

CASE NO. BZA 56-85 - Unified School Dist.  
#259 requests a variance to reduce the  
required number of off-street parking  
spaces from 90 spaces to 20 spaces for  
the conversion of an elementary school  
to a teachers training facility on pro-

POSTED  
10-28-85 *EL*

ACTION

BZA Approved 12/13/85  
DATE

5440

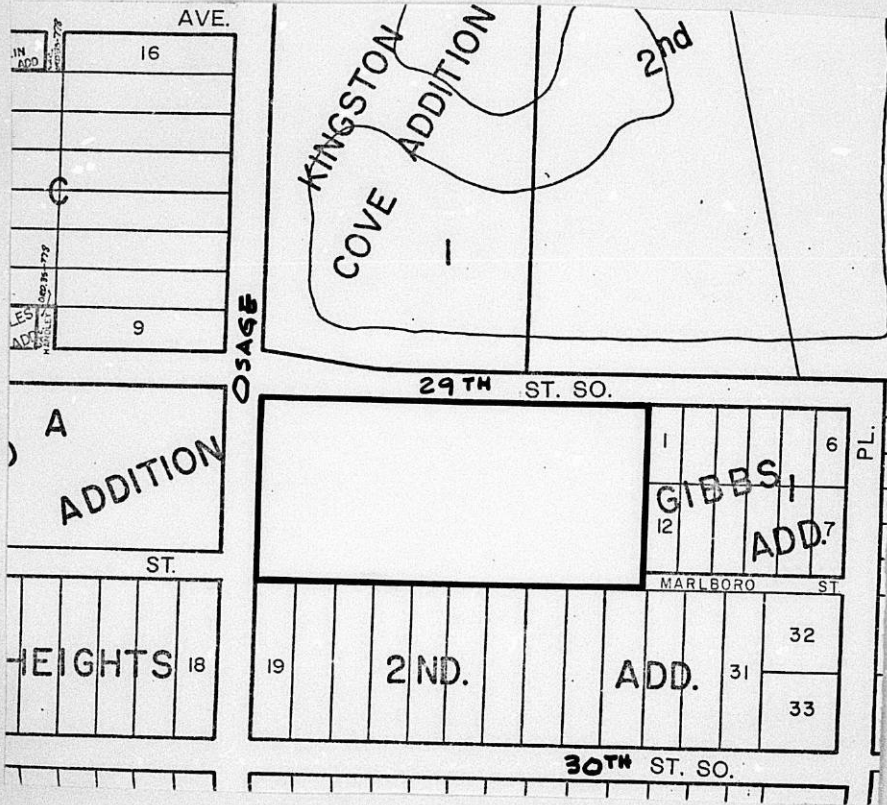
200' 1/2 Sec 12-13-85  
Shot 1-16-86  
Record ✓

Map No. 5444C

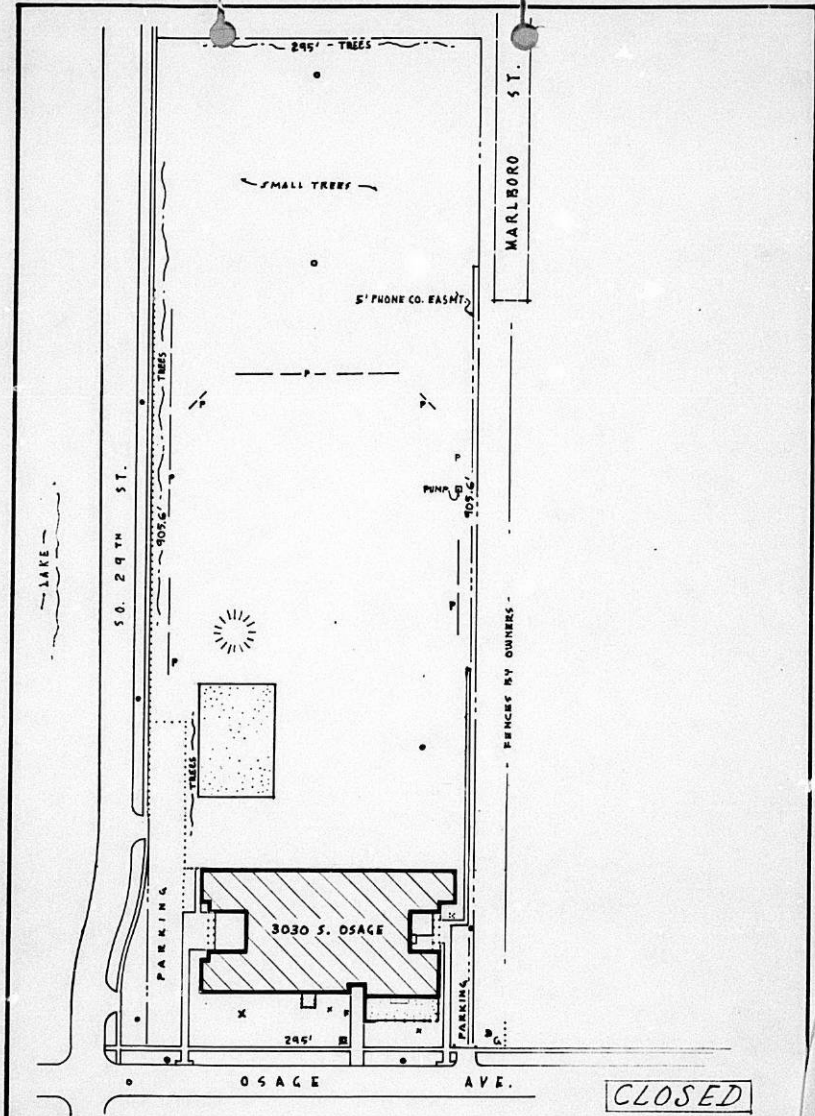
BZA 56-85  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E AA S AA W B N AA
3. Land Use: East Vac. & I-F South I-F.  
West APTS. North APTS.
4. Area (~~is~~) (is not) platted.



**Standard**  
No. 2153C  
REGISTERED FOR  
RECORDING AND  
MAPPING JOHN LOGAN, CH  
MEMPHIS, TENNESSEE, AND  
ROBERTSON, TEXAS, AND  
U.S.A.



AUG '85 1" = 100'  ELEMENTARY KNIGHT 339  
 BZA 56-85

December 3, 1985

Richard L. Holstead  
3850 N. Hydraulic  
Wichita, Kansas 67219

Re: BZA 56-85 Request for Variance  
(3030 South Osage)

Dear Mr. Holstead:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 26, 1985.

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.

It is necessary to secure a permit for the conversion of the Elementary School to a Teachers Training Facility, including the submission of an off-street parking plan for 20 cars in compliance with the city regulations.

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:lw  
Encl.

cc: Monty Robson, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk  
Unified School District, #259, 428 S. Broadway, Wichita, KS 67202

RESOLUTION CASE NO. 56-85

WHEREAS, Unified School District #259, 428 South Broadway, Wichita, Kansas, Pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required number of off-street parking spaces from 90 spaces to 20 spaces for the conversion of an elementary school to a teachers training facility on property zoned the "AA" One-family Dwelling District and legally described as follows:

Beginning 80 rods east of the northwest corner of the south half of the SW $\frac{1}{4}$  of Sec. 5, Twp. 28S, R1E of the 6th P.M., Sedg. Co., Ks., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning. Generally located on the south-east of 29th Street South and Osage (3030 South Osage).

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 26, 1985, 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 it is located on a site that is adjacent to a street that provides direct vehicular access to only one residence, and the entire length of the block (1,050 feet) can be used as on-street parking for the peak load of the training facility without interfering with a residential neighborhood; 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 majority of time, adequate off-street parking will be provided for the staff and participants, whereas the street will be utilized for parking only four or five times a year for the larger sessions; 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 requirement for off-street parking to be used only a short period of the year would create an excessive cost to be burdened by the general public in tax dollar expenditures; 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 reduction of off-street parking will not create on-street congestion except on a few occasions and this would be limited to a street that is rarely used by the public other than for this property; 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 adequate off-street parking will be provided for the majority of staff and participants on a daily basis, and only those sessions where more than 55 to 60 participants would be at the facility, would the on-street parking be more than a few cars; 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.

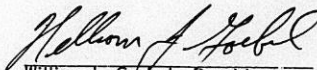
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 90 spaces to 20 spaces for the conversion of an elementary school to a teachers training facility on property zoned the "AA" One-family Dwelling District and legally described as follows:

Beginning 80 rods east of the northwest corner of the south half of the SW $\frac{1}{4}$  of Sec. 5, Twp. 28S, R1E of the 6th P.M., Sedg. Co., Ks., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning. Generally located on the south-east of 29th Street South and Osage (3030 South Osage).


be approved subject to the following conditions:

1. The number of required off-street parking spaces shall be reduced from 90 spaces to 20 spaces only for the use of the property as a teacher training facility.
2. Any change of use shall be subject to the off-street parking requirements of the zoning ordinance.
3. The applicant shall provide 20 surfaced off-street parking spaces in conformance with the provisions of the zoning ordinance.

ADOPTED AT WICHITA, KANSAS, this 26th day of November 1985.

  
William J. Goebel, President

ATTEST:

  
Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE      November 26, 1985

TO      Glen Lytle, Special Assistant for Zoning

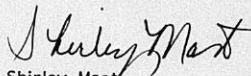
FROM      Shirley Mast, Administrative Aide III

SUBJECT      BZA 56-85: Southeast corner of  
Osage and 29th Street South

CPO Council "C" considered the captioned case at its November 25th meeting and voted 4-0 to recommend that the variance to reduce the required number of off-street parking spaces from 90 to 20 be approved subject to the conditions recommended in the MAPD Secretary's report.

Richard Holstead, administrator for the Board of Education was present to explain the request and respond to questions. No adjoining property owners or area residents were present concerning the case.

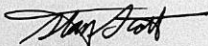
Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the November 26th meeting.



Shirley Mast  
Administrative Aide III

SM:dm

Noted:



Stanley J. Scott  
CP Coordinator

SECRETARY'S REPORT  
CASE NO. BZA 56-85

APPLICANT: Unified School District, #259, 428 S. Broadway, Wichita, Kansas.

AGENT: Richard L. Holstead, 3850 N. Hydraulic, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking from 90 spaces to 20 spaces.

GENERAL LOCATION: On the Southeast corner of Osage and 29th Street South.

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are all adjacent properties.

LAND USE: Subject property is presently occupied by an Elementary School. Apartments to the north and west and one-family dwellings to the east and south.

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.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required number of off-street parking spaces from 90 spaces to 20 spaces in order to convert an elementary school to a teacher training facility. The applicant has filed an application for a special permit for conversion of the school to a governmental use as set forth in the zoning ordinance.

As an elementary school, the off-street parking as was required when the structure was built in the mid 1950's was one parking space for each teacher and employee. The requirement for a teacher training facility or governmental building is one space for each 250 square feet of floor area or one space for each three employees, whichever is greater. In this case, the building has a floor area of 22,500 square feet requiring 90 spaces.

The recent sale of Murdock School has resulted in the need to relocate this facility. This site provides many advantages over other locations due to the location in relation to the adjacent residential properties. It should also be noted that 29th Street South is an improved residential street that only serves this property and provides vehicular access to one residential structure near the east end of the block. All along the north side of the street is the property occupied by an apartment complex; however, due to the location of the lake on the property, there is no vehicular access to the street. This provides nearly 1800 feet of on-street parking on the north side of the facility in addition to the twenty off-street parking spaces to be located on the owner's property.

The information furnished by the applicant indicates that the number of employees and teachers at the present Murdock facility fluctuates considerably thru the day and particularly at certain times of the year. The average weekly attendance by staff and participants is approximately 35 people, with a maximum number of 133 in the week prior to the new school year in August. There are no figures on the maximum number of staff and participants at any particular time but it is anticipated that the program will decrease as changes are made in the system. It is also

stated that for larger meetings there is a greater amount of ride-sharing done by the teachers which reduces the total parking demand.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located on a site that is adjacent to a street that provides direct vehicular access to only one residence, and the entire length of the block (1,050 feet) can be used as on-street parking for the peak load of the training facility without interfering with a residential neighborhood.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the majority of the time, adequate off-street parking will be provided for the staff and participants, whereas the street will be utilized for parking only during four or five times a year for the larger sessions.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the requirement for off-street parking to be used only a short period of the year would create an excessive cost to be burdened by the general public in tax dollar expenditures.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of off-street parking will not create on-street congestion except on a few occasions and this would be limited to a street that is rarely used by the public other than this property.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as adequate off-street parking will be provided for the majority of staff and participants on a daily basis, and only those sessions where more than 55 to 60 participants would be at the facility, would the on-street parking be more than a few cars.

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 conditions:

1. The number of required off-street parking spaces shall be reduced from 90 spaces to 20 spaces only for the use of the property as a teacher training facility.
2. Any change of use shall be subject to the off-street parking requirements of the zoning ordinance.
3. The applicant shall provide 20 surfaced off-street parking spaces in conformance with the provisions of the zoning ordinance.

BZA CASE NO. 56-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>19</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>22</u>	TOTAL NOTICES SENT <u>11/5/85</u>

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

November 4, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 56-85

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 Unified School District #259, 428 South Broadway, Wichita, Kansas, 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 number of off-street parking spaces from 90 spaces to 20 spaces for the conversion of an elementary school to a teachers training facility on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Beginning 80 rods east of the northwest corner of the south half of the SW $\frac{1}{2}$  of Sec. 5, Twp. 28S, R1E of the 6th P.M., Sedg. Co., Ks., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning. Generally located on the south-east of 29th Street South and Osage (3030 South Osage).

This application has been assigned Case No. BZA 56-85. It will be considered by the Board of Zoning Appeals on November 26, 1985 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 or objections regarding 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.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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

Glen E. Lytle  
Assistant Secretary

BZA 56-85 ENVELOPES

UNIFIED SCHOOL DISTRICT #259  
SEDOWICY COUNTY  
428 S BROADWAY  
WICHITA KS 67201

RICHARD L HOLSTEAD  
3850 N HYDRAULIC  
WICHITA KS 67219

KINGSTON COVE  
A KANSAS GENERAL PARTNERSHIP  
229 S MARKET  
WICHITA KS 67202

TM TULSA - WICHITA  
RESIDENTIAL PARTNERS LTD  
401 N MICHIGAN SUITE 2150  
CHICAGO IL 60611

RODOLFO ESPARZA  
JUANITA ESPARZA  
804 W 29TH  
WICHITA KS 67217

GILBERT C JOHNSON  
MARJORIE JEAN JOHNSON  
2947 S OSAGE  
WICHITA KS 67217

RALPH V PETERSON  
MARSHA GAY PETERSON  
244 W 30TH SOUTH  
WICHITA KS 67217

MARVIN A MORRIS  
ISABEL I MORRIS  
804 W 30TH SOUTH  
WICHITA KS 67217

C W LARSON  
V MAXINE LARSON  
3036 S OSAGE  
WICHITA KS 67217

EDMOND CHARLES TAYLOR  
LANA S TAYLOR  
736 W 30TH SOUTH  
WICHITA KS 67217

KIT D ESTOQUIA  
728 W 30TH SOUTH  
WICHITA KS 67217

HAROLD MELTON BROWN  
RUTH A BROWN  
722 W 30TH SOUTH  
WICHITA KS 67217

ROBERT EDWARD LEIS  
LINDA S LEIS  
716 W 30TH SOUTH  
WICHITA KS 67217

DONALD B HOWELL  
708 W 30TH SOUTH  
WICHITA KS 67217

ALBERT L LIPPINCOTT  
FRANCES D LIPPINCOTT  
702 W 30TH SOUTH  
WICHITA KS 67217

LLOYD L SMITH  
JUANITA J SMITH  
638 W 30TH SOUTH  
WICHITA KS 67217

VIRGIL L BELL  
MARJORIE M BELL  
626 W 30TH SOUTH  
WICHITA KS 67217

HERBERT WIEBE  
RUTH E WIEBE  
620 W 30TH SOUTH  
WICHITA KS 67217

WALTER J GEHRER  
ALTA E GEHRER  
614 W 30TH SOUTH  
WICHITA KS 67217

CHARLES K LOQUE  
BERTHA LOQUE  
608 W 30TH SOUTH  
WICHITA KS 67217

CLAUDIA K MEYER  
1609 N MCCOMAS  
WICHITA KS 67203

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 21, 1985

TO: Monty Robson, Superintendent of Central Inspection

FROM: Glen E. Lytle, Special Assistant for Zoning

SUBJECT: Conversion of Knight Elementary School (3030 S. Osage)  
Re: Special permit and off-street parking variance

For your information, Richard Halstead, Director of Plant Planning and Operation Services of USD #259, has filed the necessary applications for the conversion of Knight Elementary School to a Teachers Training facility and to reduce the number of required off-street parking spaces.

The special permit for the governmental use will be scheduled for public hearing before the Planning Commission on November 14, 1985. This case will then be forwarded to the City Commission for their action on December 10, 1985. This variance application for the reduction of off-street parking will be scheduled for public hearing at the next Board of Zoning Appeals meeting on November 26, 1985.

This information is furnished to you so that your people may be aware of the applications that are on file and the time for approval of the Boards involved.

Glen E. Lytle  
Special Assistant for Zoning

GEL/lw

BOARD OF ZONING APPEALS

CASE NO. 56-85

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Unified School District #259, Sedgwick County, KS

Mailing Address 428 South Broadway 67202 Phone 268-7777

Name of Authorized Agent Richard L. Holstead

Mailing Address 3850 North Hydraulic 67219 Phone 832-1211

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

II. The variance requested is to reduce the off-street, paved parking  
requirement from 90 spaces to 20 spaces.

for property located 3030 South Osage, Wichita, Kansas

and legally described as: see attached sheet

in the City of Wichita; and which is presently zoned AA.

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.

Applicant Unified School District No. 259  
Sedgwick County, Kansas

Authorized Agent Richard L. Holstead

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 8:30 (a.m.), Oct. 16, 1985, together with appropriate fee of 300.00.

Signed

[Signature]

Legal description, Knight Building, 3030 South Osage:

Beginning 30 rods east of the northwest corner of the south half of the SW $\frac{1}{4}$  of Sec. 5, Twp. 28S, R1E of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning.

WICHITA PUBLIC SCHOOLS  
Unified School District No. 259  
School Service Center  
3850 North Hydraulic  
WICHITA, KANSAS 67219

October 15, 1985

*Division Director  
School Plant Planning and  
Operation Services*

Mr. Glen Lytle  
Special Assistant for Zoning  
City of Wichita  
455 North Main  
Wichita, Kansas 67202

Dear Glen:

For the past twelve years, the Board of Education has conducted a staff development program for teachers at what formerly was Murdock Elementary School building, 670 North Edgemoor. The inservice education activities conducted in that center are comprised of training sessions and seminars that allow participating teachers to become more proficient in their profession.

Another beneficial activity that is a vital part of the center's program is having teachers come individually to utilize the center's equipment and supplies to prepare teaching materials and displays for use in classrooms. This aspect of the program has an unusual name, "Make It and Take It." This activity accounts for a steady traffic to the building. As might be expected, most of this traffic takes place after school is out in the afternoon and in the early evening.

At the present time there are approximately 20 full-time employees at Murdock. It is anticipated that this number will decrease because of proposed revisions in the staff development program. When the program is moved to Knight, it is proposed that only seven of the fourteen rooms be prepared for occupancy.

The Board of Education decided early in the year to sell the Murdock property because of its high value and marketability. A contract with a purchaser has been signed which means that the staff development program must be relocated to another building. The building selected to receive the program is the Knight Elementary School building, 3030 South Osage.

The Knight property is somewhat unique. The street on the north side of the Knight site, 29th Street South, has only one driveway entrance--other than the two entrances that serve the school--between Osage Street and Exchange Street. This is a distance of approximately 1,000 feet. On the north side there are no curb cuts because located immediately north of

Mr. Glen Lytle

-2-

October 15, 1985

the street is the Kingston Cove lake. The intersection of 29th Street South and Exchange is an "L" with Exchange Street extending south two blocks to 31st Street South. Because of this configuration, it appears there would be very little vehicular traffic on 29th Street South and Exchange Street between Osage Street and 31st Street South. It also appears that the long, undisturbed expanses of curb on 29th Street South could provide convenient and safe parking spaces for teachers when they would come to the Knight building.

The chart accompanying this application shows that the average weekly attendance for participants and staff at Murdock is 35. The number of vehicles would be less than this because several participants may come in the same vehicle. The sharing of rides would be particularly applicable when the larger meetings are held. The on-site parking should accommodate most of the vehicles much of the time. On those occasions when larger groups convene, it appears that on-street parking on 29th Street north of the site could safely and conveniently accommodate the extra vehicles.

Since there is only one residence that opens onto 29th Street South, east of Osage, on-street parking would not adversely affect the rights of adjacent property owners or residents.

The Board of Education is a tax-levying institution. If required to provide additional on-site paved parking, the only source of funds to finance the construction would be the Capital Outlay Fund. Such a diversion of funds would have an adverse effect on the school district's operation.

The granting of the requested variance will not adversely affect the public health, safety, morals, order, convenience, property, or general convenience. In fact, the granting of the variance will allow an empty elementary school building to be utilized for a very important, uplifting program for teachers. Certainly, the neighborhood would be benefited by having the building utilized for a high-type program rather than standing empty. The relocation of the program to Knight from Murdock will also allow the Board of Education to sell the Murdock property which can be used for private development.

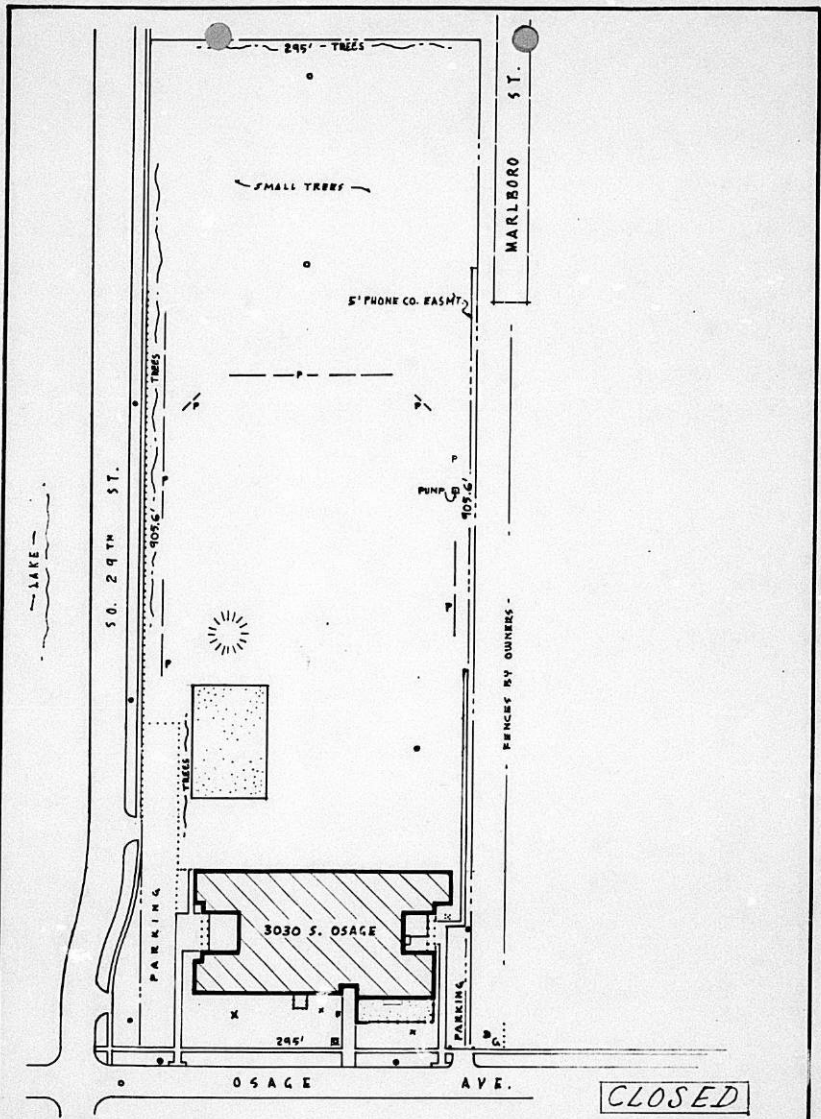
Granting the variance requested will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance). Due to the unique nature of 29th Street in this location, it appears that when on-street parking is required, no inconvenience or hazard would be presented.

Sincerely,

*Richard L. Holstead*

Richard L. Holstead, Director  
School Plant Planning and Operation Services

RLH:jet  
Enclosures



AUG '85 1" = 100'

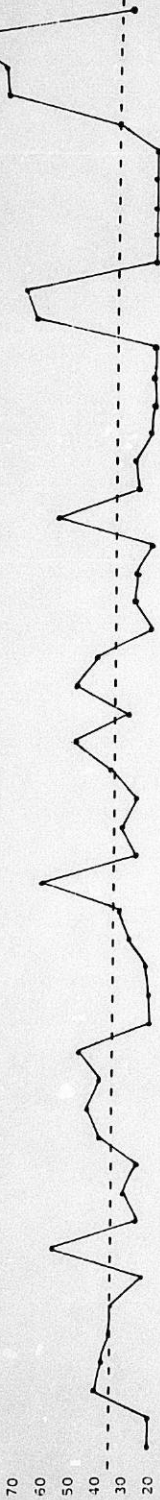


ELEMENTARY

KNIGHT

339

MURDOCK STAFF DEVELOPMENT CENTER



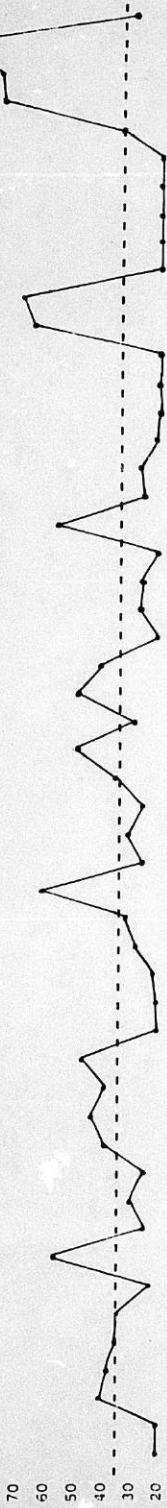
Broken line indicates average attendance

70  
60  
50  
40  
30  
20

170  
150  
130  
110  
90  
80  
70  
60  
50  
40  
30  
20  
10

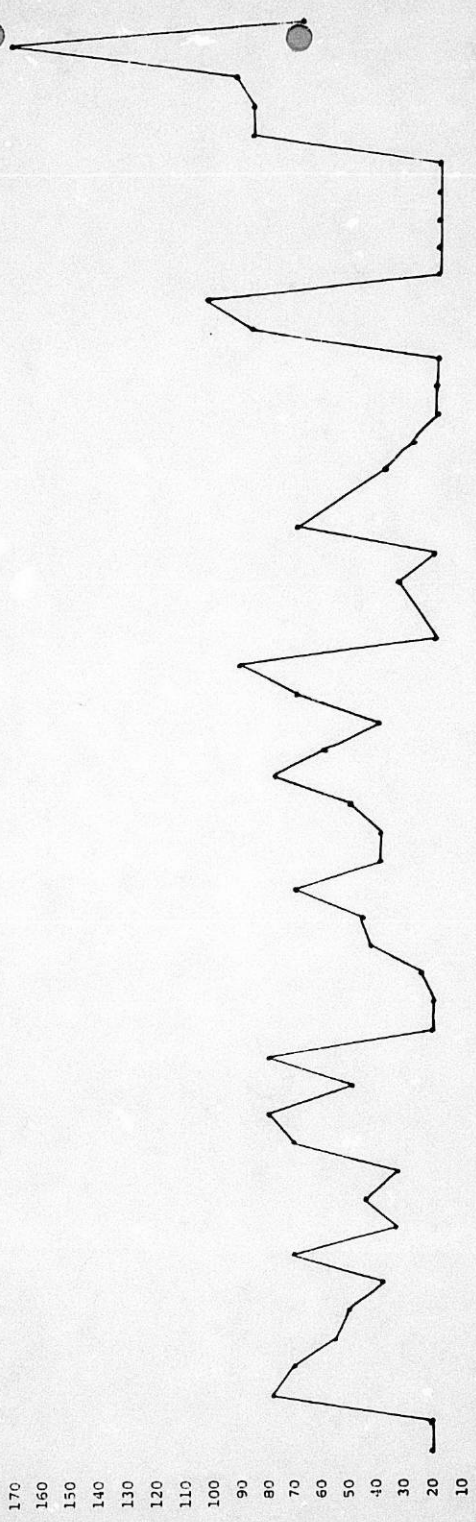
3 10 17 24 1 8 15 22 29 5 12 19 26 3 10 17 24 31 3 10 17 24 31 7 14 21 28 4 11 18 25 4 11 18 25 1 8 15 22 29 6 13 20 27 4 10 17 24 1 8 15 22 29 5 12 19 26  
 Sep-ember October November December January February March April May June July August  
Highest Daily Attendance, Staff/Participants

MURDOCK STAFF DEVELOPMENT CENTER



Average Weekly Attendance, Staff/Participants

Broken line indicates average attendance





SECURITY IS KNOWING  
Title Insurance • Escrow Closings • Abstracts

OWNERSHIP LIST

Tract Description

Property Owner

A tract beginning 80 rods East of the Northwest Corner of the South Half of the Southwest Quarter in Section 5, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence South 375 feet; thence East 700 feet; thence North 375 feet; thence West 700 feet to the point of beginning.

Board of Education  
U.S.D. #259  
428 S. Broadway  
Wichita, KS 67202

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
✓ Lot 1		Kingston Cove	✓ Kingston Cove, a Kansas General Partnership 229 S. Market Wichita, KS 67202
✓ Lots 1 & 2		Kingston Cove Second	Same As Above
✓ Lots 1, 2, 3 & 4	Block 1	Gibbs First	Board of Education U.S.D. #259 428 S. Broadway Wichita, KS 67202
Lot 5	Block 1	"	James B. Dzierzanowski Paula R. Dzierzanowski 605 W. 29th South Wichita, KS 67217
Lot 6 exc. the North 20 feet	Block 1	"	Bruce Allen Voet Frances A. Voet 3001 Exchange Wichita, KS 67217
Lot 7	Block 1	"	Daniel H. Ramirez Dolores M. Ramirez 3104 Exchange Wichita, KS 67217
Lot 8	Block 1	"	Ferri L. Thompson Ralph L. Thompson Address Unknown
✓ Lots 9, 10, 11 & 12	Block 1	"	Board of Education U.S.D. #259 428 S. Broadway Wichita, KS 67202
✓ Lot 1	Block A	Gibbs Second	✓ TM Tulsa- Wichita Residential Partners Ltd. 401 N. Michigan Suite 2150 Chicago, IL 60611
✓ West 144 feet of Lot 9	Block C	F. A. Brown's Addition	✓ Rodolfo Esparza Juanita Esparza 804 W. 29th Wichita, KS 67217

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 9 except the West 144 feet	Block C	F. A. Brown's Addition	<del>Dennis Eugene El,hn Joan A. El,hn 2953 S. Osage Wichita, KS 67217</del>
✓ Lot 10	Block C	"	✓ <del>Gilbert C. Johnson Marjorie Jean Johnson 2947 S. Osage Wichita, KS 67217</del>
Lot 11	Block C	"	<del>John W. Klumpp Jr. Debra J. Klumpp 2935 S. Osage Wichita, KS 67217</del>
Lot 12	Block C	"	<del>Richard Hall Gilbert Alberta Deloris Gilbert 2933 S. Osage Wichita, KS 67217</del>
Lot 13	Block C	"	<del>Joseph A. Kravitz II Glenda L. Kravitz 2925 S. Osage Wichita, KS 67217</del>
Lot 14		Robson Heights 2nd Addition	<del>Ronald D. Sell Opal J. Sell 834 W. 30th South Wichita, KS 67217</del>
Lot 15		"	<del>Otto L. Evans Mabel Evans 826 W. 30th South Wichita, KS 67217</del>
Lot 16		"	<del>Jospeh D. Pentecost Janice K. Pentecost 820 W. 30th South Wichita, KS 67217</del>
✓ Lot 17		"	✓ <del>Ralph V. Peterson Marsha Gay Peterson 244 W. 30th South Wichita, KS 67217</del>
✓ Lot 18		"	✓ <del>Marvin A. Morris Isabel I. Morris 804 W. 30th South Wichita, KS 67217</del>
✓ Lot 19 except the North 30' and except the South 129.5 feet		"	✓ <del>C. W. Larsen V. Maxine Larsen 3036 S. Osage Wichita, KS 67217</del>
✓ The South 129.5 feet of Lot 19		"	✓ <del>Edmond Charles Taylor Lana S. Taylor 736 W. 30th South Wichita, KS 67217</del>

Lot	Block	Addition	Property Owner
✓ Lot 20		Robson Heights 2nd Addition	✓ Kit D. Estoquia 728 W. 30th South Wichita, KS 67217
✓ Lot 21		"	✓ Harold Melton Brown Ruth A. Brown 722 W. 30th South Wichita, KS 67217
✓ Lot 22		"	✓ Robert Edward Leis Linda S. Leis 716 W. 30th South Wichita, KS 67217
✓ Lot 23		"	✓ Donald B. Howell 708 W. 30th South Wichita, KS 67217
✓ Lot 24		"	✓ Albert L. Lippincott Frances D. Lippincott 702 W. 30th South Wichita, KS 67217
✓ Lot 25		"	✓ Lloyd L. Smith Juanita J. Smith 638 W. 30th South Wichita, KS 67217
✓ Lot 26		"	✓ Virgil L. Bell Marjorie M. Bell 626 W. 30th South Wichita, KS 67217
✓ Lot 27		"	✓ Herbert Wiebe Ruth E. Wiebe 620 W. 30th South Wichita, KS 67217
✓ Lot 28		"	✓ Walter J. Gehrler Alta E. Gehrler 614 W. 30th South Wichita, KS 67217
✓ Lot 29		"	✓ Charles K. Logue Bertha Logue 608 W. 30th South Wichita, KS 67217
✓ Lot 30		"	John Edwin Glasco Sheila A. Glasco Address Unknown
✓ Lot 31		"	✓ Claude V. Mercer Jr. Address Unknown Claudia K. Meyer 1609 N. McComas Wichita, KS 67203
Lot 32		"	Mary Lou Cook <del>3041 Exchange</del> Wichita, KS 67217
Lot 33		"	John Farrel Beardslee Barbara M. Beardslee <del>600 W. 30th South</del> Wichita, KS 67217

Lot	Block	Addition	Property Owner
Lot 18		Robson Heights	Dale H. Howard Frankie H. Howard 805 W. 30th South Wichita, KS 67217
Lot 19 & the South 1/2 of Lot 20		"	Gary W. Wilson Janice Wilson 737 W. 30th South Wichita, KS 67217
Lot 20 except the South 140 feet		"	David C. Tajchman Connie K. Tajchman 729 W. 30th South Wichita, KS 67217
Lot 22		"	Edwin L. Main Phyllis J. Main 717 W. 30th South Wichita, KS 67217
Lot 23		"	R. J. Breit M. F. Breit Address Unknown Affidavit of Notice of Interest: Jayme L. Gott Address Unknown
Lot 24		"	Rhonda Cantrell 703 W. 30th South Wichita, KS 67217
Lot 25		"	Joseph F. Plehal Anna V. Plehal 639 W. 30th South Wichita, KS 67217
Lot 26		"	Carl L. Blackett Leja M. Blackett 627 W. 30th South Wichita, KS 67217
Lot 27		"	John H. Safe Jda A. Safe Address Unknown
Lot 28		"	Carl A. Pagel Dolores B. Pagel 3007 S. Elizabeth Wichita, KS 67217
Lot 29		"	Ram P. Singhal Vidyut P. Singhal 5901 Memphis Wichita, KS 67220

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 350 foot radius of:

A tract beginning 80 rods East of the Northwest Corner of the South Half of the Southwest Quarter in Section 5, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence South 375 feet; thence East 700 feet; thence North 375 feet; thence West 700 feet to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 15th day of October, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Dable*

By Sr. Vice-President

Order No: 352192  
nj

*Amended for  
B2A case to  
200' by J. Lytle  
10-16-85*

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FORM 29-021

PAYMENT NOTICE  
 City of Wichita

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

DESCRIPTION	AMOUNT
CITY BZA VAL.	300 <sup>00</sup>
NAME <u>UNIFIED S.D. # 259</u>	
ADDRESS _____	
FUND <u>755-46710-103</u>	DUE DATE _____
COMMENTS _____	
DATE <u>Oct. 16, 1985</u>	BY <u>[Signature]</u>