordinance? It is the Secretary's opinion that it is doubtful that uniqueness can be found to exist in this instance, either as to the use of the property concerned or as to the physical characteristics of the property.

ADJACENT PROPERTY

From viewing the property, it can be seen that there is a hedge fence in the approximate location of where the west edge of the proposed garage would be. The intersection of 26th Street North and Hood is a T intersection, consequently, it is the Secretary's opinion that in this instance the granting of the variance would have very little, if any, adverse affect on the site distance of traffic in the area. In this particular instance, the applicant has indicated that he has checked with his neighbors and found that there is no opposition to his proposed expansion.

HARDSHIP

In this instance, it is the Secretary's opinion that the applicant would be burdened with an unnecessary hardship if he could not build his garage. However, it is very doubtful if an economic hardship can be considered sufficient justification to grant a waiver of a required setback for a beauty shop, or even a double car garage which requires a variance from 25 feet to 6 feet.

Even though beauty shops are permitted as a home occupation in a single family residential area, it is the Secretary's opinion that when an individual has to ask for a waiver of required setback requirements in order to build the proposed addition, he is admitting that he is asking to overbuild his lot. When setbacks are waived in order to allow home occupations to be constructed, whether it be a beauty shop, barber shop or whatever, it seems readily apparent that there will not be enough room left for adequate off-street customer parking.

PUBLIC INTEREST

It is the Secretary's opinion that the granting of an extreme variance such as the one in this case will adversely affect the public interest. The waiving of corner setback requirements will have adverse affects due to the tendency of decreasing sight distances, and the overdeveloping of the lot. To grant a variance of this nature for a home occupation certainly is not in the interest of the public when congestion and parking problems are created.

RECOMMENDATION

Based upon the foregoing review of this case, it is very doubtful if uniqueness can be found to exist. It is the opinion of the Secretary that hardship cannot be found to exist for the double car garage so that a beauty shop can occupy the west half. It is also the Secretary's opinion that the granting of this variance is not in the public interest.

However, it is the Secretary's opinion that uniqueness can be found to exist in that the lot is not of sufficient width to permit the applicant to construct a garage. It is also the opinion of the Secretary that hardship exist for the applicant, and the public interest will be served by permitting this applicant to build a garage for his automobile. Therefore, the Secretary would recommend that a variance from 25 feet to 18 feet be granted so that a single garage may be constructed.

November 25, 1964

Mr. Dwane L. Nelson  
1420 West 26th Street North  
Wichita, KANSAS

Dear Mr. Nelson:

Re: Case No. BEA 49-64

This is to advise you that at its regular meeting of November 24, 1964, the Board of Zoning Appeals of the City of Wichita, considered your request for a variance of the side yard setback requirement on property located generally at the northeast corner of Hood and 26th Street North.

It was the action of the Board of Zoning Appeals to approve your request, subject to the following condition:

1. A beauty shop (as a home occupation) may be constructed immediately adjacent to and 12 feet west of the west side of the house located at 1420 West 26th Street North, and a carport may be constructed adjacent to the west side of the beauty shop, which carport shall not encroach any closer than 6.5 feet to the west property line, and which carport shall be unenclosed on the west and south sides.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before December 4, 1964.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed by that time, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

*Jack H. Galbraith*  
Jack H. Galbraith  
Secretary

JMS:JWH:ber

cc: William I. Robinson, Colorado Derby Building  
Robert G. Finch, City Clerk  
Glen Lytle, Superintendent of Central Inspection

November 23, 1964

Received  
4.00  
11-24-64

Re: 1420 West 26th Street North  
Wichita, Kansas

The undersigned are familiar with the addition which  
Dwane L. Nelson proposes to construct on the west side of his  
home at the above address and the purposes for which it will be  
used, and we have no objections with respect thereto.

Address

|                                  |                            |
|----------------------------------|----------------------------|
| <u>Mr &amp; Mrs Melvin Dugan</u> | <u>2662 Hood</u>           |
| <u>Mr &amp; Mrs Larry King</u>   | <u>2650 Hood</u>           |
| <u>Mr &amp; Mrs L. O. Smith</u>  | <u>2651 Hood.</u>          |
| <u>Mr &amp; Mrs Leon Settle</u>  | <u>2701 Hood</u>           |
| <u>Mr &amp; Mrs Paul Heller</u>  | <u>2711 Hood St</u>        |
| <u>Mr &amp; Mrs Fred Steele</u>  | <u>2717 Hood</u>           |
| <u>Mr &amp; Mrs Olin Lockett</u> | <u>2731 Hood.</u>          |
| <u>Mr &amp; Mrs John Lytle</u>   | <u>2727 Hood</u>           |
| <u>Mr &amp; Mrs Benito Lopez</u> | <u>1414 West 26th N.W.</u> |
| <u>Mr &amp; Mrs Carl Johnson</u> | <u>1419 Alcott</u>         |
| <u>Mr &amp; Mrs E. L. Fey</u>    | <u>1420 Alcott</u>         |

**SECRETARY'S REPORT**

**Case No. BZA 49-64**

**APPLICANT:** Dwane L. Nelson, 1420 West 26th Street North

**REQUEST:** Variance for the reduction of the 25-foot front yard requirement as set forth in Section 28.04.040.C of the Code of the City of Wichita, to a 5-foot front yard requirement, on property zoned "AA" Single family.

**GENERAL LOCATION:** Generally located at the northeast corner of Hood and 26th Street North.

**LAND USE AND ZONING:** The property in question and all surrounding property is zoned "AA" and has developed for single family use.

**JURISDICTION:**

The Board of Zoning Appeals has jurisdiction to consider the variance request under the provisions of Section 2.12.590 of the Code of the City of Wichita and may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
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 enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

**COMMENTS BY THE SECRETARY**

This particular lot is a corner lot which is bounded on the west by Hood Street and on the south by 26th Street North. The applicant applied for a building permit to construct an addition on to his house for a beauty shop and for a one car garage; however, the Division of Central Inspection denied the permit due to the fact that the proposed addition would encroach 19 feet into the required front yard setback of 25 feet. In this particular instance, a 25-foot setback must be maintained on both Hood Street and 26th Street North since this is a corner lot.

Page 2 - Secretary's Report  
Case No. BZA 49-64

UNIQUENESS

This particular lot cannot really be considered any more unique than any other corner residential lot in the city. One of the primary reasons structures on corner lots are required to set back 25 feet from both streets is so that adequate site distances for traffic can be maintained and so a certain amount of open space can be preserved. Another basic reason why any yard provision is incorporated into the ordinance is in order to preserve adequate light and air for the adjoining properties.

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Page 3 - Secretary's Report  
Case No. BZA 49-64

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

November 5, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 49-64

An application has been filed by Dwane L. Nelson, 1420 West 26th Street North, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance for the reduction of the 25 foot front yard requirement as set forth in Section 28.04.040, Code of the City of Wichita, Kansas, to a 6 foot front yard requirement, on property zoned "AA" One Family Dwelling District, and legally described as follows:

Lot 16, Block 7, Builders Eleventh Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Hood and 26th Street North.

This application has been assigned Case No. BZA 49-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 24, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, 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  
Wichita, Kansas

35

November 5, 1964

**NOTICE TO ADJOINING PROPERTY OWNERS**

Case No. BZA 49-64

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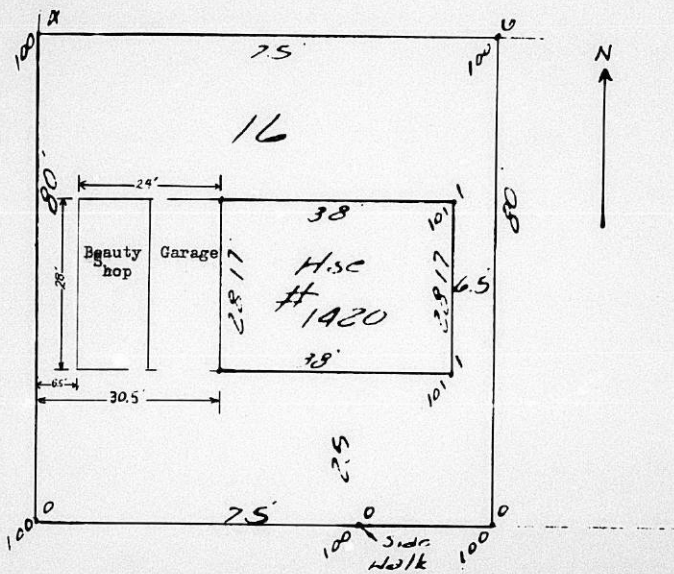
Lot 16, Block 7, Builders Eleventh Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Hood and 26th Street North.

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Jack H. Galbraith  
Secretary

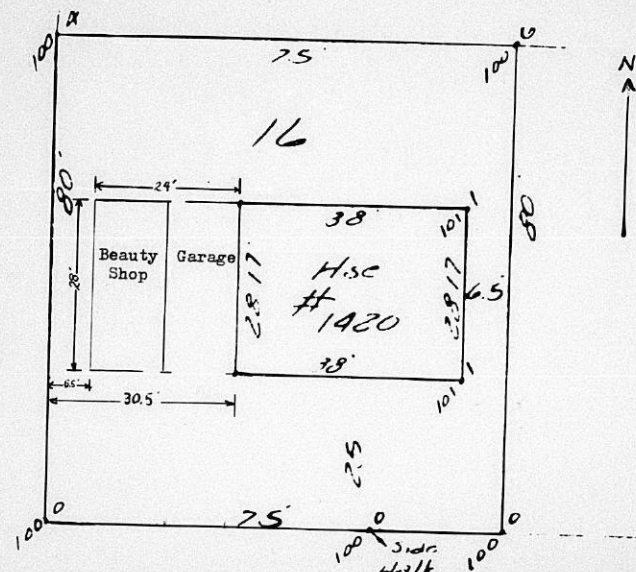
CASE NO. BZA 49-64 - 30 NOTICES MAILED NOVEMBER 5, 1964  
FOR HEARING ON NOVEMBER 24, 1964

Hood



26 + 1/4

Hood



26

The variance requested is for the reduction of the 25' front yard requirement to 6' side yard requirement.

My lot is 75'x80' and is located with the 75' running along 26 th. St.. The House is facing that street. The 80' length runs along Hood St. with the west side of the house toward that street. I need to build from that side of my house toward Hood St.. This would necessitate the change from the 25' front yard requirement to the 6' side yard requirement.

I dont believe that the granting of this variance will in anyway adversely affect adjacent property owners.

After talking to several there are no objections, to my knowledge. Many, with the same size lot as mine, will face the same situation if and when they are ready to build.

A similar addition, at the S.E. corner of Brady and Salina, seems to be an improvement to the appearance of that property.

If this variance isn't granted, it will prevent me from building anyplace on this property a combination garage and beauty shop. The beauty shop being necessary to supplement our present income.

With the shop in the house, my wife will be able to work at home, and eliminate the need for a baby sitter for before and after school hours.

A garage, along with other conveniences, would allow me to park my car off the street, and help eliminate an undesirable parking situation. This in a neighborhood with few garages, has at time with cars parked at the curbs, reduced normal 2-way traffic to one way at a time proposition.

I do not believe that this addition will in anyway adversely affect the public health, safety, morals, convenience, prosperity or general welfare of this community, as construction will be of first grade material, and built by a responsible and lisensed contractor.

The beauty shop will be inspected periodically by the State Bd. of Cosmetology and will be operated in accordance with State and City regulations.

This building would be an asset to me in convenience and necessary income, and also an available service in the community.

Signed,

*Dwaine L. Nelson*

The variance requested is for the reduction of the 25' front yard requirement to 6' side yard requirement.

My lot is 75'x80' and is located with the 75' running along 26 th. St.. The House is facing that street. The 80' length runs along Hood St. with the west side of the house toward that street. I need to build from that side of my house toward Hood St.. This would necessitate the change from the 25' front yard requirement to the 6' side yard requirement.

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The beauty shop will be inspected periodically by the State Bd. of Cosmetology and will be operated in accordance with State and City regulations.

This building would be an asset to me in convenience and necessary income, and also an available service in the community.

Signed,

*Stevance L. Teller*

CITY LOTS  
BUSINESS PROPERTIES  
FARMS  
OIL WELLS  
SUBDIVISIONS

OFFICE OF  
**Clyde M. BAUGHMAN**  
Civil Engineer & Surveyor  
Registered Professional Engineer

TOPOGRAPHICAL MAPPING  
DRAINAGE  
CITY PLATS AND MAPS  
CITY PLAT BOOK

322 EAST BELLOGG  
State of Kansas )  
County of Sedgwick ) SS

WICHITA, KANSAS

24 September, 1954

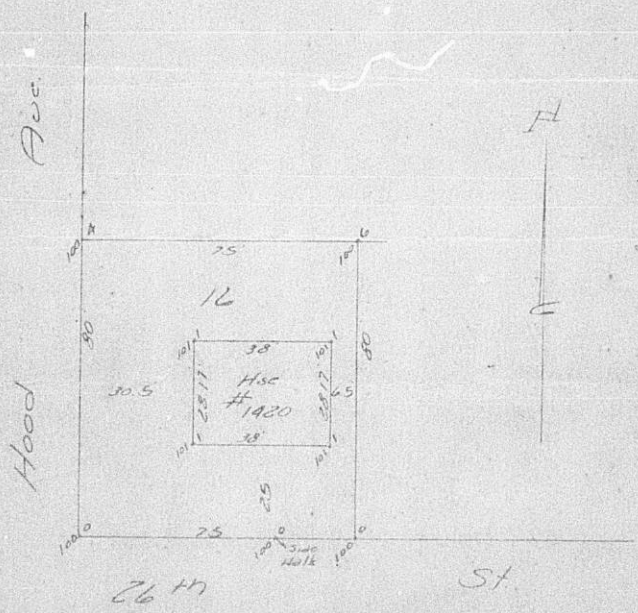
PHONE 43741

I, Clyde M. Baughman, Surveyor in aforesaid county and state do hereby certify that I did on this 24th day of September, 1954, survey lot 16 block 7, Builders Eleventh Addition to Wichita, Kansas.

On said lot is house number 1420 which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgage title insurance. Referring to VA letter 4052-4B, serial #67, the above property is built in accordance with approved drainage principles.

Clyde M. Baughman  
Surveyor



PARCELS FOR  
CITY LOTS  
BUSINESS PROPERTIES  
FARMS  
OIL WELLS  
SUBDIVISIONS

OFFICE OF  
**CLYDE M. BAUGHMAN**  
Civil Engineer & Surveyor  
Registered Professional Engineer

TOPOGRAPHICAL MAPPING  
DRAINAGE  
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CITY PLAT BOOK

THE EAST BELLOUG  
State of Kansas }  
County of Sedgwick } SS

WICHITA 8, KANSAS

24 September, 1954

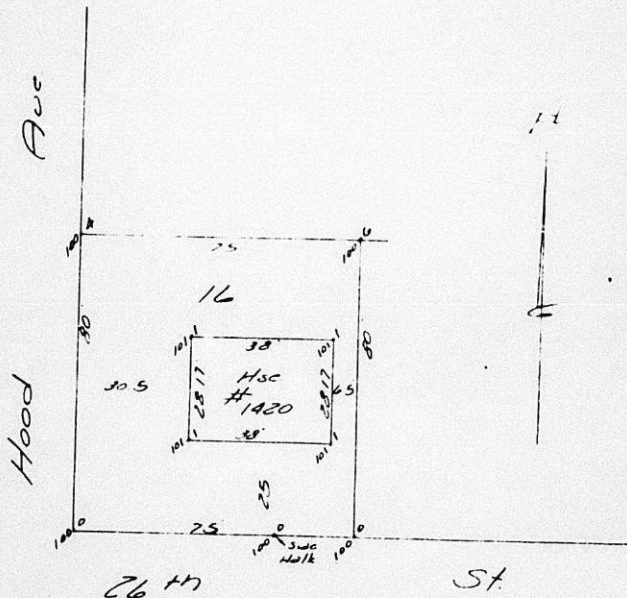
PHONE 63-7411

I, Clyde M. Baughman, Surveyor in aforesaid county and state do hereby certify that I did on this 24th day of September, 1954, survey lot 16, block 7, Builders Eleventh Addition to Wichita, Kansas.

On said lot is house number 1420 which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgage title insurance. Referring to VA letter 4052-4B, serial #67, the above property is built in accordance with approved drainage principles.

*Clyde M. Baughman*  
Surveyor



BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. Bga  
FILED 10-27-64

APPLICATION FOR VARIANCE

I. Name of Applicant Dwane L. Nelson  
Mailing Address 1420 W. 26th. N Phone TE 88725  
Name of Authorized Agent NA  
Mailing Address NA Phone NA  
Relationship of applicant to property is that of Owner  
(owner, tenant, lessee, other)

II. The variance requested is for the reduction of the 25' front yard  
requirement to 6' side yard requirement.

for property located 1420 W. 26th. N

and legally described as: Lot 16, block 7, Builders Eleventh Addition  
of Wichita, Kansas.

in the City of Wichita; and which is presently zoned AA.  
(Give metes and bounds description below if appropriate):

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 appeal of the decision of the Board to the City Commission within ten (10) days of that decision;  
d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Dwane L. Nelson  
Applicant

\_\_\_\_\_  
Authorized Agent

-----  
OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 10:45 (a.m.) - p.m.), October 27, 1964, together with appropriate fee of \$50.00.

Jack Galbraith, Sr. Planner  
Signed

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_  
FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Dwane L. Nelson  
Mailing Address 1420 W. 26th. N Phone TE 88725  
Name of Authorized Agent NA  
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Relationship of applicant to property is that of Owner  
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1420 W. 26th. N  
for property located \_\_\_\_\_

and legally described as: Lot 16, block 7, Builders Eleventh Addition  
of Wichita, Kansas.

in the City of Wichita; and which is presently zoned AA.  
(Give metes and bounds description below if appropriate):

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 appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
- d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Dwane L. Nelson  
Applicant

\_\_\_\_\_  
Authorized Agent

-----  
**OFFICE USE ONLY:** Received in office of Secretary, Board of Zoning Appeals,  
\_\_\_\_\_(a.m. - p.m.), \_\_\_\_\_, 19\_\_\_\_, together with  
appropriate fee of \$50.00.

## OWNERSHIP LIST

| LOT            | BLOCK | ADDITION      | PROPERTY OWNER  |
|----------------|-------|---------------|---|
| 1              | 1     | Builders 9th  | ✓ Administrator of Veterans Affairs   |
| 2              | "     | "             | ✓ <i>5500 East Kellogg</i><br>Richard L. Slusser<br>Winona Pauline Slusser<br>2656 Hood Ave |
| 3              | "     | "             | ✓ S. W. Robertson<br>Mae Robertson<br>2341 Salina   |
| 20             | "     | "             | ✓ Harvey R. Parrish<br>Hildegard Parrish<br>2649 Payne                                      |
| 21             | "     | "             | ✓ William L. Starr<br>Ruirta R. Starr<br>2655 Payne   |
| 22             | "     | "             | ✓ Karen K. Cipelle<br>Steve Cipelle<br>1935 Garland   |
| 1              | 6     | Builders 11th | ✓ Administrator of Veterans Affairs   |
| 2              | "     | "             | ✓ Orville Barrett<br>Charline Barrett<br>2726 Garland                                       |
| 3              | "     | "             | ✓ Edmund S. Link<br>Eleanor L. Link<br>2720 Garland   |
| 4              | "     | "             | ✓ Richard D. Harwick<br>Nona Belle Harwick<br>1022 Bluffview                                |
| 5              | "     | "             | ✓ Charles W. Smith<br>Joyce Marie Smith<br>2708 Garland                                     |
| 6              | "     | "             | ✓ Leonard J. Herrell<br>Stella M. Herrell<br>2702 Garland                                   |
| 7              | "     | "             | ✓ Leonel A. Valdez<br>Sara L. Valdez<br>2668 Garland  |
| 8              | "     | "             | Clarence Huffman <i>no address found</i><br>Rhoda Huffman<br>no address found               |
| 27             | "     | "             | ✓ Don L. Dixon<br>Dola L. Dixon<br>2647 Hood  |
| 28             | "     | "             | ✓ S. O. Smith<br>Lena B. Smith<br>2651 Hood   |
| S 1½ ft.<br>29 | "     | "             | "   |

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|                  |               |   |
|------------------|---------------|---|
| N 51 ft. 6<br>29 | Builders 11th | ✓ Reamus E. Ruby<br>Edith I. Ruby<br>2657 Hood                                |
| 30               | "             | Ⓟ Administrator of Veterans Affairs   |
| 31               | "             | ✓ Cook-Bretches Co. Inc.<br>821 Brown Thrush Land<br>and 1501 Woodrow         |
| 32               | "             | ✓ Douglas L. Lawyer<br>Lorna E. Lawyer<br>2711 Hood                           |
| S 1½ ft<br>33    | "             | "   |
| N 51 ft<br>33    | "             | ✓ Rock Island Lumber Co.<br>1019 Beacon Bldg.                                 |
| 34               | "             | ✓ Donald R. Hackett<br>Jean M. Hackett<br>2721 Hood                           |
| 35               | "             | ✓ John J. Lytle<br>Melba A. Lytle<br>2727 Hood                                |
| 36               | "             | ✓ Milburn O. Quattlebaum<br>Marcel D. Quattlebaum<br>2733 Hood                |
| 37               | "             | ✓ Rex H. Bartlow<br>Ardena L. Bartlow<br>1509 S. Gordon                       |
| 1                | 7             | ✓ Elbert Gene Johnson<br>Ruth Joan Johnson<br>1419 Alcott                     |
| 2                | "             | Erma E. Crandall<br>no address found <i>no address found</i>                  |
| 3                | "             | ✓ Neil C. Wedgewood<br>Lillian Lucille Wedgewood<br>1407 Alcott               |
| 4                | "             | D. L. Grimes<br>Pauline H. Grimes<br>no address found <i>no address found</i> |
| 13               | "             | ✓ Boyd B. Butler<br>Catherine Butler<br>1402 W. 26th St. N.                   |
| 14               | "             | L. D. Diamond<br>2213 W. 24th St. N.  |
| 15               | "             | Ⓟ Administrator of Veterans Affairs   |
| 16               | "             | Ⓟ Dwane Lester Nelson<br>Eva Laurine Nelson<br>1420 W. 26th St. N.            |

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|    |   |               |   |
|----|---|---------------|---|
| 14 | 8 | Builders 11th | ✓ James B. Willis<br>Maurine M. Willis<br>1408 Alcott |
| 15 | " | "             | ✓ Leon Rickman<br>Dorothy L. Rickman<br>1414 Alcott   |
| 16 | " | "             | ✓ Eugene G. Fey<br>Mildred G. Fey<br>1420 Alcott      |

We hereby certify the foregoing to be a true and correct list of property owners in a 200 foot radius of Lot 16, Block 7, in Builders 11th Addition, to Wichita, Sedgwick County, Kansas, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, this the 22nd Day of October 1964 A. D. at 7:00 A. M.

THE SECURITY ABSTRACT & TITLE COMPANY INC.

By



Vice President

Order No. 118888

jmb

FORM 223-021

**PAYMENT NOTICE**  
City of Wichita

**AT TREASURER'S OFFICE - FIRST FLOOR**

|              |             |             |             |
|--------------|-------------|-------------|-------------|
| Bldg & Elev. | Elec.       | Elev. Insp. | Exam. Fees  |
| Hoe. Mvr.    | Hoe. Moving | Licse.      | Mech.       |
| Oil Well     | Pav. Cuts   | Plan.       | Plbg. Cbrt. |
| Sanitation   | Sewer       | Signs       | Sidewalk    |
| Street       | Trailer     |             |             |

| DESCRIPTION             | AMOUNT       |
|-------------------------|--------------|
| <i>Exp. Application</i> | <i>50.00</i> |

Name *Anna L. Wilson*

Address *1430 W. 26th St No.*

Type *R-712* Due Date

Comments:

Date *10-27-64* By *Blowick*