

BZA 13-70 - R.C. Smith requests
VARIANCE to reduce required rear
yard setback from 15 feet to 10 ft.
at 1521 West Maple.

POSTED
5-8-70
C.H.V.
MAP ✓
C.J.V.
6/17-70

5-26-70 Approved

Map No. 5346
 Sec. 30
 Twp. 27S
 Range 1E

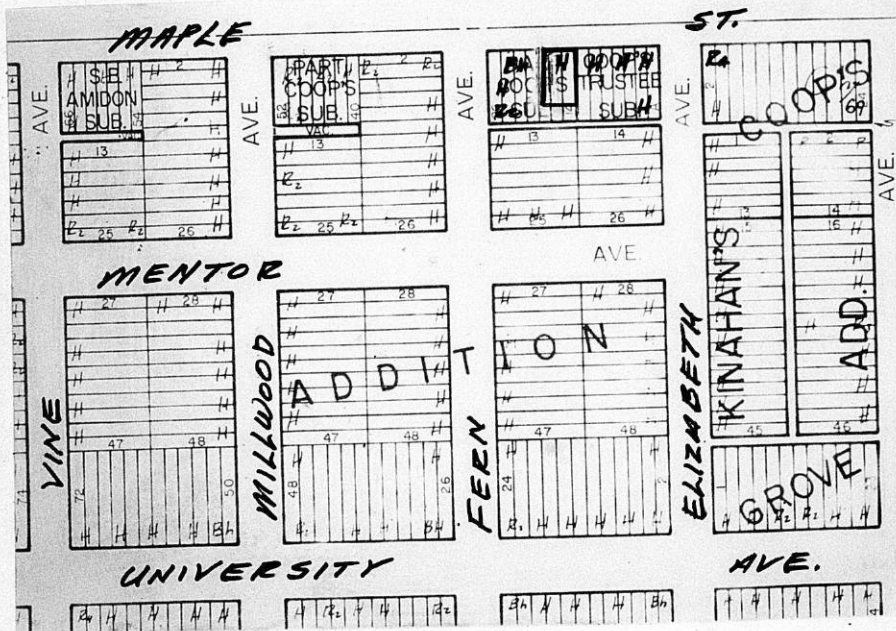
BZA 13-70
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.1 (60 ft. by 100 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West MULTI FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



RESOLUTION BZA 13-70

WHEREAS, R. C. Smith, 1521 Maple, Wichita, Kansas, by Kenneth F. Beck, 1418 Vickers-KSB&T Building, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard setback from 15 feet to 10 feet, on property zoned "RB"-Four Family, and legally described as follows:

Lots 14 and 16 except the South 30 feet and the East 17 feet of Lot 18 except the South 30 feet on Maple Street in Coop's Subdivision of Lots in University Place Addition to Wichita, Kansas. Generally located on the south side of Maple in an area east of Fern.

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 May 26, 1970, 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 zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as if the existing structure had maintained only the front yard setback of 20 feet required by the ordinance and built in its present configuration, the applicant would have sufficient rear yard area for the proposed addition; 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 proposed addition will be 11 feet from the west property line and there is an open rear yard to the south of the application area; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as he would be unable to construct an addition which would be of suitable size to provide living quarters for his wife's family; 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 inasmuch as the variance requested is interiorly located; 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 sufficient open space will remain to provide for sufficient amounts of light and air; and

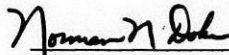
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted, have been found to exist.

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 rear yard setback from 15 feet to 10 feet, on property zoned "RB"-Four Family, and legally described as:

Lots 14 and 16 except the South 30 feet and the East 17 feet of Lot 18 except the South 30 feet on Maple Street in Coop's Subdivision of Lots in University Place Addition to Wichita, Kansas. Generally located on the south side of Maple in an area east of Fern.

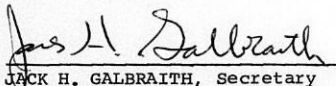
be approved for only that portion indicated on the plot plan for the proposed construction of the rooms.

ADOPTED AT WICHITA, KANSAS, this 26th day of May, 1970.



NORMAN N. DOKE, Chairman

ATTEST:



JACK H. GALBRAITH, Secretary

June 12, 1970

Mr. Kenneth F. Beck
1418 Vickers-KSB&T Building
Wichita, Kansas 67202

Dear Mr. Beck:

Subject: Case No. BZA 13-70
Request for Variance

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 26, 1970, in connection with your request for a variance to reduce the required rear yard setback from 15 feet to 10 feet, on property zoned "RB"-Four Family and generally located on the south side of Maple in an area east of Fern.

This resolution reflects the official action of the Board to approve your request for only that portion indicated on the plot plan for the proposed construction of the rooms. 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,

Jack H. Galbraith
Secretary

JHG:ls

cc R. C. Smith, 1521 Maple 67213
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

May 26, 1970

Mr. Kenneth F. Beck
1418 Vickers-KSB&T Building
Wichita, Kansas 67202

Dear Mr. Beck:

Subject: Case No. BZA 13-70
Request for Variance

At the regular meeting of the Board of Zoning Appeals on Tuesday, May 26, 1970, your request for a variance to reduce the required rear yard setback from 15 feet to 10 feet, on property zoned "RB"-Four Family and generally located on the south side of Maple in an area east of Fern, was considered.

It was the action of the Board to approve this request for only that portion indicated on the plot plan for the proposed construction of the rooms as was stated in the Secretary's Report.

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.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

cc R. C. Smith, 1521 Maple, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT
CASE NO. WZA 13-70

APPLICANT: R. C. Smith, 1521 Maple, Wichita, Kansas

AGENT: Kenneth F. Beck, 1418 Vickers-KSB&T Building, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard setback from 15 ft. to 10 ft.

GENERAL LOCATION: South side of Maple in an area east of Fern.

ZONING: Subject property is zoned "RB"-Four Family as are those properties to the north, south, east and west.

LAND USE: Subject property is occupied by a single family home as are those properties to the north and east, south is duplex with a single family home and a boarding house to the west.

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 applicant is requesting a variance of the required rear yard setback from 15 feet to 10 feet in order to add on a small two-room apartment for use by his wife's family in their advanced age.

In viewing a small scale plot plan submitted with the application it may be seen that the applicant is limited as to the area in which any new construction may occur due to the location of the existing structure. The applicant points out, in his statement of justification that in the event the 15 foot setback is required that the proposed addition will be of such small dimensions as to be very undesirable to him.

UNIQUENESS:

It is the opinion of the Secretary that this is somewhat of a unique situation in that, if the existing structure had maintained only the front yard setback of 20 feet required by the ordinance and built in its present configuration, the applicant would have sufficient rear yard area for the proposed addition.

ADJACENT PROPERTY:

It is the opinion of the Secretary that inasmuch as the proposed addition will be 11 feet from the west property line and there is an open rear yard to the south of the application area that adjacent properties would not be adversely affected.

HARDSHIP:

It is the opinion of the Secretary that the applicant would be burdened with an unnecessary hardship if the variance were not granted inasmuch as he would be unable to construct an addition which would be of suitable size to provide living quarters for his wife's family.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest inasmuch as the variance requested is interiorly located and would not in any way have an effect on the public interest.

Page 3 - Secretary's Report
Case No. BZA 13-70

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 Title 28 inasmuch as sufficient open space will remain to provide for sufficient amounts of light and air.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance can be found to exist and, therefore, it is recommended that the variance be granted to reduce the required rear yard setback from 15 feet to 10 feet for only that portion indicated on the plot plan for the proposed construction of the rooms.

A/M 28431

LAW OFFICES
KENNETH F. BECK
1418 Vickers - KSB&T Building
WICHITA, KANSAS 67202

Phone (316) 262-8431

May 15, 1970

Metropolitan Area Planning Commission
City Building Annex
104 S. Main
Wichita, Kansas

Attention: Mr. Jack H. Galbraith

Dear Jack:

I represent R. C. Smith, who has made application for a variance before the Board of Zoning Appeals. His application will be heard at 1:30 on Tuesday, May 26th.

My reason for writing you is that I have just received a call from the Probate Judge of Reno County, Kansas, stating that he has set a matter for me at 2:00 P.M. on the same date. I am wondering if there is any possibility of having this matter considered earlier in the day on May 26th?

To further compound my difficulty, I had planned to leave at about 4:00 A.M. on May 27th for a vacation of two weeks. I hate to ask for a one month continuance of this matter, as my client is quite eager to start his construction project if the Board favorably considers his request.

Do you have any suggestions?

Sincerely,

Kenneth F. Beck
Kenneth F. Beck

KFB/jb



BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

May 6, 1970

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 13-70

An application has been filed by R. C. Smith, 1521 West Maple, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required rear yard setback from 15 feet to 10 feet, on property zoned "RB"-Four Family, and legally described as follows:

Lots 14 and 16 except the South 30 feet and the East 17 feet of Lot 18 except the South 30 feet on Maple Street in Coop's Subdivision of Lots in University Place Addition to Wichita, Kansas. Generally located on the south side of Maple in an area east of Fern.

This application has been assigned Case No. BZA 13-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 26, 1970, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary.

29 Notices Mailed 5-6-70

LAW OFFICES
KENNETH F. BECK
1418 Vickers - KSB&T Building
WICHITA, KANSAS 67202

Phone (316) 262-8431

May 1, 1970

Metropolitan Area Planning Commission
City Building Annex
104 S. Main
Wichita, Kansas

Gentlemen:

You will recall that I recently filed an application before the Board of Zoning Appeals on behalf of my client, R. C. Smith, for a variance on 1521 West Maple, Wichita.

At that time I did not have the list of ownerships, properties within 200-foot radius of this property. You will please find enclosed herein such list.

Sincerely,

Kenneth F. Beck
Kenneth F. Beck

KFB/jb
Encl.

cc: Mr. R. C. Smith
1521 West Maple
Wichita, Kansas



LAW OFFICES
KENNETH F. BECK
1418 Vickers - KSB&T Building
WICHITA, KANSAS 67202

Phone (316) 262-8431

April 28, 1970

Board of Zoning Appeals
City Building Annex
Wichita, Kansas

Gentlemen:

I represent R. C. Smith of 1521 West Maple, Wichita, who has filed an application for a variance at that address. Mr. Smith's lot is 60 feet wide by 100 feet deep, and he wishes to add on a small two-room apartment on the rear of his property for use by his wife's family in their advanced age.

As shown on the accompanying sketch, the desired dimensions of the addition will come within 10 feet of the rear property line of Mr. Smith's property. There exists a 15 foot setback requirement on the rear of his property and it is from this requirement that he seeks a variance.

My client feels that this variance will not be contrary to the public interest and that a strict literal enforcement of the setback requirement on his property will work an undue hardship upon him.

He feels that the condition on his particular property is unique in his district, owing to the depth of the property. Most lots are more than 140 feet in depth, and if this were true of his property, he would not have to make application for this variance, which has been a considerable personal expense on his part. The existing home is 36 feet by 26 feet or a total of 936 square feet, so the improvements have not been overbuilt for the land owned by the applicant.

My client has talked with the surrounding landowners to determine their views on this application. None of the surrounding landowners have told him that they would object to his use of the property.

If the setback requirement on Mr. Smith's property is strictly enforced, the proposed addition will be of such small dimensions as to be very undesirable to him. As I stated earlier, he wishes to construct this small

Board of Zoning Appeals
April 28, 1970
Page 2

living-room and bedroom addition for possible use by his wife's father who is elderly and in poor health and may be required to live with this applicant since they do not have the funds to place him in a Care Home.

The granting of this variance by this Board will not affect the public health or general welfare of either the City of Wichita or the immediate neighborhood surrounding this property.

Normally, sewer lines are located to the rear of property and an objection could be made that to diminish the setback requirement might work a hardship upon the City in maintaining the sewer line. In this instance the sewer is located on the East boundary line of the property and not on the South or rear boundary line, and the granting of the variance would, therefore, not affect the maintenance of the sewer or any other utility.

It is believed by both the applicant and his attorney, who was a previous member of this Board, that the granting of this variance will not be in opposition of the spirit and intent of the Zoning Ordinances of the City of Wichita, and could result only in accommodation of one of its citizens and in increasing the property taxrolls of our City.

Sincerely,


Kenneth F. Beck

KFB/jb
Encl.

cc: Mr. R. C. Smith
1521 West Maple
Wichita, Kansas

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

5346
CASE NO. 13-70
FILED 4-28-70

APPLICATION FOR VARIANCE

I. Name of Applicant ✓ R. C. SMITH
Mailing Address 1521 West Maple, Wichita, Ks. Phone AM 7-4944
Name of Authorized Agent ✓ Kenneth F. Beck
1418 Vickers-KSB&T Bldg.
Mailing Address Wichita, Kansas 67202 Phone AM 2-8431

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

II. The variance requested is reduce required rear yard setback
To decrease the setback requirement
from 15 feet to 10 feet on property located at 1521 West Maple,
Wichita, Kansas.

for property located A side of Maple east of turn
1521 West Maple, Wichita, Kansas,

and legally described as: Lots 14 and 16 except the South 30-feet
and the East 17-feet of Lot 18 except the South 30-feet on Maple
Street in Coop's Subdivision of Lots in University Place Addition to
Wichita,
in the City of Wichita; and which is presently zoned R.B.

III. The applicant herein, or his authorized agent, acknowledges:

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- 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;
- 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.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

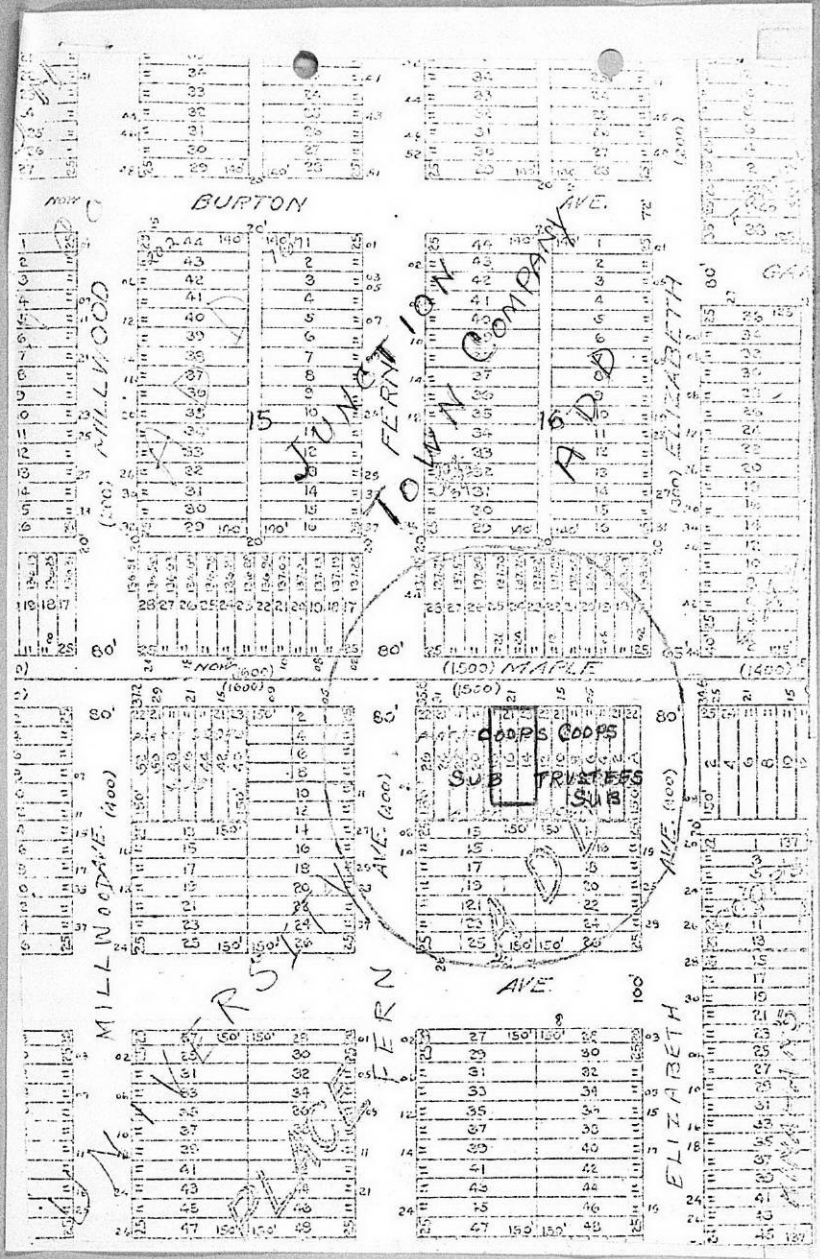
R.C. Smith
Applicant

Kenneth F. Beck
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 12 (a.m. - p.m.), April 24 19 70 together with appropriate fee of \$50.00.

T9-402

Laura Scott
Signed J#B



27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

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:

Property lying within a radius of 200 ft of:
 Lots 14 & 16, except South 30 ft & East 17 ft of Lot 18, except South 30 ft., on Maple Street, in Coop's Sub of Lots in University Place Addition to Wichita, Sedgwick County, Kansas.


 Fidelity
 Title
 Company
 inc.



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.)

Lots 14 & 16, exc S 30' & E 17' Lot 18, exc S 30', on Maple St., in Coop's Sub of Lots in University Place Addition.

✓ R. C. & Mary Lou Smith, ux
 1521 Maple St. 67213

S 30' of Lots 14, 16, 18, 20, 22, 24, 26, Maple St., & M 10' of alley sdj on South, Coop's Sub.

✓ Vincent W. & Betty J. Bean, ux
 406 S. Fern St. 67213

N 100' of W 4' Lot 18 & N 100' of Lots 20, 22, 24, 26, Maple Street, Coop's Sub.

✓ George R. & Ora K. Greene, ux
 1531 Maple St. 72213
 27

N 100' of W 18' Lot 6 & N 100' Lot 8 & N 105' of E 4' of Lot 10, Coop's Trustees Sub.

✓ Eugene F. & Georgia C. Buckner, ux
 1505 Maple St. 67213

S 30' Lots 2, 4, 6, 8, & S 25' Lots 10 & 12 & S 30' Reserve & vac alley adj sdj lots, Coop's Trustee's Sub & N 10' Lot 14, Elizabeth Ave., University Place Add.

✓ Mary May Lindley
 1501 Maple St. 67213



N 100' of Res & N 100' Lots 2 & 4 & N 100' of
E 3' of Lot 6, Coop's Trustee's Sub.

✓ Albert G. & Mary May Lindley, ux
1501 Maple 67213

N 105' of Lot 12 & W 17' of N 105' Lot 10, &
strip 10' wide adj sd lots on N, Coop's
Trustee's Sub.

✓ Maggie Ford & Genevieve Foster, Jt
1515 Maple 67213

E 95' of Lots 2, 4, 6 & 8, Fern Avenue, in
University Place Add.

✓ Eva Brooks
717 N 8th St., K. C. Ks. 66101

Lot 10 & N $\frac{1}{2}$ Lot 12, Fern Ave., University
Place Add.

✓ Grace F. Silknitter,
411 S. Fern 67213

S $\frac{1}{2}$ Lot 12 & all Lot 14, Fern Ave., University
Place Add.

✓ Edna M. Williams, sgle
Florence M. Williams, sgle
427 S. Fern 67213

Lots 16 & 18, Fern Ave., University Place Add.

✓ Aretha Potter
429 S. Fern 67213

Lots 20 & 22, Fern Ave., University Place Add.

✓ Daniel W. & Lena E. Binford, ux
433 S. Fern 67213

Lot 13, Fern Ave. & S 10' alley adj on N, in
University Place Add.

✓ Henry J. & Madeline M. Jacobs, ux
312 S. Martinson 67213

Lots 15 & 17, Fern Ave., University Place Add.

✓ Forrest Russell Pearce
Gertrude Loretta Pearce, ux
410 S. Fern 67213

W 50' of Lots 19, 21, 23, 25, Fern Ave., in
University Place Add.

✓ Mildred K. & J. E. Hume, vir.
1219 Patricia St. 67208

E 50' of W 100' of Lots 19, 21, 23, 25, Fern
Ave., University Place Add.

✓ Roy E. Carlson
2232 W. 17th St. 67203

E 50' of Lots 19, 21, 23 & 25, Fern Ave.,
University Place Add.

✓ Gerard J. & Shirley Kerschen, ux
No Address Available

S 15' of Lot 14, all Lots 16 & 18, Elizabeth
Ave., University Place.

✓ Ellis H. & Pauline H. Beals, ux
419 S. Elizabeth 67213

Lots 20 & 22, Elizabeth Ave., University Place

✓ Bill J. & Frankie Lee Jennings,
No Address Available ux
1702 E. 2nd

Lots 24 & 26, Elizabeth Ave., University Place Add.

✓Alvin & Marie H. Allen, ux
429 S. Elizabeth 67213

Lots 17 & 18, exc S 83', Blk 15, Junction
Town Company Add.

✓M. L. & Cressie C. Gerber, ux
237 S. Fern 67213

S 83' Lots 17 & 18, Blk 15, Junction Town
Company Add.

✓Merrill T. & Lela D. Johnson, ux
1602 Maple St. 67213

Lots 17 & 18, Blk 16, Junction Town Company Add.

✓H. Harold & Oneta Frazier, ux
1611 Pleasantview Dr. 67203

Lots 19 & 20, Blk 16, Junction Town Company Add.

✓Simeon Thomas Priest
1508 Maple 67213

Lots 21 & 22, Blk 16, Junction Town Company Add.

✓Howard B. Stanfield
Ruth Baker, jt.
1512 Maple 67213

Lots 25, 26, 27, 28, exc N 50', Blk 16, in
Junction Town Company Add.

✓Donald & Ethel M. Nossaman, ux
1513 S. Market 67211

N 50' of Lots 25, 26, 27 & 28, Block 16, in
Junction Town Company Add.

✓Frank Joseph Schwenker
Mabel M. Schwenker, ux
244 S. Fern 67213

Lots 23 & 24, Blk 16, Junction Town Company Add.

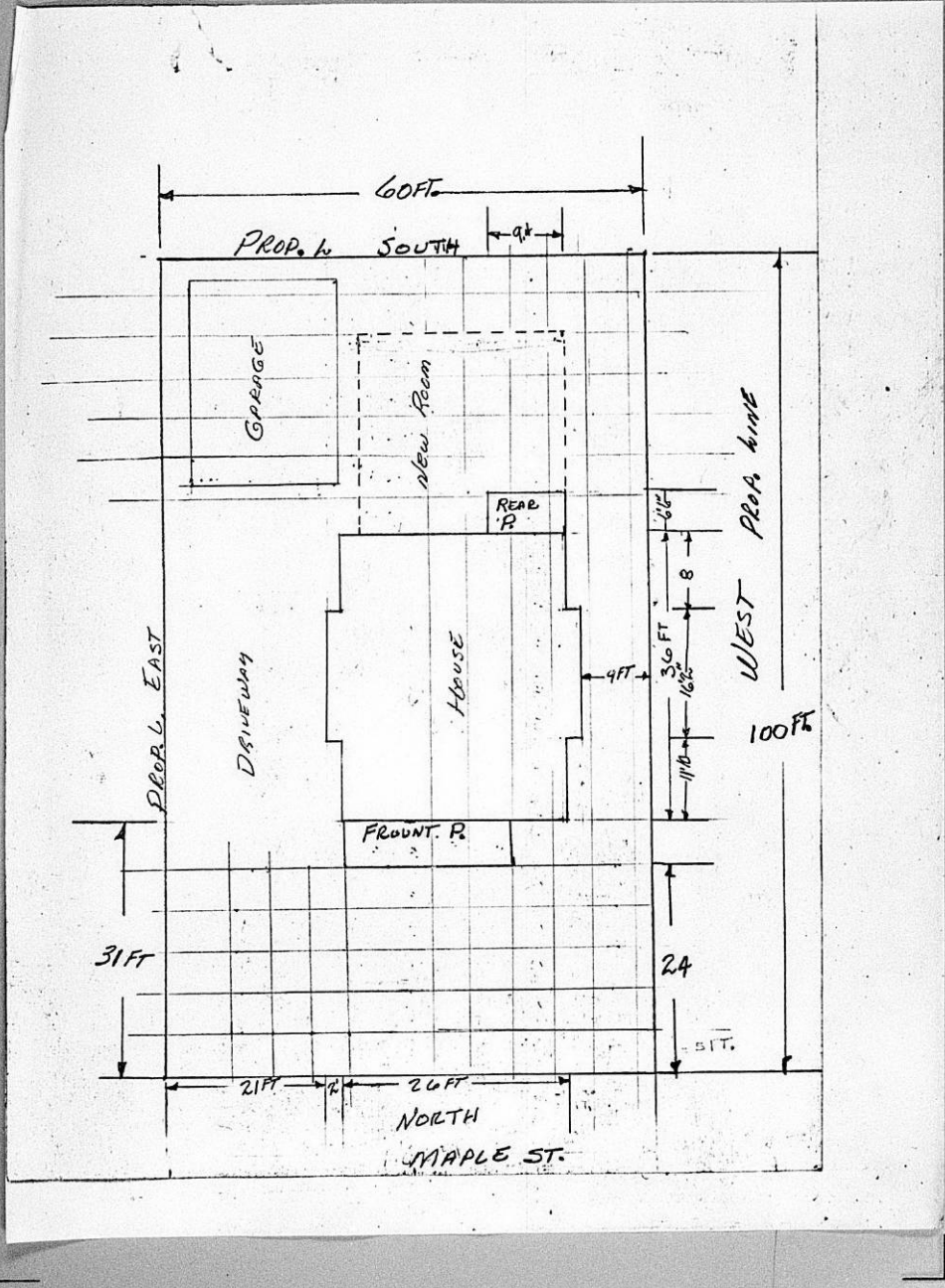
✓Sadie Benefield
1524 Maple 67213

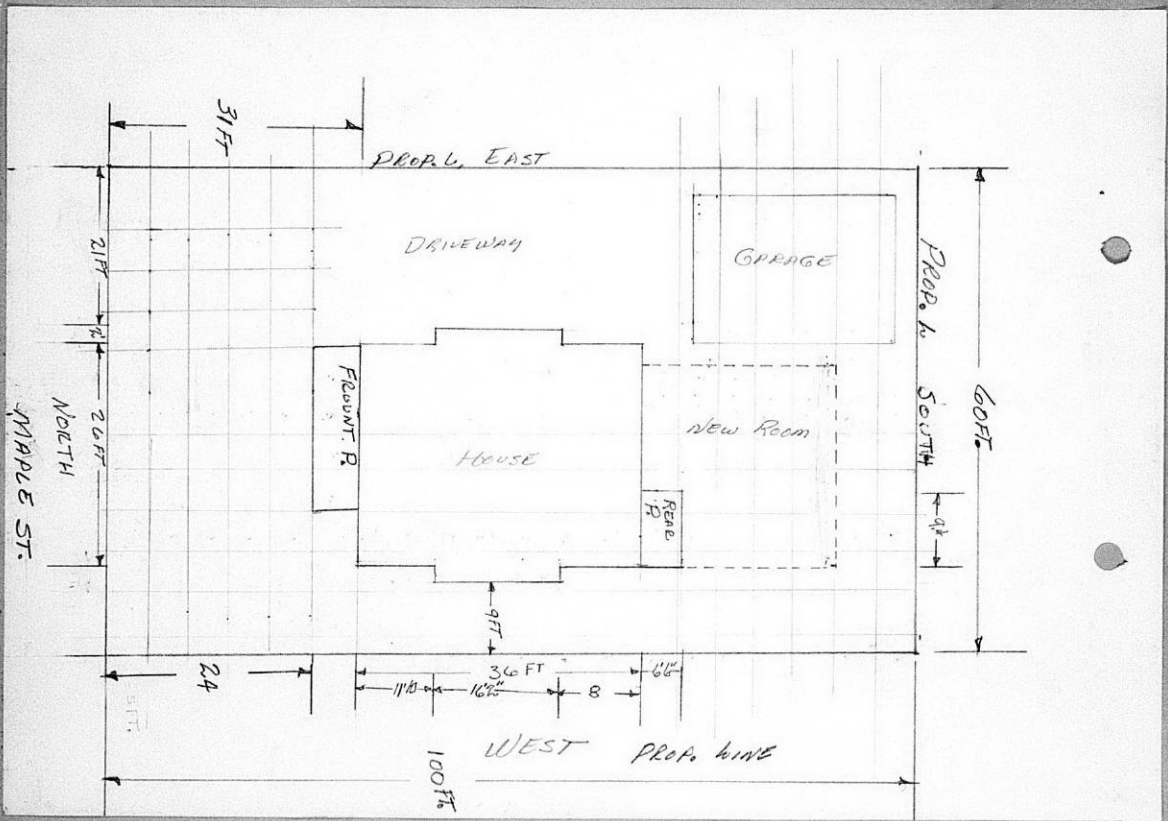
Dated at Wichita, Kansas this 1st day
of May, 1970 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Chie M. Farrell OEM
Sec.

Tracer # 5472





Form 273

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
K22 V-10-C	1.00

Name K. H. F. Pool

Address 1412 V-10-C KSB+T Bldg

Type R-71-C Due Date _____

Comments: _____

Date 4-28-70 By Le...