

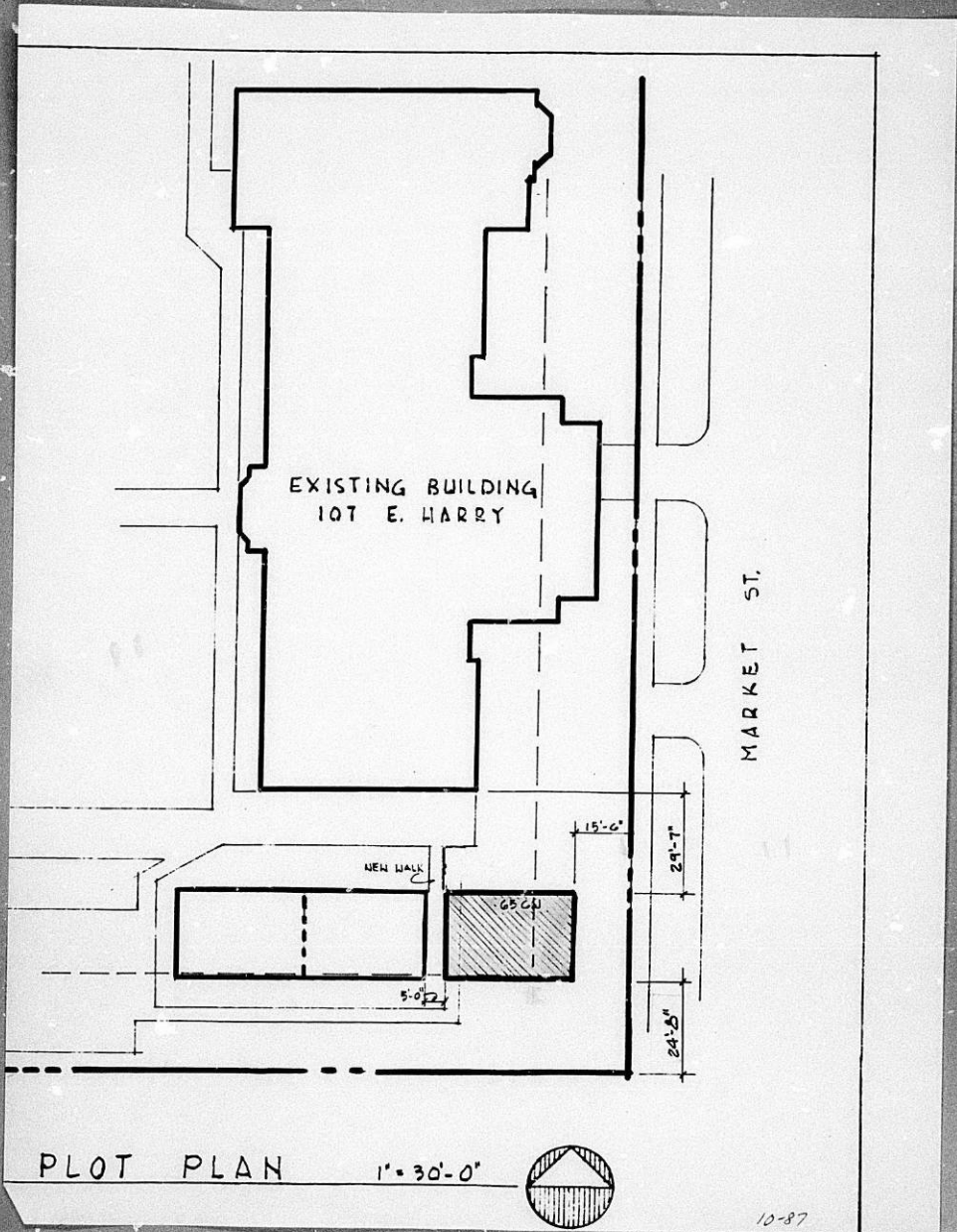
Case No. BZA 10-87 - Unified School District #259 requests variances to: (1) reduce the required front yard setback adjacent to Market St. from 25 ft to not less than 10 ft; & (2) reduce the required side yard setback on the south

POSTED 3-31-87
666

ACTION

BZA 10-87 Approved 4/28/87
DATE

200' 1/4 Sec 6-30-87
Shot 7-27-87
Record ✓



May 6, 1987

Dr. Richard Holstead
Unified School District, No. 259
3850 North Hydraulic
Wichita, Kansas 67219

Re: BZA 10-87 - Request for Variances

Dear Dr. Holstead:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 28, 1987.

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

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

Sincerely,

Glen E. Lytle
Assistant Secretary

CEL/lw

Enclosure

cc: Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

PL/0144/1

RESOLUTION CASE NO. 10-87

WHEREAS, Unified School District, No. 259, 3850 North Hydraulic, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests variances to: (1) reduce the required front yard setback adjacent to Market Street from 25 feet to not less than 10 feet; and (2) reduce the required side yard setback on the south from 25 feet to not less than 20 feet, on property zoned the "LC" Light Commercial and the "A" Two-family Dwelling Districts and legally described as follows:

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 Main, English's 6th Addition and Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 Market, English's 6th Addition to City of Wichita, Sedgwick County, Kansas. Generally located on the south side of Harry between Main and Market Streets.

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 28, 1987, 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 to reduce the front yard setback adjacent to Market Street arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the original school building was constructed prior to the adoption of zoning regulations and is located approximately ten feet from the property line adjacent to Market Street, and the proposed location of the portable classroom will not extend beyond this distance; 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 classroom unit will be located nearly 25 feet from the south property line which should not create a light or air problem to the house immediately to the south. This is the only property that would in anyway be affected by the requested front yard variance; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as applicant would be unable to locate the classroom on the site without interfering with the existing playground area improvements; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the original school building was constructed prior to the adoption of zoning regulations and is located approximately ten feet from the property line adjacent to Market Street, and the proposed location of the portable classroom will not extend beyond this distance; 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 adequate separation will be maintained so as to not interfere with the light and air of adjacent properties; and

WHEREAS, the Board of Zoning Appeals has found that the variance to reduce the side yard setback adjacent to the south property line arises from such condition which is unique to the property in

question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the main portion of the proposed classroom will be in line with the existing classrooms to the west and only the entrance steps will project beyond the 24'-8" side yard being maintained; 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 existing classrooms have been located at the same distance for a number of years without any adverse affect on the adjacent property; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as applicant would be unable to locate the classroom on the site without interfering with existing playground area improvements; 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 reduction of the side yard will not interfere with any needed utility easements and will only be a minor reduction of the ordinance requirement; 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 reduction of a few inches from the required 25 feet is insignificant as the small reduction from the main portion of the building will not interfere with light and air to the adjacent property to the south; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before variances 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 variances to: (1) reduce the required front yard setback adjacent to Market Street from 25 feet to not less than 10 feet; and (2) reduce the required side yard setback on the south from 25 feet to not less than 20 feet, on property zoned the "LC" Light Commercial and the "A" Two-family Dwelling Districts and legally described as follows:

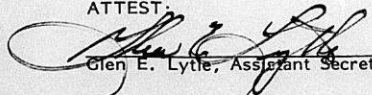
Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 Main, English's 6th Addition and Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 Market, English's 6th Addition to City of Wichita, Sedgwick County, Kansas. Generally located on the south side of Harry between Main and Market Streets.

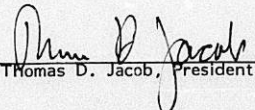
be approved subject to the following conditions:

1. The reduction of the front yard setback from 25 feet to not less than ten feet shall only apply to one portable classroom structure and no portion of the building including steps shall be located beyond this ten foot setback line.
2. The reduction of the side yard setback adjacent to the south property line shall not be reduced below 20 feet. This shall not include steps or other portions of the building that may project into a required side yard a distance of two feet.

ADOPTED AT WICHITA, KANSAS, this 28th day of April, 1987.

ATTEST:


Glen E. Lytle, Assistant Secretary


Thomas D. Jacob, President

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE April 24, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III *SM*

SUBJECT BZA 10-87: South side of Harry
between Main and Market Street

CPO Council District 3A considered the captioned case at its April 22nd meeting and voted 9-0 to recommend that the five conditions set out in Section 2.12.590B of the Code necessary for the granting of a variance have been found to exist and that the variances to 1) reduce the required front yard setback from 25 feet to not less than 10 feet; and 2) reduce the required side yard setback on the south from 25 to not less than 20 feet be approved.

Vern Hillman was present representing Unified School District No. 259. Mr. Hillman described the request and responded to questions from the Council. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 10-87 is considered at the April 28th meeting.

SM:dm

SECRETARY'S REPORT
CASE NO. BZA 10-87

APPLICANT: Unified School District No. 259, 3850 North Hydraulic,
Wichita, KS 67219

AGENT: Dr. Richard Holstead, same.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the
City of Wichita, to reduce the required front yard
setback adjacent to Market Street from 25 feet to not
less than 10 feet; and (2) reduce the required side
yard setback on the south from 25 feet to not less
than 20 feet.

GENERAL LOCATION: On the south side of Harry between Main and Market
Streets.

ZONING: Subject property is zoned the "LC" Light Commercial
and the "A" Two-family Dwelling Districts as are the
properties to the east and west. Property to the
north is zoned the "LC" Light Commercial District.
Property to the south is zoned the "A" Two-family
Dwelling District.

LAND USE: Subject property is occupied by an elementary school.
To north is commercial development. To the east is
an off-street parking lot and residences. To the
south are residences. To the west is commercial
development and residences.

JURISDICTION:

The Board has jurisdiction to consider the variances requested under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the requests when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting variances to reduce both the required front yard setback and the side yard setback adjacent to the south in order to construct a new portable classroom near the southeast corner of the property. Due to the building code requirements for separation between structures based on the type of construction, it is necessary to locate the new unit as proposed.

The new unit will be located immediately east of two existing classrooms that are south of the original school building. In accordance with the site plan submitted after the application was filed, the unit will be located a distance of 15 feet 6 inches from the east property line and 24 feet 8 inches from the south property line. Although these distances are more than what was advertised, this should allow for some deviation from the site plan, and also accommodate open outside stairways and entrance hoods that may project into the yard area.

School buildings located in the "A" Two-family Dwelling District are required to maintain a 25-foot side yard. Buildings in the "LC" Light Commercial District that front on the same street between two intersecting streets are required to maintain the same setbacks as the adjoining residential district. In this case the front yard setback is required to be 25 feet. It should be noted that the original school building was constructed prior to the adoption of such regulations, and as such creates a certain uniqueness.

In regards to the first variance request to reduce the front yard setback to not less than ten feet, the following justification is submitted for consideration:

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the original school building was constructed prior to the adoption of zoning regulations and is located approximately ten feet from the property line adjacent to Market Street, and the proposed location of the portable classroom will not extend beyond this distance.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the classroom unit will be located nearly 25 feet from the south property line which should not create a light or air problem to the house immediately to the south. This is the only property that would in anyway be affected by the requested front yard variance.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to locate the classroom on the site without interfering with the existing playground area improvements.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the location of one portable classroom closer than required by the ordinance will not interfere with any needed right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as adequate separation will be maintained so as to not interfere with the light and air of adjacent properties.

In regards to the second variance request to reduce the side yard setback from 25 feet to 20 feet, the following justification is submitted for consideration:

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the main portion of the proposed classroom will be in line with the existing classrooms to the west and only the entrance steps will project beyond the 24'-8" side yard being maintained.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the existing classrooms have been located at the same distance for a number of years without any adverse affect on the adjacent property.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to locate the classroom on the site without interfering with existing playground area improvements.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of the side yard will not interfere with any needed utility easements and will only be a minor reduction of the ordinance requirement.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the reduction of a few inches from the required 25 feet is insignificant as the small reduction from the main portion of the building will not interfere with light and air to the adjacent property to the south.

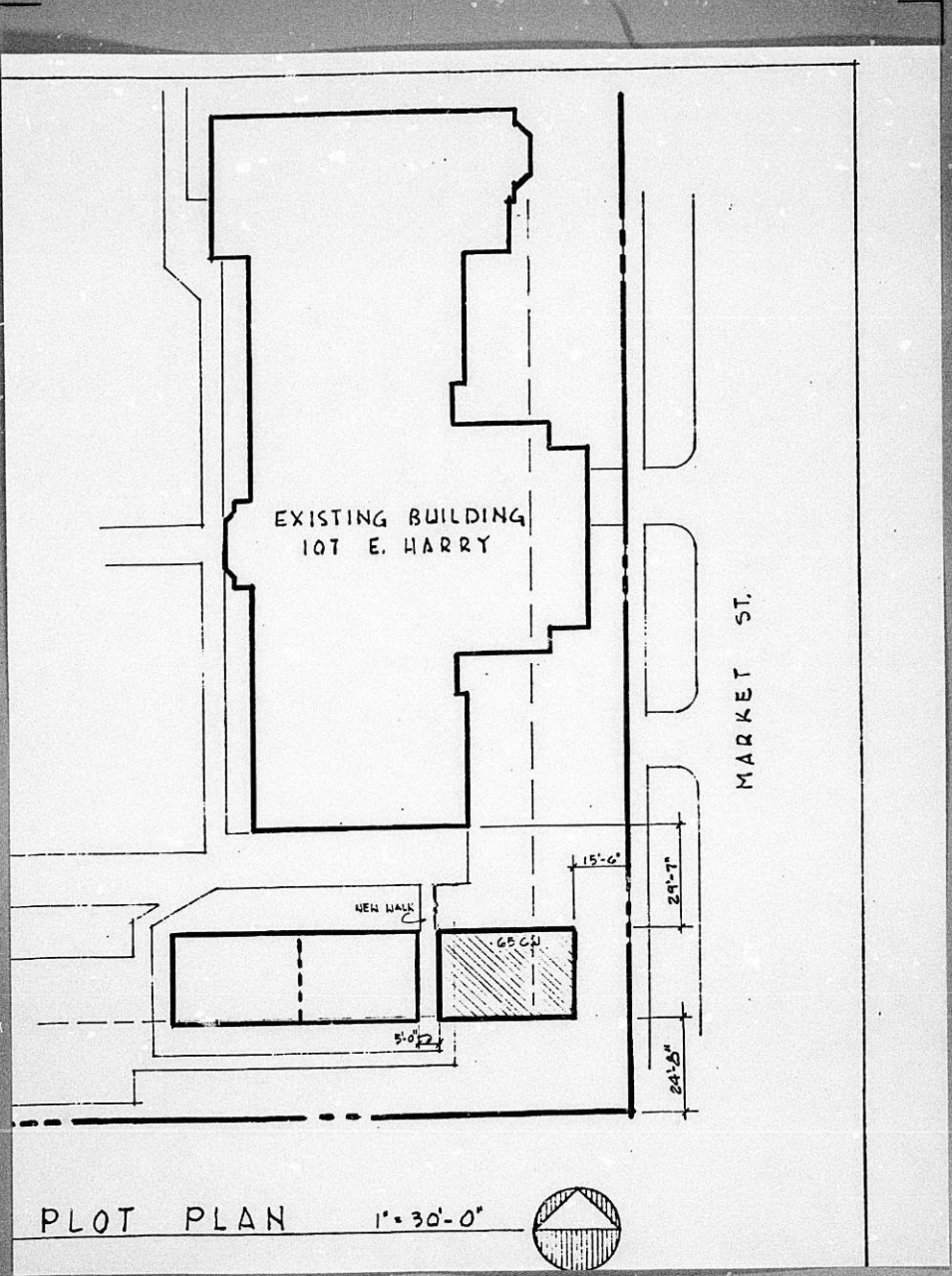
RECOMMENDATION:

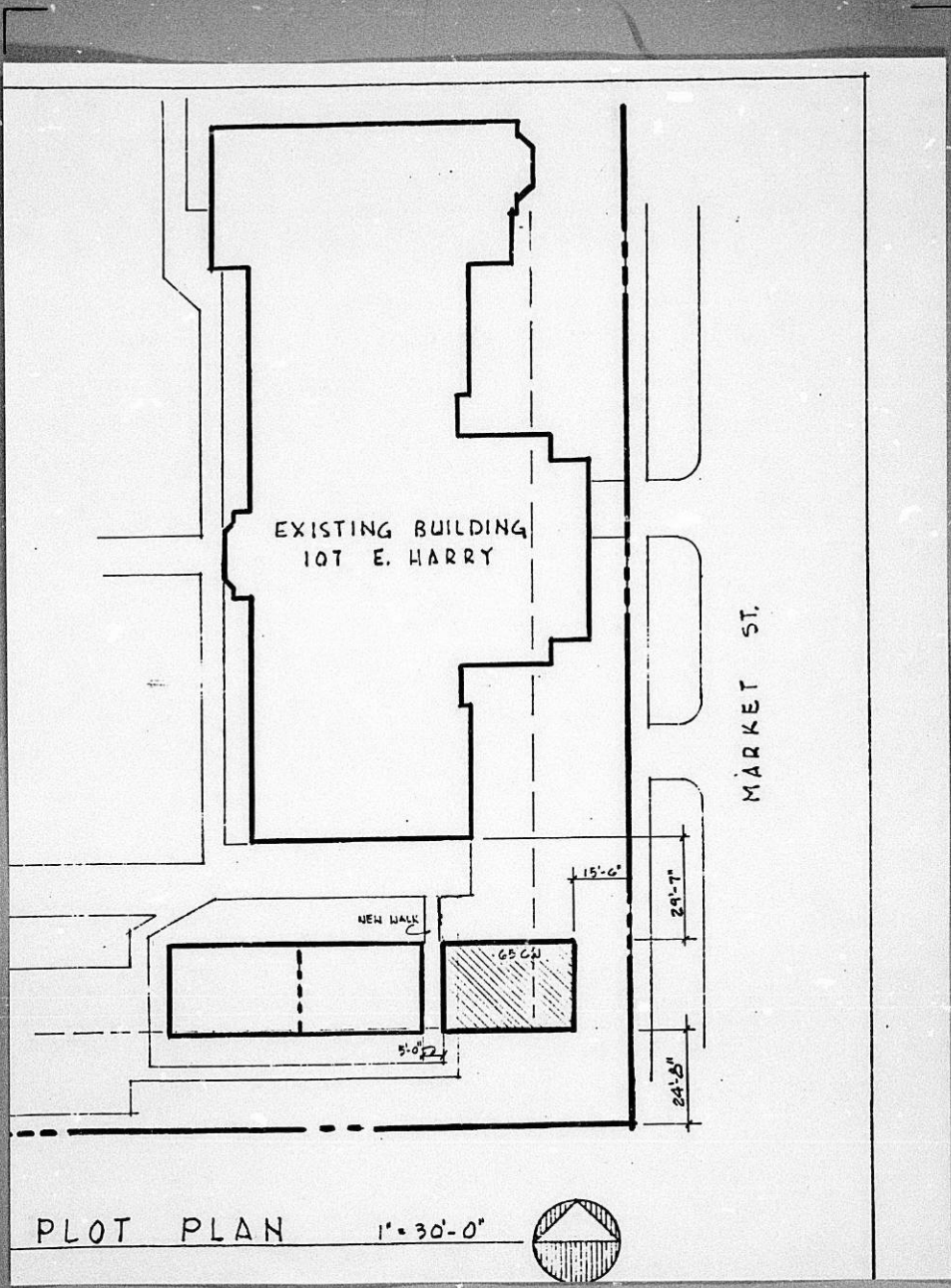
Should the Board determine that all five conditions necessary to the granting of variances can be found to exist, then it is the recommendation of the Secretary that the variances be granted subject to the following conditions:

1. The reduction of the front yard setback from 25 feet to not less than ten feet shall only apply to one portable classroom structure and no portion of the building including steps shall be located beyond this ten foot setback line.
2. The reduction of the side yard setback adjacent to the south property line shall not be reduced below 20 feet. This shall not include steps or other portions of the building that may project into a required side yard a distance of two feet.

BZA CASE NO. 10-87

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>46</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>48</u>	TOTAL NOTICES SENT <u>4/2/87</u>





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

April 1, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 10-87

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Unified School District, No. 259, 3850 North Hydraulic, Wichita, Kansas, requesting variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variances to: (1) reduce the required front yard setback adjacent to Market Street from 25 feet to not less than 10 feet; and (2) reduce the required side yard setback on the south from 25 feet to not less than 20 feet, on property zoned the "LC" Light Commercial and the "A" Two-family Dwelling Districts. A legal description of the applicant's property is as follows:

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 Main, English's 6th Addition and Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 Market, English's 6th Addition to City of Wichita, Sedgwick County, Kansas. Generally located on the south side of Harry between Main and Market Streets.

This application has been assigned Case No. BZA 10-87. It will be considered by the Board of Zoning Appeals on April 28, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "3A" will consider this case at their meeting to be held on Wednesday, April 22, 1987, at 7 p.m., in the Linwood Community Center, 1901 South Kansas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

APPLICATION FOR VARIANCE

I. Name of Applicant Unified School District No. 259
Mailing Address 3850 North Hydraulic, Wichita, KS 67219 Phone 832-1211
Name of Authorized Agent Dr. Richard L. Holstead & (VERN E. HILLMAN)
Mailing Address same Phone (STAFF ARCH)
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variances requested ^{are (1)} To reduce the required front yard setback adjacent to Market Street from 25 feet to not less than 10 feet; and (2) reduce the required side yard setback from 25 feet to not less than 15 feet.
₍₂₀₎

for property located southwest corner of Market Street and Harry Street

and legally described as: Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 Main, English's 6th Addition and Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 Market, English's 6th Addition to City of Wichita, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned "LC" and "A"

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. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant USD No. 259, Sedgwick County, Kansas

Authorized Agent Richard L. Holstead
Richard L. Holstead

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 12:30 (~~a.m.~~ p.m.), MAR. 30, 1982, together with appropriate fee of 3.00.

Signed [Signature]

WICHITA PUBLIC SCHOOLS
Unified School District No. 259
School Service Center
3850 North Hydraulic
WICHITA, KANSAS 67219

March 30, 1987

Division Director
School Plant Planning and
Operation Services

Board of Zoning Appeals
City Hall - Tenth Floor
455 North Main
Wichita, Kansas 67202

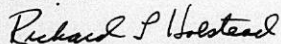
Re: Application for Variance - Statement of Justification.

Dear Sirs:

Harry Street Elementary School is an older building located on a small site at Harry and Market. This school has had somewhat of a resurgence of enrollment which has necessitated the placement of a portable classroom on the site. There are two possible locations which are available which would have a minimal effect on the available playground space. One of these locations is on the east side of Market Street and the other is in the southeast corner of the site. The location on the east side of Market Street is unacceptable because of safety considerations as children would have to cross Market Street in order to get to the rest rooms.

The original building was constructed with a ten (10) foot front setback on Market Street which creates the existing situation. The area that is proposed is south of the main building as shown on accompanying documents. It would greatly benefit the school district and not create an unattractive exception if the setback was reduced from the now required twenty-five (25) feet to fifteen (15) feet. If this variance is allowed, the portable classroom can be located in a spot which will maximally benefit the children in Harry Street Elementary School.

Sincerely,



Richard L. Holstead
Director
School Plant Planning and Operation Services

RLH:jt

CITY DATUM
104.47
S.E. COR. B'D'WY.
E HARRY
PIN IN TUB

B.O.F.
PARKING

ALLEY

140'

101'

MARKET ST.

HARRY ST.

107 E. HARRY

PARKING

39
CW

193
CW

20' ALLEY

163
CW

162
CW

MAIN ST.

AUG 65

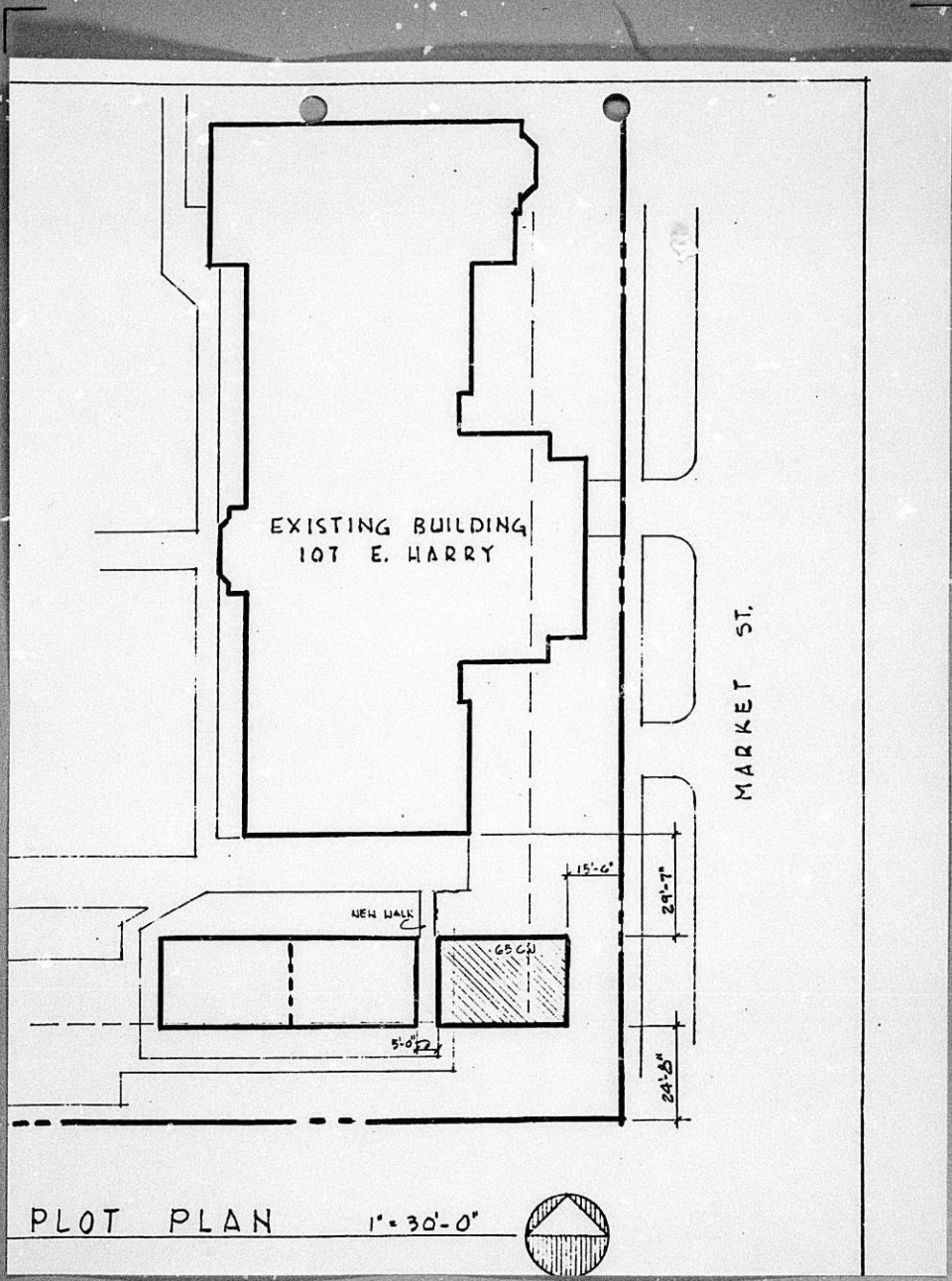
1" = 60'



ELEMENTARY

HARRY STREET

331



EXISTING BUILDING
107 E. HARRY

MARKET ST.

NEW WALK

65.62

15'-6"

29'-7"

24'-6"

5'-0"

PLOT PLAN

1" = 30'-0"



OWNERSHIP LIST

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 2 & 4	English's Sixth, on Broadway	✓ Tommie Joe Cunningham 7714 E. Indianapolis Wichita, KS 67207
Lots 6 & 8	"	✓ M. Wyatt c/o First National Bank, Trustee P.O. Box 1, Trust Dept. Wichita, KS 67201
Lots 10 & 12	"	✓ Robert L. Livingston Janice L. Livingston 267 S. Brookside Dr. Wichita, KS 67218
Lots 14, 16, 18 & 20	"	✓ Champaklal Ranchod 1623 S. Broadway Wichita, KS 67211
Lots 22 & 24	"	✓ Lewis J. Boothe Nellie M. Boothe 1629 S. Broadway Wichita, KS 67211
Lots 26 & 28	"	Same As Above
Lots 30 & 32	"	✓ Frank E. Lamb Lorraine L. Lamb 1537 N. Battin Wichita, KS 67208
Lots 34, 36 & 38	"	Naomi C. Henderson Address Unknown
		Notice of Interest filed 9-21-81: ✓ Pravin L. Bhakta Aruna P. Bhakta 1643 S. Broadway Wichita, KS 67211
Lot 40	"	✓ Charles G. Fox Sybil L. Fox 2407 Reva Wichita, KS 67211
Lots 1, 3, 5, 7, 9 & 11	English's Sixth, on Market	✓ Unified School District #259 School Service Center 3850 N. Hydraulic Wichita, KS 67219
Lots 13, 15, 17, 19, 21, 23, 25 & the N ² s of Lot 27	"	✓ Dale Schriner 1706 Leonine Wichita, KS 67213

Lot	Addition	Property Owner
The $\frac{5}{8}$ of Lot 27 & all of Lot 29	English's Sixth, on Market	Loyd Carpenter Margaret Carpenter 1636 S. Market Wichita, KS 67211
Lots 31, 33, 35 & 37	"	Walter O. Stahl (Dec'd) Lucille C. Stanl 1640 S. Market Wichita, KS 67211
Lots 39 & 41 and the North 9 feet of Lot 43 and the West 77 feet of the North 5 feet of the South 16 feet of Lot 43	"	Jane A. Mathis Address Unknown
Lot 43, except the North 9 feet and except the North 5 feet of the South 16 feet of the West 77 feet	"	Life Estate: Pansy D. Noble 1652 S. Market Wichita, KS 67211
Lots 45 & 47	"	John C. Cornett Judy K. Cornett 1660 S. Market Wichita, KS 67211
Even Lots 2-24, inclusive	"	Unified School District #259 School Service Center 3850 N. Hydraulic Wichita, KS 67219
Lots 26 & 28	"	Stephen D. Darter Ann E. Darter 1629 S. Market Wichita, KS 67211
Lots 30 & 32	"	Kenneth D. Baldrige Ginevra R. Baldrige 1631 S. Market Wichita, KS 67211
Lots 34 & 36	"	George E. Church Priscilla I. Church 1633 S. Market Wichita, KS 67211
Lots 38 & 40	"	Amos A. Kindrick Wanda L. Kindrick 1502 S. Elizabeth Wichita, KS 67213
The East 100 feet of Lots 42 & 44	"	Harold L. Nofziger Verna P. Nofziger 1645 S. Market Wichita, KS 67211
The West 40 feet of Lots 42, 44, 46 & 48	"	Maurice N. Woodard Christina A. Woodard 120 E. Osie Wichita, KS 67211

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
The East 100 feet of Lots 46 & 48	English's Sixth, on Market	✓ Leslie Briggs 637 Lakeshore Dr. Wichita, KS 67230
Odd Lots 1-23, inclusive	English's Sixth, on Main	✓ Unified School District #259 School Service Center 3850 N. Hydraulic Wichita, KS 67219
Lots 25 & 27	"	✓ Chester R. Lake Issac E. Lake 1636 S. Main Wichita, KS 67213 and ✓ Velvola Schoenbeck 1636 S. Main Wichita, KS 67213
Lots 29 & 31	"	✓ Estellene M. Burns John T. Burns IV 1638 S. Main Wichita, KS 67213
Lots 33 & 35	"	✓ Neta D. Hablitzel 1642 S. Main Wichita, KS 67213 and Ronald C. Hablitzel Gayle C. Hablitzel Cheryl F. Hablitzel Address Unknown
Lots 37 & 39	"	✓ Clifford B. Reddick Jr. Blanche M. Reddick 2709 Hiram Wichita, KS 67217
The West 95 feet of Lots 41 & 43	"	✓ Robert Dean Baysinger Lura Ann Baysinger 1652 S. Main Wichita, KS 67213
The East 45 feet of Lots 41 & 43	"	✓ Kermit Fitzpatrick Bessie E. Fitzpatrick 110 E. Osie Wichita, KS 67211
The West 95 feet of Lots 45 & 47	"	✓ Jerome Albert Wricks Barbara R. Wricks 1654 S. Main Wichita, KS 67213
The East 45 feet of Lots 45 & 47	"	✓ Kermit Fitzpatrick Bessie E. Fitzpatrick 110 E. Osie Wichita, KS 67211
Even Lots 2-28, inclusive	"	✓ Bethany United Methodist Chruch 1601 S. Main Wichita, KS 67213

Lot	Addition	Property Owner
Lots 30 & 32	English's Sixth, on Main	✓ Henry H. Copeland Norma C. Copeland 1645 S. Main Wichita, KS 67213
Lots 34 & 36	"	✓ Dwight H. Ramsey Beth A. Ramsey R.R. #2 Clearwater, KS 67026
Lot 71	Boston Avenue, on Market	✓ Leon E. Storer Pauline J. Storer 3545 S. Seneca Wichita, KS 67217
Lot 73 & the North 11.3 feet of Lot 75	"	✓ Robert R. Edwards Neva G. Edwards 1551 S. Market Wichita, KS 67211 Notice of Interest filed 11-4-86: Albert G. Dill Jeanne L. Dill Address Unknown
The South 13.7 feet of Lot 75 and all of Lot 77	"	✓ Marian A. Wood 1533 S. Market Wichita, KS 67211
All of Lot 79, and Lot 81, except the South 7 feet thereof	"	✓ Leon E. Storer P. Jenefee Storer 3545 S. Seneca Wichita, KS 67217
The South 7 feet of Lot 81 and all of Lot 83 & the West 50 feet of Lots 85 & 87	"	✓ Robert Stopka Norma Jean Stopka 1201 W. 35th St. South Wichita, KS 67217
The East 90 feet of Lots 85 & 87	"	✓ Paulina Wendel c/o Virginia Walker 16 Sycamore Hill Rd, Bernardsville, NJ 07924
Lots 70 & 72	Boston Avenue, on Main	✓ Jesse K. Upp Lucille Ford Wesley Ford 1538 S. Main Wichita, KS 67213
Lot 74	"	✓ Wesley E. Ford Lucille Ford 1538 S. Main Wichita, KS 67213
Lots 76, 78 & 80	"	✓ Katherine E. Knox Gerald W. Knox 1554 S. Main Wichita, KS 67213

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 82, 84, 86 & 88	Boston Avenue, on Main	✓ Donald L. Dotson Mary Ellen Dotxon 3426 Bellaire Wichita, KS 67218
Lot 178	R. H. Smith	✓ Lewis Johnson Fern Johnson 1553 S. Main Wichita, KS 67213
Lots 180 & 182	"	✓ Olen Harrison Bonnie A. Harrison 1555 S. Main Wichita, KS 67213
Lots 184 & 186	"	✓ Bert R. Harris Edith M. Harris 1557 S. Main Wichita, KS 67213
The South 58.7 feet of the North 158.7 feet of Lot 1	Ledford Addition	✓ Johnny H. Anderson Dora Lee Anderson 2207 S. Water Wichita, KS 67213
The South 36.5 feet of Lot 1	"	✓ Daurel L. Bardenr Dorothy J. Gardner 1554 S. Market Wichita, KS 67211
Lots 2 & 4	Craven's Addition	⊖ Paulina Wendel c/o Virginia Walker 16 Sycamore Hill Rd. Bernardsville, NJ 07924
Lots 6 & 8	"	⊖ Leon Storer Jenefee Storer 3545 S. Seneca Wichita, KS 67217
Lots 10 & 12	"	✓ William D. Kennedy Linda L. Kennedy 1556 S. Market Wichita, KS 67211
Lots 1, 3, 5, 7, 9 and 11	"	✓ Dora Mae Mooberry Box 502 Cheney, KS 67025

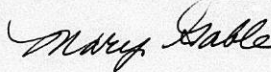
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We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 300 foot radius of:

Even Lots 2 through 24, inclusive, on Market,
English's 6th Addition to the City of Wichita,
Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 27th day of March, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.



By

Sr. Vice-President

Order No. 377414

nj

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FORM 20-021 PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (F.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
City BZA	\$ 300.00

NAME 150 357

ADDRESS 3200 N. H. DEAN

FUND 315-4070-003 DUE DATE _____

COMMENTS _____

DATE MAR 30 1987 BY [Signature]