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BZA 8-77 - BOARD OF EDUCATION
requests that parking be allowed
in the 20' setback at the south-
west corner of Emporia and Lin-
coln.

ACTION

BZA 8-77 COMMITTEE Approved DATE 4-26-77

M.A.P.C. _____

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

RESOLUTION NO. BZA 8-77

WHEREAS, Unified School District #259, 428 South Broadway, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 8 feet adjacent to Emporia Avenue and 20 feet to 15 feet adjacent to Lincoln Street for off-street parking purposes only, on property zoned the "RB" Four Family Dwelling District, and legally described as follows:

The east 151 feet of School Reserve; Lots 17 19 and 21, on Emporia Avenue and the east 1/2 of East and West vacated alley, in Zimmerly's Second Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Emporia Avenue and Lincoln Street (Lincoln Elementary School).

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 April 26, 1977, 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 or district; and is not created by an action or actions of the property owner or the applicant inasmuch as this is an older, limited school site being expanded with new facilities and the area in question is not large enough to be used effectively for playground space due to the location of the building, but is adequate for off-street parking; 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 residence to the south is owned by the applicants and the properties to the north and east lie across heavily traveled streets. Also, the 8 and 15 foot areas adjacent to the parking lot will be used as a planting area to enhance the general appearance of the project; 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 owner represented in the application inasmuch as the expansion of the school facility is putting a premium on the utilization of available space. It would seem unreasonable to strictly enforce this provision inasmuch as the plan does not otherwise have an adverse affect on the general area; 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 adequate setbacks are being proposed that would eliminate any possible sight obstructions at the intersection; 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 can be 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 reduce the required front yard setback from 20 feet to 8 feet adjacent to Emporia Avenue and 20 feet to 15 feet adjacent to Lincoln Street for off-street parking purposes only, on property zoned the "RB"

Four Family Dwelling District, and legally described as follows:

The east 151 feet of School Reserve; Lots 17, 19 and 21, on Emporia Avenue and the east 1/2 of East and West vacated alley, in Zimmerly's Second Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Emporia Avenue and Lincoln Street (Lincoln Elementary School).

be approved subject to the following conditions:

1. The front yard setbacks adjacent to Emporia and Lincoln shall be reduced as requested, for only that portion of subject property designed as a 26 stall parking lot on the applicant's site plan.
2. The 8 foot planting strip between the parking lot and the east property line and the 15 foot planting area between the parking lot and the north property line shall be landscaped and maintained with grass and shrubs and/or trees.
3. The variance is granted for off-street parking purposes only, and no permanent structures shall be erected thereon.

ADOPTED AT WICHITA, KANSAS, this 26th day of April, 1977.

Ewald Behnke
Ewald Behnke, Chairman

ATTEST:

Larry Dobson
Larry Dobson, Assistant Secretary

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX

Tenth Floor, City Hall
455 North Main Street

May 17, 1977

Unified School District #259
428 South Broadway
Wichita, Kansas 67202

Re: Request for Variance
Case No. BZA 8-77

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 26, 1977, in connection with your request for a variance to reduce the required front yard setback from 20 feet to 8 feet adjacent to Emporia Avenue and from 20 feet to 15 feet adjacent to Lincoln Street, for off-street parking purposes only, on property zoned the "RB" Four Family Dwelling District, and generally located at the southwest corner of Emporia Avenue and Lincoln Street (Lincoln Elementary School).

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

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

Yours very truly,

Larry Dobson
Assistant Secretary

LD:hh

Encl.

cc: Roger Coad, 3850 N. Hydraulic, 67219
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE April 22, 1977



TO Jack Galbraith, Chief Planner, Current Plans, MAPD
FROM Warren Gilkey, Administrative, CPO

SUBJECT Case No. BZA 8-77 Generally
located at the southwest corner of
of Emporia Avenue and Lincoln Street
(Lincoln Elementary School)

At the April 20, 1977, meeting of CPO Council "E", the Council discussed the possible effects of the above captioned subject upon the neighborhood.

After much discussion, Council "E" elected to send to the Board of Zoning appeals its concerns regarding possible effects of this variance request rather than making a recommendation.

The concerns expressed by Area "E" were:

1. Where will the children be allowed to play if playground space is converted to parking?
2. The adverse effects with respect to possible increases in noise, traffic and lights used to help security in the parking lot.

Please bring the concerns of Council "E" to the attention of the BZA as background information during the consideration of BZA 8-77.

Your assistance in this matter is appreciated.

Warren Gilkey
Warren Gilkey
Administrative Aide, CPO

Noted:

David Furnas
David Furnas
CPO Coordinator

WG:sm

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

April 27, 1977

Tenth Floor, City Hall
455 North Main Street

Unified School District #259
428 South Broadway
Wichita, Kansas 67202

Re: Request for Variance
Case No. BZA 8-77

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on April 26, 1977, your request for a variance to reduce the required front yard setback from 20 feet to 8 feet adjacent to Emporia Avenue and from 20 feet to 15 feet adjacent to Lincoln Street, for off-street parking purposes only, on property zoned the "RB" Four Family Dwelling District, and generally located at the southwest corner of Emporia Avenue and Lincoln Street (Lincoln Elementary School) was considered.

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

1. The front yard setbacks adjacent to Emporia and Lincoln shall be reduced as requested, for only that portion of subject property designated as a 26 stall parking lot on the applicant's site plan.
2. The 8 foot planting strip between the parking lot and the east property line and the 15 foot planting area between the parking lot and the north property line shall be landscaped and maintained with grass and shrubs and/or trees.
3. The variance is granted for off-street parking purposes only, and no permanent structures shall be erected thereon.

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.

Yours very truly,

LD:bh

Larry Dobson
Assistant Secretary

Unified School District #259
April 27, 1977

cc: Roger Coad, 3850 North Hydraulic, 67219
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Maintenance, Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 8-77

APPLICANT: Unified School District #259, 428 S. Broadway,
Wichita, Kansas.

AGENT: Roger Coad, 3850 N. Hydraulic, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code
of the City of Wichita, to reduce the required
front yard setback from 20 feet to 8 feet adja-
cent to Emporia Avenue and from 20 feet to 15
feet adjacent to Lincoln Street, for off-street
parking purposes only.

GENERAL LOCATION: Southwest corner of Emporia Avenue and Lincoln
Street (Lincoln Elementary School).

ZONING: Subject property is zoned the "RB" Four Family
Dwelling District as are the properties to the
east, west, and south. Property to the north is
zoned the "B" Multiple Family Dwelling District.

LAND USE: Subject property is the east half of the Lincoln
Elementary School site containing playground
and part of the new school facility and also a
single family home. Properties to the south and
north are developed as single family residences;
east are single and four-family residences. West
is the balance of the school site.

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).

COMMENTS BY THE SECRETARY:

The Board of Education is requesting a variance to reduce the required front yard setback from 20 feet to 8 feet adjacent to Emporia and from 20 feet to 15 feet adjacent to Lincoln, for off-street parking purposes only in connection with the expansion of Lincoln Elementary School.

Lincoln Elementary School is located on the south side of Lincoln between Emporia and Topeka. The school site is surrounded by single, two and four family residential uses. The area involved in the variance request is located primarily along the east property line together with a small area adjacent to the north property line near the east side of the site.

The site plan submitted by the applicants shows the location of a 26 stall parking lot on the east side of the property. The plan indicates pavement to within 15 feet of the north property line and to within 8 feet of the east property line. These remaining yard areas are proposed to be landscaped. The single family residence to the south of the proposed parking lot is school board property.

The applicants believe this plan will best utilize their limited space, leaving more land for playground area. They also state that this plan is superior to other possibilities in that it provides for better circulation areas for buses to load and unload children.

UNIQUENESS:

It is the opinion of the Secretary that it may be unique that this is an older, limited school site being expanded with new facilities and the area in question is not large enough to be used effectively for playground space due to the location of the building, but is adequate for off-street parking.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested may not adversely affect the rights of adjacent property owners or residents inasmuch as the residence to the south is owned by the applicants and the properties to the north and east lie across heavily traveled streets. Also the 8 and 15 foot areas adjacent to the parking lot will be used as a planting area to enhance the general appearance of the project.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the Zoning Ordinance may constitute an undue hardship upon the applicant inasmuch as the expansion of the school facility is putting a premium on the utilization of available space. It would seem unreasonable to strictly enforce this provision if the plan does not otherwise have an adverse affect on the general area.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the requested variance would not have an adverse affect on the public interest inasmuch as adequate setbacks are being proposed that would eliminate any possible sight obstructions at the intersection.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance would not be opposed to the general spirit and intent of the zoning ordinance if the above four conditions are found to exist.

RECOMMENDATION:

If the Board concurs that the five conditions necessary to the granting of a variance can be found to exist, the Secretary recommends that the variance be granted subject to the following conditions:

1. The front yard setbacks adjacent to Emporia and Lincoln shall be reduced as requested, for only that portion of subject property designated as a 26 stall parking lot on the applicant's site plan.
 2. The 8 foot planting strip between the parking lot and the east property line and the 15 foot planting area between the parking lot and the north property line shall be landscaped and maintained with grass and shrubs and/or trees.
 3. The variance is granted for off-street parking purposes only, and no permanent structures shall be erected thereon.
-

19 notices sent to agent, applicant, and adjoining property owners
10 notices sent to MAPC members
1 notice to CPO-Dave Furnas

30 Total notices sent, March 31, 1977, BZA 8-77

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main Street, Wichita, Kansas 67202

March 31, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 8-77

An application has been filed by Unified School District #259, 428 South Broadway, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 20 feet to 8 feet adjacent to Emporia Avenue and 20 feet to 15 feet adjacent to Lincoln Street for off-street parking purposes only, on property zoned the "RB" Four Family Dwelling District, and legally described as follows:

The east 151 feet of School Reserve; Lots 17, 19 and 21, on Emporia Avenue and the east 1/2 of East and West vacated alley, in Zimmerly's Second Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Emporia Avenue and Lincoln Street (Lincoln Elementary School).

This application has been assigned Case No. BZA 8-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 26, 1977, 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. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Unified School District #259 (Wichita) Sedgwick Co., Ks.

Mailing Address 428 S. Broadway 02 Phone 268-7777

Name of Authorized Agent Roger D. Coad

Mailing Address 3850 N. Hydraulic 14 Phone 832-1211

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

II. The variance requested is that parking be allowed on the 20 foot setback
established by Section 28.04.140(1) (off-street parking) of the Code of the
City of Wichita, Ks.

for property located along the west side of Emporia Street on the Lincoln
Elementary School site.

and legally described as: School Reserve, Lots 18, 20, 22, 24, 26, 28 & 30
on Topeka, Lots 17, 19 & 21 on Emporia, all in Zimmerly's 2nd Addition.

in the City of Wichita; and which is presently zoned RB-4.

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; B.O.E. Exempt
- 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.

Unified School District #259

Applicant

Roger D. Coad
Authorized Agent Roger D. Coad
School Plant Planner

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:05 (a.m. - p.m.), 3-3 1977
together with appropriate fee of \$50.00.

BOE exempt

T9-402 5546

Larry Johnson
Signed

s/w corner Emporia & Lincoln

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Unified School District #259 (Wichita) Sedgwick Co., Ks.

Mailing Address 428 S. Broadway Phone 268-7777

Name of Authorized Agent Roger D. Coad

Mailing Address 3850 N. Hydraulic Phone 832-1211

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

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established by Section 28.04.140(1) (off-street parking) of the Code of the
City of Wichita, Ks.

for property located along the west side of Emporia Street on the Lincoln
Elementary School site.

and legally described as: School Reserve, Lots 18, 20, 22, 24, 26, 28 & 30
on Topeka, Lots 17, 19 & 21 on Emporia, all in Zimmerly's 2nd Addition.

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- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Unified School District #259

Applicant

Roger D. Coad
Authorized Agent Roger D. Coad
School Plant Planner

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:05 (a.m. - P.M.), 3-3 19 77
together with appropriate fee of \$50.00.

T9-402

ll
Signed

WICHITA PUBLIC SCHOOLS
SCHOOL SERVICE CENTER
3850 N. Hydraulic
WICHITA, KANSAS 67219

March 2, 1977

*Division of School Plant Planning
and Operation Services
(316)832-1211*

Board of Zoning Appeals
City Hall
455 N. Main
Wichita, Kansas 67202

Att: Mr. Jack Galbraith

Re: Lincoln Elementary School - City Setback Ordinance

Dear Jack:

We are herewith submitting an application for variance of the 20 foot front yard setback ordinance with required backup information as follows:

1. Variance application.
2. Certified listing of property owners within 200 feet of the involved property.
3. Sheet describing the reasons for requesting the variance.
4. Lincoln Elementary site plan.
5. Large scale drawings of proposed parking area location. Scheme "B".

Sincerely,

Roger D. Coad

Roger D. Coad
School Plant Planner

RDC:mb
Atts.

The following information is submitted in support of this Variance Application per instructions:

1. This is an elementary school site surrounded entirely by residences. The school building is located on the site in such a way that the area in question is not large enough to be used affectively for playground space, but is sufficiently adequate for off-street parking. The ingress and egress of the parking lot should be greatly improved by locating the lot in the new proposed area.
2. The granting of the permit for variance should in no way adversely affect the adjacent property owners or residents.
3. This school site is very small and we need to be able to utilize every square foot available for playground space. The new proposal would not only give us more usable playground space by reducing the setback from 20 ft. to 8 ft. but would enhance the looks of the project by creating a longer planting area and buffer for the parking lot itself.
4. To grant the variance to allow parking on the inside 12 feet of the 20 foot setback would in no way adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the community locally or otherwise.
5. The granting of this variance will not oppose the general spirit and intent of Title 28 (Zoning Ordinance). We propose to plant trees in the reduced setback area in cooperation with the City Forester.

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:

All the owners within 200 feet of:

The East 151 feet of School Reserve; Lots 17, 19 and 21, on Emporia Avenue and half of East and West Vacated Alley, in ZIMMERLY'S SECOND ADDITION, 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>OWNER & ADDRESS</u>
School Reserve; Lots 17, 19 & 21, on Emporia, & Lots 18, 20, 22, 24, 26, 28 & 30, on Topeka	ZIMMERLY'S 2ND	Board of Education Unified School Dist. #259 D 428 South Broadway Wichita, Kansas 67202
23 & 25 on Emporia	ZIMMERLY'S 2ND	Una Camien ✓ 853 Faulkner Wichita, Kansas 67203
27 & 29 on Emporia	ZIMMERLY'S 2ND	Holden William & Betty White ✓ 1229 South Emporia Wichita, Kansas 67211
31 & 33 on Emporia	ZIMMERLY'S 2ND	Dorothy E. Hedges ✓ 1239 South Emporia Wichita, Kansas 67211
35 & 37 on Emporia	ZIMMERLY'S 2ND	✓ A. B. Kenyon 3908 Edgemont Wichita, Kansas 67208

Fidelity  Title
 COMPANY, INC.

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
39 & 41 on Emporia	ZIMMERLY'S 2ND	Anna L. Lytle ✓ 1243 South Emporia Wichita, Kansas 67211
32 & 34 on Topeka	ZIMMERLY'S 2ND	Raymond E. & Ellen Marcelle Aitken ✓ 2727 Amidon Wichita, Kansas 67204
36 & 38 on Topeka	ZIMMERLY'S 2ND	✓ Julio J. & Judy Ann Villa 1240 South Topeka Wichita, Kansas 67211
40 & 42 on Topeka	ZIMMERLY'S 2ND	Thelma L. Lipper ✓ 1244 South Topeka Wichita, Kansas 67211
2, 4, & 6 on Emporia	ZIMMERLY'S 2ND	General Sales Corporation % Ray Hodge (Resident Agent) ✓ 433 North Broadway Wichita, Kansas 67202
8 & 10 on Emporia	ZIMMERLY'S 2ND	Sam T. Becker ✓ 1124 South Sedgwick Wichita, Kansas 67213
12 & 14 on Emporia	ZIMMERLY'S 2ND	Leona Gilbert Duncan ✓ 1216 South Emporia Wichita, Kansas 67211
16 & 18 on Emporia	ZIMMERLY'S 2ND	Genevieve L. Logan ✓ 1220 South Emporia Wichita, Kansas 67211
20 & 22 on Emporia	ZIMMERLY'S 2ND	Ruth E. Layne ✓ 1222 South Emporia Wichita, Kansas 67211
24 & 26 on Emporia	ZIMMERLY'S 2ND	Frank Kalvoda Address Unknown <i>not in phone book not in C.D. not in 50</i>
28 & N $\frac{1}{2}$ of Lot 30, on Emporia	ZIMMERLY'S 2ND	✓ John B. & Gladys B. Shephard 1228 South Emporia Wichita, Kansas 67211
S $\frac{1}{2}$ of Lot 30 & All Lot 32 on Emporia	ZIMMERLY'S 2ND	<i>not in phone book</i> ✓ Kan Sing Mah & Thich Koon Max Address Unknown <i>8030 Clay</i> 1225 1/2 Topeka
34 & 36 on Emporia	ZIMMERLY'S 2ND	✓ Paul H. & Hazel M. Snider 211 South Parkwood Lane Wichita, Kansas 67218
38 & 40 on Emporia	ZIMMERLY'S 2ND	✓ Samuel J. & Sala Butler 1242 South Emporia Wichita, Kansas 67211



<u>LOT</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
170 & N9.34 feet of Lot 172, Block 10	ORME & PHILLIPS	Lucy Pettit Darrow 1040 South Topeka Wichita, Kansas 67211
172 except N9.34 feet & all Lot 174, Block 10	ORME & PHILLIPS	Dennis H. & Xerepha L. Lederhos 1130 South Topeka Wichita, Kansas 67211
176 & 178 Block 10	ORME & PHILLIPS	Raymond E. & Marcella Atken Address Unknown <i>not in phone book</i>
E59 feet Lot 180 & 182, Block 10	ORME & PHILLIPS	Wayne E. Fling 3411 East Pine Wichita, Kansas 67208 <i>not in A.D. not in SD</i>
180 & 182, except E59 feet, Block 10	ORME & PHILLIPS	Leslie B. & Maxine L. Bower Address Unknown <i>1125 S Market</i>
169 & 171 Block 10	ORME & PHILLIPS	Harriett Morris 1401 West River Boulevard, Apt. 2C Wichita, Kansas 67203
173 & 175 Block 10	ORME & PHILLIPS	Gabriel & Christina Gallegos 1135 South Emporia Wichita, Kansas 67211
177 & N15' of Lot 179, Block 10	ORME & PHILLIPS	Fred J. & Lola M. Becker 1139 South Emporia Wichita, Kansas 67211
181 & S10 feet Lot 179 except W40 feet thereof, Block 10	ORME & PHILLIPS	David P. & Terry Ulrich 1141 South Emporia Wichita, Kansas 67211
W40 feet of S10 feet of Lot 179 & W40 feet of Lot 181, Block 10	ORME & PHILLIPS	Florence J. & Maude Louise Ingold 422 East Lincoln Street Wichita, Kansas 67211
Lots 172, 174, 176, 178, 180, & 182, Block 10	ORME & PHILLIPS	Emporia Avenue Church of Christ 1144 South Emporia Wichita, Kansas 67211



Dated at Wichita, Kansas, this 26th day of January, 1977, at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

By *Opita Gray*
Asst. Sec. ag

Tracer No. 36538



*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1