

CASE NO. 3-49

April 9, 1949

Mr. C. R. Nibarger
1420 East Lincoln
Wichita, Kansas

Dear Mr. Nibarger:

At the meeting of the Board of Zoning Appeals on March 8, 1949, your appeal, Case No. 3-49, was presented. This was an appeal from the Building Inspector's refusal to grant a permit for the purpose of building a commercial building out to the property line without observing the front yard set-back as required by Section 28 of the Zoning Ordinance - said building to be located on the premises at 231 North Washington Avenue.

After careful consideration it was the unanimous decision of the Board that this appeal be granted subject to you signing a waiver to your condemnation rights on this proposed building in case it is necessary for the City to condemn the front of the building in order to widen Washington Avenue; said waiver is to be recorded at the Register of Deeds' office and is to run with the property.

As soon as the waiver is properly recorded, a building permit will be issued to you by the Building Inspector. If there are any questions concerning the decision of the Board, please feel free to call the Planning Office, room 304 of the City Building.

Very truly yours,

Eugene N. Smith
Secretary

cc - George W. Dotsch
235 Cleveland
Wichita, Kansas