

page four

MA.P.C.

BCC./B. CO. C.

BZA50-64 - Kenneth V. & Mary J.
Brown request variance for property
on N side of Central between Bluff
and Roosevelt

POSTED
11-3-64
E-7

ACTION

Bya COMMITTEE App DATE 11-24-64
no appeal filed
M.A.P.C. _____
ECC./B. CO. C. _____

EZA50-64 - Kenneth V. & Mary J.
Brown request variance for property
on N side of Central between Bluff
and Roosevelt

R E S O L U T I O N NO. BZA 50-64

WHEREAS, Kenneth V. and Mary J. Brown, 3802 East Central, Wichita, Kansas, by J. Edward Taylor, Attorney, 3333 East Central, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, Kansas, have requested a variance to permit the employment of additional personnel in the office presently existing in the dwelling in connection with a home occupation, on property legally described as follows:

Lots 37 and 39, Block H, Prospect Hill Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the north side of Central between Roosevelt and Bluff; 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, in regular meeting, consider said application on November 24, 1964; and

WHEREAS, the Board of Zoning Appeals has found that the request for variance arises from a condition which is found to be unique and not ordinarily found in the same zoning district inasmuch as it is recognized that this particular area along Central will most likely be redeveloped for median density residential and low intensity office type uses and, further, his request is somewhat unique inasmuch as the Planning Commission and the governing body cannot approve zoning subject to any conditions, whereas the Board of Zoning Appeals can impose such conditions as it deems necessary to help protect the adjacent properties and the city at large; 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 adequate controls will be exercised to help protect the adjacent properties; 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 because at the present time a lot of the applicant's work must be farmed out or turned down because he is not allowed to hire an additional employee; 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, each of the four conditions required by Section 2.12.590.2, 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 the variance requested be approved and the Superintendent of Central Inspection be authorized to issue the appropriate permit subject to the following conditions:

1. The applicant, Mr. Kenneth V. Brown, shall be allowed to hire one full time employee and one part time employee outside of his own immediate family.

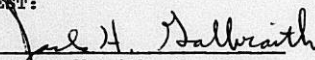
2. There shall be no outward change in the single family home which will in any way increase the space now devoted to the architecture business. However, the applicant may be granted permits for the expansion of his single family home as long as the proposed expansion conforms in all respects to the Code of the City of Wichita, and as long as the proposed expansion is not used to increase the area now devoted to the architecture business.
3. The applicant shall submit a plot plan to the Traffic Engineer, which plan shall show an off-street parking layout providing for three off-street parking spaces. This parking plan shall be approved by the Traffic Engineer prior to the time that an occupancy permit is issued.

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



Harold Bauer, Chairman

ATTEST:



Jack H. Galbraith, Secretary

December 7, 1964

Mr. J. Edward Taylor, Jr., Attorney
3333 East Central
Wichita, Kansas

Dear Mr. Taylor:

Re: Case No. BZA 50-64

On November 25, 1964, we advised you that the Board of Zoning Appeals had approved subject application for a variance to permit employment of outside personnel in a home occupation located generally on the north side of Central in an area between Roosevelt and Bluff, such approval being subject to several conditions.

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: Kenneth V. Brown, 3802 East Central
Glen Lytle, Superintendent of Central Inspection

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 50-64

An application has been filed by Kenneth V. and Mary J. Brown,
3802 East Central, Wichita, Kansas, by J. Edward Taylor, Jr., Attorney,
3333 East Central, Wichita, Kansas, pursuant to Section 2.12.590, Code
of the City of Wichita, requesting a Variance to permit the employment
of additional personnel in the office presently existing in the dwelling
in connection with a home occupation, on property zone ^{"A" two family} ~~AA One Family~~
Amell
Dwelling District, and legally described as follows:

Lots 37 and 39, Block H, Prospect Hill Addition,
in the City of Wichita, Sedgwick County, Kansas.
Generally located on the north side of Central
between Roosevelt and Bluff.

This application has been assigned Case No. BZA 50-64, 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

25

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

30

November 5, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 50-64

An application has been filed by Kenneth V. and Mary J. Brown, 3802 East Central, Wichita, Kansas, by J. Edward Taylor, Jr., Attorney, 3333 East Central, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance to permit the employment of additional personnel in the office presently existing in the dwelling in connection with a home occupation, on property zone "AA" One Family Dwelling District, and legally described as follows:

Lots 37 and 39, Block H, Prospect Hill Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the north side of Central between Roosevelt and Bluff.

This application has been assigned Case No. BZA 50-64, 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

SECRETARY'S REPORT

CASE NO. BZA 50-64

APPLICANT: Kenneth V. and Mary J. Brown, 3802 East Central

AGENT: J. Edward Taylor, 3333 E. st Central

REQUEST: Variance pursuant to Section 2.12.590 of the Code of the City of Wichita, to permit the employment of additional personnel in the office presently existing in the dwelling in connection with a home occupation on property zoned "A" Two family dwelling.

GENERAL LOCATION: Generally located at the northeast corner of Central and Roosevelt.

LAND USE: Property in question - "A"

North - "A"

East - "A"

South - "AA"

West - "A"

ZONING: Property in question - Single family

North - Single family

East - Single family

South - Single family

West - Single family

JURISDICTION

The Board of Zoning Appeals has jurisdiction to consider the variance request under the provisions as outlined under Section 2.12.590 of the Code of the City of Wichita. The Board 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.

A statement of justification and plot plan are included as Attachments #1 and #2 to this report.

HISTORY:

The applicant had originally applied for a change in zoning from "A" Two family to "BB" Office District zoning. However, the Planning Commission recommended to the City Commission that the zone change be denied. The applicant then withdrew the zone change from further consideration and filed an application for the variance herein requested.

The applicants' primary reason for wanting the change in zoning was so that he could hire an additional employee for his architecture business which he is presently conducting in his home under the home occupation clause of the ordinance. As the Board is well aware, the home occupation clause of the ordinance does not permit the employment of anyone outside of the immediate family occupying the premises.

Approximately a year ago the Board granted a similar request at the northeast corner of Fountain and Central, where a dentist was proposing to construct a new home and had asked permission to hire outside employment. The Board granted this particular request inasmuch as it was the recommendation of the Secretary that the request be approved since the staff had made a study of Central from Hillside to Oliver, which study indicated that this particular area should eventually be redeveloped for median density residential and office uses. However, it was also pointed out that this area should not be rezoned until such time as the new zoning ordinance had been adopted inasmuch as the new ordinance would contain adequate provisions and controls for quality office uses.

UNIQUENESS

The Secretary is of the opinion that this request is somewhat unique inasmuch as it is recognized that this particular area along Central will most likely be redeveloped for median density residential and low intensity office type uses. This request is also somewhat unique inasmuch as the Planning Commission and the governing body cannot approve zoning subject to any conditions, whereas the Board of Zoning Appeals can impose such conditions as it deems necessary to help protect the adjacent properties and the community at large.

ADJACENT PROPERTY

It is the opinion of the Secretary that if adequate controls are exercised, the granting of the variance will have no adverse effects on the adjacent property owners.

HARDSHIP

The attorney for the applicant has indicated that there will be no outward change in the appearance of the single family home as it now exists. From viewing the property, it is readily apparent that there is very little room for off-street parking. However, if the applicant is allowed to hire one additional employee, the applicant could park his car in the garage and the employee could park his car in front of the garage, which could alleviate the off-street parking problem.

It is the Secretary's opinion that the applicant would be burdened with an unnecessary hardship if the variance is not granted, because at the present time a lot of the applicant's work must be farmed out or turned down because he is not allowed to hire an additional employee.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION

Based upon the foregoing review of this case, it is the recommendation of the Secretary that all four conditions necessary to the granting of a variance can be found to exist. Therefore, it is recommended that the variance be granted, subject to the following conditions:

1. The applicant, Mr. Kenneth V. Brown, shall be allowed to hire one full time employee outside of his own immediate family.
2. There shall be no outward change in the single family home which will in any way increase the space now devoted to the architecture business. However, the applicant may be granted permits for the expansion of his single family home as long as the proposed expansion conforms in all respects to the Code of the City of Wichita, and as long as the proposed expansion is not used to increase the area now devoted to the architecture business.

Attachments #1 - Statement of Justification
#2 - Plot Plan

office copy

November 25, 1964

Mr. J. Edward Taylor, Jr., Attorney
3333 East Central
Wichita, Kansas

Dear Mr. Taylor:

Re: Case No. BZA 50-64

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 to permit employment of outside personnel in connection with the home occupation existing in the dwelling located generally on the north side of Central in an area between Roosevelt and Bluff.

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

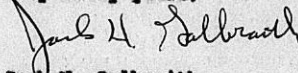
1. The applicant, Mr. Kenneth V. Brown, shall be allowed to hire one full time employee and one part time employee outside of his own immediate family.
2. There shall be no outward change in the single family home which will in any way increase the space now devoted to the architecture business. However, the applicant may be granted permits for the expansion of his single family home as long as the proposed expansion conforms in all respects to the Code of the City of Wichita, and as long as the proposed expansion is not used to increase the area now devoted to the architecture business.
3. The applicant shall submit a plot plan to the Traffic Engineer, which plan shall show an off-street parking layout providing for three off-street parking spaces. This parking plan shall be approved by the Traffic Engineer prior to the time that an occupancy permit is issued.

Page 2 - Mr. J. Edward Taylor, Jr.
November 25, 1964

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
Secretary

JMS:JWH:ber

cc: Kenneth V. Brown
3802 East Central

Robert G. Finch
City Clerk

Glen Lytle, Superintendent
of Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 50-64

APPLICANT: Kenneth V. and Mary J. Brown, 3802 East Central

AGENT: J. Edward Taylor, 3333 East Central

REQUEST: Variance pursuant to Section 2,12,590 of the Code of the City of Wichita, to permit the employment of additional personnel in the office presently existing in the dwelling in connection with a home occupation on property zoned "A" Two family dwelling.

GENERAL LOCATION: Generally located at the northeast corner of Central and Roosevelt.

LAND USE: Property in question - "A"
North - "A"
East - "A"
South - "AA"
West - "A"

ZONING: Property in question - Single family
North - Single family
East - Single family
South - Single family
West - Single family

JURISDICTION

The Board of Zoning Appeals has jurisdiction to consider the variance request under the provisions as outlined under Section 2,12,590 of the Code of the City of Wichita. The Board 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.

Page 2 - Secretary's Report
Case No. BZA 50-64

A statement of justification and plot plan are included as Attachments #1 and #2 to this report.

HISTORY:

The applicant had originally applied for a change in zoning from "A" Two family to "BB" Office District zoning. However, the Planning Commission recommended to the City Commission that the zone change be denied. The applicant then withdrew the zone change from further consideration and filed an application for the variance herein requested.

The applicants' primary reason for wanting the change in zoning was so that he could hire an additional employee for his architecture business which he is presently conducting in his home under the home occupation clause of the ordinance. As the Board is well aware, the home occupation clause of the ordinance does not permit the employment of anyone outside of the immediate family occupying the premises.

Approximately a year ago the Board granted a similar request at the northeast corner of Fountain and Central, where a dentist was proposing to construct a new home and had asked permission to hire outside employment. The Board granted this particular request inasmuch as it was the recommendation of the Secretary that the request be approved since the staff had made a study of Central from Hillside to Oliver, which study indicated that this particular area should eventually be redeveloped for median density residential and office uses. However, it was also pointed out that this area should not be rezoned until such time as the new zoning ordinance had been adopted inasmuch as the new ordinance would contain adequate provisions and controls for quality office uses.

UNIQUENESS

The Secretary is of the opinion that this request is somewhat unique inasmuch as it is recognized that this particular area along Central will most likely be redeveloped for median density residential and low intensity office type uses. This request is also somewhat unique inasmuch as the Planning Commission and the governing body cannot approve zoning subject to any conditions, whereas the Board of Zoning Appeals can impose such conditions as it deems necessary to help protect the adjacent properties and the community at large.

ADJACENT PROPERTY

It is the opinion of the Secretary that if adequate controls are exercised, the granting of the variance will have no adverse affects on the adjacent property owners.

Page 3 - Secretary's Report
Case No. BZA 50-64

HARDSHIP

The attorney for the applicant has indicated that there will be no outward change in the appearance of the single family home as it now exists. From viewing the property, it is readily apparent that there is very little room for off-street parking. However, if the applicant is allowed to hire one additional employee, the applicant could park his car in the garage and the employee could park his car in front of the garage, which could alleviate the off-street parking problem.

It is the Secretary's opinion that the applicant would be burdened with an unnecessary hardship if the variance is not granted, because at the present time a lot of the applicant's work must be farmed out or turned down because he is not allowed to hire an additional employee.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION

Based upon the foregoing review of this case, it is the recommendation of the Secretary that all four conditions necessary to the granting of a variance can be found to exist. Therefore, it is recommended that the variance be granted, subject to the following conditions:

1. The applicant, Mr. Kenneth V. Brown, shall be allowed to hire one full time employee outside of his own immediate family.
2. There shall be no outward change in the single family home which will in any way increase the space now devoted to the architecture business. However, the applicant may be granted permits for the expansion of his single family home as long as the proposed expansion conforms in all respects to the Code of the City of Wichita, and as long as the proposed expansion is not used to increase the area now devoted to the architecture business.

Attachments #1 - Statement of Justification
#2 - Plot Plan

CASE NO. BZA 50-64 - 25 NOTICES MAILED 11-5-64 FOR MEETING
NOVEMBER 24, 1964

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. Case 50-64
FILED 10-28-64

APPLICATION FOR VARIANCE

I. Name of Applicant KENNETH V. AND MARY J. BROWN
Mailing Address 3802 East Central Phone MU2-0798
Name of Authorized Agent J. EDWARD TAYLOR, JR.
Mailing Address 3333 East Central Phone MU2-3193
Relationship of applicant to property is that of owners
(owner, tenant, lessee, other)

II. The variance requested is Permit the applicant, Kenneth V. Brown to
employ additional personnel in the office presently in the existing
house in connection with his home occupation as an Architect. No
structural exterior changes are presently contemplated.

for property located at 3802 E. Central generally located
North side of Central bet. Roosevelt & Bluff
and legally described as: Lot 37 and 39, Block H, Prospect Hill

Addition to the City of Wichita

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

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

KENNETH V. BROWN AND MARY J. BROWN

Applicant
J. EDWARD TAYLOR JR.

J. Edward Taylor Jr.
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,
11:50 (a.m.) - p.m.), October 28, 1964, together with
appropriate fee of \$50.00.

T21-402

Showers
Signed

STATEMENT

The applicants occupy the premises described in this application as their residence and the applicant, Kenneth V. Brown, A.I.A., is engaged in the profession of an Architect and as an Architect has his office in his home, but at various times has the need to employ additional personnel which is contra to the zoning ordinances of the City of Wichita, Kansas.

1. This request for a variance is made because Mr. Brown has long desired the operation in his residence of his architectural office in line with his investigation at the time he graduated of the operations of other resident Architects, particularly Harrison Armstrong of St. Louis, Missouri, and Architects operating in residential areas in other cities.

2. There will be no adverse effects upon the rights of adjacent property owners because there will be no exterior structural changes and no necessity for any parking changes. It is a low traffic occupation and will create no parking problems.

3. By the nature of his work as an Architect and the necessity for hiring an additional employee, either as a full time Architect or Draftsman, it creates an unnecessary hardship on the applicant because at present the work must be farmed out or turned down because of inability to hire help at his present location.

4. The variance will not adversely effect the health, safety, morals, order, convenience, prosperity or general welfare because there will be no outward change in the land useage and it will remain in its same high residential character as set forth in the report of the staff of the Metropolitan Planning Commission in connection with planning case No. Z-0577 wherein the applicant originally requested a change to BB zoning but withdrew the application after its denial by the Planning Commission because of the request by many of the neighbors to seek the desired relief by obtaining a variance through the Board of Zoning Appeals.

STATEMENT OF RECORD OWNERSHIP

STATE OF KANSAS)
)
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft
 of: Lots 37 & 39, Block H, Prospect Hill
 Addition to Wichita, Kansas.

3
 Fidelity
 Title
 Company,
 Inc.

And from such examination find that the record owners thereof are as set opposite the description of the property below, viz:

Lot	Block	Addition	Owner
37 (S 80')	F	Prospect Hill	X Agatha Hauber Dee No Address Available <i>no add</i>
39 (S 80')	F	" "	<i>no address found</i>
41 (S 80')	F	" "	" " "
43 (S 80')	F	" "	" " "
25 (E 1/2)	G	" "	Corinne Wilson ✓ 320 N. Pinecrest
27	G	" "	" "
29 (W 22.5')	G	" "	" "
29 (E 2.5' N 23')	G	" "	✓ Bernert R. & Collie Starr Tan2 505 N. Hillside ✓
31 (N 23')	G	" "	" " " " " "
33 & 35 (N 45')	G	" "	" " " " " "

Lot	Blk	Addition	Owner
29 (S 112' E 2.5')	G	Prospect Hill	Robert E. & Gloria L. Tenbrink, ux 3742 E. Central Ave. ✓
31 (S 107.7' W 16.6')	G	" "	" " " " ✓
33 & 35 (S 90')	G	" "	" " " " ✓
26	G	" "	Gladys P. Willhite ✓ R # 3, Eldorado, Mo.
28 (W 1/2)	G	" "	" " " " ✓
28 (E 1/2)	G	" "	Otto J. & Edith E. Becker, ux ✓ 3733 Edgemont Place
30	G	" "	" " " " ✓
32 (N 75')	G	" "	Frank E. & Margaret Patten, ux ✓ No Address Available
34 (N 75')	G	" "	<i>This address not in Rt</i> 4400 W. Douglas ✓
36 (N 75')	G	" "	" " " " ✓
32 (S 60')	G	" "	Richard G. & Marguerite M. Swank, ux ✓ 515 N. Roosevelt
34 (S 60')	G	" "	" " " " ✓
36 (S 60')	G	" "	" " " " ✓
37	H	" "	Kenneth V. & Mary J. Brown, ux ✓ 3802 E. Central
39	H	" "	" " " " ✓
41	H	" "	Leslie & Edith Sullivan, ux ✓ 3804 E. Central
43	H	" "	" " " " ✓
38 (N 75')	H	" "	Harold T. & Avis L. Fagan, ux ✓ 522 N. Roosevelt
40 (N 75')	H	" "	" " " " ✓
42 (N 75')	H	" "	" " " " ✓
44 (N 75')	H	" "	" " " " ✓
38 (S 60')	H	" "	Robert O. & Elaine M. Cyphert, ux ✓ 516 N. Roosevelt
40 (S 60')	H	" "	" " " " ✓
42 (S 60')	H	" "	" " " " ✓
44 (S 60')	H	" "	" " " " ✓
1		Central Ave. Wickersham	George T. & Mary K. Coleman, ux ✓ 3826 E. Central
2		" "	Hazel Schartz ✓ 3900 E. Central
3		" "	" " " " ✓
4 (W 6')		" "	" " " " ✓

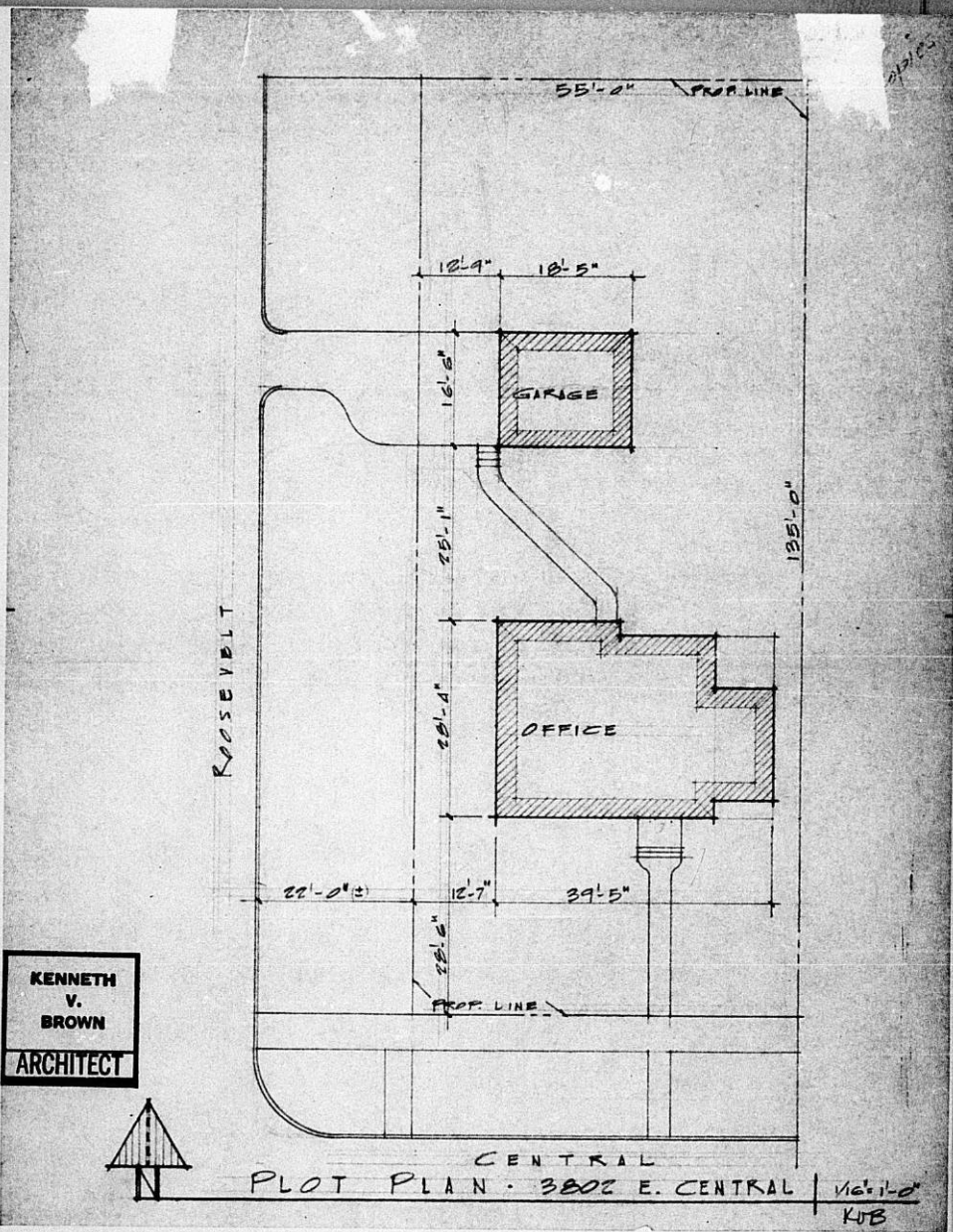
Lot	Blk	Street	Addition	Owner
4 (E 18')	Central	Wickersham		✓ A. J. & Marjorie G. Miville, ux 7504 Hale Ave.
5	"	"	"	" " " " "
6 (W 10')	"	"	"	" " " " "
15 (W 8')	Edgemont Place	"		✓ The Salvation Army ✓ 136 N. Emporia Ave.
16	"	"	"	" " " "
17	"	"	"	" " " "
18	"	"	"	✓ August J. & Lucille Marjorie ✓ 3901 Edgemont Place Matreci, ux
19	"	"	"	" " " "
20	"	"	"	✓ Wilbur M. & Rosalind L. Krasan, ux 3827 Edgemont Place ✓
21	"	"	"	" " " " "
1	Central	Samuel's 2nd		✓ Anton Frank & Barbara L. Boulik, ux 3903 E. Central Ave. ✓
2	"	"	"	" " " " "
3	"	"	"	" " " " "
1	Quentin	Hill Top		✓ Frank L. & Regina E. Novascone, ux 3821 E. Central Ave. ✓
3	"	"	"	" " " " "
5	"	"	"	" " " " "
7	"	"	"	" " " " "
9 (N $\frac{1}{2}$)	"	"	"	" " " " "
9 (S $\frac{1}{2}$)	"	"	"	✓ Charles Lee & Mary Ann Stedman, ux 2232 S. Pershing Ave. ✓
2 & 4	Roosevelt	"	"	✓ Gladys B. Barutley ✓ No Address Available
6 & 8	"	"	"	✓ Lucy Collier ✓ No Address Available
10	"	"	"	✓ Carl H. & Elizabeth Hellman, ux ✓ (Life Estate) 442 N. Roosevelt ✓ Betty Joan & Marcus Holcomb, ux ✓ 442 N. Roosevelt Ave. ✓

Dated at Wichita, Kansas this 26th
day of May, 1964 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Edwin J. Farrell Sec. OEN

Tracer # 60755



**KENNETH
 V.
 BROWN**
ARCHITECT



CENTRAL
 PLOT PLAN - 3802 E. CENTRAL | 1/6/11-d
 KVB

Butler, Pa.

Nov. 16. 1964

City of Wichita
10 1/4 South Main
Wichita, Kansas

Gentlemen: you are in error
in mailing this notice (second)
to us. We have left Wichita,
were not property owners and
will see by our signatures
are not the same.

yours.

Frank A. ^{and}
Theresa A. Patten

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 50-64

An application has been filed by Kenneth V. and Mary J. Brown, 3802 East Central, Wichita, Kansas, by J. Edward Taylor, Jr., Attorney, 3333 East Central, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance to permit the employment of additional personnel in the office presently existing in the dwelling in connection with a home occupation, on property zone "AA" One Family Dwelling District, and legally described as follows:

Lots 37 and 39, Block H, Prospect Hill Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the north side of Central between Roosevelt and Bluff.

This application has been assigned Case No. BZA 50-64, 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

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS
ZIP CODE 67202



Frank E. & Margaret Patten
4900 West Douglas
Wichita, Kansas

114 Frisport Road
Luther, Mo 66002

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY TO: TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	License	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Exp Application</i>	<i>50⁰⁰</i>

Name *Kenneth J. Brown*

Address *3802 East Central*

Type *R-713* Due Date

Comments:

Date *10-28-64* By *B. Showers*

THE CITY OF WICHITA, KANSAS

BOARD OF ZONING APPEALS

104 SOUTH MAIN
WICHITA, KANSAS
ZIP CODE 67202

3802 East Central



25

50-64

Kenneth V. and Mary J. Brown

~~1802 East Central~~

Wichita, Kansas NO SUCH ADDRESS EAST / #1413

