

ACTION

BZA COMMITTEE *approve* DATE *4-23-63*

M.A.P.C. _____

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

BZA 6-63 - J. H. Condit requests an
exception to allow used car lot in
LC on W side of Seneca N of Harry

R E S O L U T I O N N O . 6-63

WHEREAS, J. H. Condit, 1511 South Seneca, Wichita, Kansas, requested an Exception to permit the installation or construction of a used car lot as provided in Section 28.04.180.A.14 of the Code of the City of Wichita, Kansas; and

WHEREAS, the above request applies to property legally described as

Lots 3, 4, 5 and 6, Block G, University Heights Addition, in the City of Wichita, Kansas,

which is generally located on the west side of Seneca between Harry and Figg Street; and

WHEREAS proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the said Board of Zoning Appeals did, in regular meeting, consider said application on April 23, 1963; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an Exception under the provisions of Section 2.12.590 of the Code of the City of Wichita, Kansas; and

WHEREAS, the Board of Zoning Appeals determined that the area is zoned "LC" Light Commercial.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for an Exception as described above for property legally described as

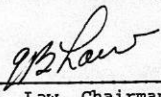
Lots 3, 4, 5 and 6, Block G, University Heights Addition, in the City of Wichita, Kansas,

generally located on the west side of Seneca between Harry and Figg Street is hereby approved, and the Superintendent of Central Inspection is hereby authorized to issue a permit for a new and used car sales area, subject to the following:

1. All storage and display area shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
3. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.
4. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
5. No projecting signs, as defined in the sign ordinance of the City of Wichita, shall be permitted.
6. Installation of a solid wall fence along the north property line to protect the abutting church property; such fence to be brick, masonry, wood, architectural tile or other similar material. This requirement subject to being waived at the discretion of the adjoining property owner. (Note: It will be necessary to file with the Secretary an acknowledged letter by a responsible agent of the church or property owner, stating that they do or do not want the fence constructed).

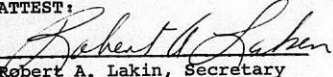
7. The filing of a \$1,000 corporate performance bond, or other similar security, with the City Clerk to guarantee the paving of the lot.
8. Submission of an off-street parking plan, including ingress, egress, driveways, turnarounds and channelization, etc., to the Traffic Engineer for his approval.

ADOPTED at Wichita, Kansas, this 23rd day of April,
1963.



E. B. Law, Chairman

ATTEST:



Robert A. Lakin, Secretary

Board of Zoning Appeals

June 11, 1963

Glen Lytle, Superintendent of Central Inspection
Robert A. Lakin, Secretary, Board of Zoning Appeals
BZA 6-63

Attached is a copy of a letter received from the Board of Trustees of Wesleyan Holiness Church relative to BZA Case 6-63.

Condition No. 6 of the Resolution for the above case, required that Mr. J. H. Condit construct a fence along the north property line to protect the abutting church property. However, this condition was subject to being waived at the discretion of the church. The attached letter appears to satisfy the requirements as long as the church owns the abutting property on the north. However, whenever the ownership of the property abutting the used car lot on the north changes hands, then a fence will have to be erected or another letter from the new property owner, or the responsible agent, will have to be filed with the Secretary of the Board of Zoning Appeals stating that they do not want the fence erected.

If you have any questions concerning this matter, please call.

Robert A. Lakin
Secretary

RAL:JWH:ber

Wichita, Kansas
1503 South Seneca
June 4, 1963

Board of Zoning Appeals
Room 402 City Building Annex
104 South Main
Wichita, Kansas

Dear Sirs:

Inasmuch as Mr. Henry Condit does not keep his business open on Sunday we the undersigned trustees of the Wesleyan Holiness Church feel that a wall between the garage property of Mr. Henry Condit and the church property of the Wesleyan Holiness Church would serve no useful purpose and would have some undesirable characteristics. We would like to go on record as not being opposed to Mr. Condit operating a used car lot upon his garage lot and do petition the Board of Zoning Appeals that there be no wall erected between the two properties.

Yours truly,

Board of Trustees of Wesleyan Holiness Church

1. Ed Kramer
2. George Barry
3. Howard D. Feltz



May 6, 1963

Mr. J. H. Condit
1511 South Seneca
Wichita, Kansas

Subject: BZA 6-63

Dear Mr. Condit:

On April 25, 1963, we advised you that the Board of Zoning Appeals had approved subject application for an Exception to the Zoning Ordinance to permit establishment of a used car lot on the west side of Seneca in an area north of Harry, and legally described as Lots 3, 4, 5 and 6, Block G, University Heights Addition. We also advised that the Board's decision might be appealed to the City Commission, provided that such appeal was filed on or before May 3, 1963.

The City Clerk has advised that no appeal was filed on or before the date indicated, and the decision of the Board of Zoning Appeals is, therefore, final.

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

Very truly yours,

Robert A. Lakin
Secretary

RAL:ber

cc: Glen Lytle, Superintendent
Central Inspection

Board of Zoning Appeals

April 29, 1963

C. H. Funk, City Clerk

Robert A. Lakin, Secretary

Case BZA 8-63

Attached is a copy of BZA Resolution 8-63, covering action taken by the Board of Zoning Appeals on the above case.

This case was heard on April 23, 1963, and an appeal may be filed in your office on or before May 3, 1963.

If an appeal is filed, please advise.

Robert A. Lakin
Secretary

RAL:ber

Attachment

March 14, 1963

Board of Zoning Appeals
Wichita
Kansas

Re: Application for Exception to Permit
Used Car Lot at 1511 S. Seneca

Gentlemen:

As further explanation and justification for my Application for Exception from the zoning ordinance, I should like to point out that there is no residential use being made in the east half of the block now occupied by my garage and used car lot. The only uses are a church, filling station and miscellaneous light commercial uses. Both Seneca on the east and Harry on the south are heavily traveled commercial streets.

I have no plans or intention of having this lot open on Sundays or at nights. There is no floodlighting available, so I could not open it at nights in its present condition.

I am willing and expect to hard surface the lot, as required, and comply with any other reasonable conditions which might be imposed.

My business is a small one, but does provide livelihood for five families and the used car lot is an essential part of the business.

Also, I should like to point out that my garage and the building south of it together completely screen the used car lot from residences west of the alley.

Very truly yours,

J. H. Condit
1511 S. Seneca

Attachment #1

SECRETARY'S REPORT

BZA CASE 6-63

GENERAL DESCRIPTION

This case is located on the west side of Seneca between Harry and Figg Street. To the north of subject property there are single family dwellings, a church and a threeplex. To the south there is a furniture sales, two barber shops, retail sales, and a service station. To the west there is also single family development. To the east are single family dwellings, two mobile homes, a nursery, liquor store, drive-in restaurant and food store.

The existing zoning to the north, east and south is "LC" Light Commercial. To the west is "R2" Four family zoning.

REQUEST

The request is for an exception to allow new and used car sales in an "LC" Light Commercial zoning district, as provided in Section 28.04.180.A.14 of the City Code. The request is within the jurisdiction of the Board of Zoning Appeals to grant, provided that the following requirements as set forth in Section 28.04.180.A.14 are complied with:

- A. Location contiguous to a major street as designated in the Pattern For Therofarep, Wichita, Kansas, 1953, or amendments thereto.
- B. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.

- C. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
- D. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
- E. No projecting signs shall be permitted.
- F. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.
- G. Such other conditions as the Board of Zoning Appeals shall deem necessary to include, but not be restricted, proper setbacks, landscaping, and maintenance provisions.
- H. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

In addition to these requirements, off-street parking shall be provided in accordance with Section 28.04.140.A.12, which calls for one off-street parking space for each 3,000 square feet of lot area.

HISTORY

The property in question currently has cars on it. The cars appear to be marked for sale as of the time of this report.

The applicant had previously been operating this lot in violation of the zoning ordinance since he is in an "LC" Light Commercial District (car lots allowed to operate in "LC" districts only after approval of the Board of Zoning Appeals). The Department of Central Inspection had ordered that this operation cease and desist on or before March 15, 1963. However, the applicant, in the meantime, filed an application under the exception provision

Page 3 - Secretary's Report
BZA Case 6-63

of the zoning ordinance for approval of the car lot by the Board of Zoning Appeals (application filed on March 15, 1963). Consequently, the cease and desist order issued by the Department of Central Inspection is being held in abeyance until final action has been taken by the Board of Zoning Appeals.

JURISDICTION The north should be screened, preferably with walls

It is the recommendation of the Secretary that the Board has jurisdiction on this application under the provisions of Section 28.04.180.A.14 of the City Code.

COMMENTS BY THE SECRETARY

In the letter of application (see Attachment #1) the applicant has stated generally that

1. There is no flood lighting available, consequently the lot will not be open at night or on Sundays.
2. The lot will be hard-surfaced.
3. The garage on the rear of the property completely screens the used car lot from residences west of the alley.
4. Any other reasonable requirements of the Board will be complied with.

The proposed plan of development submitted by the applicant (see Attachment #2) appears to satisfy the requirements mentioned above.

There also appears to be sufficient off-street parking provided on the lot (see Attachment #2), but it should be pointed out that a final off-street parking plan, including ingress, egress,

turnarounds, etc., will have to be approved by the Traffic Engineer.

Due to the types of existing land use and adjacent zoning, it is the Secretary's opinion that the location of a used car lot on this property is an appropriate use of the land. However, the church **property on the north should be screened, preferably with solid wall type screening.**

The Secretary concurs with the applicant that the garage which is built across the entire rear (west) property line is sufficient separation between the lot and the residences to the west.

It is the recommendation of the Secretary that the granting of this permit should in no way be construed as setting a future policy for South Seneca.

CONDITIONS IN THE EVENT OF APPROVAL

It is the recommendation of the Secretary that this application be approved subject to the following conditions and requirements:

1. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
2. *Modified* No string type lighting, flood lights or other similar lighting, *shall be directed into adjacent property* shall be permitted.
3. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.

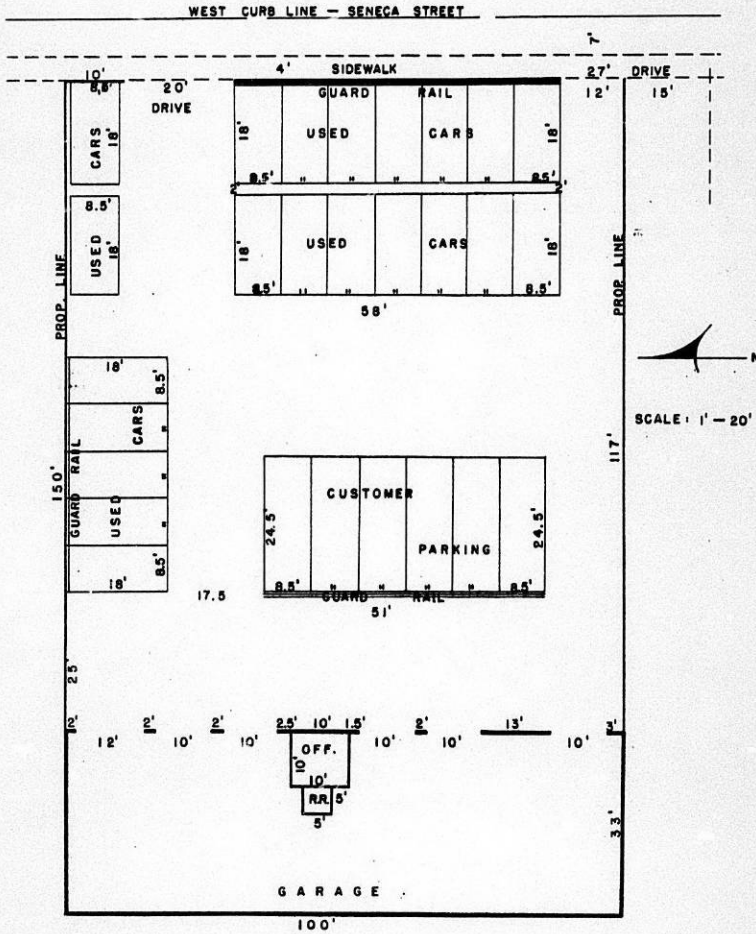
4. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.
5. No projecting signs (as defined in the Sign Ordinance of the City of Wichita), shall be permitted.
6. Installation of a solid wall fence along the north property line to protect the abutting church property, such fence to be brick, masonry, wood, architectural tile or other similar material.
modified
7. Construction of lot in accordance with the above conditions prior to the resolution becoming effective, or the filing of a \$1,000 corporate performance bond, or other similar security, with the City Clerk, to guarantee construction of the fence.
8. Submission of an off-street parking plan, including ingress, egress, driveways, turnarounds, channelization, etc., to the Traffic Engineer for his approval.

BZA 6-63

J.H. CONDIT

SEC. 28.04.180.A.14

NORTH OF HARRY - WEST SIDE OF SENEGA



SCALE: 1" = 20'

Attachment #2

April 25, 1963

Mr. J. H. Condit
1511 South Seneca
Wichita, Kansas

Dear Mr. Condit:

Subject: BZA 6-63

This is to advise you that at its regular meeting of April 23, 1963, the Board of Zoning Appeals of the City of Wichita, considered your request for an Exception to the Zoning Ordinance to permit establishment of a used car lot on the west side of Seneca in an area north of Harry, and legally described as Lots 3, 4, 5 and 6, Block 6, University Heights Addition.

After discussion, it was the action of the Board of Zoning Appeals to approve your request, subject to the following conditions:

1. All storage and display area shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
3. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.
4. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
5. No projecting signs, as defined in the sign ordinance of the City of Wichita, shall be permitted.

Page 2 - Mr. J. H. Condit
April 25, 1963

6. Installation of a solid wall fence along the north property line to protect the abutting church property; such fence to be brick, masonry, wood, architectural tile or other similar material. This requirement subject to being waived at the discretion of the adjoining property owner. (Note: It will be necessary to file with the Secretary an acknowledged letter by a responsible agent of the church or property owner, stating that they do or do not want the fence constructed.
7. The filing of a \$1,000 corporate performance bond, or other similar security, with the City Clerk to guarantee the paving of the lot.
8. Submission of an off-street parking plan, including ingress, egress, driveways, turnarounds and channelization, etc., to the Traffic Engineer for his approval.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before May 3, 1963.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before May 3, 1963, 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,

Robert A. Lakin
Secretary

RAL:ber

CC: C. H. Funk
City Clerk

Glen Lytle, Superintendent
Central Inspection

CASE BZA 6-53

NOTICES MAILED APRIL 4, 1963

J. H. CONDIT
1511 SOUTH SENECA

CITIES SERVICE OIL Co.
901 EAST GILBERT

E. C. M. CORPORATION, INC.
208 NORTH BROADWAY

T. R. ATKINSON
JEANNETTE K. ATKINSON
1226 FIGG

ROBERT LEE CRADDOCK
EVA FRANCES CRADDOCK
1222 FIGG

ESTHER A. BOLDREY
1218 FIGG

FIRST WESTLEYAN HOLINESS CHURCH
1503 SOUTH SENECA

JOHN H. CONDIT
BESSIE LUCILLE CONDIT
151 SOUTH SENECA

LEONARD H. WATSON
ORITHA M. WATSON
1218 DALLAS

ROLLAND R. WATSON
WANDA FERN WATSON
528 SOUTH FERN

KENNETH E. GUY
336 NORTH FOUNTAIN

WALTER R. SHROUT
1231 FIGG

CLETUS J. NEVILLE
PATRICIA A. NEVILLE
8130 WEST 21ST STREET

DONALD R. FULLERTON
MELINDA L. FULLERTON
524 WESTFIELD

JOSEPH A. WILSON
GOLDIE L. WILSON
1745 NORTH WACO

JOHN McGETTRICK
NELLIE B. McGETTRICK
1057 NORTH MARKET

D. W. HALE
KITTIE HALE
1528 SOUTH SENECA

ARTHUR B. HILL
ELMINA J. HILL
1424 SOUTH MAIZE ROAD

JOHN LOREN HIGHAM
JOHN L. HIGHAM
1510 SOUTH SENECA

VIRGIL E. PERRY
CLETA MAY PERRY
6140 SOUTH SENECA

ALBERT L. SHARP
LEONA SHARP
1502 SOUTH WALNUT

J. L. HURST
2501 FAIRVIEW AVENUE

J. L. HURST
157 NORTH BROADVIEW

BOARD OF ZONING APPEALS
ROOM 402 CITY BUILDING ANNEX
104 SOUTH MAIN
WICHITA, KANSAS

APRIL 4, 1963

NOTICE TO ADJOINING PROPERTY OWNERS

CASE No. BZA 6-63

AN APPLICATION HAS BEEN FILED BY J. H. CONDIT, 1511 SOUTH SENECA, WICHITA, KANSAS, AS PROVIDED IN SECTION 28.04.180.A.14 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

THE APPLICATION REQUESTS AN EXCEPTION TO PERMIT THE INSTALLATION OR CONSTRUCTION OF A USED CAR LOT ON PROPERTY ZONED "LC" AND LEGALLY DESCRIBED AS:

LOTS 3, 4, 5 AND 6, BLOCK G, UNIVERSITY HEIGHTS ADDITION, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS,

AND GENERALLY LOCATED ON THE WEST SIDE OF SENECA AND NORTH OF HARRY.

THE BOARD MAY GRANT APPROVAL IF IT DESIRES, SUBJECT TO THE FOLLOWING CONDITIONS:

1. LOCATION CONTIGUOUS TO A MAJOR STREET AS DESIGNATED IN THE PATTERN FOR THOROFARES, WICHITA, KANSAS, 1955, AND AMENDMENTS THERETO.
2. SUCH SCREENING FOR AREAS CONTIGUOUS TO RESIDENTIAL ZONING DISTRICTS AS MAY BE DETERMINED APPROPRIATE AND NECESSARY TO PROTECT ADJACENT PROPERTIES FROM LIGHT, DEBRIS AND NOISE AND TO PRESERVE ADJACENT PROPERTY VALUES.
3. ALL STORAGE AND DISPLAY AREAS SHALL BE PAVED WITH CONCRETE, ASPHALT OR OTHER COMPARABLE MATERIAL.
4. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM ADJOINING PROPERTY. NO STRING-TYPE LIGHTING SHALL BE PERMITTED.
5. NO PROJECTING SIGNS SHALL BE PERMITTED.
6. NO SOUND PROJECTING DEVICES OR LOUD SPEAKERS SHALL BE USED SO AS TO BE HEARD OUTSIDE OF ANY STRUCTURE.
7. SUCH OTHER CONDITIONS AS THE BOARD OF ZONING APPEALS SHALL DEEM NECESSARY TO INCLUDE, BUT NOT BE RESTRICTED, PROPER SETBACKS, LANDSCAPING, AND MAINTENANCE PROVISIONS.
8. NO REPAIR WORK SHALL BE CONDUCTED EXCEPT IN AN ENCLOSED BUILDING, AND FURTHER PROVIDED THAT NO BODY OR FENDER WORK IS DONE.

PAGE 2 - SECRETARY'S REPORT
BZA 6-53

THIS APPLICATION HAS BEEN ASSIGNED CASE No. BZA 5-63.
A HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON
TUESDAY, APRIL 23, 1963, 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, TO EXPRESS YOUR VIEWS AND WISHES IN THIS CASE.

ROBERT A. LAKIN
SECRETARY

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g & Elev. _____ Elec. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
Plan. _____ Plb'g. _____ Plb'g. Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trailers _____

DESCRIPTION	AMOUNT
	50 00

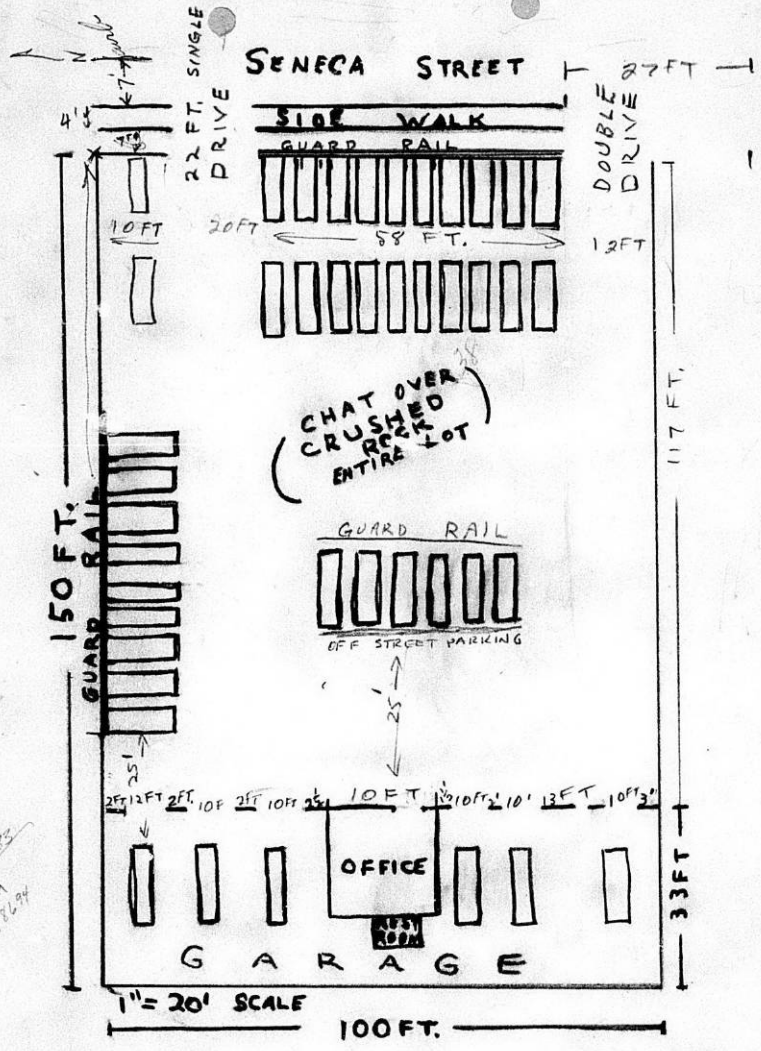
Name _____

Address _____

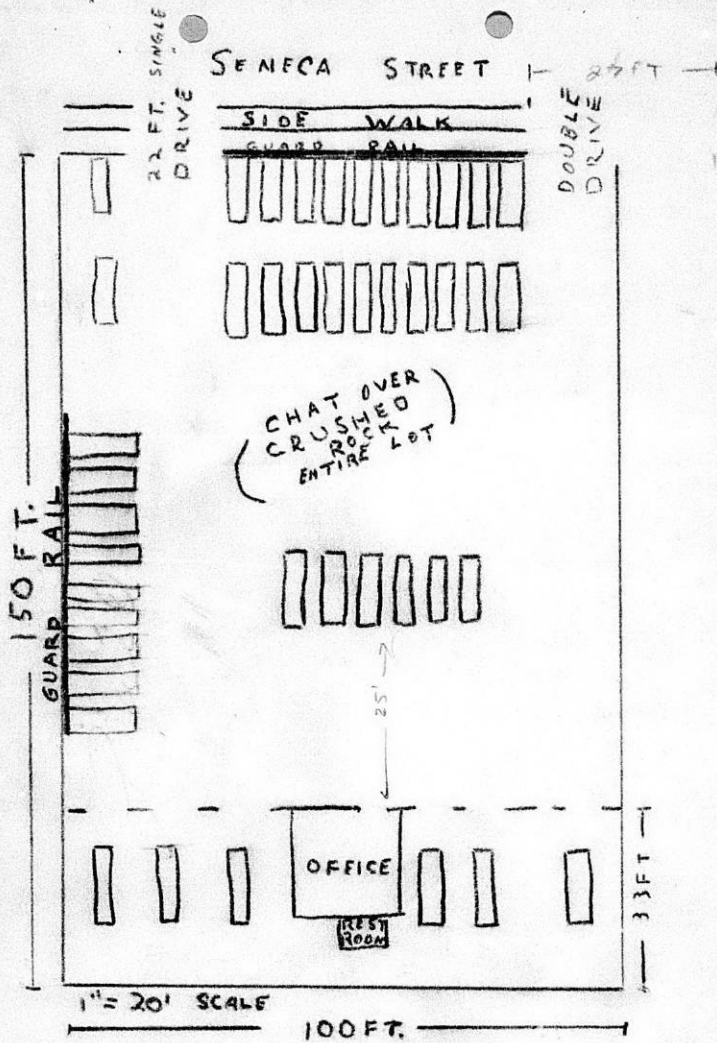
Type _____ Due Date _____

Comments _____

Date _____ By _____



11/19
 47388
 AM
 7/2/94



MARCH 15, 1963

LEON BINKLEY, SUPERVISOR OF MAINTENANCE

JAMES H. HOWE, ASSISTANT SECRETARY

BZA 6-63

PLEASE CONSIDER THIS AS NOTIFICATION THAT MR. J. H. CONDIT HAS FILED AN APPLICATION FOR AN EXCEPTION TO ALLOW A NEW AND USED CAR LOT IN AN "LC" LIGHT COMMERCIAL DISTRICT AS PROVIDED IN SECTION 28.04.140.A.14 OF THE ZONING ORDINANCE. SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 3, 4, 5 AND 6, BLOCK G, UNIVERSITY HEIGHTS ADDITION.

MR. CONDIT WOULD LIKE TO HAVE YOUR REQUEST THAT HE DISCONTINUE HIS USED CAR OPERATION ON OR BEFORE MARCH 15, 1963, HELD IN ABEYANCE UNTIL FINAL ACTION HAS BEEN TAKEN BY THE BOARD OF ZONING APPEALS. THIS CASE WILL COME BEFORE THE BOARD ON APRIL 23, 1963.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CALL.

JIM HOWE
ASSISTANT SECRETARY

JH:BER

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION

I. NAME OF APPLICANT J. H. Condit
MAILING ADDRESS 1511s. Seneca, Wichita, PHONE A.M. 47383
NAME OF AUTHORIZED AGENT _____
MAILING ADDRESS Resident Address 1227, Fifth PHONE A.M. 78694
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF Owner
(OWNER, TENANT, LESSEE, OTHER).

II. APPLICATION IS MADE FOR AN EXCEPTION AS PROVIDED IN SECTION
28-04-I4C-A-14, CODE OF THE CITY OF WICHITA, KANSAS (ZONING
ORDINANCE); TO PERMIT THE INSTALLATION OR CONSTRUCTION OF _____
Used Car Lot ON PROPERTY ZONED Light, ^{Commercial} LOCATED AT
1511s, Seneca AND LEGALLY DESCRIBED AS:
Lots-3-4-5-6 Block G, University Heights Addition
_____ IN THE CITY OF WICHITA.
(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE)

III. THE APPLICANT HEREIN, OR HIS AUTHORIZED AGENT:

- A. ACKNOWLEDGES RECEIPT OF AN INSTRUCTION SHEET RELATING TO THIS APPLICATION FOR AN EXCEPTION.
- B. AGREES TO CONFORM TO ALL REQUIREMENTS OF THE APPROPRIATE SECTION OF THE ZONING ORDINANCE IF THIS APPLICATION IS APPROVED;
- C. ACKNOWLEDGES THAT HE HAS BEEN ADVISED OF HIS RIGHT OF APPEAL OF THE DECISION OF THE BOARD TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN (10) DAYS OF THE DATE OF THAT DECISION.

J. H. Condit (Owner)
APPLICANT

AUTHORIZED AGENT

OFFICE USE ONLY: RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING
APPEALS, 10:00 (A.M. - P.M.), March 15, 1963,
TOGETHER WITH APPROPRIATE FEE OF \$50.00.

James W. Hawke
SIGNED

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
13	F	East University Add.	Cities Service Oil Co. 901 E. Gilbert
14	"	"	"
15	"	"	"
16	"	"	"
42	"	"	E. C. M. Corporation, Inc. 208 N. Broadway
43	"	"	T. R. Atkinson Jeannette K. Atkinson 1226 Figg
44	"	"	"
45	"	"	Robert Lee Craddock Eva Frances Craddock 1222 Figg
46	"	"	"
47	"	"	Esther A. Boldrey 1218 Figg
48	"	"	"
1	G	"	First Westleyan Holiness Church 1503 S. Seneca
2	"	"	"
3	"	"	John H. Condit Bessie Lucille Condit 1511 S. Seneca
4	"	"	"
5	"	"	"
6	"	"	"
7	"	"	Leonard H. Watson Oritha M. Watson 1218 Dallas
8	"	"	"
9	"	"	"
10	"	"	"
E 75' of 11	"	"	Rolland R. Watson Wanda Fern Watson 528 S. Fern
E 75' of 12	"	"	"
E 75' of 13	"	"	"

Continued page 2

Lot	Block	Addition	Property Owner
E 75' of 14	G.	East University Add.	Rolland R. Watson <i>dup</i> Wanda Fern Watson 528 S. Fern
W 65' of 11	"	"	Leonard H. Watson <i>dup</i> 1218 Dallas
W 65' of 12	"	"	"
W 65' of 13	"	"	"
W 65' of 14	"	"	"
15	"	"	Kenneth E. Guy 336 N. Fountain
16	"	"	"
17 exc. S. 50'	"	"	Jessie V. Nelson X <i>no address</i> Address unknown
18 exc. S. 50'	"	"	"
S 50' of 17	"	"	James A. Nelson Lorraine Nelson X <i>no address</i> Address unknown
S 50' of 18	"	"	"
19	"	"	J. H. Condit <i>dup</i> Lucille Condit 1511 S. Seneca
20	"	"	"
21	"	"	Walter R. Shrout 1231 Figg
22	"	"	"
37	"	"	Cletus J. Neville Patricia A. Neville 8130 W. 21st Street
38	"	"	"
39	"	"	Donald R. Fullerton Melinda L. Fullerton 524 Westfield
40	"	"	"
41	"	"	Joseph A. Wilson Goldie L. Wilson 1745 N. Waco
42	"	"	"
43	"	"	Leonard H. Watson <i>dup</i> Oritha M. Watson 1218 Dallas
44	"	"	"

Continued page 3

Lot	Block	Addition	Property Owner
17	13	Franklin Yikes Add.	J. L. Hurst Address unknown
18	"	"	"
19	"	"	John McGettrick Nellie B. McGettrick 1057 N. Market
20	"	"	"
15	18	"	D. W. Hale Kittie Hale 1523 S. Seneca
16	"	"	"
17	"	"	"
18	"	"	"
19	"	"	Arthur B. Hill Elmina J. Hill 1424 S. Maize Road
20	"	"	"
21	"	"	"
22 exc. N 3.7' of W. 98'	"	"	"
S 9.5' of E. 42' of 23	"	"	"
W 98' of N. 3.7' of 22	"	"	John Loren Higham John L. Higham 1510 S. Seneca
23 exc. E. 42' of S. 9.5'	"	"	"
24	"	"	"
25	"	"	Virgil E. Perry Cleta May Perry 6140 S. Seneca
26	"	"	"
27	"	"	Albert L. Sharp Leona Sharp 1502 S. Walnut
28	"	"	"

*157 N. Broadview
X 2501 Fairview Ave*

We, The Security Abstract and Title Company, Inc.,
hereby certify the foregoing to be a true and correct list of property
owners within a 200 foot radius of Lots 3, 4, 5 and 6, Block G, in
East University Addition to Wichita, Sedgwick County, Kansas, as shown
by the deeds on file in the Office of the Register of Deeds of Sedgwick
County, Kansas on this 11th day of March, 1963 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

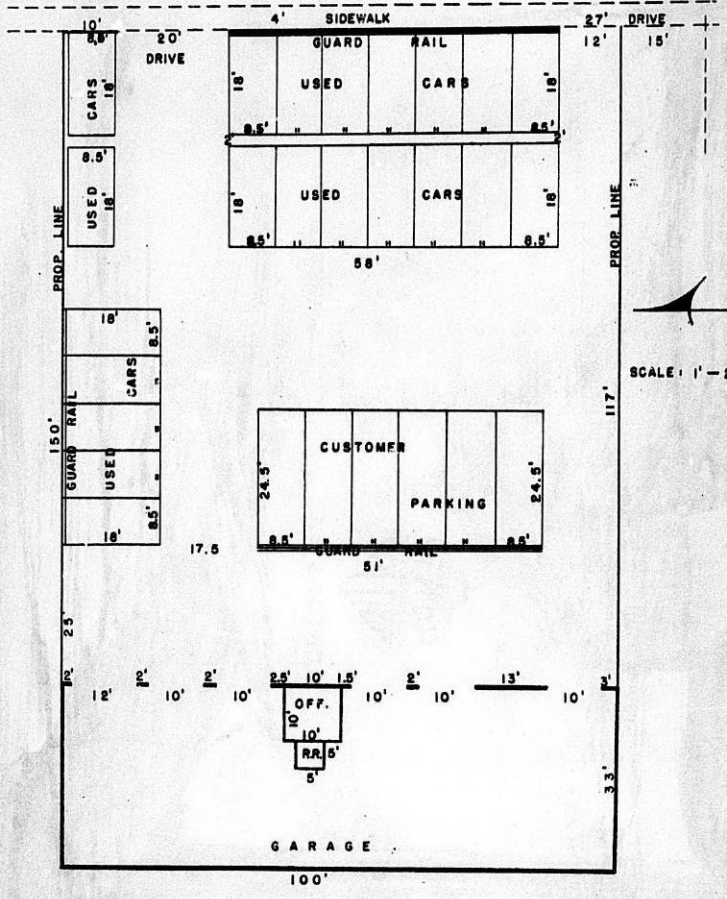
J. H. H. H. H.

By

Vice-President

Order No. 101650

① ② BZA 6-63 J.H. CONDIT SEC. 28.04.180.A.14
 NORTH OF HARRY - WEST SIDE OF SENECA
 WEST CURB LINE - SENECA STREET



Attachment #2



6