

BZA 5-65 - R.E. Poos requests variance to permit reduction of lot area on WS Topeka in an area S of Gilbert

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

6-5
Passed
2-5-65

ACTION

Bza COMMITTEE Approve DATE 2-23-65

M.A.P.C. _____

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

BZA 5-65 - R.E. Foss requests variance to permit reduction of lot area on WS Topex in an area S of Gilbert

March 9, 1965

Mr. R. E. Foss
1814 South Battin
Wichita, Kansas

Dear Mr. Foss:

Re: Case No. BEA 5-65

On March 1, 1965, we advised you that the Board of Zoning Appeals had approved your request for a variance of the lot area requirement from 4,000 square feet down to 3,750 square feet, so that you could remodel a house for two apartments in a "B" Multiple Family zoning district, said property being located generally on the west side of Topeka in an area just south of Gilbert.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before March 5, 1965. The City Clerk has advised that no appeal was filed or before the date indicated, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the Resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber
Attachment

cc: Glen Lytle, Superintendent
of Central Inspection

RESOLUTION NO. BZA 5-65

WHEREAS, R. E. Foos, 1814 South Battin, Wichita, Kansas, requests a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, from the requirement of 4,000 square feet of lot area for construction of a duplex on property located in a "A" Two Family Dwelling District, as required in Section 28.04.050, Code of the City of Wichita, to 3,750 square feet of lot area, on property legally described as:

Lot 113, Block 4, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas.
Generally located on the west side of Topeka in an area just south of Gilbert; and

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, in regular meeting, consider said application on February 23, 1965; and

WHEREAS, the Board of Zoning Appeals has found that the request for a variance arises from a condition which is found to be unique and not ordinarily found in the same zoning district inasmuch as it is possible that there will be fewer occupants in the structure if used as a duplex (each unit a single bedroom), than there would be in a one-family dwelling containing four bedrooms; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, as approved, will not adversely affect the rights of adjacent property owners inasmuch as the applicant is required to install screening; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the Zoning Ordinance will constitute unnecessary hardship upon the applicant in view of the fact that the applicant has already expended nearly \$2,000 in the improvement of the property for a two family use; and

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

WHEREAS, as shown above, each of the four conditions required by Section 2.12.590.2, 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 the variance from 4,000 square feet of area for remodeling of a single family house as a duplex be approved for reduction to 3,750 square feet, on property legally described as:

Lot 113, Block 4, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas.
Generally located on the west side of Topeka in an area just south of Gilbert,

subject to the following:

1. One off-street parking space shall be provided for each dwelling unit at the rear of the structure.

2. A six-foot high louvered redwood, heavy plastic or fiber glass screen shall be attached to the south side of the 10-foot landing along the south side and adjacent to the 2'8" door opening, to protect the privacy of the residence to the south. (Said screen shall be at least six feet above the top of the landing.) Said screen may be made portable so that it may be removed from the landing whenever someone is moving into or out of the apartment which the 2'8" door provides access to.

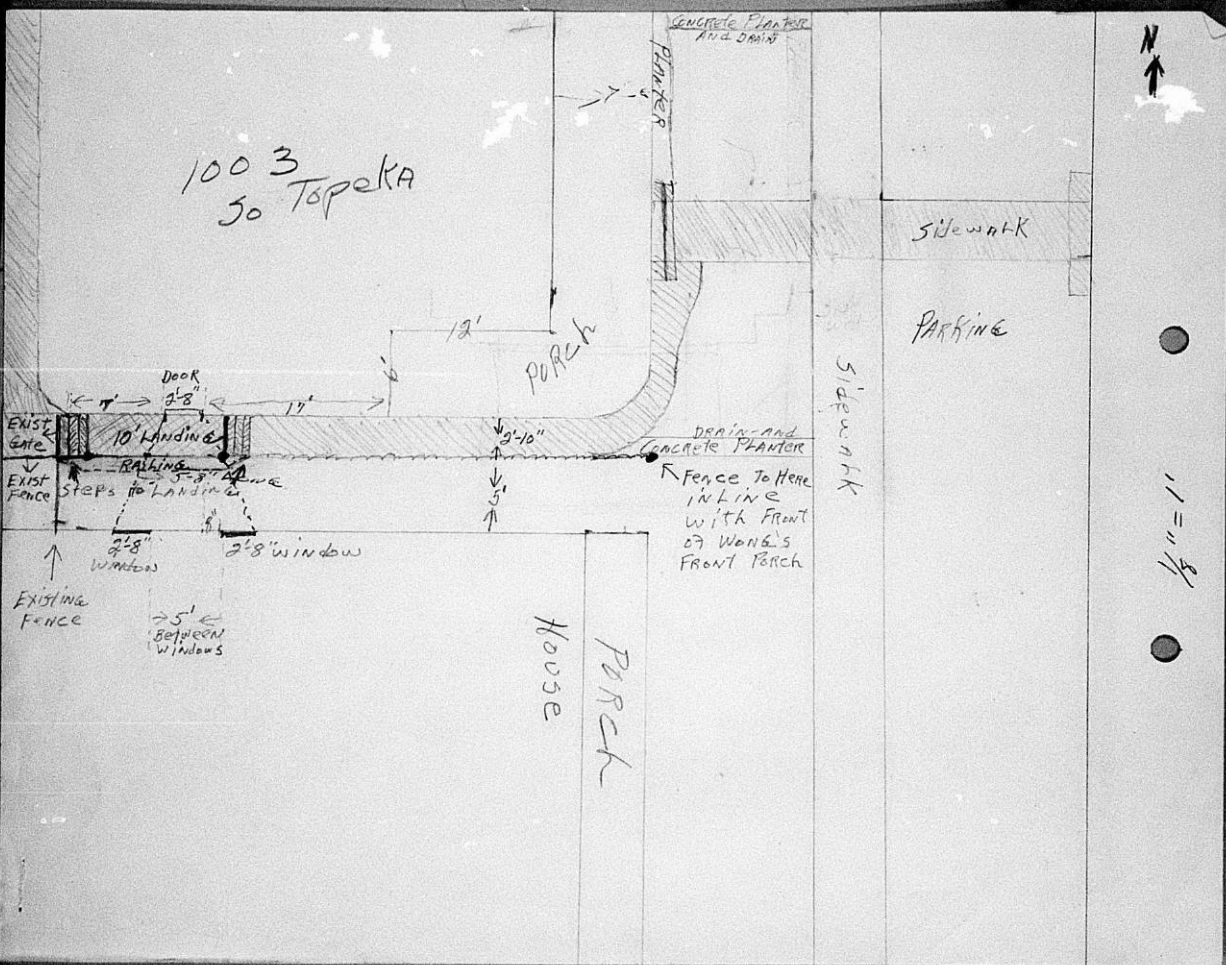
ADOPTED AT WICHITA, KANSAS, this 23rd day of February,
1965.

Harold Bauer
Harold Bauer, Chairman

ATTEST:

Jack H. Galbraith
Jack H. Galbraith, Secretary

100 3
50 TOPEKA



March 1, 1965

Mr. R. E. Foos
1814 South Battin
Wichita, Kansas

Re: Case No. BZA 5-65

This is to advise you that at its regular meeting of February 23, 1965, the Board of Zoning Appeals of the City of Wichita, considered your request for a variance of the lot area requirement from 4,500 square feet down to 3,750 square feet, so that you could remodel a house for two apartments in a "B" Multiple Family zoning district, said property being located generally on the west side of Topeka in an area just south of Gilbert.

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

1. One off-street parking space shall be provided for each dwelling unit at the rear of the structure.
2. The applicant shall provide the Secretary of the Board of Zoning Appeals with a plot plan drawn to scale and showing the applicant's house, dimensions of the lot, how far the existing house sets from all property lines, the proposed addition with its relationship to all property lines, the location of the neighboring house to the south in relation to the applicant's house, and any other improvements on the property which will allow the Secretary of the Board to determine what type of screening might be necessary to protect the property owner to the south. This survey is to be filed with the Secretary of the Board prior to March 5, 1965.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board shall be final unless it is appealed to the Board of City Commissioners within ten days after the date of the Board's action. Accordingly, an appeal could be filed in this case on or before March 5, 1965.

Page 2 - R. E. Foss
March 1, 1965

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If none has been filed on or before that date, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWE:ber

cc: Glen Lytle, Superintendent
of Central Inspection

Robert G. Finch
City Clerk

10:30 a.m.

2-23-65

ITEM #5 on the agenda

Case No. BZA 5-65

Mrs. Jennie L. Rice
1015 South Topeka

Because of the bad weather Mrs. Rice is unable to attend the meeting, but does wish to register her opposition to this application. She stated that a door in the proposed addition will go right into the yard of the neighboring property right across from their bedroom window. She felt that with no more side yard than proposed, there would be intrusion into the adjacent yard by residents of subject property as they used the door.

*Mrs. Lucille Sigler
1021 S Topeka called and
expressed her opposition*

SECRETARY'S REPORT

CASE NO. BZA 5-65

APPLICANT: R. E. Foos

AGENT: None

GENERAL LOCATION: West side of Topeka in an area south of Gilbert

ZONING: The existing zoning, as well as that to the north, east and south is "B" Multiple Family. The area to the west is "LC" Light Commercial.

LAND USE: Existing - Vacant-Single Family. North - Two Family. East - Two Family. South - Single Family. West - Antique Shop.

REQUEST: Variance as provided in Section 2.12.590, Code of the City of Wichita, to allow the applicant to construct a two-family dwelling on a lot containing 3,750 square feet rather than 4,000 square feet, as required in the "B" Multiple Family District. The "B" District requires 2,000 square feet of lot area for a two-family dwelling.

JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions of Section 2.12.590 of the Code of the City of Wichita and may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from some condition which is not ordinarily found in the same zoning district;
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 enforcement provisions of this zoning ordinance would constitute an unnecessary hardship upon the property owner represented in the appeal;
4. That the variance desired is not against the public interest.

COMMENTS BY THE SECRETARY:

The applicant owns a lot which is 25' x 140' and contains 3,500 square feet of lot area. The Central Inspection Office has also included half of the 20-foot alley to the rear of this lot (10' x 25') in figuring the total lot area and thus, the applicant is given credit for having 3,750 square feet of lot area which is 250 square feet of the lot area requirement for a two-family dwelling in the "B" Multiple Family District.

As indicated in the statement of justification, there was originally a single-family dwelling on this property which was partially destroyed by fire. The applicant who is approaching retirement bought the partially destroyed structure with the hopes of remodeling it for a rental single-family dwelling in order to help supplement his retirement income. He then decided to remodel the structure into a duplex. Both plumbing and electrical permits were issued for the installation of new electrical and plumbing facilities. Subsequently, the carpenter applied for a remodeling permit; however, it was denied because the applicant needed 250 square feet additional area for a two-family dwelling.

It is also pointed out that if this structure was remodeled for a single-family dwelling it would contain four bedrooms and probably more occupants than would a two-family dwelling with single-bedroom units.

UNIQUENESS:

There is nothing which is unique about this property from a physical standpoint. However, if the use of the property is to be considered as a criteria for uniqueness this request is probably somewhat unique inasmuch as the applicant believes there will be less occupants in the house as a two-family dwelling, each with a single bedroom, than there would be in a one-family dwelling containing four bedrooms.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance will in no way adversely affect the adjacent property owners.

HARDSHIP:

It is the opinion of the Secretary that a hardship exists in that the applicant has already expended nearly \$2,000 in the improvement of this property for a two-family dwelling.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION:

Based upon the foregoing comments, it is the opinion that all four conditions necessary to the granting of a variance can be found to exist and, therefore, it is recommended that a variance be granted reducing the lot area requirement from 4,000 square feet to 3,750 square feet for the two-family dwelling and subject to the following requirement:

1. One off-street parking space shall be provided for each dwelling unit at the rear of the structure.

SECRETARY'S REPORT

CASE NO. BZA 5-65

APPLICANT: R. E. Foos

AGENT: None

GENERAL LOCATION: West side of Topeka in an area south of Gilbert

ZONING: The existing zoning, as well as that to the north, east and south is "B" Multiple Family. The area to the west is "LC" Light Commercial.

LAND USE: Existing - Vacant-Single Family. North - Two Family. East - Two Family. South - Single Family. West - Antique Shop.

REQUEST: Variance as provided in Section 2.12.590, Code of the City of Wichita, to allow the applicant to construct a two-family dwelling on a lot containing 3,750 square feet rather than 4,000 square feet, as required in the "B" Multiple Family District. The "B" District requires 2,000 square feet of lot area for a two-family dwelling.

JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions of Section 2.12.590 of the Code of the City of Wichita and may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from some conditions which is not ordinarily found in the same zoning district;
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 enforcement provisions of this zoning ordinance would constitute an unnecessary hardship upon the property owner represented in the appeal;
4. That the variance desired is not against the public interest.

COMMENTS BY THE SECRETARY:

The applicant owns a lot which is 25' x 140' and contains 3,500 square feet of lot area. The Central Inspection Office has also included half of the 20-foot alley to the rear of this lot (10' x 25') in figuring the total lot area and thus, the applicant is given credit for having 3,750 square feet of lot area which is 250 square feet of the lot area requirement for a two-family dwelling in the "B" Multiple Family District.

Page 2 - Secretary's Report
Case No. BZA 5-65

As indicated in the statement of justification, there was originally a single-family dwelling on this property which was partially destroyed by fire. The applicant who is approaching retirement is a partially destroyed structure with the hopes of remodeling it into a rental single-family dwelling in order to help supplement his retirement income. He then decided to remodel the structure into a duplex. Both plumbing and electrical permits were issued for the installation of new electrical and plumbing facilities. Subsequently, the carpenter applied for a remodeling permit; however, it was denied because the applicant needed 250 square feet additional area for a two-family dwelling.

It is noted that if this structure was remodeled for a single-family dwelling it would contain four bedrooms and probably more than would a two-family dwelling with single-family bedrooms.

There is nothing which is unique about this property from a physical standpoint. However, if the use of the property is to be considered as a criteria for uniqueness this request is probably somewhat unique inasmuch as the applicant believed there would be less occupants in the house as a two-family dwelling with a single bedroom, than there would be in a one-family dwelling containing four bedrooms.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance will in no way adversely affect the adjacent property owners.

HARDSHIP:

It is the opinion of the Secretary that a hardship exists in that the applicant has already expended nearly \$2,000 in the remodeling of the property for a two-family dwelling.

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance will in no way adversely affect the adjacent property owners.

Page 3 - Secretary's Report
Case No. BZA 5-65

RECOMMENDATION:

Based upon the foregoing comments, it is the opinion that all four conditions necessary to the granting of a variance can be found to exist and, therefore, it is recommended that a variance be granted reducing the lot area requirement from 4,000 square feet to 3,750 square feet for a two-family dwelling and subject to the following requirements:

1. One off-street parking space shall be provided for each dwelling unit at the rear of the structure.

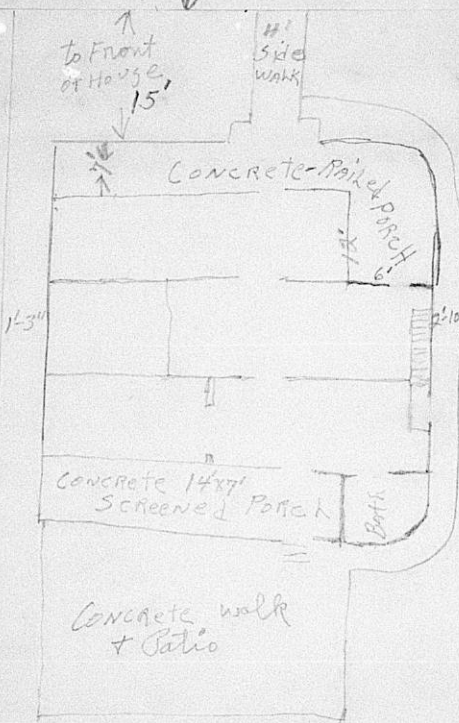
Tapeka Street

PARKING 15'

Sidewalk 5'

to Front of House, 15'

4' side walk



House
2 story
21 x 46

+ porches which includes bath

5 rooms + bath down

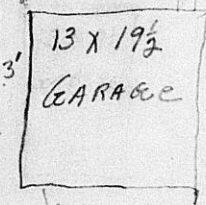
up 3 rooms
3 closets up

See next sheet
for
BACKYARD

BACK of House

40'
TO GARAGE

SIDE WALK



13' to center
of LIGHT Poles

Fence + gate
to be moved for
ANOTHER PARKING
Beside GARAGE.



PAVED
ALLEY

1003 So. Topoka 5-65

Page I

Blk 4 Lot 113 Orme & Phillips addition

Dear Sirs:

This particular house had a fire inside it a few days before Thanksgiving Day '64 and was left as was until I bought it Jan 3 of 65. The north wall was torn open by firemen.

Anyway as it had no structural damage by fire and I had a chance to buy it at what I thought was a reasonable price, I purchased it thinking to replace the wall torn off by firemen, re-decorating it for an investment rental. However after starting to clean it up and hauling off all the junk I realized that it was a larger house than I thought and had more room in it than I had realized. In fact I could not figure who would need that much room except somebody with a dozen children or more than one family. By this time I had an electrician get me temporary electricity to work by and as it had old knob & tube wiring and an old fuse box I inquired as to the cost of replacing this with new service. Anyway at this time I thought that if it would not cost too much, it could be used to a lot better advantage, both to myself and to renters, to make a two family dwelling out of it which would probably happen anyway if I rented it to one family. Anyway I got estimates from carpenters, electricians and plumbers as to the cost of doing this and while the cost was high I still figured that it would still pay to do it.

Over

at this time I had a carpenter close up the ~~front~~ open outside wall and I replaced window panes I asked the carpenter, if he could get a permit for me, ^{because of my working hours,} and he said he could but that we had better get the outside wall closed up before bad weather, which I was anxious to do while the weather was nice and before it rained and snowed in it.

Anyway the Plumbing Co. got a permit and put in double water service, double gas service, (the old service was in the basement) and installed another bathroom upstairs and plumbed for kitchen also installed another blower furnace and water heater.

also the Electrical Co. got a permit and installed new wiring and put in two new breaker panels, one for downstairs and one for upstairs and arranged it for double electrical service.

The electrical rough in has been inspected and approved. also the gas services have been tested and approved. all that the plumbing lacks of being completely finished is connecting water to stool lavatory and kitchen sink upstairs.

at this time I was informed that the carpenter had not applied for a permit and when I went downtown to obtain one they informed me that I was 250 ft short of being able to make this into a two family dwelling. which was quite a blow to me as I have a lot of work and a lot of money, at least to me, invested in this part of the house

next page

Page III

In fact the most of the money invested in the redecorating and re-modeling is invested in this part of the house.

The Electrical estimate was 275.00 Pd to date.

The Plumbing estimate was 880.00 Pd to date.

The Furnace, bathroom fixtures and kitchen sink and sink and hot water heater have cost to date

(Furnace & water heater installed) 300.00 Pd to date

Extra material and carpenter labor for making into two family to date 264.00 Pd. to date

1719.00

^{+50.00 fee and 25.00 abstract estimate.}
So I plead for a variance in the code to allow this as this means about 10 or 12 years of savings going down the drain for nothing. Also I believe that there will be fewer people in the house as a two family dwelling.

~~Then~~ Because as a two family dwelling I intend and have planned for each to be a one-bedroom each, whereas as a single family dwelling there would be four bedrooms and so probably more people than if it is allowed to be made into a two family dwelling.

I know this is my ownly salvation, and I sincerely believe that it will be the best for all concerned, The city, neighborhood and people who need to rent.

Yours hopefully and sincerely
Ray Foss

CASE NO. BZA 5-65

22 NOTICES MAILED FEBRUARY ⁵ 1965

FOR MEETING FEBRUARY 23, 1965

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

February 5, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 5-65

An application has been filed by R. E. Foss, 1814 South Battin, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance as provided in Section 2.12.590.2 of the Code of the City of Wichita, to reduce the lot area requirement to the extent of 250 square feet to permit construction of a duplex, on property zoned "B" Multiple Family, and legally described as follows:

Lot 113, Block 4, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka in an area just south of Gilbert.

This application has been assigned Case No. BZA 5-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 23, 1965, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

25

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

February 5, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 5-65

An application has been filed by R. E. Foos, 1814 South Battin, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance as provided in Section 2.12.590.2 of the Code of the City of Wichita, to reduce the lot area requirement to the extent of 250 square feet to permit construction of a duplex, on property zoned "B" Multiple Family, and legally described as follows:

Lot 113, Block 4, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka in an area just south of Gilbert.

This application has been assigned Case No. BZA 5-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 23, 1965, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 5-65

CITY OF WICHITA, KANSAS

FILED 2-2-65

APPLICATION FOR VARIANCE

1. Name of Applicant R.E. Foos
 Mailing Address 1814 S. Patton, Wichita, 67218 Phone MU 3-6019
 Name of Authorized Agent _____
 Mailing Address _____ Phone _____
 Relationship of applicant to property is that of _____
 (owner, tenant, lessee, other)

II. The variance requested is a reduction of 250 feet of
the lot area requirement for a two family
dwelling in the "B" Multiple Family District
as provided in Section 2.12.590.2 of the Code
for property located in the city of Wichita.

1003 So Topeka
 and legally described as: Block 4 - Lot 113 Orme and
Phillips addition

in the City of Wichita; and which is presently zoned "B" Multiple Family
 (Give metes and bounds description below if appropriate):

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 appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
- d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

W & B Topeka in an area just south of Gilbert

R.E. Foos
 Applicant

 Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, _____ (a.m. - p.m.), Feb 1, 1965, together with appropriate fee of \$50.00.

T21-402

Blowers & J. Howe
 Signed

C
A
L
L
A
H
A
N
G
U
A
R
A
N
T
E
E
I
N
C.

CERTIFICATE OF OWNERSHIP

THE CALLAHAN GUARANTEE TITLE CO. Inc., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the office of the Register of Deeds, Sedgwick County, Kansas, of the real estate within a radius of 200 feet of and including the following described property.

Lot 113, Block 4, Orme & Phillips Addition

DESCRIPTION OWNER/OWNERS

Orme and Phillips Addition

Block 3

Lots 101 and 103 Gage K. Brewer ✓
941 S. Topeka

Lots 105 and 107 A. D. Voyles and Eva ✓
943 S. Topeka

Lots 102-104-106-108 May Morris & Mary Margaret Morris Boyd, ✓
as co-executrices Estate W. L. Morris
deceased
208 N. Broadway

Block 4

Lots 109-111 Annabelle Brown ✓
411 E. Gilbert

Lots 113 R. E. Foss & Madge B. ✓
1814 S. Battin

Lots 115-117 Louis Wong & Partresia ✓
1007 S. Topeka

Lot 119 and N 5 ft. lot 121 Vern L. Taylor & Mae S. ✓
1011 S. Topeka

Lot 121, Exc N 5 ft. & all lot 123 Harry Rice and Jannie L. ✓
1015 S. Topeka

Lots 125-127 Lucile Siglea ✓
1021 S. Topeka

Lot 129 Maude E. Leeder, Robert Vint Carter, ✓
Max N. Carter and Barbara E. Prater
1025 S. Topeka

Lots 110-112 and N 5 ft. lot 114 The Women's Society of Christian Service ✓
of Central Kansas Conference of the Methodist
Church 151 No. Volusia
Address not known



C
A
L
L
A
H
A
N
G
U
A
R
A
N
T
E
E
T
I
T
L
E
C
O.
I
N
C.

Orme and Phillips Addition - continued

Block 4

S 20 ft. lot 114 and lots 116-118-120

Lots 122-124-126

Lots 128-130

Block 8

Lots 102-104-106-108

Block 9

Lots 110-112

Lots 114-116

Lot 118 and North Half lot 120

South Half lot 120 and all 122

Lots 124-126

Lot 128

Lot 130

Boris V. Lerke ✓
1006 S. Broadway

A. B. Dolechek
address not known

Mary E. Zehring ✓
527 N. Crestway

Grace Methodist Church ✓
932 S. Topeka

Lyman J. Brown & Annabell ✓
411 E. Gilbert

H. A. Gehrke and Dorothy B. ✓
Route 1
Augusta, Kansas

Frederick A. Precht & Mary L. ✓
1010 S. Topeka

Nettie Cunderson, Widow ✓
1014 S. Topeka

Leona Childers ✓
1018 S. Topeka

Martha Ann Mason ✓
1412 University

William E. Ripper & Lavona M. ✓
2227 Pattie

no address

Dated at Wichita, Kansas this 1st day of
February 1965

CALLAHAN GUARANTEE TITLE CO., INC.

By *[Signature]*
Vice-President.

No. 3580

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

February 5, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 5-65

An application has been filed by R. E. Foos, 1814 South Battin, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance as provided in Section 2.12.590.2 of the Code of the City of Wichita, to reduce the lot area requirement to the extent of 250 square feet to permit construction of a duplex, on property zoned "B" Multiple Family, and legally described as follows:

Lot 113, Block 4, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka in an area just south of Gilbert.

This application has been assigned Case No. BZA 5-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 23, 1965, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS
ZIP CODE 67203



Annabelle Brown
411 East Gilbert
Wichita, Kansas

Annabelle Brown
Murray Utah 84107

RETURN TO SENDER

UNCLAIMED



5-65

FEB 18 1965

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

February 5, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 5-65

An application has been filed by R. E. Foos, 1814 South Battin, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance as provided in Section 2.12.590.2 of the Code of the City of Wichita, to reduce the lot area requirement to the extent of 250 square feet to permit construction of a duplex, on property zoned "B" Multiple Family, and legally described as follows:

Lot 113, Block 4, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka in an area just south of Gilbert.

This application has been assigned Case No. BZA 5-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 23, 1965, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS
ZIP CODE 67202



*Don Del
Murray et al 84107*

Lyman J. and Annabell Brown UNCLAIMED

411-East Gilbert

Wichita, Kansas



FEB 18 1965

5-65

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Nvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Gas Applications</i>	<i>50.00</i>

Name *R. C. Lewis*

Address *214 W. Butler*

Type *C-712* Due Date

Comments:

Date *2-1-15* By *L. Shover*