

Case No. BZA 66-83 - Mendell Waidie,
3111 Aloma - requests variances to
(1) reduce the front yard setback
from 25' to 10' for off-street park-
ing purposes only; and (2) eliminate
the required screening adjacent to the

Pasted
11-30-83
S.F.L.

ACTION

BZA 66-83 APPROVED

1-3-84
DATE

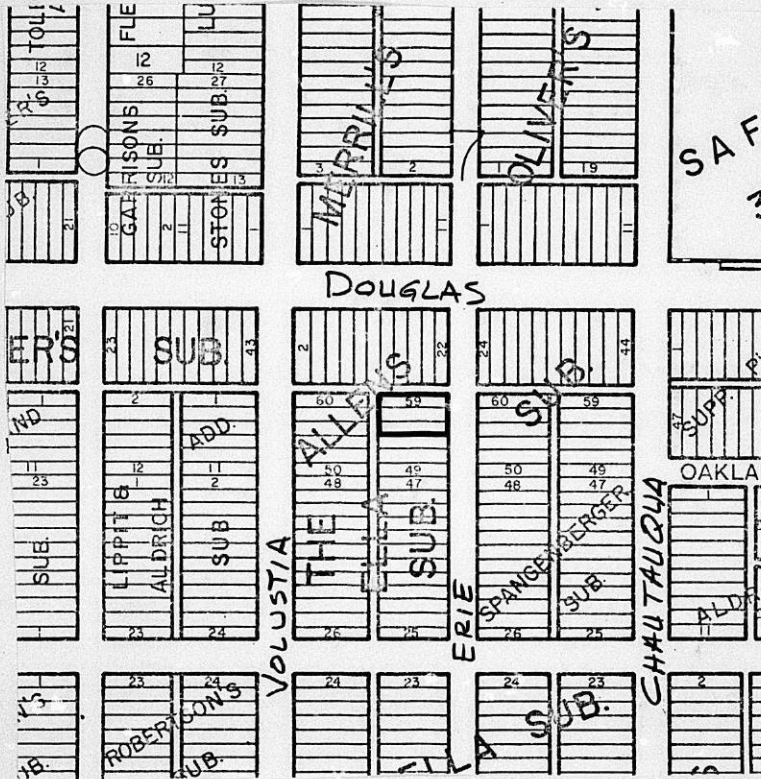
Null and Void
SEE LETTER 4-2-85

Map No. 5647

BZA 66-83
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East _____ South _____
West _____ North _____
4. Area (is) (is not) platted.



MASTINGERS, INC.
No. 2153C
LOS ANGELES CHINA GARDEN LOGAN, OH
MORGENTHAU, TX-LOCUST GROVE, GA
U.S.A.





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4551

February 3, 1989

Mr. William S. Slease
17000 Preston Road *Suite 350*
Dallas, TX 75248

Re: Parking lot on Erie south of Douglas in Wichita, Kansas


Dear Mr. Slease:

After you left our office this morning, I talked with our legal counsel about the validity of variances of requirements specified in the zoning text for use exceptions. He confirmed that where conditions of a use exception are specified in the zoning ordinance, no variance of these conditions can be granted. Therefore, the two variance requests in 1984 for reduction of the front setback and waiver of the screening along the west line were invalid and should not have been processed. Any new use exception request for a parking lot on residential property will have to comply with all conditions of Section 28.04.145 of Wichita's zoning ordinance (copy enclosed).

Another option, besides a use exception in the existing residential district, would be to apply for a zone change to a district classification which permits parking lots "by right". This may be more objectionable to the neighborhood, but it is an option available to you. The "BB" office district is the first district to permit such a use. There are development standards for parking lots in "BB", but variances can be granted for uses permitted by right. I have enclosed a copy of the recently amended "BB" district regulations (and the "B" district regulations because of cross-references) with the parking lot use regulations highlighted.

Please feel free to contact our office if you have additional questions about this matter.

Sincerely,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosures

RESOLUTION NO. BZA 66-83

VOID

WHEREAS, Wendell D. Waldie, 3111 Aloma, Wichita, Kansas, requests variances as provided in Section 2.12.590.B, Code of the City of Wichita, to (1) reduce the required front yard setback from 25 feet to 10 feet for off-street parking purposes only; and (2) eliminate the required screening fence along the west property line on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 55-57-59 on Erie, Allen's Subdivision of Richland
2nd Addition to Wichita, Sedgwick County, Kansas.
Generally located on the west side of Erie and south of
Douglas.

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 January 3, 1984, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the property is located immediately south of a commercial development and is fully developed to the east property line, a modified front yard would reduce the front yard requirement to far less than 25 feet. Also, the residence to the west is adequately screened from view of this lot; 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 reduction of the front yard should not create a nuisance to the residence to the south since the access will be from the alley and not from Erie Street; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the maximum area possible is needed for parking in order to provide the required number of off-street parking spaces for the property to the north; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of the front yard or the elimination of the screening fence will not interfere with any right-of-way or easements. In fact, to provide additional parking should reduce the traffic congestion on Douglas; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the property will provide landscaping and is already effectively screened from the residential property to the west; 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.

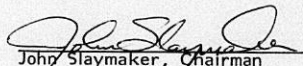
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for variances to (1) reduce the required front yard setback from 25 feet to 10 feet for off-street parking purposes only; and (2) eliminate the required screening fence along the west property line on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 55-57-59 on Erie, Allen's Subdivision of Richland
2nd Addition to Wichita, Sedgwick County, Kansas.
Generally located on the west side of Erie and south of
Douglas.


be approved subject to the following conditions:

1. The reduction of the required front yard setback from 25' to 10' shall be for off-street parking purposes only.
2. In the event the physical screening is removed from the residential property to the west, then the owner of the application area will install a screening fence along the west property line.

ADOPTED AT WICHITA, KANSAS, this 3rd day of January, 1984.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

April 2, 1985

Wendell D. Waldie
3111 Aloma
Wichita, Ks. 67211

Re: BZA 65-83 - Request for Exception &
BZA 66-83 - Request for Variance

Dear Mr. Waldie:

On January 9, 1984, you were notified of action taken by the Board of Zoning Appeals on January 3, 1984 regarding the requested exception and variances for a parking lot in the "A" Two-family Dwelling District. The approvals were subject to a number of conditions, which included the completion of all improvements within 12 months of action by the Board.

This letter is to advise you that this 12 month period has expired and the Resolutions authorizing the parking lot and the variances have become null and void. Should you wish to proceed with the development of the parking lot on this property, it will be necessary to start the proceedings again.

If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Virgil Moeder, 2823 East Douglas, Wichita 67211
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

January 9, 1984

Wendell D. Waldie
3111 Aloma
Wichita, Ks.

Re: BZA 65-83 - Request for Exception &
BZA 66-83 - Request for Variances

Dear Mr. Waldie:

At the regular meeting of the Board of Zoning Appeals on January 3, 1984, your request for an exception to permit the establishment of an off-street parking lot for the expansion of the business to the north was considered. Your requests for variances to (1) reduce the front yard setback from 25' to 10' for off-street parking purposes only and (2) eliminate the required screening fence along the west property line were also considered. It was the action of the Board to approve your exception request subject to the following conditions:

1. Prior to the release of the resolution, authorizing the construction of an off-street parking lot, the applicant shall submit a landscape plan of the required front yard setback, to the Secretary for approval. This shall include the dedication of a turning radius from the north-south alley.
2. The parking spaces and all drives and circulation aisles shall be surfaced with asphalt or concrete and be maintained in good condition.
3. The spaces shall conform to the plan submitted with the application and shall be marked accordingly.
4. A 6' fence of masonry, wood or metal complying as a screening fence shall be erected along the south property line. Such fence shall be reduced to 3' in height for the east 25'.
5. Only such signs as are necessary for the operation of the parking lot shall be permitted and shall not exceed the size set forth in 28.04.139 C.1 of the Zoning Ordinance.

6. The parking area shall be used for passenger vehicles only and shall not include trucks or equipment of any business. The area shall not include the use of the property for any storage, work area, dismantling or servicing of any vehicles, equipment materials or supplies.
7. Prior to occupancy of the property as a parking lot, and in no case later than 12 months from the approval by the Board, all conditions of this resolution and those of 28.04.145 of the zoning ordinance shall be complied with or the resolution shall become null and void.

It was also the action of the Board to approve your requests for variances subject to the following conditions:

1. The reduction of the required front yard setback from 25' to 10' shall be for off-street parking purposes only.
2. In the event the physical screening is removed from the residential property to the west, then the owner of the application area will install a screening fence along the west property line.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with the exception condition number 1 above.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc Virgil Moeder, 2823 East Douglas, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 66-83

APPLICANT: Wendell D. Waldie, 3111 Aloma, Wichita, Kansas.

AGENT: Virgil Moeder, 2823 East Douglas, Wichita, Kansas.

REQUEST: Variances pursuant to Section 2.12.590.B, Code of the City of Wichita, to (1) reduce the front yard setback from 25' to 10' for off-street parking purposes only, and (2) eliminate the required screening fence along the west property line.

GENERAL LOCATION: On the west side of Erie and south of Douglas.

ZONING: Subject property is zoned the "A" Two-family Dwelling District as are the properties to the west, south and east. Property to the north is "LC" Light Commercial.

LAND USE: Subject property is being developed as an off-street parking lot. Properties to the west, south and east are residential. Property to the north is commercial.

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 variances of the front yard setback and to eliminate the screening adjacent to the west property line in order to construct an off-street parking lot in a residential zoning district. The front yard requirement is 25' and is requested to be reduced to 10'. The screening along the west property line is adjacent to an alley and the property on the west has basically screened itself from any adverse affect a parking lot might have. In addition, the use of the alley for emergency circulation might be advantageous to the use of the property.

The applicant will screen along the south property line and will provide a ten foot landscape front yard adjacent to Erie. The alley to the north is paved and all access to the parking lot will be thru the alley.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the property is located immediately south of a commercial development and is fully developed to the east property line, a modified front yard would reduce the front yard requirement to far less than 25 feet. Also, the residence to the west is adequately screened from view of this lot.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variances requested will not adversely affect the rights of adjacent property owners inasmuch as the reduction of the front yard should not create a nuisance to the residence to the south since the access will be from the alley and not from Erie Street.

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 maximum area possible is needed for parking in order to provide the required number of off-street parking spaces for the property to the north.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variances would not adversely affect the public interest inasmuch as the reduction of the front yard or the elimination of the screening fence will not interfere with any right-of-way or easements. In fact, to provide additional parking should reduce the traffic congestion on Douglas.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variances requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the property will provide landscaping and is already effectively screened from the residential property to the west.

RECOMMENDATION:

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

1. The reduction of the required front yard setback from 25' to 10' shall be for off-street parking purposes only.
 2. In the event the physical screening is removed from the residential property to the west, then the owner will install a screening fence along the west property line.
-

BZA CASE NO. 66-83

2 NOTICES SENT TO APPLICANT/AGENT

10 ~~NOTICES~~ ^{LEGAL ADV.} SENT TO MAPC

1 NOTICES SENT TO CPO

21 NOTICES SENT TO ADJOINING PROPERTY OWNERS

24 TOTAL NOTICES SENT 12-14-83

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

December 12, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 66-83

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 Wendell D. Waldie, 3111 Aloma, Wichita, Kansas, requesting variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting variances to (1) reduce the front yard setback from 25' to 10' for off-street parking purposes only; and (2) eliminate the required screening adjacent to the alley along the west property line, on property zoned "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 55-57-59 on Erie, Allen's Subdivision of Richland
2nd Addition to Wichita, Sedgwick County, Kansas.
Generally located on the west side of Erie and south of
Douglass.

This application has been assigned Case BZA 66-83. It will be considered by the Board of Zoning Appeals on January 3, 1984 at 1:30 p.m. in the Metropolitan Area Planning Department Conference Room, 10th Floor, City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances, 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 66-83
FILED 11-30-83

APPLICATION FOR VARIANCE

I. Name of Applicant Wendell D. Waldie
Mailing Address 3111 Aloma Phone _____
Name of Authorized Agent Virgil Moeder (Contract Purchaser)
Mailing Address 2823 E. Douglas Phone 685-1295
Relationship of applicant to property is that of _____
(Owner, Tenant, Lessee, Other)

II. The variance requested and to reduce the front yard setback
from 25 feet to 10 feet for off-street parking purposes only, and
to eliminate the screening adjacent to the alley on the west.
for property located on the west side of Erie and
South of Douglas
and legally described as: Lots 55-57-59 on Erie, Allen's
Subdivision of Richland 2nd Addition, Wichita, Sedgwick County
Kansas

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

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 2.12.530 of the Code of the City of Wichita (Ordinance No. 36-596); 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 Virgil Moeder

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of
Zoning Appeals, 11:00 (a.m. - ~~p.m.~~), Nov 30, 1983
together with appropriate fee of 150.00

Signed [Signature]

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
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:

Record Owners within 200 feet of:
Lots 55, 57 and 59, on Erie, ALLEN'S
SUBDIVISION OF RICHLAND 2ND ADDITION,
Wichita, Sedgwick County, Kansas.

has for legal



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTIONS

RECORD OWNERS

<p>Lots 55, 57 and 59 on Erie, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION, D</p> <p>Lots 2, 4, 6, 8 and the West 20 feet of Lot 10, on Douglas, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION, D</p> <p>East 5 feet of Lot 10, all of Lot 12 and 14, on Douglas, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION, ✓</p> <p>Lots 16, 18, 20 and 22, on Douglas, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION, D</p> <p>Lot 24 and the West half of Lot 26, on Douglas, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION, ✓</p> <p>East Half of Lot 26 and all of Lot 28, on Douglas, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION, ✓</p>	<p>Wendell D. Waldie 3111 Aloma Wichita, Kansas 67211</p> <p>Merle N. Slease 3705 E. Murdock Wichita, Kansas 67208</p> <p>Merle N. & Adolyn M. Slease 3705 E. Murdock Wichita, Kansas 67208</p> <p>Virgil J. & Claudie N. Moeder 8945 Woodside Wichita, Kansas 67233</p> <p>Decker Investment Incorporated 305 S. Volutsia Wichita, Kansas 67211</p> <p>John C. Schmidt 2907 E. Douglas Wichita, Kansas 67211</p>
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Fidelity Title
COMPANY, INC.

unknown

DESCRIPTIONS

RECORD OWNERS

<p>Lots 30 and 32, on Douglas, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ First Auburn Co. 4255 Auburn Wichita, Kansas 67220</p>
<p>Lots 34 and 36, on Douglas, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ Harold A. & Dorothy D. Wilbor 8442 E. Mt. Vernon Road Wichita, Kansas 67207</p>
<p>Lots 50 and 52, on Volutsia, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ Gregory Lee Fisher ADDRESS UNKNOWN</p>
<p>Lots 54 and 56, on Volutsia, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ Wilner Edward & Kathryn G. Meyer 118 S. Volutsia Wichita, Kansas 67211</p>
<p>Lots 58 and 60 on Volutsia, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ Steven L. & Karen L. Schaumer 116 S. Volutsia Wichita, Kansas 67211</p>
<p>Lots 49, 51 and 53, on Erie, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ Orion W. High 123 1/2 S. Erie Wichita, Kansas 67211</p>
<p>Lots 50 and 52, on Erie, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION, <i>✓ Record: 102 No. 15 at 67208</i></p>	<p>✓ Fred J. & Rosemary Daves 128 S. Erie Wichita, Kansas 67211</p>
<p>Lots 54 and 56, on Erie, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ Wm. M. Romine; Edith Romine Natalee June Romine 440 E. 74th Street Kansas City, Missouri 64131</p>
<p>Lots 58 and 60 on Erie, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ First Auburn Co. 4255 Auburn Wichita, Kansas 67220</p>
<p>Lots 49 and 51 on Chautauqua, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ Jimmie L. West 123 S. Chautauqua Avenue Wichita, Kansas 67211 AND Wanda Kilpatrick ADDRESS UNKNOWN</p>
<p>Lots 53 and 55, on Chautauqua, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ Lawrence D. Price 888 S. Hydraulic Wichita, Kansas 67211 AND ✓ Marci J. Cranston <i>2151 30w</i> ADDRESS UNKNOWN <i>old man</i> <i>67218</i></p>
<p>Lots 57 and 59, on Chautauqua, ALLEN'S SUBDIVISION OF RICHLAND 2ND ADDITION,</p>	<p>✓ First Auburn Co. 4255 Auburn Wichita, Kansas 67220</p>
<p>Lots 38 and 40, on Volutsia, THE ELLA SUBDIVISION OF LOTS 1 & 2 IN BLOCK 3 & LOT 3 IN BLOCK 2, RICHLAND 2ND ADDITION,</p>	<p>✓ Olin W. & Gail S. Hendry 1909 S. Anna, Lot 94 Wichita, Kansas 67209</p>



DESCRIPTIONS

RECORD OWNERS

Lots 42 and 44, on Volutsia, THE ELLA SUBDIVISION OF LOTS 1 & 2, IN BLOCK 3, & LOT 3 IN BLOCK 2, RICHLAND 2ND ADDITION, ✓ John D. & Dian K. Hauenstein 824 N. Porter Wichita, Kansas 67203

Lots 46 and 48, on Volutsia, THE ELLA SUBDIVISION OF LOTS 1 & 2, IN BLOCK 3, & LOT 3, IN BLOCK 2, RICHLAND 2ND ADDITION, ✓ Kenneth Dale & Karon D. Roy 130 S. Volutsia Wichita, Kansas 67211

Lots 37 and 39, on Volutsia, THE ELLA SUBDIVISION OF LOTS 1 & 2, IN BLOCK 3, & LOT 3 IN BLOCK 2, RICHLAND 2ND ADDITION, ✓ Robert A. & Barbara J. Hurley 139 S. Erie Avenue Wichita, Kansas 67211

Lots 41 and 43, on Volutsia, THE ELLA SUBDIVISION OF LOTS 1 & 2, IN BLOCK 3, & LOT 3, IN BLOCK 2, RICHLAND 2ND ADDITION, ✓ DeWayne A. & Jean L. Trumpp 435 W. Terrace Drive Wichita, Kansas 67208

Lots 45 and 47, on Volutsia, THE ELLA SUBDIVISION OF LOTS 1 & 2, IN BLOCK 3, & LOT 3 IN BLOCK 2, RICHLAND 2ND ADDITION, ✓ Dennis L. & Carol X. Cobb 3601 E. Lewis Wichita, Kansas 67218



Lots 38 and 40, on Erie, SPANGENBERGERS SUBDIVISION OF LOT 4, BLOCK 2, RICHLAND 2ND ADDITION, ✓ Roso R. & Brenda I. Lopez 140 S. Erie Wichita, Kansas 67211

Lot 42 and 44, on Erie, SPANGENBERGERS SUBDIVISION OF LOT 4, BLOCK 2, RICHLAND 2ND ADDITION, ✓ John Charles Wadsworth 136 S. Erie Wichita, Kansas 67211

Lots 46 and 48, on Erie, SPANGENBERGERS SUBDIVISION OF LOT 4, BLOCK 2, RICHLAND 2ND ADDITION, ✓ Robert A. Von Sternberg, III 132 S. Erie Wichita, Kansas 67211

and Peggy Jean Radar 722 P.J. Rd, ADDRESS UNKNOWN- 6726 OC15 67205

Dated at Wichita, Kansas, this 14th day of October, 1983 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina A. Sutter

By Assistant Secretary

Tracer No. 61677



MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 021

PAYMENT NOTICE
 City of Wichita

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

Planning

DESCRIPTION	AMOUNT
City of Wichita	150.00

NAME
 KENNEDY CO.

ADDRESS
 1060 S. W. 10th St.

FUND
 155-40671-01

DUE DATE

COMMENTS

DATE
 11/30/43

BY
 J. J. [Signature]

Douglas

Ave



Ave.

132.5'

Alley

15'

15'

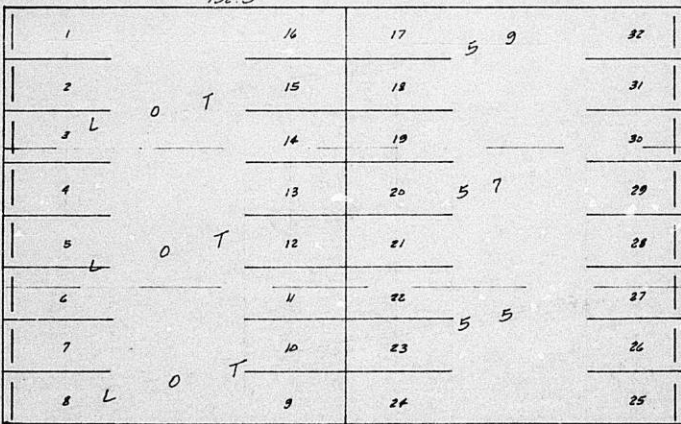
132.5'

Alley

15'

75'

15'



10' Landscape Area

75'

Walk

4'

0.8' Tree

0.8' Tree

132.5' 6' Wood Fence

25' 3' Wood Fence

Eric

Lots 55-57-59 on Eric
Allen's Sub in Richland's 2nd Addition