

Case No. BZA 61-79 - Builder's Inc. request variance to reduce the required lot area per family 1500 sq.ft. to 1390 sq.ft. on property zoned "LC" Light Commercial at northwest corner

POSTED  
11-6-79

ACTION

BZA  
61-79

BY 11-27-79

APPROVED 5-0

COMMITTEE

M.A.P.C.

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

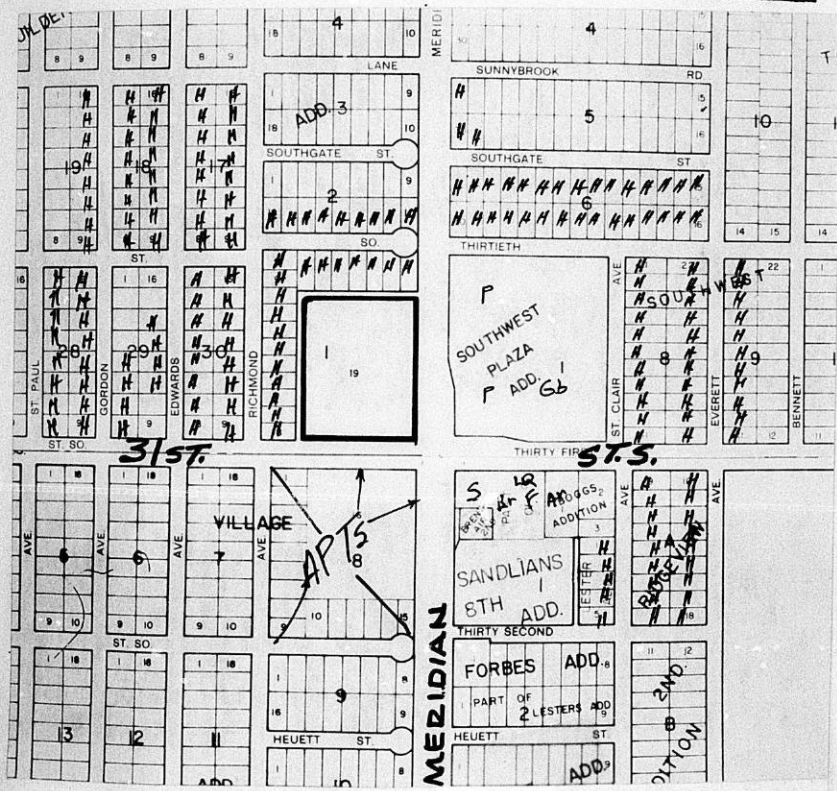
RECORDED IN BK  
200 CI 12-7-79  
200 MAPD 12-7-79

Map No. 5244  
 Sec. 1  
 Twp. 28  
 Range 1W

BZA- 61-79  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
- Acres: 4.4 ( 390 ft. by 495 ft.)
  - Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  - Land Use: East SHOPPING CENTER South APARTMENTS  
 West SINGLE FAM North SINGLE FAM
  - Sketch Plan Land Use is for: \_\_\_\_\_
  - Present Land Use if for: UNDEVELOPED
  - Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



No. 2-153C  
**Smid**  
 HASTING, SAN LOS ANGELES  
 LOGAN, OH - MORGENTHAU, TX U. S. A.

61-79  
 1  
 0

# BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

April 23, 1980

RECEIVED

APR 24 1980

METROPOLITAN PLANNING

ROUTE

Board of Zoning Appeals  
c/o Mr. Glen E. Lytle, Asst. Secretary  
City Hall - Tenth Floor  
455 North Main Street  
Wichita, Kansas 67202

Re: Case No. BZA 61-79  
Request for Variance

Dear Mr. Lytle:

The action of the Board of Zoning Appeals to approve the subject request for variance was subject to the following condition:

"That the applicant shall attempt to either submit a valid petition for the pavement of the alley, or submit an application from all abutting property owners to vacate the alley."

The applicant has taken the following actions to comply with this condition.

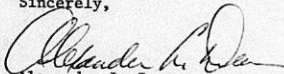
1. Applicant sent a letter to all abutting property owners on January 7, 1980, informing them of the options set out by the Board.
2. Applicant requested of the City Engineering Department, and was provided with, a concrete alley paving petition.
3. Applicant obtained an application for vacation request from the Metropolitan Area Planning Department.
4. Applicant wrote a letter to abutting property owners on April 16, 1980, urging them to attend a neighborhood meeting on April 22 at which the disposition of the alley would be decided.
5. Applicant arranged for and held a meeting of abutting property owners (list attached) on April 22, 1980, at 7:30 p.m. At this meeting the paving petition and alley vacation application were explained, and the pro's and con's of each were intensely debated by the property owners.

Mr. Glen E. Lytle  
April 23, 1980  
Page - 2 -

A vote was taken to see how many of the property owners were willing to sign the paving petition and the vacation request. Six owners indicated a willingness to sign the vacation application; twelve refused. No one was willing to sign the paving petition. Since neither option mustered a majority, signatures were not actually taken. All the abutting property owners expressed a desire to retain the present dirt alley and to undertake responsibility for mowing it and keeping it maintained.

As a result of the above actions, the applicant has satisfied the condition set forth by the Board in attempting in good faith to obtain a valid petition or vacation request.

Sincerely,



Alexander L. Dean  
Manager, Development Department

/lb  
w/enclosures

April 23, 1980

PROPERTY OWNER LIST

Mr. James W. Clapp  
2503 West 30th Street South  
Wichita, 67217

Mark G. Dotzour  
9100 West Central  
Wichita, 67212

Larry A. Gregg  
2507 West 30th St. South  
Wichita, 67217

Patricia Merlene Bogart  
2521 West 30th St. South  
Wichita, 67217

Walter E. Anderson  
2527 West 30th St. South  
Wichita, 67217

Janet L. Wells and Robert J. Mallinson  
2533 West 30th South  
Wichita, 67217

Morris Short  
2539 W. 30th St. South  
Wichita, 67217

Steven W. Boyle  
3104 S. Richmond  
Wichita, 67217

Ralph D. Huffmier  
2545 West 30th St. South  
Wichita, 67217

George Wayne Williams  
3110 South Richmond  
Wichita, 67217

John Douglas Miller  
3114 South Richmond  
Wichita, 67217

Fred H. Knight  
3120 South Richmond  
Wichita, 67217

Kenneth Lester Beckwith  
3124 South Richmond  
Wichita, 67217

Ronald Walter Chamberlain  
3130 South Richmond  
Wichita, 67217

James M. Felkins  
3134 South Richmond  
Wichita, 67217

Gary Russell Johnson  
3140 South Richmond  
Wichita, 67214

Charles Henry Lowe, Jr.  
3144 South Richmond  
Wichita, 67217

Robert B. Norris  
3150 South Richmond  
Wichita, 67217

# BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

January 7, 1980

Dear Neighbor:

As you are aware, construction work has been started at the corner of 31st and Meridian. I would like to take this opportunity to describe the project to you and ask for your patience as the construction proceeds behind your back fence.

We are building an attractive cedar and brick apartment complex of 144 units. There will be four two-and-one-half story buildings with a central courtyard that will contain a clubhouse, swimming pool, tennis court, and children's play area for the use of the tenants. The entrance to the project will be from 31st Street. Sufficient parking spaces and garages will ring the perimeter of the property and will be set off from the surrounding neighborhood by a privacy fence. We are confident that this project will support and enhance the quality of the neighborhood.

Should you have any questions concerning the project or the construction as it goes forward, please direct your inquiries to me (phone no. 685-4391). I am in daily contact with the construction superintendent. We are committed to being good neighbors.

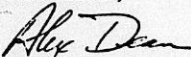
The City has requested us to circulate among all neighboring property owners petitions regarding the 20-foot wide alley that runs between your property and ours. The City would like the alley either, 1) be paved, or 2) vacated.

1) Paving the alley would result in an assessment against your property and ours to pay for the necessary paving. 2) Vacating the alley would result in title to half of the alley reverting to you (in effect, enlarging your backyard by ten feet) and half to us.

We suggest that the neighbors discuss this matter among themselves before the petitions are circulated. Please notice that there is no requirement that you approve either petition. I will be in touch with you about this matter in several weeks.

Thank you for this opportunity to talk with you. I look forward to meeting you in the future.

Best wishes,



Alexander L. Dean  
Manager, Property Development

/lb

# BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

April 16, 1980

Dear Neighbor:

You will recall that when I wrote to you in December concerning the Westport Apartment project I mentioned the need to come to a decision this spring about the alley easement which lies behind your backyards. There will be a neighborhood meeting to discuss this issue on Tuesday evening, April 22, at 7:30 p.m. in the Sunday School building of the Bethel United Brethren Church on 31st and Richmond Street. I urge you to attend this meeting so that you have a voice in the decision and can sign a petition that will be sent to the city. The project architect will also be present at this meeting.

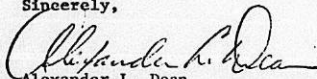
As you may recall from my first letter the options that the city has given us are:

1. To pave the alley, at a cost to each neighboring property owner of approximately \$1500-2000.
2. To vacate the alley, thereby obtaining for each neighboring property owner 10 extra feet of depth in the back yard.

I think that we all share the city's concern that if nothing is done with the alley it will become a maintenance problem and perhaps an eye-sore to the neighborhood.

I look forward to meeting with you on April 22.

Sincerely,



Alexander L. Dean  
Manager, Property Development

/lb

December 6, 1979

Alexander Dean  
Builders Inc.  
1000 Parklane  
Wichita, Kansas

Re: Case No. RZA 61-79  
Request for Variance

Dear Mr. Dean:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 27, 1979, in connection with your request for a variance to reduce the required lot area per family from 1500 square feet to 1380 square feet on property zoned the "LC" Light Commercial, and generally located on the northwest corner of 31st Street South and Meridian.

This Resolution reflects the official action of the Board to approve this 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,

Glen E. Lytle  
Assistant Secretary

GEL:amd  
Enclosure

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

RESOLUTION NO. BZA 61-79

WHEREAS, Builder's Inc., 1000 Parklane, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required lot area per family from 1500 square feet to 1390 square feet on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 19, Block 1, Builder's Fourteenth Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of 31st Street South and Meridian.

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 27, 1979, 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 134 dwelling units could now be constructed on the site whereas 346 dwelling units would be permitted should the applicant apply for and receive approval of a zone change to either the "B" or "BB" zoning 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 same building setbacks will be maintained that would be required without the granting of the variance; 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 a change of zoning would be necessary to construct the additional 10 dwelling units proposed above the number permitted in the present zoning; 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 adequate off-street parking will be provided for the proposed development; 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 appropriate building setbacks and off-street parking spaces will be provided for; 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.

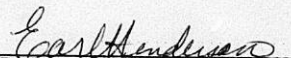
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required lot area per family from 1500 square feet to 1390 square feet on property zoned the "LC" Light Commercial District and legally described as:

Lot 19, Block 1, Builder's Fourteenth Addition  
to Wichita, Sedgwick County, Kansas. Generally  
located at the northwest corner of 31st Street  
South and Meridian.

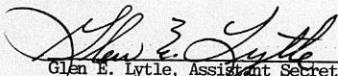
be approved subject to the following conditions:

1. That the property will not be used for any business except that as permitted under the home occupation provisions of the Zoning Ordinance in the "B" Multiple-family zoning district.
2. That the applicant shall attempt to either submit a valid petition for the pavement of the alley, or submit an application from all abutting property owners to vacate the alley.

ADOPTED AT WICHITA, KANSAS, this 27th day of November, 1979 .

  
Earl Henderson, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

November 28, 1979

Alexander Dean  
Builders Inc.  
1000 Parklane  
Wichita, Kansas

Re: Case No. EZA 61-79  
Request for Variance

Dear Mr. Dean:

At the regular meeting of the Board of Zoning Appeals on Tuesday, November 27, 1979, your request for a variance to reduce the required lot area per family from 1500 square feet to 1390 square feet on property zoned "LC" Light Commercial, and generally located on the northwest corner of 31st Street South and Meridian was considered.

It was the action of the Board to approve this request subject to the following conditions:

1. That the property will not be used for any business except that as permitted under the home occupation provisions of the Zoning Ordinance in the "B" Multiple-family zoning district.
2. That the applicant shall attempt to either submit a valid petition for the pavement of the alley, or submit an application from all abutting property owners to vacate the alley.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

Case No. BZA 61-79

GEL:sad

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

**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE November 26, 1979

TO Jack Galbraith, Chief Planner, Current Plans

FROM Stan Scott, CPO Administrative Aide

SUBJECT BZA 61-79 (Northwest corner of  
31st Street South and Meridian)

On November 20, 1979, CPO Neighborhood Council "B" considered the requested zoning variance for the lot zoned "LC" Light Commercial at the Northwest corner of 31st Street South and Meridian which would reduce the required lot area per dwelling unit from 1,500 square feet to 1,390 square feet.

Council "B" voted 6-0 to recommend approval of the requested variance.

Please provide this information to the MAPC when the case is considered at the November 27 meeting.



Stan Scott  
CPO Administrative Aide

SS:ml

Noted:



Sarah Gilbert  
Assistant CP Coordinator

**RECEIVED**

NOV 26 1979

METROPOLITAN PLANNING  
ROUTE  74  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 61-79

APPLICANT: Builders Inc., 1000 Parklane, Wichita,  
Kansas

AGENT: Alexander Bean, 1000 Parklane, Wichita,  
Kansas

REQUEST: Variance pursuant to Section 2.12.590.B,  
Code of the City of Wichita, to reduce  
the required lot area per family from  
1500 square feet to 1390 square feet

GENERAL LOCATION: Northwest corner of 31st Street South  
and Meridian

ZONING: Subject property is zoned "LC" Light  
Commercial as are those properties to the  
south and east. North and west is "RB"  
Four Family zoning.

LAND USE: Subject property is undeveloped; north  
and west is single family; south is multi-  
family; east is general business.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the lot area per family from 1500 square feet to 1390 square feet on a tract of land zoned "LC" Light Commercial containing approximately 4.61 acres located at the northwest corner of 31st Street South and Meridian.

Section 28.04.090.C.4.3 of the zoning ordinance provides that "In those portions of the "LC" district which adjoin and front upon the same street as the "RB" dwelling district, the minimum lot area per family shall be one thousand five hundred square feet". The applicant points out in the statement of justification submitted with the application that the property could be rezoned from "LC" to "B" Multiple Family or "BB" Office, both districts of which require only 580 square feet of lot area per family and would permit the construction of 346 dwelling units as opposed to 144 should this variance request be granted.

UNIQUENESS:

It is the opinion of the Secretary that this is somewhat of a unique situation inasmuch as 134 dwelling units could now be constructed on the site whereas 346 dwelling units would be permitted should the applicant apply for and receive approval of a zone change to either the "B" or "BB" zoning district.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the same building setbacks will be maintained that would be required without the granting of the variance.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may create an unnecessary hardship upon the applicant inasmuch as a change of zoning would be necessary to construct the additional 10 dwelling units proposed above the number permitted in the present zoning.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the requested variance would not adversely affect the public interest inasmuch as adequate off-street parking will be provided for the proposed development.

PAGE 3  
BZA AGENDA  
11-27-79

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance would not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as appropriate building setbacks and off-street parking spaces will be provided for.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, it is recommended that the application to reduce the lot area per family from 1500 square feet to 1390 square feet be approved subject to the following conditions:

1. That the property will not be used for any business except that as permitted under the home occupation provisions of the Zoning Ordinance in the "B" Multiple-family zoning district.
2. That the applicant shall attempt to either submit a valid petition for the pavement of the alley, or submit an application from all abutting property owners to vacate the alley.

BZA CASE NO. 61-79

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

22 NOTICES SENT TO ADJOINING PROPERTY OWNERS

34 TOTAL NOTICES SENT 11-6-79

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

November 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 61-79

An application has been filed by Builder's Inc., 1000 Parklane, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to vary the required lot area per dwelling unit from 1500 square feet to 1390 square feet on property zoned "LC" Light Commercial District and legally described as follows:

Lot 19, Block 1, Builder's Fourteenth  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located at the northwest corner of  
31st Street and Meridian South.

This application has been assigned case No. BZA 61-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 27, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

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

Jack H. Galbraith  
Secretary

APPLICATION FOR VARIANCEI. Name of Applicant Builder's, Inc.Mailing Address 1000 Parklane Phone 685-4391Name of Authorized Agent Alexander DeanMailing Address 1000 Parklane Phone 685-4391Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to permit 144 apartment units at a density  
of 1390 square feet per dwelling unit. To reduce the required lot area  
per family from 1500 square feet to 1390 square feet  
on property zoned "L.C." Light Commercial  
for property located at northwest corner of 31st and Meridian South

and legally described as: Lot 19, Block 1, Builder's Fourteenth Additionto Wichita, Sedgwick County, Kansasin the City of Wichita; and which is presently zoned L.C.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to 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.

BUILDERS, INC.

William E. Moran  
ApplicantAlexander Dean  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 12:15 ~~( )~~ ( ) p.m., October 24 19 79  
together with appropriate fee of \$50.00.

G. Lynn Shirley  
Signed

Application for Variance  
Builder's, Inc.  
Case No. \_\_\_\_\_

APPLICANT'S STATEMENT

Applicant requests that a variance be granted from the requirement that multiple family density be governed by the 1500 Sq. Ft. per unit requirement of the neighboring RB district and that a density of 1390 Sq. Ft. per unit be permitted on subject property.

Justification

1. The variance requested arises from the unique circumstance that subject property could be downzoned from L.C. to B or BB to obtain a permissible density of 580 Sq. Ft. per unit. Such downzoning would allow 346 dwelling units on the 4.61 acres. Applicant is requesting a variance to permit a total of 144 dwelling units.
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. The strict application of the provisions of Chapter 28.04.090 LC light commercial district regulations will constitute unnecessary hardship upon the applicant property owner by delaying unnecessarily a well-designed apartment project that will provide much-needed housing and recreation facilities for city residents.
4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The proposed apartments will be buffered from neighboring land uses on all sides by a privacy fence to be erected by the applicant and street or alley rights-of-way.
5. The variance desired will not be opposed to the general spirit and intent of Title 28, the zoning ordinance, because the ordinance would permit the requested density in a lower zoning classification.

Application for Variance at NW corner, 31<sup>st</sup> So. and Meridian

Applicant - Builders, Inc.  
1000 Parklane

200 ft. ownership list (from 1<sup>st</sup> page to red line on 2<sup>nd</sup> page)

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 1 and the east 1 ft lot 2 Block 1	Builders 14th Addition ✓	James W. Clapp and Mary Lucille Clapp 2503 West 30th St. South 67217
West 2 ft lot 2 all lot 3, east 2 ft lot 4, Blk 1	Same ✓	Mark G. Dotzour & Luann 9100 West Central 67212
lot 2 except east one foot and except west 2 feet, Blk 1	Same ✓	Larry A. Gregg & Joyce E. 2507 West 30th St. South 67217
lot 4 except east 2 feet, east one ft lot 5, Block 1.	Same ✓	Patricia Merlene Bogart 2521 West 30th St. South 67217
lot 5 except east one foot, Blk 1	Same ✓	Walter E. Anderson & Carol W. 2527 West 30th St. South 67217
lot 6 except west 3 feet, Blk 1	Same ✓	Janet L. Wells and Robert J. Mallinson 2533 West 30th St. South 67217
west 3 feet lot 6, all lot 7, Block 1	Same	James W. Clapp and Mary Lucille Clapp 2503 West 30th St. South 67217
south 6 feet lot 8 lot 9 except south 2 feet, Block 1	Same ✓	Steven W. Boyle and Deann L. 3104 South Richmond 67217
lot 8 except south 6 feet, Block 1	Same ✓	Ralph D. Huffmier & Iva M. 2545 West 30th St. South 67217
south 2 feet lot 9, all lot 10, north 2 feet lot 11, Blk 1	Same ✓	George Wayne Williams and Evelyn L. Williams 3110 South Richmond 67217
lot 11 except north 2 feet, north 6 feet lot 12, Block 1	Same ✓	John Douglas Miller and Linda Sue Miller 3114 South Richmond 67217
lot 12 except north 6 feet, north 3 feet lot 13, Block 1	Same ✓	Fred H. Knight and Anna M. 3120 South Richmond 67217

Lot	Addition	Property Owner
lot 13 except north 3 feet, Block 1	Builders 14th Addition	✓ Kenneth Lester Beckwith and Joan F. Beckwith 3124 South Richmond 67217
lot 14, north 2 ft lot 15, Block 1	Same	✓ Ronald Walter Chamberlain Jeanie F. Chamberlain 3130 South Richmond 67217
lot 15 except north 2 ft and south one ft, Block 1	Same	✓ James M. Felkins & Carolyn M. 3134 South Richmond 67217
south one ft lot 15, lot 16 except south 4 ft, Blk 1	Same	✓ Gary Russell Johnson and Glennes G. Johnson 3140 South Richmond 67214
south 4 ft lot 16 lot 17 except south 7 ft, Block 1	Same	✓ Charles Henry Lowe Jr. and Elizabeth A. Lowe 3144 South Richmond 67217
south 7 ft lot 17, lot 18, Block 1	Same	✓ Robert B. Norris and Nancy G. 3150 South Richmond 67217
lot 19, Block 1	Same	✓ Builders Inc. 1000 Parklane 67218
lots 1 and 2 Block 8	Third Addition to Southwest Village	✓ William D. Paschal and Marjorie L. Paschal 3208 South Richmond 67217
lot 16, Block 8	Same	returned no such m. Aero Community Services Inc. 2501 West 31st St. South 67217
lot 1	Southwest Plaza Addition	✓ Southwest Plaza, a general partnership consisting of M. K. Gentry & Vernon J. Jacobs 3100 South Meridian 67217
north 125 ft of west 135 ft lot 6 Block 1	Lester's Addition	✓ Socony Mobil Oil Co., Inc. 3202 South Meridian 67217
*** 200 feet ↑ owners within 200 ft. of lot 19 Blk 1 ↑ ↑		
lot 28, Block 6	Second Addition to Southwest Village	Rosie M. Walker 2416 West 30th St. South 67217
lot 29, Block 6	Same	John Lee Jones & Mary J. Jones 2422 West 30th St. South 67217
lot 30, Block 6	Same	Patrick E. Schluck & Virginia M. 2428 West 30th St. South 67217
lots 3 and 4 Block 8	Third Addition to Southwest Village	Aero Machinist Community Service 2501 West 30th St. South 67217
lots 1 and 2 Block 7	Same	United Brethren in Christ Church 3214 S. Edwards 67217

Lot	Addition	Property Owner
lots 16,17 & 18 Block 7	Third Addition to Southwest Village	United Brethren in Christ Church 3214 S. Edwards 67217
lot 1	Brentari 2nd Addition	J. A. Brentari 4005 Memory Lane 67212
Beginning at the NW corner of lot 6, Block 1 Lester's Addition, thence east 330 feet, south 232.39 feet, west to a point on the west line lot 6 which is 230.65 feet south of the NW corner said lot 6, thence north to the pob, except the north 125 feet of the west 135 feet and except Brentari 2nd Addition		Dr. J. A. Brentari 4005 Memory Lane 67212
lot 10 and east 1 ft lot 11, Blk 2	Builders 14th Addition	Johnny R. Wene & Myrna K. Wene 2502 West 30th St. South 67217
lot 11 except east one ft and except west 2 ft, Block 2	Same	Kenneth E. Clendenin & Bonnie L. Address Unknown
west 2 ft lot 11, all lot 12, east 2 ft lot 13, Blk 2	Same	Peter L. Bonfiglio and Sherryl L. Bonfiglio 2514 West 30th St. South 67217
lot 13 except east 2 ft, east one ft lot 14, Block 2	Same	Patricia M. Fornes 2520 West 30th St. South 67217
lot 14 except east one foot, Block 2	Same	Ray Thomas & Dorothy L. 601 West 27th St. South 67217
West 3 ft lot 15 all lot 16, east one ft lot 17 Block 2	Same	Michael M. Beckerle and Glenda E. Beckerle 2538 West 30th St. South 67217
lot 15 except west 3 ft, Blk 2	Same	Paul R. Funk & Beverly A. 2532 West 30th St. South 67217
lot 17 except west 2 ft and except east one ft, Block 2	Same	Carl Lee Metcalf & Evelyn M. 2544 West 30th St. South 67217
west 2 ft lot 17 all lot 18, Blk 2	Same	Iole Harry, 3042 South Richmond 67217
lot 9 except north 8.7 ft, Blk 17	Same	Clifford G. Atkinson and Lydia Jane Atkinson 3042 South Richmond 67217

Lot	Addition	Property Owner
north 8.7 ft lot 9 south 48.3 ft lot 10, Blk 17	Builders 14th Addition	Kenneth C. Woods and Juanita R. Woods 3045 South Richmond 67217
north 24.8 ft lot 10, Block 17	Same	Elmer C. Sageser & Mary K. 3039 South Richmond 67217
lot 1 except south 10 ft, Blk 30	Same	Kenneth D. Cole and Gwendolyn K. Cole 2605 West 30th St. South 67217
south 10 ft lot 1 north 47 ft lot 2 Block 30	Same	Robert L. Burton and Edna M. Burton 3108 South Edwards 67217
south 28 ft lot 2 north 29 ft lot 3 Block 30	Same	Galen Ivan Lutz and Lynda S. Lutz 3112 South Edwards 67217
south 46 ft lot 3 north 11 ft lot 4 Block 30	Same	Earnest G. Larkin and Susan S. M. Larkin 3118 South Edwards 67217
lot 4 except north 11 ft, Blk 30	Same	Emilio C. Caire and Dolores C. Caire 3122 South Edwards 67217
lot 5 except south 11 ft, Block 30	Same	Douglas L. Shank & Debra K. 3130 South Edwards 67217
south 11 ft lot 5 north 46 ft lot 6 Block 30	Same	Dennis C. Richardson and Eugenia L. Richardson 3136 South Edwards 67217
south 29 ft lot 6 north 28 ft lot 7 Block 30	Same	Garry J. McKissick and Thelma R. McKissick 3142 South Edwards 67217
south 47 ft lot 7 north 10 ft lot 8 Block 30	Same	Derwin A. Biggerstaff and Vickie L. Biggerstaff 3148 South Edwards 67217
lot 8 except north 10 ft, Block 30	Same	Stephen V. Spicer 3154 South Edwards 67217
lot 9 except north 10 ft, Block 30	Same	Melvin W. Clayborn and Lucy 3149 South Richmond 67217
north 10 ft lot 9 south 47 ft lot 10 Block 30	Same	Billy Max Byers & Patricia P. 3143 South Richmond 67217
north 28 ft lot 10 south 29 ft lot 11 Block 30	Same	Daril E. Rice & Lynne J. Rice 3139 South Richmond 67217

Lot	Addition	Property Owner
north 46 ft lot 11 south 11 ft lot 12 Block 30	Builders 14th Addition	Cecil Gene Carlisle and Margarita J. Carlisle 3133 South Richmond 67217
lot 12 except south 11 ft, Block 30	Same	Tony G. Slavens & Teresa D. 3129 South Richmond 67217
lot 13 except north 11 feet, Blk 30	Same	Raymond Moreland and Virginia Louise Moreland 3123 South Richmond 67217
north 11 ft lot 13 south 46 ft lot 14 Block 30	Same	Carroll Bernard Macke and Mary K. Macke 3119 South Richmond 67217
north 29 ft lot 14 south 28 ft lot 15 Block 30	Same	Larry R. Range & Patricia A. 3113 South Richmond 67217
north 47 ft lot 15 south 10 ft lot 16 Block 30	Same	Michael V. Franklin and Deanne L. Franklin 3109 South Richmond 67217
lot 16 except south 10 ft, Blk 30	Same	David S. Selcer & Christel M. 3320 East Central, Apt. 301 67208

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 350 foot radius of: Lot 19, Block 1  
Builders Fourteenth Addition to Wichita,  
Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 22nd day of October, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 282549  
wh

FORM 29-0

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.

Planning

DESCRIPTION	AMOUNT
27,000	50.00

NAME *Business Inc*

ADDRESS *2501 West 31st South*

FUND *11-11-77* DUE DATE *11-15-77*

COMMENTS

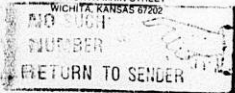
DATE *11/15/77* BY *J. J. [Signature]*

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202



*Nov 17, 77*

Aero Community Services Inc.  
2501 West 31st South  
Wichita, Ks. 67217

\*

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

Roll # 2