

Case No. BZA 49-87 - David & Marci
Fleeker request a variance to reduce
the front yard setback from 34.5' to
27' on property zoned the "A" Two-

Posted

ACTION

B.Z.A. 49-87 *Approved* 12/15/87
DATE

20'4" Sec 1-20-88
Checked _____
Shot 5-12
Revised _____

65A50

DATA SHEET

MAP NO.: 5545C

CASE NO. BZA 49-87
(CPO 3A, 12/2/87)

REQUEST: Variance to reduce the required front yard setback from 34.5 feet to 27 feet

EXISTING ZONING: "A" Two-family Dwelling District

GENERAL LOCATION: On the east side of Topeka in an area north of Kinkaid (2166 S. Topeka)

APPLICANT: David and Marci Fleeker
ADDRESS: 2166 S. Topeka, Wichita, KS 67211

PHONE: 262-8382

AGENT: same
ADDRESS:

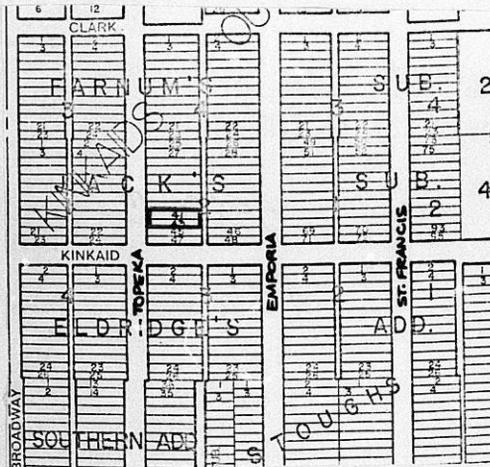
PHONE:

AREA DATA

Acres: (ft. by ft.)

Adjacent Zoning and Land Use:

North	A	<u>One-family dwelling</u>
South	A	<u>"</u>
East	A	<u>"</u>
West	A	<u>"</u>



Shedd
 No. 2153C
 HASTINGS, MN
 LOS ANGELES, CA
 MOBILE, AL
 HOUSTON, TX
 PHOENIX, AZ
 WASHINGTON, DC
 U.S.A.

December 29, 1987

David & Marci Fleeker
2166 South Topeka
Wichita, Kansas 67211

Re: BZA 49-87 - Variance to reduce the required front yard setback
from 34.5 feet to 27 feet at 2166 S. Topeka

Dear Mr. & Mrs. Fleeker:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on December 15, 1987. This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/lw

Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, Central Inspection
Dale Rea, Deputy City Clerk

FILE COPY

RESOLUTION NO. BZA 49-87

WHEREAS, David and Marci Fleeker, 2166 S. Topeka, Wichita, Kansas 67211, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback from 34.5 feet to 27 feet on property zoned the "A Two-family Dwelling District and legally described as follows:

Lots 41 and 43, Jack's Subdivision of Lots in Kinkaid's Out-Lots to Wichita, Sedgwick County, Kansas. Generally located on the east side of Topeka in an area north of Kinkaid (2166 S. Topeka).

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 December 15, 1987, 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 porch is over an existing foundation with footing and the roof is continuous over the house and the porch; also, the enclosed porch maintains more than the minimum 25-foot setback which is normally required in the "A" district; 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 enclosed porch extends no closer to the side property lines than did the unenclosed porch and does not block the light, air or view of adjacent properties; 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 enclosed porch provides much needed living space which cannot reasonably be added at any other location and which would now be very costly to remove; 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 enclosed porch does not encroach into any utility easements or street right-of-way; 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 general appearance along the street will not be substantially changed and all dwellings will still appear to have an equal setback due to the existing roofs over all porches; 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.

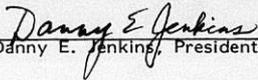
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback from 34.5 feet to 27 feet on property zoned the "A Two-family Dwelling District and legally described as follows:

Lots 41 and 43, Jack's Subdivision of Lots in Kinkaid's Out-Lots to Wichita, Sedgwick County, Kansas. Generally located on the east side of Topeka in an area north of Kinkaid (2166 S. Topeka).

be approved subject to the following conditions:

1. This front yard setback reduction shall apply to only that portion of the lot formerly occupied by the porch and no new unenclosed porch shall protrude into the new 27.3-foot front yard setback. This shall not preclude steps, however, from protruding into the new setback area.

ADOPTED AT WICHITA, KANSAS, this 15th day of December, 1987.



Danny E. Jenkins, President

ATTEST:



Jack H. Galbraith, Secretary

December 16, 1987

David and Marci Fleeker
2166 S. Topeka
Wichita, Kansas 67211

Re: BZA 49-87 - Variance to reduce the front yard setback from 34.5 feet to 27 feet (2166 S. Topeka)

Dear Mr. Fleeker:

At the regular meeting of the Board of Zoning Appeals on December 15, 1987, your request for a variance was considered. It was the action of the Board to grant your request subject to the following conditions:

1. This front yard setback reduction shall apply to only that portion of the lot formerly occupied by the porch and no new unenclosed porch shall protrude into the new 27.3-foot front yard setback. This shall not preclude steps, however, from protruding into the new setback area.

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 President and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

Attachment

JHG/lw

cc: Monty Robson, Superintendent of Central Inspection (att/site plan)
Joe Donnelly, Central Inspection (att/site plan)
Dale Rea, Deputy City Clerk

Armstrong Land Survey, P.A.



945 N. PINECREST
WICHITA, KS 67208
1-316-263-0082

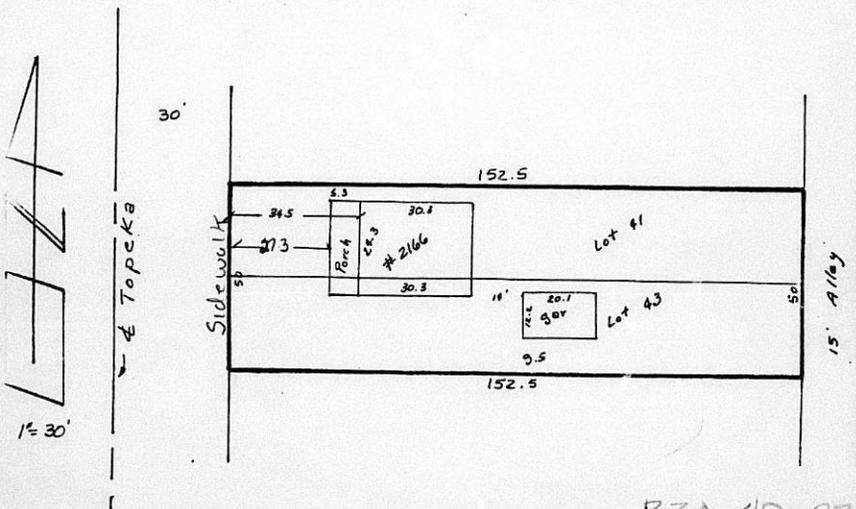
STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, DONALD C. ARMSTRONG, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE FOLLOWING: LOTS 41, & 43, JACKS' SUBDIVISION OF LOTS, KINKAID'S OUT LOTS TO WICHITA, KANSAS. ON SAID LOTS IS HOUSE NUMBER 2166 TOPEKA WHICH IS CLEAR OF ALL BOUNDARY LINES. THERE ARE NO ENCROACHMENTS ON SAID LOTS BY BUILDINGS ON ADJACENT LOTS.

THE ACCOMPANYING SKETCH IS A TRUE AND CORRECT EXHIBIT OF SAID SURVEY FOR MORTGAGEE TITLE INSURANCE.

DATE OF SURVEY: DECEMBER 22, 1983


DONALD C. ARMSTRONG R.L.S. #780



THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE December 3, 1987

TO Louise Olivarez, Principle Planner

FROM Stanley J. Scott, CP Coordinator *Stanley Scott*

SUBJECT BZA 49-87: East Side of
Topeka in an area north of
Kinkaid (2166 South Topeka)

On Wednesday, December 2, 1987, the CPO Mid-South Neighborhood Council 3A considered the captioned case, a request for a zoning variance to reduce the required front yard setback from 34.5 feet to 27 feet on property zoned "A" Two-Family Dwelling District. After discussion, the Council voted 8-0 to recommend approval of the requested variance.

The applicant, David and Marci Fleeker, were present to describe the request and respond to questions. Mr. Fleeker explained that the variance is needed to allow the enclosure of their front porch. The Fleekers indicated that area residents and property owners are supportive of their request. No area residents or property owners were present to address the request. Council members were provided the notice of public hearing, map of the area, and MAPD staff comments.

Please provide the Council's recommendation and comments to the Board of Zoning Appeals when BZA 49-87 is considered on Tuesday, December 15, 1987.

SJS:dm

RECEIVED

DEC 04 1987

METROPOLITAN PLANNING

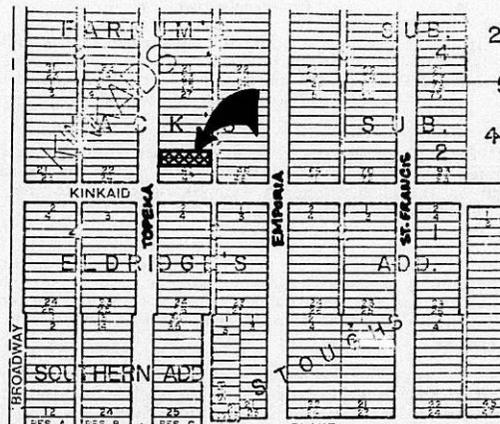
ROUTE

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. /
DECEMBER 15, 1987

SECRETARY'S REPORT

CASE NUMBER: BZA 49-87
OWNER/APPLICANT/: David and Marci Fleeker
REQUEST: Variance to reduce the required front yard setback from 34.5 feet to 27 feet
CURRENT ZONING: "A" Two-family Dwelling District
SITE SIZE: 50 feet by 152.5 feet
LOCATION: East side of Topeka in an area north of Kinkaid



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 conditions as required by the State Statutes are found to exist.

BZA 49-87 SR

BACKGROUND: The applicant is requesting a variance to reduce the required front yard setback from 34.5 feet to 27 feet. In this area where setbacks are not platted, the setback requirement is determined by the average of the setbacks on the two adjacent lots and is 34.5 feet. All houses in this immediate area have front porches similar to the one which was on the application lot and which has recently been enclosed without a building permit. There is one difference, however, in that the roof line for the house and porch at 2166 S. Topeka is continuous whereas adjacent houses all have a separate, lower roof over the porch. An unenclosed porch is permitted to encroach into a front yard by eight feet, but if enclosed, it becomes part of the main structure and must maintain the required setback.

ADJACENT ZONING AND LAND USE:

NORTH	A	One-family dwelling
SOUTH	A	One-family dwelling
EAST	A	One-family dwelling
WEST	A	One-family dwelling

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the porch is over an existing foundation with footing and the roof is continuous over the house and the porch; also, the enclosed porch maintains more than the minimum 25-foot setback which is normally required in the "A" district.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the enclosed porch extends no closer to the side property lines than did the unenclosed porch and does not block the light, air or view of adjacent properties.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the enclosed porch provides much needed living space which cannot reasonably be added at any other location and which would now be very costly to remove.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the enclosed porch does not encroach into any utility easements or street right-of-way.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the general appearance along the street will not be substantially changed and all dwellings will still appear to have an equal setback due to the existing roofs over all porches.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following condition:

1. This front yard setback reduction shall apply to only that portion of the lot formerly occupied by the porch.

Armstrong Land Survey, P.A.



945 N. W. NECREST
WICHITA, KS 67208
1-316-263-0082

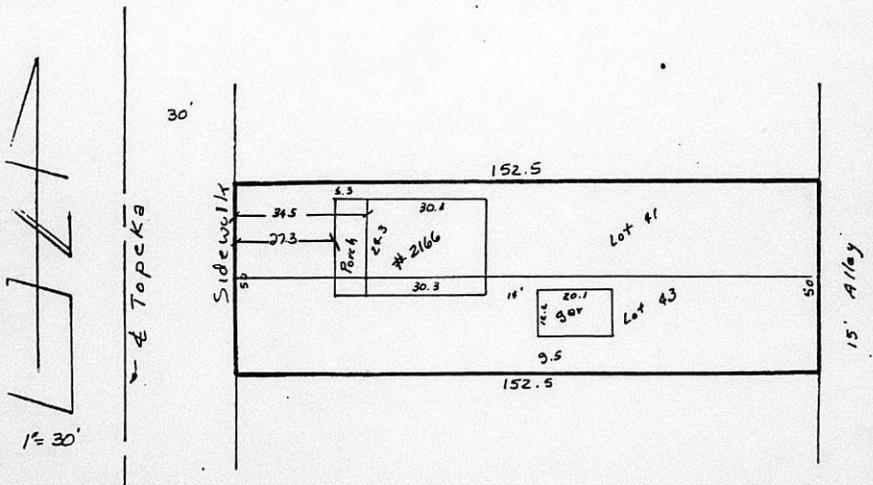
STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, DONALD C. ARMSTRONG, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE FOLLOWING: LOTS 41, & 43, JACKS' SUBDIVISION OF LOTS, KINKAID'S OUT LOTS TO WICHITA, KANSAS. ON SAID LOTS IS HOUSE NUMBER 2166 TOPEKA WHICH IS CLEAR OF ALL BOUNDARY LINES. THERE ARE NO ENCROACHMENTS ON SAID LOTS BY BUILDINGS ON ADJACENT LOTS.

THE ACCOMPANYING SKETCH IS A TRUE AND CORRECT EXHIBIT OF SAID SURVEY FOR MORTGAGEE TITLE INSURANCE.

DATE OF SURVEY: DECEMBER 22, 1983


DONALD C. ARMSTRONG R.L.S. #780



BZA CASE NO. 49-87

16 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

1 NOTICES SENT TO APPLICANT/AGENT

24 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 11/20/87

- 1 NOTICES SENT TO CPO
- 2 NOTICES SENT TO CITY MANAGER & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Olivarez
Barbara Harris
Karen Crook

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

November 20, 1987

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 49-87

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by David and Marci Fleeker requesting a variance.

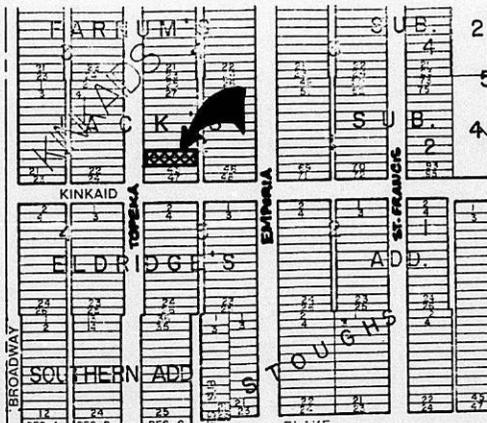
Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required front yard setback from 34.5 feet to 27 feet on property zoned the "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 41 and 43, Jack's Subdivision of Lots in Kinkaid's Out-Lots to Wichita, Sedgwick County, Kansas. Generally located on the east side of Topeka in an area north of Kinkaid (2166 S. Topeka).

This application has been assigned Case No. BZA 49-87. It will be considered by the Board of Zoning Appeals on Tuesday, December 15, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 3A, Mid-South, will consider this case at their meeting to be held on Wednesday, December 2, 1987, at 7 p.m., in the Linwood Community Center, 1901 South Kansas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



() Published in The Daily Record, November 20, 1987

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 15th day of December, 1987, the Board of Zoning Appeals of the City of Wichita, Kansas, in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 49-87 - David and Marci Fleeker, 2166 S. Topeka, Wichita, Kansas 67211, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback from 34.5 feet to 27 feet on property zoned the "A Two-family Dwelling District and legally described as follows:

Lots 41 and 43, Jack's Subdivision of Lots in Kinkaid's Out-Lots to Wichita, Sedgwick County, Kansas. Generally located on the east side of Topeka in an area north of Kinkaid (2166 S. Topeka).

2. Case No. BZA 50-87 - Slawson Residential Development Company, 8100 E. 22nd Street North, Building 1900, Wichita, Kansas 67226, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 20 feet to 13 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

A portion of Lot 9, Block 7, Echo Hills Addition to Wichita, Sedgwick County, Kansas, described as beginning 13 feet south of the northeast corner of said lot; thence continuing south 7 feet; thence west 20 feet; thence north 7 feet; thence east 20 feet to beginning. Generally located on the west side of Pine Grove in an area south of 17th Street North (1709 N. Pine Grove).

3. Case No. BZA 51-87 - John G. Wurth, 120 S. Market, Suite #400, Wichita, Kansas 67202, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the front yard setback along Grove Street from 25 feet to zero feet for parking purposes only on property zoned the "R-6" General Residence District and legally described as follows:

The west 150 feet of Lot 1, Chilton's Pawnee and Grove Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Pawnee and Grove (2510 E. Pawnee).

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County,

Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 19th day of November, 1987.

Jack H. Galbraith, Secretary

The variance requested is for property legally described as; Lots 41, & 43, Jacks subdivision of lots, Kinkaid, out lots to Wichita, Ks 2166 S. Topeka.

The enforcement provisions of the zoning ordinance from which variance is requested is 18.14.010 UNIFORM BUILDING CODE SEC. 205 & 301-305 (e) 5/ZONING ORDINANCE.

3. 1. The Variance request allowing owner's to enclose porch, and add additional living space to the home.

The houses in the area, including the porches, set back 25ft from the back of the sidewalk.

The house at 2166 S. Topeka sets back exactly 27.3 ft to the porch.

Enclosing the porch would not extend it out beyond the adjacent properties, and not encroach into the set back area. The house at 2166 S. Topeka has an already existing roof which is an extension, including the attic, of the house.

The floor of the porch has an already existing foundation with footing, which is unique to the property in the area.

2. The porch does not extend beyond the two adjacent houses and does not encroach on anyones property.

The structure helps to enhance the apperance of the neighborhood.

3. The strict application of the provisions of title 28, will cause hardship to property owners. As removal of the work already started would be very costly.

This is a small house with little or no dinning space and we are unable to afford the cost of a larger home. With teenage children in the family, the porch would add a much needed living area.

4. The structure is for private use only and will not affect in anyway the welfare or safety of neighbors.

The enclosed porch does not obstruct the views of drivers in streets or driveways in any direction.

5. It is believed that the enclosure of the porch will not conflict with the general spirit of the title 28 zoning ordinance, which is not to infringe on anyones rights, or to extend out into the set back area.

Dear Neighbor,

The city will be sending you a letter to ask if you have any objections to our enclosing our front porch. We would like a few signatures in advance when we go before the board to show what we have done so far. If you do not object to what we are doing to our home please sign this below.

<u>SIGNATURES</u>	<u>ADDRESS</u>	<u>ANY COMMENTS</u>
Pgm. Hoffmann	2164 So Topoka	OK
Mr + Mrs Bob Adair	2157 S. Topoka	OK
Mr + Mrs Don D. Hansen	2156 S. Topoka	OK
Mr + Mrs Harold Adair	2160 S. Topoka	
Roscoe Swan	2168 S. Topoka	OK
Jocaine McVecker	2159 S. Emporia	
Glenn C. McVecker	2159 S. Emporia	
Emma Russell	2153 S. Emporia	
Harry Russell	2153 S. Emporia	
Jack + Glenda Harrell	- 2147 S. Emporia	-
Ruth + James Stewart	- 2143 So. Emporia	
Irma D. Dugg	2169 S. Topoka	
Nancy E. Parnell	2167 S. Topoka	

12-15-87 mtg.

APPLICATION FOR VARIANCE

I. Applicant David & Marci Fleeker
 Address 2166 S Topoka Zip Code 67211 Phone 262-8392
 Agent N/A
 Address N/A Zip Code N/A Phone N/A
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is a reduction of the required front yard setback from 34.5 feet to 27 feet 1 Allowing to inclose front Porch in front yard setback at 2166 S Topoka to become a living space of the House
 on property zoned "A" Two-Family Dwelling District which is 50 ft by 124.5 ft (or N/A acres) in size, legally described as: Lots 41, & 43, Jacks subdivision of lots, Kirkhards out lots to Wichita, KS - 2166 S Topoka

see application for 12/15/87

and located (2166 S Topoka) on the east side of Topoka in an area north of Kenkaid
 in the City of Wichita.

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. 39-285); 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.

(Wings Alexander) C.I.D. 4461

Applicant David F. Fleeker

Authorized Agent N/A

OFFICE USE ONLY:

Map No. 5545C Zoning: (N) A (S) A (E) A (W) A CPO 3A ¹²⁻²⁻⁸⁷

Received in Office of Secretary, Board of Zoning Appeals, 1 (a.m./p.m.), 11-6, 1987, together with appropriate fee of 200.00.

Signed Ronald Oliver

OWNERSHIP LIST

Lot	Addition	Property Owner
Lots 2 and 4	Jack's Subdivision, on Topeka	✓ Herman P. Dahlstrom Opal A. Dahlstrom 2153 S. Topeka Wichita, KS 67211
Lots 6 and 8	"	✓ Robert L. Adair Connie M. Adair 2157 S. Topeka Wichita, KS 67211
Lots 10 and 12	"	✓ Ernest B. Moore Ruby C. Moore 1127 Woodrow Ave. Wichita, KS 67203
Lots 14 and 16	"	✓ Burnett Thicknail 2165 S. Topeka Wichita, KS 67211
Lots 18 and 20	"	✓ W. M. Parnell Nancy E. Parnell 2167 S. Topeka Wichita, KS 67211
Lots 22 and 24	"	✓ Alvin Gragg Irma G. Gragg 2169 S. Topeka Wichita, KS 67211
Lots 25 and 27	"	✓ Rebecca Jean Morris 2152 S. Topeka Wichita, KS 67211
Lots 29 and 31	"	✓ Donald Dwayne Hansen Shirley Ann Hansen 2156 S. Topeka Wichita, KS 67211
Lots 33 and 35	"	✓ Harold A. Drees Rachel R. Drees 2160 S. Topeka Wichita, KS 67211
Lots 37 and 39	"	✓ Philip M. Hoffman Erma F. Hoffman 2164 S. Topeka Wichita, KS 67211
<i>application area</i> Lots 41 and 43	"	✓ David F. Fleeker Marci W. Fleeker 2166 S. Topeka Wichita, KS 67211
Lots 45 and 47	"	✓ Glenn E. Swan Roseva M. Swan 2168 S. Topeka Wichita, KS 67211
Lots 26 and 28	" on Emporia	✓ Cecil E. Houdashelt Beulah M. Houdashelt 2133 S. Emporia Wichita, KS 67211

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 30 and 32	Jack's Subdivision on Emporia	✓ Veterans Administration 301 Geo. Washington Blvd. Wichita, KS 67211
Lots 34 and 36	"	✓ James A. Stewart Ruth L. Stewart 2143 S. Emporia Wichita, KS 67211
Lots 38 and 40	"	✓ Jack Harrell Glenda G. Harrell 2147 S. Emporia Wichita, KS 67211
Lots 42 and 44	"	✓ Harry H. Russell Emma Lou Russell 2153 S. Emporia Wichita, KS 67211
Lots 46 and 48	"	✓ Glenn C. McVicker Helen McVicker 2159 S. Emporia Wichita, KS 67211
Lots 1 and 3	Block 3 Eldridge's Addition, on Emporia	✓ Mid Continent Baptist Church Inc. 2201 S. Emporia Wichita, KS 67211
Lots 5 and 7	Block 3	✓ James A. Thronson Alma U. Thronson 2205 S. Emporia Wichita, KS 67211
Lots 2 and 4	Block 3	✓ James I. Hopper Ingrid Hopper Address Unknown and James W. Hopper 2202 S. Topeka Wichita, KS 67211
Lots 6 and 8	Block 3	✓ Neal G. Calvin 2208 S. Topeka Wichita, KS 67211
The East 103 feet of Lots 1 and 3	Block 4	✓ Vincent John Overzat Sherri Overzat 2203 S. Topeka Wichita, KS 67211
The West 52 feet of Lots 1 and 3	Block 4	✓ Jeffery L. Willis Barbara A. Willis 8015 Morningside Dr. Wichita, KS 67207
Lots 5 and 7	Block 4	✓ Steven L. Miller 2207 S. Topeka Wichita, KS 67211

Page 3

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

see for deed
Lots 41 and 43, Jack's Subdivision of Lots in Kinkaid's Out-Lots to Wichita, ~~Kansas~~, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 4th day of November, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Alvin B. Edwards*
Vice-President

Order No. 387918
nj

NAME David Flecker
 FOR City BZA

lyn:
 please return this
 receipt to applicant
 when he is mailed
 a copy of the notice
 of hearing. *LF*

3109 PM
 3109 PM
 75540710003 FUND
 200.00 TR 1
 2237 7 3 11/09/87 CASH 200.00 TOTL
 200.00 TOTL 200.00 CHER

200⁰⁰

CITY OF WICHITA
 CASH REGISTER RECEIPT

42390

FORM 20-021 PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	<u>Planning</u>		

DESCRIPTION *200⁰⁰* AMOUNT
City BZA Variance

NAME David Flecker
 ADDRESS 2166 S. Topoka 67211
 FUND 755-40710-003 DUE DATE 11-9-87
 COMMENTS
 DATE 11-9-87 BY LF

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-21

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Flec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
<i>2112</i>	
NAME <i>David H. Baker</i>	
ADDRESS <i>116 S. T. Ave 1741</i>	
FUND <i>155-41711-116</i>	DUE DATE <i>11-1-27</i>
COMMENTS	
DATE <i>11-9-27</i>	BY <i>SK</i>