

Case No. BZA 3-79 Fidelity Development Co. requests variance to permit open outside stairways to project 4 feet into a required side yard setback on property zoned the "AA" Single Family and generally located on

POSTED
2-5-79

DATE 2-27-79

CI-42719

MAPD 4-30-79

ACTION

COMMITTEE Approved

M.A.P.C. _____

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

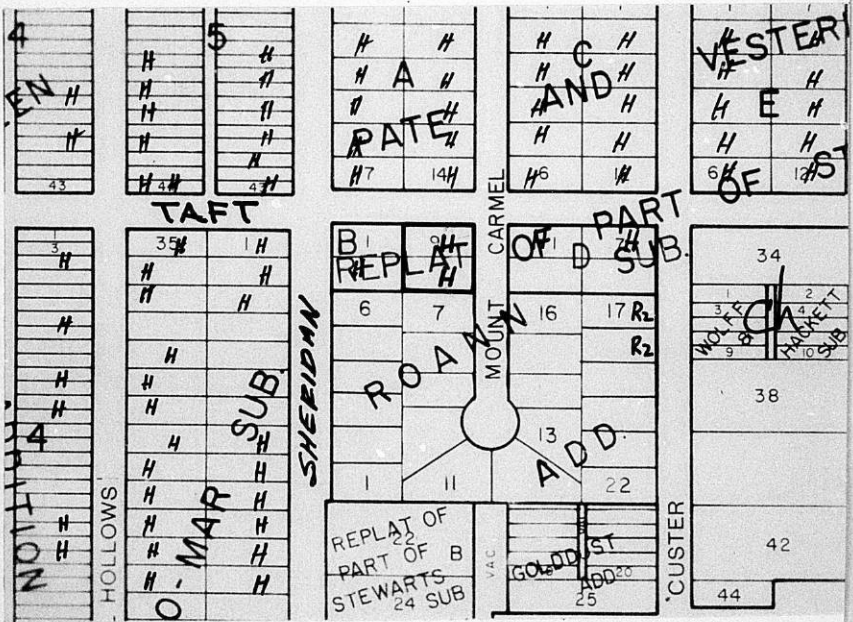
BZA
3-79

Map No. 5246
 Sec. 25
 Twp. 27
 Range 1W

BZA- 3-79
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 0.36 (122 ft. by 131 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East _____ South _____
 West SINGLE FAM North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



Smead®
 No. 2153C
 HASTINGS, MINN. LOS ANGELES
 LOAN OH. MCNEEOR, TX U. S. A.

March 6, 1979

Terry Martin
Fidelity Investment Company
229 S. Market
Wichita, Kansas 67202

Re: Case No. B2A 3-79
Request for Variance

Dear Mr. Martin:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 27, 1979, in connection with your request for a variance to increase the permitted projection of open outside stairways into the side yard setbacks from 2 feet to 4 feet, on property zoned the "AA" Single Family Dwelling District and generally located at the southwest corner of Taft and Mt. Carmel (501 and 505 S. Mt. Carmel).

This Resolution reflects the official action of the Board to approve this request and sets out the condition of approval. It is forwarded to you for your information and files.

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

Sincerely,


Larry Dobson
Assistant Secretary

LD:bbc
Enclosure

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

RESOLUTION NO. BZA 3-79

WHEREAS, Fidelity Investment Company, 229 S. Market, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to increase the permitted projection of open outside stairways into the side yard setbacks from 2 feet to 4 feet, on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 9 and 10, Block B, Pate and Vestering Replat of part of Stewart Subdivision, Sedgwick County, Kansas. Generally located at the southwest corner of Taft and Mount Carmel (501 and 505 S. Mt. Carmel).

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 February 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 the pre-cut or factory built homes do not allow the flexibility of on-site alterations or adjustments that are sometimes needed to adapt a home to a given site; 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 open steps do not negate the sense of open space; and the greater of the two encroachments is adjacent to public right-of-way; 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 steps are already constructed, under Central Inspection scrutiny, and to now remove them would deprive access to these two existing doorways; 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 steps adjacent to public right-of-way descend parallel to the property line and being unenclosed do not visually obstruct open space characteristics; 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 above four conditions have been found to exist; 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.

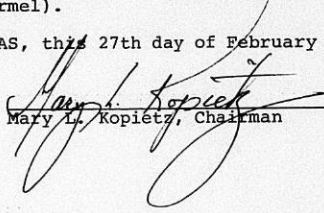
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to increase the permitted projection of open outside stairways into the side yard setbacks from 2 feet to 4 feet, on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 9 and 10, Block B, Pate and Vestering Replat of part of Stewart Subdivision, Sedgwick County, Kansas. Generally located at the southwest corner of Taft and Mount Carmel (501 and 505 S. Mt. Carmel)

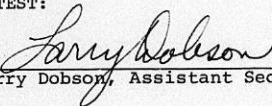
be approved subject to the following condition:

1. This variance shall be approved to permit an encroachment of open, outside stairs 2½ feet into the required side yard setback for the house located on Lot 10, Block B, Pate and Vestering Replat of Part of Stewarts Subdivision (505 S. Mt. Carmel); and a 4 foot encroachment of open, outside stairs into the required north side yard setback for the house located on Lot 9, Block B, Pate and Vestering Replat of Part of Stewarts Subdivision (501 St. Mt. Carmel).

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


Mary L. Kapietz, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 20, 1979

TO Jack Galbraith, Chief Planner, Current Plans

FROM Shirley Mast, CPO Administrative Aide

SUBJECT EZA 3-79 (Southwest corner of
Taft and Mount Carmel- 501 and
505 South Mount Carmel)

At their February 15, 1979 meeting, CPO Council "O" considered the captioned case and voted 5-0 to recommend approval of the variance to increase the permitted projection of open outside stairways into the side yard setbacks from 2 feet to 4 feet, on property zoned the "AA" Single Family Dwelling District at 501 and 505 South Mount Carmel.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered on 2/27/79.

Shirley Mast
Shirley Mast
CPO Administrative Aide

SM/ml

NOTED:

Evelyn Pittman
Evelyn Pittman
Assistant Coordinator



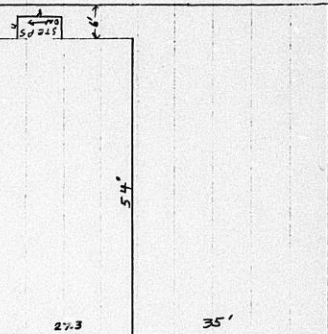
N
↑

1" = 20'

TAFT AVE

131.05'

LOT 9

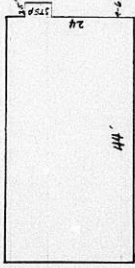


61'
66'

LOT LINE

OWNERSHIP LINE TO BE
ESTABLISHED WHEN THE
HOUSES ARE SOLD

LOT 10



61'
56'

MT CARMEL AVE

131.05'

WILLIAM L. KORBER
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

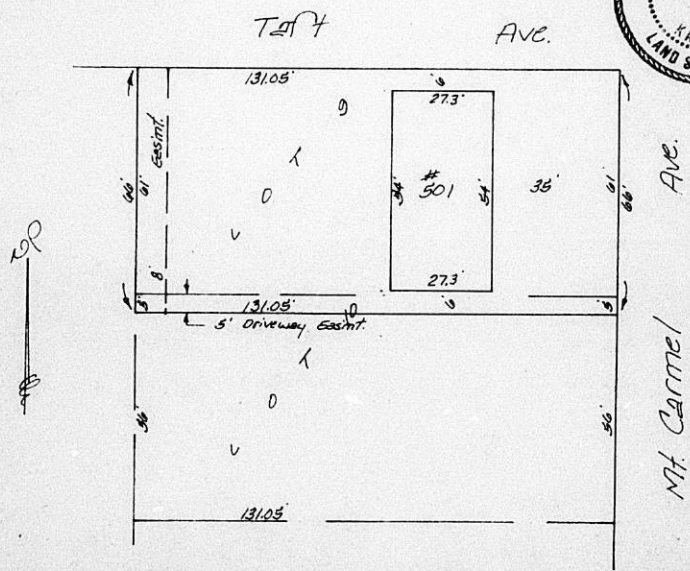
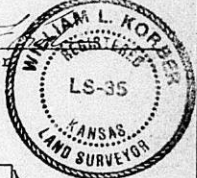
January 4, 1979

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 4th day of January, 1979 survey Lot 9 and the north 5 feet of Lot 10, Block B, Pate and Vestering Replat of Part of Stewart's Subdivision, Sedgwick County, Kansas, subject to a driveway easement on the north 5 feet of said Lot 10.

On said lot is house No. 501 with no garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

William L. Korber
Surveyor



WILLIAM L. KORBER

BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)

) SS

January 4, 1979

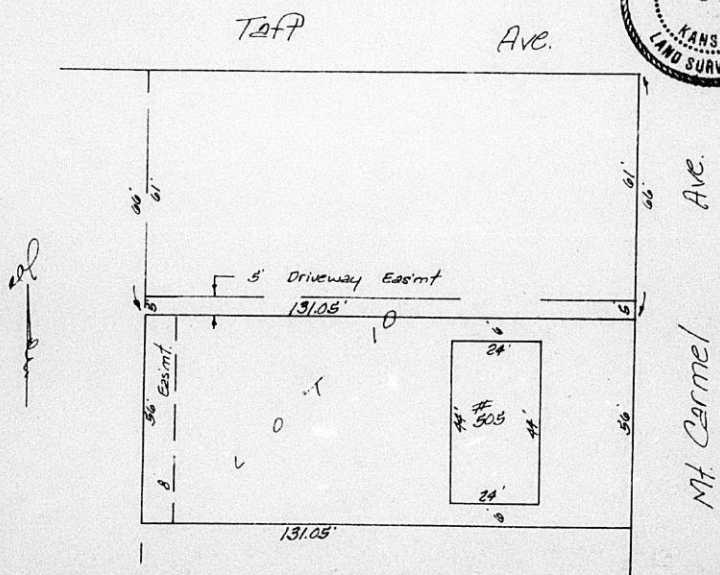
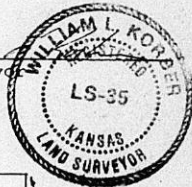
County of Sedgwick)

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 4th day of January, 1979 survey Lot 10 except the north 5 feet thereof, Block B, Pate and Vestering Replat of Part of Stewart's Subdivision, Sedgwick County, Kansas, together with a driveway easement on the north 5 feet of said Lot 10.

On said lot is house No. 505 with no garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

William L. Korber
Surveyor



WILLIAM L. KORBER

BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

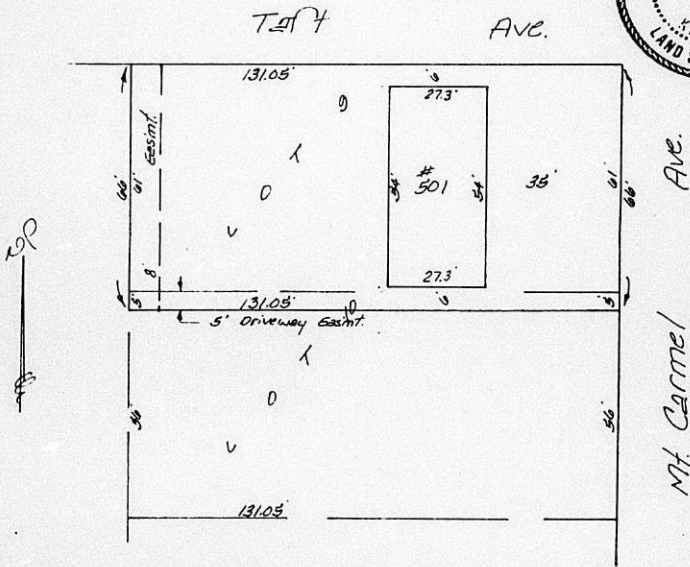
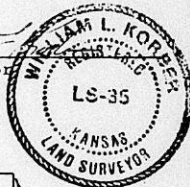
January 4, 1979

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 4th day of January, 1979 survey Lot 9 and the north 5 feet of Lot 10, Block B, Pate and Vesterling Replat of Part of Stewart's Subdivision, Sedgwick County, Kansas, subject to a driveway easement on the north 5 feet of said Lot 10.

On said lot is house No. 501 with no garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

William L. Korber
Surveyor



WILLIAM L. KORBER
BAUGHMAN CO.
SURVEYORS

PHONE 316/262.7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)


January 4, 1979

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 4th day of January, 1979 survey Lot 10 except the north 5 feet thereof, Block B, Pate and Vestering Replat of Part of Stewart's Subdivision, Sedgwick County, Kansas, together with a driveway easement on the north 5 feet of said Lot 10.

On said lot is house No. 505 with no garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

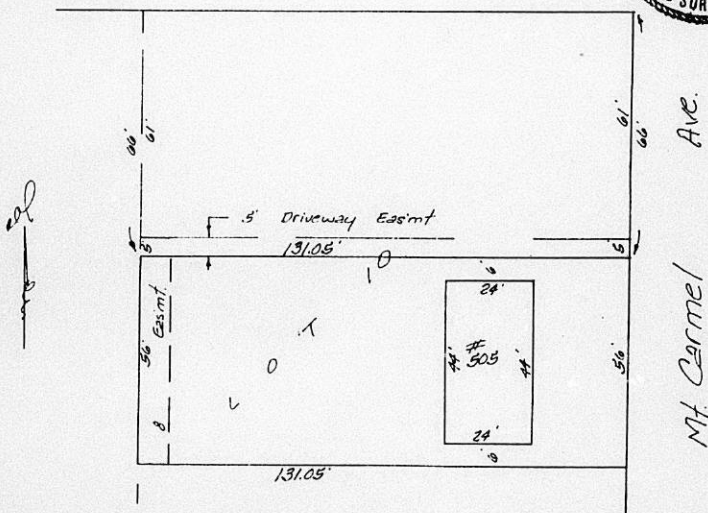
The accompanying plat is a true and correct exhibit of said survey for mortgage title insurance.

William L. Korber
Surveyor



T&P

Ave.

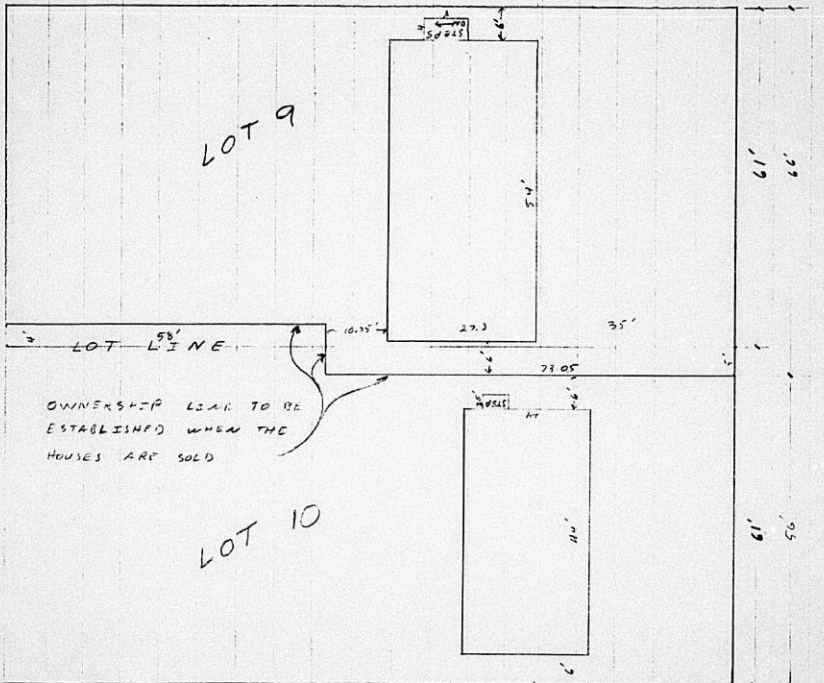


N
↑
1" = 20'

TAFT AVE

131.05'

LOT 9



OWNERSHIP LINE TO BE
ESTABLISHED WHEN THE
HOUSES ARE SOLD

LOT 10

MT CARMEL AVE

131.05'

February 28, 1979

Terry Martin
Fidelity Investment Company
229 S. Market
Wichita, Kansas 67202

Re: Case No. BZA 3-79
Request for Variance

Dear Mr. Martin:

At the regular meeting of the Board of Zoning Appeals on February 27, 1979 your request for a variance to increase the permitted projection of open outside stairways into the side yard setbacks from 2 feet to 4 feet, on property zoned the "AA" Single Family Dwelling District and generally located at the southwest corner of Taft and Mt. Carmel (501 and 505 S. Mt. Carmel) was considered.

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

1. This variance shall be approved to permit an encroachment of open, outside stairs 2½ feet into the required side yard setback for the house located on Lot 10, Block B, Pate and Vestering Replat of Part of Stewarts Subdivision (505 S. Mt. Carmel); and a 4 foot encroachment of open, outside stairs into the required north side yard setback for the house located on Lot 9, Block B, Pate and Vestering Replat of Part of Stewarts Subdivision (501 S. Mt. Carmel).

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,

Larry Dobson
Assistant Secretary
LD:bbc

Page 2
BZA 3-79

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

SECRETARY'S REPORT
CASE NO. BZA 3-79

APPLICANT: Fidelity Investment Company, 229 S. Market,
Wichita, Kansas

AGENT: Terry Martin, 229 S. Market, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code
of the City of Wichita, to increase the per-
mitted projection of open outside stairways
into the side yard setbacks, from 2 feet to 4
feet.

GENERAL
LOCATION: Southwest corner of Taft and Mt. Carmel
(501 and 505 S. Mt. Carmel)

ZONING: Subject property is zoned the "AA" Single
Family Dwelling District, as are properties
to the north, east and west. South is the "A"
Two Family Dwelling District.

LAND USE: Subject property is developed with two single
family homes.

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).

Case No. BZA 3-79
February 27, 1979
Page 2

COMMENTS BY THE SECRETARY:

The applicants are requesting this variance to permit up to a four foot encroachment of open, outside stairs into side yard setbacks, in connection with the construction of two single family homes on subject property.

The application area consists of two adjoining 66 by 131 foot lots, zoned the "AA" Single Family District. The new home on each of these lots maintains the minimum six foot side yard setback required in this district. A provision under Exceptions to Area Regulations, Section 28.04.188 of the City Code, allows outside stairways, entrance hoods, terraces, canopies and balconies to project into a required side yard not more than two feet. The northernmost home on the application area has steps encroaching four feet into its north side yard. The home to the south has steps encroaching two and one-half feet into its north side yard.

In each of these cases, the applicants state that the steps had to be built to these dimensions to meet the minimum requirements of the Uniform Building Code. It is our understanding from Central Inspection that the steps on the northern home were required, at one point, to be reconstructed to meet these requirements without knowledge that this, in turn, increased the violation of the side yard encroachment. It was not until after the stairs or steps were poured that the side yard setback encroachment was realized.

These homes are either factory built or pre-cut homes, and with door openings on one end, it would appear that they should have been constructed on lots where more than the minimum side yard setback could be maintained. Nevertheless, the problem now exists and the applicants are asking for relief in the form of this variance request so that the steps do not have to be removed, which would leave the homes without access out of these side doors.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to determine that uniqueness exists simply because of error or oversight, but if uniqueness exists it may be due to the fact that the pre-cut or factory built homes do not allow the flexibility of on-site alterations or adjustments that are sometimes needed to adapt a home to a given site.

Case No. BZA 3-79
February 27, 1979
Page 3

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested would not adversely affect the rights of adjacent property owners inasmuch as the open steps do not negate the sense of open space; and the greater of the two encroachments is adjacent to public right-of-way.

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 applicants inasmuch as the steps are already constructed, under Central Inspection scrutiny, and to now remove them would deprive access to these two existing doorways.

PUBLIC INTEREST:

It is the opinion of the Secretary that the variance desired will not adversely affect the public interest inasmuch as the steps adjacent to public right-of-way descend parallel to the property line and being unenclosed do not visually obstruct open space characteristics.

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 if the four previous conditions are found to exist.

RECOMMENDATIONS:

If the Board determines that the above five conditions can be found to exist the requested variance should be approved subject to the following condition:

1. This variance shall be approved to permit an encroachment of open, outside stairs 2½ feet into the required side yard setback for the house located on Lot 10, Block B, Pate and Vestering Replat of Part of Stewarts Subdivision (505 S. Mt. Carmel); and a 4 foot encroachment of open, outside stairs into the required north side yard setback for the house located on Lot 9, Block B, Pate and Vestering Replat of Part of Stewarts Subdivision (501 S. Mt. Carmel).

BZA CASE NO. 3-79

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

14 NOTICES SENT TO ADJOINING PROPERTY OWNERS

26 TOTAL NOTICES SENT 2-2-79

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

February 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 3-79

An application has been filed by Fidelity Investment Company, 229 S. Market, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the permitted projection of open outside stairways into the side yard setbacks from 2 feet to 4 feet, on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 9 and 10, Block B, Pate and Vestering
Replat of part of Stewart Subdivision,
Sedgwick County, Kansas. Generally located
at the southwest corner of Taft and Mount
Carmel (501 and 505 S. Mt. Carmel).

This application has been assigned case No. BZA 3-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 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

BOARD OF ZONING APPEALS

CASE NO. 3-79

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Fidelity Development Company ✓

Mailing Address 229 S. Market, Wichita, KS. 67202 Phone 265-2261
Attn: Terry Martin

Name of Authorized Agent _____

Mailing Address _____ Phone _____

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

II. The variance requested is concerning minimum side yard requirements as
relates to open outside stairways. (To permit open outside stairways
to project 4 feet into a required side yard setback)

for property located 501 and 505 S. Mt. Carmel Ave.

and legally described as: Lots 9 and 10, Block B, Pate and Vestering
Replat of part of Stewart Subdivision, Sedgwick County, Kansas.

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. 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.

Fidelity Development Company

Applicant Fidelity

Terry D. Martin

Authorized Agent Terry D. Martin

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 2:20 (a.m. p.m.), 1-29- 1979 together with appropriate fee of \$50.00.

map 5246

T9-402

s/w corner of Taft and ~~Mount~~ Carmel

Larry Dobson
Signed

STATEMENT REGARDING VARIANCE REQUEST

RE: Fidelity Development Company
501 & 505 S. Mt. Carmel Ave.
Wichita, Kansas

Fidelity Development Company has built two single family houses on Lots 9 and 10, Block B, Pate and Vestering Replat of part of Stewarts Subdivision, Sedgwick County, Kansas. The houses were placed on the lots in such a manner as to maintain the 6 foot side yard requirement from the north line of Lot 9 and from the south line of Lot 10 and maintaining a distance of 12 feet between the two houses. One of the houses is 54 feet long and the other 44 feet therefore the entire 122 foot frontage of the two lots has been used to it's maximum allowable with the two houses which meet the 6 foot side yard setback requirement. When the houses are sold to individuals the deeds will be executed so as to put the ownership line an equal distance between the two houses. This will let each house maintain it's minimum side yard requirement.

A violation does exist concerning the open outside stairways on each house. Section 28.04.188 Paragraph 3 of the Wichita Zoning Ordinance says in part that open outside stairways may project into a required side yard not more than 2 feet. 501 S. Mt. Carmel has an open outside stairway 4 feet in width therefore it is in violation of the zoning ordinance by 2 feet. 505 S. Mt. Carmel has an open outside stairway 2 1/2 feet wide therefore this stairway is in violation of the zoning ordinance by 1/2 foot. In each case the steps had to be built to these dimensions to meet the minimum requirements of the Uniform Building Code. Because the steps are already built to the minimum standards of the Uniform Building Code, a strict enforcement of the provisions of Title 28 (zoning ordinance) would mean that the steps would have to be torn out and the residence of the homes would not have excess out of the side doors. I believe a strict application of Title 28 would constitute unnecessary hardship upon the respective property owners.


Terry D. Martin

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:

Within 200 feet of Lots 9 and 10, Block B, PATE & VESTERING, REPLAT OF PART OF STEWART'S SUBDIVISION, City of Wichita, Sedgwick County, Kansas.



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.)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lots 9 & the North 1' of Lot 10, Block B	PATE & VESTERING, REPLAT OF PART OF STEWART'S SUBDIVISION	<i>D</i> Fidelity Development Co. 229 South Market Wichita, Kansas 67202
Lot 10, Except the North 1', Block B	"	<i>D</i> Fidelity Development Co. 229 South Market Wichita, Kansas 67202
Lot 5, Block A	"	Raymond H. & Theresa M. Vincent 430 South Sheridan Wichita, Kansas 13
Lot 6, Block A	"	Administrator of Veterans Affairs 901 George Washington Blvd. Wichita, Kansas 67211
Lot 7, Block A	"	Fannie G. Patterson Unknown address



(Continued)

-2-

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lot 12, Block A	PATE & VESTERING REPLAT OF PART OF STEWART'S SUBDIVISION	David C. & Judy Holt 429 South Mount Carmel Wichita, Kansas 67213
Lot 13, Block A	"	Charlotte E. Bishop 433 South Mount Carmel Wichita, Kansas 67213
Lot 14, Block	"	Milton Ellis & Darlene F. Winters 3102 Taft Wichita, Kansas 67213
Lot 1, Block B	"	Roe Messner 15901 East Central Wichita, Kansas 67230
Lot 2, Block B	"	Benjamin J. & Helen Ruffner 506 South Sheridan Wichita, Kansas 67213
Lot 5, Block C	"	Wanda D. Golden Address unknown
Lot 6, Block C	"	<i>no listing</i> Roger Bruce & Patricia A. Marshall 3004 Taft Wichita, Kansas 67213
Lot 1, Block D	"	Larry R. & Ellen Sue Hammond 3017 Taft Wichita, Kansas 67213
Lot 2, Block D	"	Roe Messner 15901 East Central Wichita, Kansas 67230
Lot 7, Block D	"	Anthony J. & Marie B. Wesley 3001 Taft Wichita, Kansas 67213
Lots 3, 4, 5, 6, 7, 8, & 9	ROANN ADDITION	Weidman Metal Masters Co. 2100 South West Street Wichita, Kansas 67213
Lot 10	ROANN ADDITION	Quality Investments 3158 South Hoover Wichita, Kansas 67215
Lot 13	ROANN ADDITION	Joseph C. Douty; Craig Smith; William P. Matchette 9817 Kenny Lane Wichita, Kansas 67212





(Continued)

(3)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESS</u>
Lots 14,15, & 16	ROANN ADDITION	<i>D</i> James Sanders % Quality Investments 3158 S. Hoover Wichita, Kansas 67215
Lots 17 & 18	"	✓ Joseph C. Douty; James R. Douty; Edward J. Weippert & William C. Loewen 9817 E. Kenny Lane Wichita, Kansas 67212
Lot 19	"	<i>D</i> Quality Investments 3158 S. Hoover Wichita, Kansas 67215

Dated at Wichita, Kansas the 17th day of January, 1979 @ 7:00 a.m.

Fidelity Title Company, Inc.

By *[Signature]*
Vice President

#46011



MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-1

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
BZA Variances	\$50.00

NAME Edith D. Williams, Inc
 ADDRESS 229 S. Market
 FUND 110-00-000-41071 DUE DATE 01-01-79

COMMENTS

DATE 1-29-79 BY [Signature]