

BZA 10-60 - W. E. LETTERMAN REQUESTS  
VARIANCE FOR PROPERTY DESCRIBED AS  
THE EAST 62' OF LOTS 11 & 12, BLOCK  
6, FRUITVALE PARK ADDITION

Hearing 5-24-60  
" 6-14-60  
no variance of prove



JUNE 28, 1960

MR. W. E. LETTERMAN  
304 NORTH DORIS  
WICHITA, KANSAS

DEAR MR. LETTERMAN:

SUBJECT: BZA 10-60

THIS IS TO ADVISE YOU THAT THE RESOLUTION FOR SUBJECT BOARD OF ZONING APPEALS CASE, IN WHICH THE BOARD APPROVED YOUR REQUEST FOR VARIANCES, HAS NOT BEEN APPEALED TO THE CITY COMMISSION WITHIN THE TIME LIMIT ESTABLISHED BY ORDINANCE. THE DECISION OF THE BOARD OF ZONING APPEALS, THEREFORE, IS FINAL; AND THE VARIANCES REQUESTED HAVE BEEN APPROVED AS SET FORTH IN THE ATTACHED COPY OF THE OFFICIALLY ADOPTED RESOLUTION.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE FEEL FREE TO CALL ON US.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LREIBER

CC: RATHER, MATTOX AND RATNER  
S. B. MAPLE

ATTACHMENT



THE CITY OF WICHITA, KANSAS

BOARD OF ZONING APPEALS - 104 S. MAIN - WICHITA 2, KANSAS

JUNE 17, 1960

MR. W. E. LETTERMAN  
304 NORTH DORIS  
WICHITA, KANSAS

DEAR MR. LETTERMAN:

RE: BZA 10-60

THIS IS TO ADVISE YOU THAT AT ITS MEETING OF JUNE 14, 1960, THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA CONSIDERED SUBJECT APPLICATION FOR VARIANCE. THE BOARD HAS ADOPTED A RESOLUTION AUTHORIZING AND DIRECTING THE BUILDING INSPECTION SUPERINTENDENT TO ISSUE A PERMIT FOR THE CONVERSION OF A GARAGE TO A DWELLING ON THE EAST 62 FEET OF LOTS 11 AND 12, BLOCK 6, FRUITVALE PARK ADDITION WITH A REAR YARD VARIANCE OF ONE FOOT AT THE REAR, AND WITH A REDUCTION OF SIX FEET IN THE DISTANCE BETWEEN THE RESIDENCE LOCATED ON LOT 12 FACING DORIS AND THE CONVERTED RESIDENCE ON THE EAST 62 FEET OF LOT 12.

SECTION 2.12.610 OF THE CODE OF THE CITY OF WICHITA PROVIDES THAT ALL DECISIONS OF THE BOARD OF ZONING APPEALS ARE SUBJECT TO APPEAL TO THE BOARD OF CITY COMMISSIONERS WITHIN A PERIOD OF TEN DAYS FROM THE DATE ON WHICH SUCH ACTION WAS TAKEN BY THE BOARD OF ZONING APPEALS. ACCORDINGLY, THIS DECISION OF THE BOARD WILL BECOME FINAL ONLY ON JUNE 24, 1960, PROVIDED THAT NO APPEAL IS FILED ON OR BEFORE THAT DATE.

YOU WILL BE ADVISED BY THIS OFFICE WHETHER OR NOT AN APPEAL HAS BEEN FILED WITHIN THE APPEAL PERIOD. YOU WILL FURTHER BE PROVIDED WITH A COPY OF THE OFFICIAL RESOLUTION ADOPTED BY THE BOARD OF ZONING APPEALS SUBSEQUENT TO THE DATE ON WHICH IT BECOMES FINAL.

VERY TRULY YOURS,

LRE:BER

LELAND R. EDMONDS  
SECRETARY

BOARD OF ZONING APPEALS

JUNE 17, 1960

C. H. FUNK, CITY CLERK

LELAND R. EDMONDS, SECRETARY, BOARD OF ZONING APPEALS  
BZA 10-60

ATTACHED TO THIS MEMORANDUM IS ONE COPY OF THE  
RESOLUTION PREPARED TO REFLECT THE BOARD OF  
ZONING APPEALS ACTION IN SUBJECT CASE.

THIS ACTION WAS TAKEN ON JUNE 14, 1960 AND  
WOULD BE SUBJECT TO APPEAR ON OR BEFORE JUNE  
24, 1960.

LELAND R. EDMONDS  
SECRETARY  
BOARD OF ZONING APPEALS

LRE:BER

ATTACHMENT

**#1-INSTRUCTIONS TO DELIVERING EMPLOYEE**

Deliver *ONLY* to addressee

Show address where delivered

*(Additional charges required for these services)*

**RETURN RECEIPT**

Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)

*W. G. Lett* 1960  
METROPOLITAN PLANNING

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

*Mrs Lett*

DATE DELIVERED

*5-10-60*

ADDRESS WHERE DELIVERED (only fill in item #1)

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE TO AVOID  
PAYMENT OF POSTAGE, \$300

MAY 10 8 14 PM  
KANS.

SUPPORT YOUR  
MENTAL HEALTH  
ASSOCIATION



INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

← RETURN TO

POD Form 3811 Jan. 1958

REGISTERED NO.	NAME OF SENDER
CERTIFIED NO. 6386390	Board of Zoning Appeals
INSURED NO.	STREET AND NO. OR BOX 104 South Main
	CITY, ZONE AND STATE Wichita Kansas

CSS-16-71548-4

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

CASE No. BZA 10-60

MAY 25, 1960


NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION FOR A VARIANCE HAS BEEN FILED BY W. E. LETTERMAN,  
304 NORTH DORIS, WICHITA, KANSAS, AS PROVIDED BY SECTION 2.12.560  
ET SEQ. THE CODE OF THE CITY OF WICHITA. THE APPLICANT DESIRES A  
VARIANCE FROM THE STRICT APPLICATION OF THE ENFORCEMENT PROVISIONS  
OF THE SETBACK REQUIREMENTS ON PROPERTY LOCATED AT THE

NORTHEAST CORNER OF DORIS AND SECOND STREETS,  
AND LEGALLY DESCRIBED AS

THE EAST 62 FEET OF LOTS 11 AND 12, BLOCK 6,  
FRUITVALE PARK ADDITION TO THE CITY OF WICHITA,  
WHICH IS LOCATED IN AN "AA" ZONING DISTRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 10-60. A HEARING  
WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY, JUNE 14, 1960  
AT 1:30 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.

  
LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

NOTICES MAILED MAY 25, 1950

W. E. LETTERMAN  
304 NORTH DORIS

RATNER, MATTOX & RATNER  
Box 306

THE KIWANIS CLUB OF WICHITA, INC.  
C/O LASSEN HOTEL

SALVATION ARMY  
135 NORTH EMPORIA

ARTHUR E. SECREST & LOIS  
241 NORTH DORIS

DAVE L. CARMICHAEL & SOPHRONIE  
233 NORTH DORIS

NANNIE NELLIE FROST  
301 NORTH DORIS

RUSSELL A. FROST & MELISSA  
305 NORTH DORIS

EDWARD A. ORANGE & ANNIE B.  
321 NORTH DORIS

DOLORES MARTINEZ  
333 NORTH DORIS

RAY SPARKMAN & BOBBE  
312 NORTH DORIS

B K M CORP., INC.  
208 NORTH BROADWAY

IVA S. ASBELL & EVA DARLENE CONNELLY  
318 NORTH DORIS

MARY K. HAUSERMAN  
316 NORTH DORIS

MARY KATHLYN HAUSERMAN NOW  
MARY KATHLYN LETTERMAN  
304 NORTH DORIS

JOHN A. SHELLEY & BETTY JO  
301 NORTH CLARA

JESSIE IZRA LACY & PEARL INEZ  
309 NORTH CLARA

ELIZABETH E. RAVENS  
315 NORTH CLARA

CHARLES E. ASBELL & IVA V.  
321 NORTH CLARA

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

May 25, 1960

MR. W. E. LETTERMAN  
304 NORTH DORIS  
WICHITA, KANSAS

DEAR MR. LETTERMAN :

YOUR APPLICATION FOR A ~~XXX~~ VARIANCE (APPEAL, VARIANCE, EXCEPTION) UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_, SECTION 21-27, CODE OF THE CITY OF WICHITA, AND RELATING TO PREMISES LOCATED AT: \_\_\_\_\_

NORTHEAST CORNER OF DORIS AND SECOND STREETS, LEGALLY DESCRIBED AS THE EAST 62 FEET OF LOTS 11 AND 12, BLOCK 6, FRUITVALE PARK ADDITION TO THE CITY OF WICHITA, KANSAS

HAS BEEN GIVEN BOARD OF ZONING APPEALS CASE No. 10-60.

ALL INQUIRIES AND REFERENCES SHOULD ALWAYS BE MADE TO THAT CASE NUMBER WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR A HEARING OF YOUR CASE ON TUESDAY, JUNE 14, 1960, AT 1:30 P.M. IN ROOM 401, CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

RESPECTFULLY,

\_\_\_\_\_  
SECRETARY, BOARD OF ZONING APPEALS

CERTIFIED MAIL

BOARD OF ZONING APPEALS

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

CASE No. BZA 10-60

APRIL 6, 1960

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION FOR A VARIANCE HAS BEEN FILED BY W. E. LETTERMAN, 304 NORTH DORIS, WICHITA, KANSAS, AS PROVIDED BY SECTION 2.12.560 ET SEQ. THE CODE OF THE CITY OF WICHITA. THE APPLICANT DESIRES A VARIANCE FROM THE STRICT APPLICATION OF THE ENFORCEMENT PROVISIONS OF THE SETBACK REQUIREMENTS ON PROPERTY LOCATED AT THE

NORTHEAST CORNER OF DORIS AND SECOND STREETS,

AND LEGALLY DESCRIBED AS

THE EAST 62 FEET OF LOTS 11 AND 12, BLOCK 6,  
FRUITVALE PARK ADDITION TO THE CITY OF WICHITA,  
WHICH IS LOCATED IN AN "RAA" ZONING DISTRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 10-60. A HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY, MAY 24, 1960, AT 1:30 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.

  
LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

NOTICES MAILED MAY 9, 1960

BZA 10-60

CHARLES E. ASBELL & IVA V.  
321 NORTH CLARA

ELIZABETH E. RAVENS  
315 NORTH CLARA

JESSIE IZRA LACY & PEARL INEZ  
309 NORTH CLARA

JOHN A. SHELLEY & BETTY JO  
301 NORTH CLARA

MARY KATHLYN HAUSERMAN NOW  
MARY KATHLYN LETTERMAN  
304 NORTH DORIS

MARY K. HAUSERMAN  
316 NORTH DORIS

IVA S. ASBELL & EVA DARLENE CONNELLY  
318 NORTH DORIS

B K M CORP., INC.  
208 NORTH BROADWAY

RAY SPARKMAN & BOBBIE  
312 NORTH DORIS

DOLORES MARTINEZ  
333 NORTH DORIS

EDWARD A. ORANGE & ANNIE B.  
321 NORTH DORIS

IRA E. SCOVEL *checked*  
321 NORTH DORIS *relisted*

RUSSELL A. FROST & MELISSA  
305 NORTH DORIS

NANNIE NELLIE FROST  
301 NORTH DORIS

DAVE L. CARMICHAEL & SOPHRONIE  
233 NORTH DORIS

ARTHUR E. SECREST & LOIS  
241 NORTH DORIS

SALVATION ARMY  
136 NORTH EMPORIA

THE KIWANIS CLUB OF WICHITA, INC.  
C/O LASSEN HOTEL

RATNER, MATTOX & RATNER  
Box 306

W. E. LETTERMAN  
304 NORTH DORIS

*ret.  
5-18-60*

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

\_\_\_\_\_, 19 60

MR. W. E. LETTERMAN  
304 NORTH DORIS  
WICHITA, KANSAS

DEAR MR. LETTERMAN \_\_\_\_\_ :

YOUR APPLICATION FOR A ~~VARIANCE~~ VARIANCE \_\_\_\_\_ (APPEAL, VARIANCE, EXCEPTION) UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_, SECTION 21-27, CODE OF THE CITY OF WICHITA, AND RELATING TO PREMISES LOCATED AT: \_\_\_\_\_

NORTHEAST CORNER OF DORIS AND SECOND STREETS, LEGALLY DESCRIBED AS THE EAST 62 FEET OF LOTS 11 AND 12, BLOCK 6, FRUITVALE PARK ADDITION TO THE CITY OF WICHITA, KANSAS

HAS BEEN GIVEN BOARD OF ZONING APPEALS CASE NO. 10-60 .

ALL INQUIRIES AND REFERENCES SHOULD ALWAYS BE MADE TO THAT CASE NUMBER WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR A HEARING OF YOUR CASE ON TUESDAY, MAY 24 , 1960 , AT 1:30 P.M. IN ROOM 401, CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

RESPECTFULLY,

\_\_\_\_\_  
SECRETARY, BOARD OF ZONING APPEALS

CERTIFIED MAIL

No. 386390

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO <i>W. E. Letterman</i>	POSTMARK OR DATE
STREET AND NO. <i>304 N. Doris</i>	
CITY AND STATE <i>Wichita Kansas</i>	
<input checked="" type="checkbox"/> It shows to whom and when delivered	<input type="checkbox"/> It shows to whom, when, and address where delivered
<input type="checkbox"/> If you want restricted delivery, check here	<input type="checkbox"/> 20¢ fee

PD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

BZA  
(Lettman)

THE WRIGHT EARLE COMPANY

THIS INDENTURE, Made this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_,

between \_\_\_\_\_

of \_\_\_\_\_ County, in the State of \_\_\_\_\_ of the first part and

of \_\_\_\_\_ County, in the State of \_\_\_\_\_ of the second part.

WITNESSETH, That the said part \_\_\_\_\_ of the first part, in consideration of the sum of \_\_\_\_\_

DOLLARS

the receipt whereof is hereby acknowledged, do \_\_\_\_\_ by these presents grant, bargain, sell and convey unto the said part \_\_\_\_\_ of the second part \_\_\_\_\_ heirs and assigns all the following-described REAL ESTATE, situated in the County of \_\_\_\_\_ and State of \_\_\_\_\_ to-wit:

The East 52 feet of Lots 11 and 12, Block B, Multiple Park Addition to the City of Wichita, Sedwick County, Kansas.

STATE OF KANSAS  
FILED FOR RECORD AT

APR 18 1930  
8905

Original Recorded with Record

(Consideration less than \$500.00)

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining forever.

And said \_\_\_\_\_ for \_\_\_\_\_ and for \_\_\_\_\_ heirs, executors, or administrators, do \_\_\_\_\_ hereby covenant, promise and agree to and with said part \_\_\_\_\_ of the second part, that at the delivery of these presents \_\_\_\_\_ lawfully seized in \_\_\_\_\_ own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above-granted and -described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estate, judgments, taxes, assessments and incumbrances of what nature and kind soever: \_\_\_\_\_

and that \_\_\_\_\_ will WARRANT AND FOREVER DEFEND the same unto said part \_\_\_\_\_ of the second part, \_\_\_\_\_ heirs and assigns, against said part \_\_\_\_\_ of the first part \_\_\_\_\_ heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said part \_\_\_\_\_ of the first part has hereunto set \_\_\_\_\_ hand \_\_\_\_\_ the day and year first-above written.

Mary Kathryn Lettman  
4-26-30  
W. S. Lettman

20  
130

Arta  
30471 D. M. S.

STATE OF KANSAS, \_\_\_\_\_ County, ss.

Be It Remembered, That on this 23<sup>rd</sup> day of April, A.D., 1919, before me the undersigned, a \_\_\_\_\_ in and for the County and State aforesaid,



who \_\_\_\_\_ personally known to me to be the same person \_\_\_\_\_ who executed the within instrument of writing and such person \_\_\_\_\_ duly acknowledged the execution of the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my \_\_\_\_\_ seal the day and year above written.

*Willard Boyd*  
Notary Public

Term expires 12<sup>th</sup> of Dec, 1920

Form D-941  
**Warranty Deed**  
GENERAL FORM

FROM  
*Mary Katherine Lottman*

TO  
*M. E. Lottman*

Entered in Transfer Record in my office this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_

County Clerk.

STATE OF KANSAS, \_\_\_\_\_ County, ss.

This instrument was filed for record on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_

Register of Deeds.

Fees, \$ \_\_\_\_\_

Deputy.

**#1-INSTRUCTIONS TO DELIVERING EMPLOYEE**

Deliver ONLY to addressee  Show address where delivered  
*(Additional charges required for these services)*

**RETURN RECEIPT**  
 Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)  
*W. E. Letterman*

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY  
*304 W. Doris*

DATE DELIVERED *MAY 8 1960* ADDRESS WHERE DELIVERED (only if different from #1)  
*304 W. Doris*

**RECEIVED**  
 METROPOLITAN PLANT  
 MAY 8 1960

**RECEIPT FOR CERTIFIED MAIL—15¢**

SENT TO *W. E. Letterman* POSTMARK OR DATE

STREET AND NO. *304 W. Doris*

CITY AND STATE *Wichita, Kans*

If you want a return receipt, check which:  
 7c shows to whom and when delivered  
 31c shows to whom, when, and address where delivered

If you want restricted delivery, check here  20c fee

FD-3800 July 1955 Replaces previous editions of this form which MAY be used.

No 3386391

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

PENALTY FOR DELIVERY TO AVOID  
POST OFFICE FINES \$300

WICHITA  
KANS.  
AUG 1 1960

RECEIVED  
WICHITA  
KANS.  
AUG 1 1960

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

REGISTERED NO. \_\_\_\_\_ NAME OF SENDER  
Board of Zoning Appeals

CERTIFIED NO. 6386391 STREET AND NO. AND P.O. BOX 104 So  
City Bldg Annex, main

INSURED NO. \_\_\_\_\_ CITY, ZONE AND STATE  
Wichita, Kansas

POD Form 3811 Jan. 1958

RETURN TO

CS-16-71548-4

RECEIPT FOR CERTIFIED MAIL—15¢

No 386391

SENT TO  
W. E. Letterson

STREET AND NO.  
304 N. D. Davis

CITY AND STATE  
Wichita, Kans

POSTMARK OR DATE

If you want a return receipt, check which 7c shows to whom and when delivered  7c shows to whom, when, and address where delivered

If you want restricted delivery, check here  20¢ fee

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

90.305

MARCH 30, 1960

MR. WILLIAM E. LETTERMAN  
304 NORTH DORIS  
WICHITA, KANSAS

DEAR MR. LETTERMAN:

SUBJECT: ZONING PROBLEMS AT  
304 NORTH DORIS

IN ACCORDANCE WITH OUR CONVERSATION OF FRIDAY, MARCH 25, 1960, WE HAVE EXAMINED THE PROBLEMS WHICH HAVE BEEN CREATED WITH RESPECT TO THE USE OF YOUR PROPERTY AT DORIS AND SECOND STREETS. THIS PROPERTY IS LOCATED ON A LOT LEGALLY DESCRIBED AS LOT 11, BLOCK 6, FRUITVILLE ADDITION.

THE PROPERTY IS NOW OCCUPIED BY A SINGLE FAMILY RESIDENCE FACING ONTO DORIS STREET, AND BY A SMALLER STRUCTURE ON THE REAR OF THE LOT NOW USED AS A RESIDENCE FACING ONTO SECOND STREET. THE SMALLER STRUCTURE WAS ORIGINALLY CONSTRUCTED AS A GARAGE AND THE PERMIT ISSUED FOR CONSTRUCTION AUTHORIZED THAT USE.

THIS PROPERTY IS LOCATED IN AN "AA" ZONING DISTRICT. "AA" ZONING ALSO ADJOINS THIS PROPERTY ON THE EAST, THE NORTH AND THE WEST. SOUTH ACROSS SECOND STREET THERE IS "B" ZONING. IN THE "AA" ZONING DISTRICT THE HOUSE IS CORRECTLY LOCATED WITH RESPECT TO THE LOT LINES ON THE NORTH, THE WEST AND THE SOUTH. IT IS ALSO CORRECTLY LOCATED WITH RESPECT TO THE EAST LOT LINE BUT NOT WITH RESPECT TO THE CONVERTED STRUCTURE. THE LOT FRONT IS THAT PORTION WHICH FACES ONTO DORIS. ZONING REQUIREMENTS ARE 6 FEET ON THE NORTH AND ON THE SOUTH AND IN BOTH INSTANCES THERE IS IN EXCESS OF 6 FEET TO THOSE TWO PROPERTY LINES. UNDER THE "AA" ZONING REQUIREMENTS THERE MUST ALSO BE 45 FEET BETWEEN THE TWO STRUCTURES AT THEIR CLOSEST POINTS. THE PRESENT DISTANCE IS FROM 5 TO 6 FEET LESS THAN THAT WHICH IS REQUIRED FOR TWO RESIDENTIAL PROPERTIES.

THE SETBACK REQUIREMENTS WHICH ARE ESSENTIAL FOR THE CONVERTED STRUCTURE ARE AS FOLLOWS: 6 FEET FROM THE NORTH LOT LINE, 45 FEET FROM THE MAIN RESIDENCE, 6 FEET FROM THE SOUTH LOT LINE AND 20 FEET FROM THE EAST LOT LINE.

THERE ARE TWO CRITICAL DIMENSIONS IN THE EXISTING SITUATION. IN ORDER FOR THE CONVERTED STRUCTURE TO BE CONTINUED AS A RESIDENTIAL USE, THE DISTANCE BETWEEN THE STRUCTURES MUST BE INCREASED TO 45 FEET. THIS COULD BE ACCOMPLISHED BY MOVING THE CONVERTED STRUCTURE TO THE EAST; BUT IF THIS WERE DONE THEN THE REQUIRED SETBACK ON THE EAST WOULD BECOME INSUFFICIENT.

PAGE 2 - WILLIAM E. LETTERMAN  
MARCH 30, 1960

THE ZONING ORDINANCE ALSO REQUIRES A MINIMUM LOT AREA OF 6,000 SQUARE FEET PER DWELLING UNIT. THE LOT IN QUESTION MEASURES 58.4 FEET BY 189.25 FEET. THE AREA IS 11,052 SQUARE FEET, OR 947.8 SQUARE FEET LESS THAN REQUIRED BY THE ORDINANCE.

ON THE BASIS OF OUR ANALYSIS AND INVESTIGATION OF THIS PROBLEM, IT APPEARS THERE ARE FIVE POSSIBLE ALTERNATIVES OPEN TO YOU. THESE ARE AS FOLLOWS:

1. THE CONVERTED STRUCTURE COULD BE TURNED AND RE-LOCATED ON THE LOT SO AS TO MAINTAIN SETBACKS AS FOLLOWS:

6 FEET FROM THE NORTH PROPERTY LINE,  
20 FEET FROM THE EAST PROPERTY LINE,  
45 FEET FROM THE MAIN RESIDENCE AND 6 FEET  
FROM THE SOUTH PROPERTY LINE.

THIS WOULD IN NO WAY AFFECT THE SUB-STANDARD AREA PROBLEM.

2. THE EAST PORTION OF THE LOT MIGHT BE SOLD TO PROVIDE A MINIMUM OF 6,000 SQUARE FEET OF AREA IN THE EAST PORTION. IF THIS WERE DONE THE EAST HALF OF THE LOT WOULD THEN ACQUIRE A SOUTH FRONTAGE AND SETBACK REQUIREMENTS AS FOLLOWS WOULD THEN BE IN FORCE:

20 FEET TO THE NORTH PROPERTY LINE,  
6 FEET TO THE NEW WEST PROPERTY LINE,  
25 FEET MORE OR LESS TO THE SOUTH PROPERTY  
LINE AND 6 FEET TO THE EAST PROPERTY LINE.

IN THIS CONNECTION IT SHOULD BE NOTED THAT THE STRUCTURE IS NOW 19 FEET FROM THE NORTH PROPERTY LINE AND THERE WOULD BE A ONE FOOT DEFICIENCY IN THIS PARTICULAR SITUATION.

3. IF THIS LOT WERE TO BE RE-ZONED TO THE "RB" ZONING DISTRICT, THE SETBACK AREA, AND SPACING REQUIREMENTS WOULD BE ALTERED AND THOSE WHICH NOW EXIST WOULD BE ADEQUATE. NOTHING FURTHER WOULD BE REQUIRED OF YOU IF THE ZONE CHANGE WERE MADE.
4. WITHOUT APPLYING FOR A CHANGE OF ZONING CLASSIFICATION YOU HAVE THE RIGHT TO APPLY TO THE BOARD OF ZONING APPEALS TO VARY THE SETBACK AREA AND SPACING REQUIREMENTS TO THE EXTENT NECESSARY TO MAKE THE PRESENT SITUATION PROPER AND LAWFUL. BOARD OF ZONING APPEALS APPROVAL, IF GRANTED, WOULD VALIDATE THE EXISTING SITUATION AND NOTHING FURTHER WOULD BE REQUIRED OF YOU FROM A ZONING VIEW POINT.

PAGE 3 - WILLIAM E. LETTERMAN  
MARCH 30, 1960

5. THE STRUCTURE COULD BE RECONVERTED TO A DOUBLE GARAGE AS IT WAS ORIGINALLY PLANNED AND FOR WHICH THE PERMIT WAS ORIGINALLY ISSUED.

EACH OF THESE ALTERNATIVES PRESENTS A DIFFERENT SERIES OF PROBLEMS AND THE SELECTION OF THE ALTERNATIVE WHICH WILL MOST NEARLY SUIT YOUR NEEDS IS A DECISION WHICH YOU MUST MAKE.

WE WILL BE GLAD TO ASSIST YOU IN ANY WAY THAT WE CAN. WE WILL BE GLAD TO EXPLAIN IN MORE DETAIL THE POSSIBLE ALTERNATIVES OPEN TO YOU IF YOU SO DESIRE.

VERY TRULY YOURS,

L. L. LITTLE  
DIRECTOR OF PLANNING

LLL:LRE:BER



25  
BOARD OF ZONING APPEALS

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

CASE No. BZA 10-60

APRIL 6, 1960

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION FOR A VARIANCE HAS BEEN FILED BY W. E. LETTERMAN,  
304 NORTH DORIS, WICHITA, KANSAS, AS PROVIDED BY SECTION 2.12.560  
ET SEQ. THE CODE OF THE CITY OF WICHITA. THE APPLICANT DESIRES A  
VARIANCE FROM THE STRICT APPLICATION OF THE ENFORCEMENT PROVISIONS  
OF THE SETBACK REQUIREMENTS ON PROPERTY LOCATED AT THE

NORTHEAST CORNER OF DORIS AND SECOND STREETS,  
AND LEGALLY DESCRIBED AS  
THE EAST 62 FEET OF LOTS 11 AND 12, BLOCK 6,  
FRUITVALE PARK ADDITION TO THE CITY OF WICHITA,  
WHICH IS LOCATED IN AN "AA" ZONING DISTRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 10-60. A HEARING  
WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY, MAY 24, 1960,  
AT 1:30 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.

*Leland R. Edmonds*  
LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

File BZA 10-60  
→

(2) (Published in The Wichita Eagle, Evening, on May 8, 1960)  
**OFFICIAL NOTICE**  
**TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED.**  
NOTICE IS HEREBY GIVEN that on the 8th day of May, 1960, the Board of Zoning Appeals, in Room 401, City Building Annex, 104 South Main Street, Wichita, Kansas, at 1:30 p.m. will consider the following application:  
BZA 10-60—W. E. Letterman requests a variance from the strict application of the enforcement provisions of the setback requirements as required in Section 212-809, as set out in the Code of the City of Wichita, and property located at the northeast corner of Doris and Second Streets, and legally described as the East 61 feet of Lots 11 and 12, Block 8, Fruitvale Park Addition, in the City of Wichita, Sedgewick County, Kansas, as provided in Section 212-809, of the Code of the City of Wichita, Kansas, and the same will there be discussed and considered by the said Board of Zoning Appeals, and all persons interested in said matter will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed exception to the zoning ordinance will be considered by the Board as by law provided.  
Witness my hand and seal on this 8th day of May, 1960.  
ATTEST: LUIS CASADO, Chairman  
LELAND R. EDMONDS, Secretary (1-1)

**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.  Pib'g. \_\_\_\_\_ Pib'g. Cert. \_\_\_\_\_  
 Sanitation \_\_\_\_\_ Sewer \_\_\_\_\_ Signs \_\_\_\_\_ Sidewalk \_\_\_\_\_  
 Street \_\_\_\_\_ Trailers \_\_\_\_\_

DESCRIPTION	AMOUNT
<i>Plan Application</i>	<i>30.00</i>

Name *Katrina Mattingly*  
 Address *2006 56th NW*

Type \_\_\_\_\_ Due Date *4-25-60*

Comments: \_\_\_\_\_

Date *4-25-60* By *[Signature]*

FRUITVALE PARK

Block 6

Lot No.

- |    |   |
|----|---|
| 5  | Charles E. Asbell & Iva V.<br>321 North Clara<br>Wichita, Kansas                        |
| 6  | Charles E. Asbell & Iva V.<br>321 North Clara<br>Wichita, Kansas                        |
| 7  | Charles E. Asbell & Iva V.<br>321 North Clara<br>Wichita, Kansas                        |
| 8  | Elizabeth E. Ravens<br>315 N. Clara<br>Wichita, Kansas                                  |
| 9  | Jessie Izra Lacy & Pearl Inez<br>309 N. Clara<br>Wichita, Kansas                        |
| 10 | John A. Shelley & Betty Jo<br>301 N. Clara<br>Wichita, Kansas                           |
| 11 | Mary Kathlyn Hauserman now<br>Mary Kathlyn Letterman<br>304 N. Doris<br>Wichita, Kansas |
| 12 | Mary Kathlyn Hauserman now<br>Mary Kathlyn Letterman<br>304 N. Doris<br>Wichita, Kansas |
| 13 | Mary K. Hauserman<br>316 N. Doris<br>Wichita, Kansas                                    |
| 14 | Iva V. Asbell & Eva Darlene Connelly<br>318 N. Doris<br>Wichita, Kansas                 |
| 15 | B K M Corp., Inc.<br>208 N. Broadway<br>Wichita, Kansas<br><br>(Vacant Lot)             |
| 16 | Ray Sparkman & Bobbie<br>312 N. Doris<br>Wichita, Kansas                                |

FRUITVALE PARK

Page 2

Block 7

- |    |  |
|----|--|
| 5  | Dolores Martinez<br>333 N. Doris<br>Wichita, Kansas            |
| 6  | Edward A. Orange & Annie E.<br>321 N. Doris<br>Wichita, Kansas |
| 7  | Ira E. Scovel<br>321 N. Doris<br>Wichita, Kansas               |
| 8  | Edward A. Orange & Annie E.<br>321 N. Doris<br>Wichita, Kansas |
| 9  | Russell A. Frost & Melissa<br>305 N. Doris<br>Wichita, Kansas  |
| 10 | Nannie Nellie Frost<br>301 N. Doris<br>Wichita, Kansas         |

WESTBREEZE ADDITION

Block 3

- |    |   |
|----|---|
| 11 | Dave L. Carmichael & Sophronie<br>233 N. Doris<br>Wichita, Kansas |
| 12 | Arthur E. Secrest & Lois<br>241 N. Doris<br>Wichita, Kansas       |

KIWANIS PARK ADDITION

Lot No.

- |   |  |
|---|--|
| 1 | The Salvation Army<br>136 N. Emporia<br>Wichita, Kansas                  |
| 2 | The Kiwanis Club of Wichita, Inc.<br>c/o Lassen Hotel<br>Wichita, Kansas |
| 3 | The Kiwanis Club of Wichita, Inc.<br>c/o Lassen Hotel<br>Wichita, Kansas |

CERTIFICATE OF OWNERSHIP

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GUARANTEE ABSTRACT COMPANY, INC., hereby certifies the following to be the owners as shown by the last deed of record in the office of the Register of Deeds, Sedgwick County, Kansas, of the Lots surrounding and within a radius of 200 feet of Lots 11 and 12, Block 6, Fruitvale Park, Sedgwick County, Kansas

FRUITVALE PARK

Block 6

Lot No.



5	Charles E. Asbell & Iva V.
6	Charles E. Asbell & Iva V.
7	Charles E. Asbell & Iva V.
8	Elizabeth E. Ravens
9	Jessie Izra Lacyor & Pearl Inez
10	John A. Shelley & Betty Jo
11	Mary Kathlyn Hauserman now Mary Kathlyn Letterman
12	Mary Kathlyn Hauserman now Mary Kathlyn Letterman
13	Mary K. Hauserman
14	Iva V. Asbell & Eva Darlene Connolly
15	B K M Corp., Inc.
16	(w) Ray Sparkman & Bobbie

Block 7

5	Dolores Martinez
6	Edward A. Orange & Annie B.
7	Ira E. Scovel (11)
8	Edward A. Orange & Annie
9	Russell A. Frost & Melissa
10	Nannie Nellie Frost

WESTBREEZE ADDITION

Block 3

11	Dave L. Carmichael & Sophronie
12	Arthur E. Secrest & Lois

KIWANIS PARK ADDITION

Lot No.

- |   |                                   |
|---|-----------------------------------|
| 1 | The Salvation Army                |
| 2 | The Kiwanis Club of Wichita, Inc. |
| 3 | The Kiwanis Club of Wichita, Inc. |

\* \* \* \* \*

Dated at Wichita, Kansas, this the 22nd day of April,  
1960, at 7:00 o'clock A. M.

GUARANTEE ABSTRACT COMPANY, INC.

By *Gladys N. Armstrong*  
Vice-President



Order No. 48992/r