

SEA 14-65 - Philip Lyon requests variance to permit mortuary 150' from AA on the north side of Central between Elm and Battin

E.C.C./B. CO. C.

E-8

POSTED
9-6-65

ACTION

By COMMITTEE *Approved* ^{DATE} 7-27-65

M.A.P.C. _____

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

82A 14-65 - Philip Lyon requests val-
lance to permit mortuary 150' from AA
on the north side of Central between
Elm and Battin

May 10, 1965

Mr. Philip A. Lyon
3 English Avenue
Wichita, Kansas

Dear Mr. Lyon:

Re: Case No. BZA 14-65

On April 29, 1965, we advised you that the Board of Zoning Appeals had approved subject application for a variance to permit expansion of mortuary facilities to within 150 feet of an "AA" zoning district, on property generally located on the north side of Central in an area between Elm and Battin.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before May 7, 1965. The City Clerk has advised that no appeal was filed and the decision of the Board is, therefore, final.

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

Very truly yours,

James W. Howe
Assistant Secretary

JWH:ber
Attachment

cc: Thomas F. Lahey
4820 East Central

Glen Lytle, Superintendent
of Central Inspection

R E S O L U T I O N N O . B Z A 1 4 - 6 5

WHEREAS, Philip A. Lyon, 3 English Avenue, Wichita, Kansas, by Thomas F. Lahey, 4820 East Central, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, has requested a variance to allow a mortuary to be located within 150 feet of an "AA" Single family residential district rather than 200 feet as required under Section 28.04.090, Code of the City of Wichita, said request relating to property legally described as follows:

Lot 33, Block 14, East Highland Addition, in the City of Wichita, Sedgwick County, Kansas.

Generally located on the north side of Central in an area between Elm and Battin; and

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, on April 27, 1965, considered said application; and

WHEREAS, the Board of Zoning Appeals determined that it had jurisdiction to consider said request under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has determined that the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district inasmuch as the mortuary is located within an area which is developed as a neighborhood shopping area and appears to be completely compatible with the adjoining light commercial uses; and further, it is contemplated in the new prototype zoning regulations being developed at this time, that mortuaries will be a use which would be compatible with higher density residential uses when located next adjacent to a major street; and

WHEREAS, the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents; and

WHEREAS, the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal in that the mortuary has been existing at this location for a number of years and does not appear to be any more objectionable than any of the other light commercial uses located at the intersection of Central and Oliver; and

WHEREAS, the variance desired will not adversely affect the public interest, health, safety, morals, order, convenience, prosperity or general welfare; and

WHEREAS, each of the four conditions required by Section 2.12.590.2, Code of the City of Wichita to be present before a variance can be granted, has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the variance request be approved as follows:

A variance be granted to allow the mortuary located on Lot 33, Block 14, East Highland Addition, in the City of Wichita, Sedgwick County, Kansas, to be expanded and to be located to within 150 feet of the "AA" Single Family district.

ADOPTED AT WICHITA, KANSAS, this 27th day of April, 1965.

Harold Bauer
Harold Bauer, Chairman

ATTEST:

James W. Howe
James W. Howe
Assistant Secretary

April 29, 1965

Mr. Philip A. Lyon
3 English Avenue
Wichita, Kansas

Dear Mr. Lyon:

Re: Case No. BZA 14-65

This is to advise you that at its regular meeting of April 27, 1965, the Board of Zoning Appeals of the City of Wichita considered your request for a variance to permit expansion of mortuary facilities to within 150 feet of an "AA" Zoning district, on property generally located on the north side of Central in an area between Elm and Battin.

It was the decision of the Board to approve the variance to permit expansion of mortuary facilities on Lot 33, Block 14, East Highland Addition, to within 150 feet of the "AA" Single Family zoning district.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before May 7, 1965.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before May 7, 1965, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

James W. Howe
Assistant Secretary

JWH:ber
cc: Thomas F. Lahey
4820 East Central
Glen Lytle, Superintendent of Central Inspection
Robert G. Finch, City Clerk

Mr. Philip A. Lyon
3 English Avenue
Wichita, Kansas

Dear Mr. Lyon:

Re: Case No. BZA 14-65

This is to advise you that at its regular meeting of April 27, 1965, the Board of Zoning Appeals of the City of Wichita considered your request for a variance to permit expansion of mortuary facilities to within 150 feet of an "AA" zoning district, on property located generally on the north side of Central in an area between Elm and Battin.

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Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before May 7, 1965, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

James W. Howe
Assistant Secretary

JWH:ber

cc: Thomas F. Lahey, 4820 East Central
Glen Lytle
Robert Finch

SECRETARY'S REPORT

CASE NO. BZA 14-65

APPLICANT: Philip A. Lyon, 3 English Avenue

AGENT: Thomas F. Lahey, 4820 East Central

LOCATION: North side of Central between Elm and Battin

REQUEST: Variance as provided in Section 2.12.590.2, Code of the City of Wichita, to allow a mortuary to be located within 150 feet of the "AA" Single family residential district rather than 200 feet as required under Section 28.04.090, Code of the City of Wichita.

ZONING: Property in question is "LC" Light Commercial. To the north is "B" Multiple family, east is "B" Multiple family and "AA" Single Family; south is "B" Multiple family and "LC" Light Commercial, and west is "LC" Light Commercial.

LAND USE: Property in question is occupied by a mortuary. North is a flower shop, parking and single family; east is laundry, liquor store and plumbing shop; south is shopping facilities, and west is parking, ice sales, liquor store, etc.

JURISDICTION

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.2, Code of the City of Wichita, and may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
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 enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public interest, health, safety, morals, order, convenience, prosperity or general welfare.

COMMENTS BY THE SECRETARY

Section 28.04.090.1.25 of the Code of the City of Wichita provides that mortuaries and funeral homes may be permitted in the Light Commercial District provided such buildings are located not less than 200 feet from the boundary line of the "RA", "A" and "RB" districts. In this instance, the applicant is proposing to construct an addition to the existing mortuary which would be located to within 150 feet of the "RA" single family residential district. This area at the intersection of Central and Oliver has been developed into a convenience shopping area.

In this instance, the east side of the mortuary property is separated from the adjoining residential area to the east by a drainageway which, in the Secretary's opinion, acts as a good separation between the light commercial uses to the west and the residential uses to the east and north.

UNIQUENESS

It is the opinion of the Secretary that the request of the applicant is somewhat unique inasmuch as contemplated in our new prototype zoning regulations, mortuaries are a use which would be compatible with higher density residential uses and when located next adjacent to a major street. In this instance, the mortuary is located within an area which is developed as a neighborhood shopping area and, therefore, it appears to be completely compatible with the adjoining light commercial uses.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of this variance should in no way adversely affect adjacent property owners.

HARDSHIP

It is the opinion of the Secretary that the applicant would be burdened with an unnecessary hardship if the variance is not granted inasmuch as the mortuary has been existing at this location for a number of years and does not appear to be any more objectionable than any of the other light commercial uses located at the intersection of Central and Oliver. Therefore, it would appear unreasonable not to allow the owner to expand his existing mortuary.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of this variance will in no way adversely affect the public interest, health, safety, morals, convenience, or general welfare.

Page 3 - Secretary's Report
Case No. BZA 14-65

RECOMMENDATION

In view of the foregoing comments, it is the opinion of the Secretary that all four conditions necessary to the granting of the variance can be found to exist and, therefore, it is recommended that a variance be granted to allow the mortuary located on Lot 33, Block 14, East Highland Addition, to be expanded and to be located to within 150 feet of the "AA" single family district.

SECRETARY'S REPORT

CASE NO. BFA 14-65

APPLICANT: Philip A. Lyon, 3 English Avenue

AGENT: Thomas F. Lahey, 4820 East Central

LOCATION: North side of Central between Elm and Battin

REQUEST: Variance as provided in Section 2.12.590.2, Code of the City of Wichita, to allow a mortuary to be located within 150 feet of the "AA" Single family residential district rather than 200 feet as required under Section 28.04.090, Code of the City of Wichita.

ZONING: Property in question is "LC" Light Commercial. To the north is "B" Multiple family, east is "B" Multiple family and "AA" Single Family; south is "B" Multiple family and "LC" Light Commercial, and west is "LC" Light Commercial.

LAND USE: Property in question is occupied by a mortuary. North is a flower shop, parking and single family; east is laundry, liquor store and plumbing shop; south is shopping facilities and west is parking, ice sales, liquor store, etc.

JURISDICTION

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.2, Code of the City of Wichita, and may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
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 enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public interest, health, safety, morals, order, convenience, prosperity or general welfare.

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Page 2 - Secretary's Report
Case No. BZA 14-65

COMMENTS BY THE SECRETARY

Section 28.04.090.1.25 of the Code of the City of Wichita provides that mortuaries and funeral homes may be permitted in the Light Commercial district provided such buildings are located not less than 200 feet from the boundary line of the "AA", "A" and "RB" districts. In this instance, the applicant is proposing to construct an addition to the existing mortuary which would be located to within 150 feet of the "AA" single family residential district. This area at the intersection of Central and Oliver has been developed into a convenience shopping area.

In this instance, the east side of the mortuary property is separated from the adjoining residential area to the east by a drainageway which, in the Secretary's opinion, acts as a good separation between the light commercial uses to the west and the residential uses to the east and north.

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It is the opinion of the Secretary that the request of the applicant is somewhat unique inasmuch as contemplated in our new prototype zoning regulations, mortuaries are a use which would be compatible with higher density residential uses and when located next adjacent to a major street. In this instance, the mortuary is located within an area which is developed as a neighborhood shopping area and, therefore, it appears to be completely compatible with the adjoining light commercial uses.

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It is the opinion of the Secretary that the granting of this variance will in no way adversely affect the public interest, health, safety, morals, convenience, or general welfare.

Page 3 - Secretary's Report
Case No. BZA 14-65

RECOMMENDATION

In view of the foregoing comments, it is the opinion of the Secretary that all four conditions necessary to the granting of the variance can be found to exist and, therefore, it is recommended that a variance be granted to allow the mortuary located on Lot 33, Block 14, East Highland Addition, to be expanded and to be located to within 150 feet of the "AA" single family district. X

ROUTED

CASE NO. BZA 14-65

NOTICES MAILED APRIL 8, 1965 (12)

MEETING APRIL 27, 1965

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

April 8, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 14-65

An application has been filed by Philip A. Lyon, 3 English Avenue, Wichita, Kansas, by Thomas F. Lahey, 4820 East Central, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a Variance from Section 28.04.090, Code of the City of Wichita, to allow a mortuary to be located 150 feet from an "AA" zoning district instead of the required 200 feet, on property zoned "LC" Light Commercial, and legally described as follows:

Lot 33, Block 14, East Highland Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the north side of Central in an area between Elm and Battin.

This application has been assigned Case No. BZA 14-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 27, 1965, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

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

April 8, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

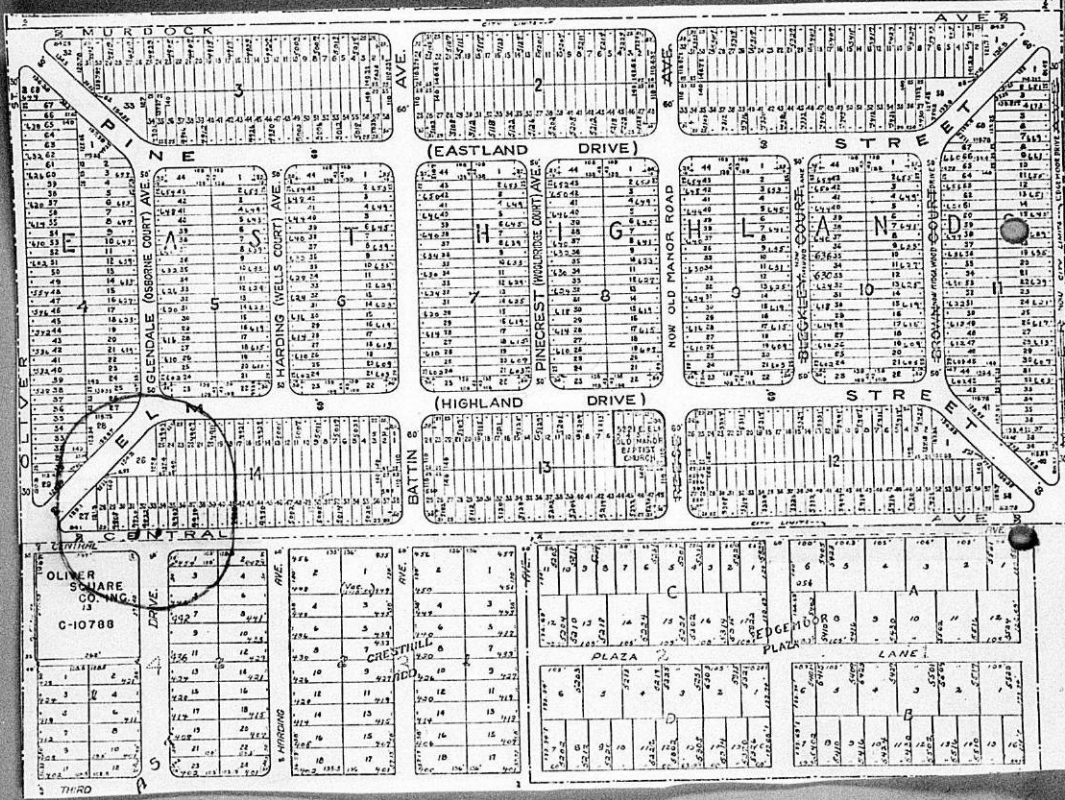
Case No BZA 14-65

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Jack H. Galbraith
Secretary



OLIVER SQUARE CO. INC.
C-10788

CRENSHILL

PLAZA

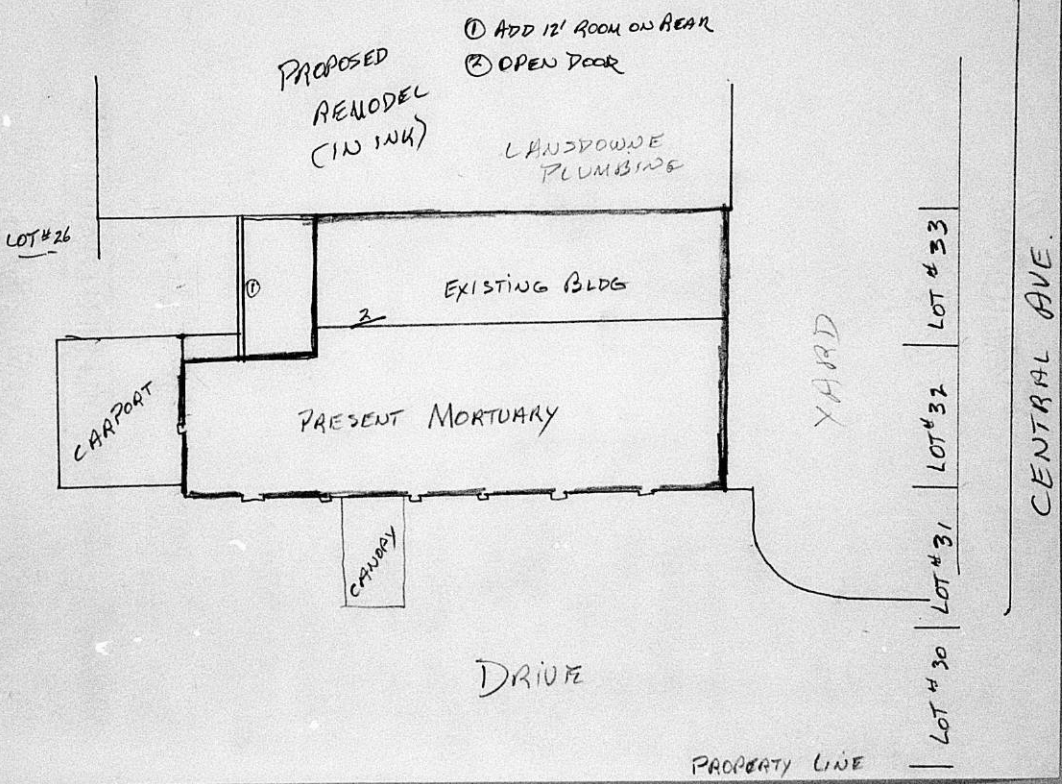
PLAZA

PLAZA

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Lahey Mortuaries

2 CONVENIENT LOCATIONS



DOWNTOWN CHAPEL
1401 E. DOUGLAS
PHONE AM 2-3411

CREST HILL CHAPEL
4820 E. CENTRAL
PHONE MU 4-0111

WICHITA, KANSAS

A variance is requested from the provisions of the zoning ordinance which require a mortuary building to be 200 feet from the nearest "AA" or "A" Zoning. 28.04.090 P.125

The variance desired arises from the fact that in this particular request the building complies with the 200 foot restriction in every direction except one corner of one property. This property fronts on another street and is separated by a drainage canal from the property where a variance is asked.

The granting of the permit will not adversely affect the rights of adjacent property owners or residents because of the remote connection between the AA zoning area and the property. Strict applications of the provisions of this Zoning Ordinance would constitute an unnecessary hardship upon the property owner because it would mean duplicating an existing building elsewhere on the property.

The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of adjacent property owners.

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To A. Lyon
Philip Alyon Owner Address 3 English Avenue

To Lahey Mortuary Applicant Address 4820 East Central

Dear Sir:

Your application Dated March 5, 1965

For a Permit for the Remodel of structures
_____ at the premises designated as
4820 & 4822 East Central

Is hereby refused on this 5th day of March, 1965,

Under Section 28.04.090 ¶ 1.25 of the Zoning Ordinance.

For the reason that this remodel will cause portion of mortuary nearer than 200 feet from boundry line of "AA" zoning district.

Respectfully,

Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of Zoning Appeals (Room 304, City Hall) within ninety (90) days after the date of this refusal. For further information, take this notice to the Planning Department, Room 304, City Hall.

PERMIT NUMBER

CENTRAL INSPECTION DIVISION

APPLICATION NUMBER

CITY OF WICHITA, KANSAS
APPLICATION FOR NON-RESIDENTIAL BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

No D 3434

(GROUPS A, B, C, D, E, F, G and J-3)

Form 41-213

3-5 19 65

APPLICATION is hereby made for a permit to Remodel (erect, repair, remodel, wreck, add to)

a structure at 4820 E. Central Street, in accordance with the following description and/or with plans and specifications filed herewith and in conformity with all laws and ordinances pertaining thereto.

USE OR OCCUPANCY

- (A) Assembly Building (Seats 1,000 or more)
(B) Assembly Building (Seats less than 1,000)
(C) School Building
(D) Hospital (Sanitarium); Institution (Jail, Asylum, etc.)
(E) Special Hazard (Garage, Planing Mill, Mattress Factory)
(F) Moderately Hazardous (Store, Cafe, Office, Factory, Warehouse)
(G) Non-Hazardous (Ice Plant, Factory, Iron Works)
(J-3) Stadium, Park Building

Previous Occupancy New Occupancy

CONSTRUCTION

Extreme Dimensions: Frontage Depth Stories
Area: Sq. Ft. on Ground Total Sq. Ft. of Floor Area
Foundation Walls: Reinforced Concrete Concrete Blocks Plain Concrete
Superstructure: Skeleton Steel Skeleton Concrete Wall Bearing
Exterior Walls: Brick Brick and Block or Tile Concrete Concrete Blocks Metal, Wood Frame
Party Separate Tile Wood Frame Metal, Metal Frame Combination
Floors Roof Wood Steel Concrete Roof Covering
Designed Floor Loading (Lbs. per Sq. Ft.): 1 2 3 4 5
No. of Stairways: Bsmt. to 1st 2nd to 3rd 4th to 5th No. of Elevators

EQUIPMENT

Hot Water Heaters Gas Refrigeration Standpipes
Hot Air Space Unit Coal Air Conditioning Wet
Steam Unit Oil Auto. Sprinklers Dry

If repairing, remodeling, wrecking or adding to, state improvements to be made. Cut exterior entrance into existing Bldg - to be used for additional work storage

New Plumbing New Gas Fitting Is work being done under contract?

VALUE OF IMPROVEMENTS

Applicant's Estimate \$ Total Adjusted Square Feet
OWNER Philip A. Lyon Address 3 English Ave
BUILDER Dan Wood Address
TENANT Lakey Martiny Address Same
DESIGNER Address (Sign Below)
Licensed Contractor Philip A. Lyon Owner
By Authorized Representative By Thos J. Lakey Agent

CENTRAL INSPECTION DIVISION RECORD

Zoning Dist. AA A RB B LC Permit Refused Because
C D E F Permit Held Up for Not 200' from Res. Zoning
Fire Zone 1 2 3 4 Application Taken by A.L.

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

1. Name of Applicant PHILIP A. LYON
Mailing Address 3 ENGLISH AVE Phone _____
Name of Authorized Agent THOS. F. LAHEY
Mailing Address 4820 E. CENTRAL Phone MD-40111
Relationship of applicant to property is that of LESSEE
(owner, tenant, lessee, other)

II. The variance requested is from Sec. 28.04.090 P.T.S. 46
Request for a Mortuary to be located 150'
from an "A" zoning district instead of the required 200'
for property located 4822 E. CENTRAL

and legally described as: LOT 33 BLK 14, EAST HIGHLAND
ADDN. WICHITA, KANSAS

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

(Give metes and bounds description below if appropriate):

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
- d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Philip A. Lyon
Applicant

by Thos. F. Lahey
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,
3:15 (a.m. - (p.m.)), 4-5, 1965, together with
appropriate fee of \$50.00.

T21-402

Mrs. Arrington
Signed

STATEMENT OF RECORD OWNERSHIP

STATE OF KANSAS)
)
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 32 & 33, Block 14, East Highland Addition,
Wichita, Kansas.


Fidelity
Title
Company.
inc.

And from such examination find that the record owners thereof are as set opposite the description of the property below, viz:

Lot 13, Blk 1, exc W 5' for Street, East Boulevard Add.

✓ Dave Bachus, Joseph H. Bachus, A. J. Bachus
725 E. Waterman

Lot 1 & N 33.51 ft Lot 3, Blk 2, East Boulevard Add.

✓ M. E. Wilkinson
1st Natl Bank Bldg.

S 16.49 ft Lot 3, all Lot 5 & N 8.51 ft Lot 7,
Blk 2, East Boulevard Add.

✓ Esther Steinberg
Shirkmere Hotel

Lots 2 & 4, Blk 2, East Boulevard Add.

✓ Alice A. Carnehan
18 Linden Drive



Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 & 36,
Block 4, East Highlands Addition.

✓ O. F. & Mary Jane Sullivan, ux
725 West Douglas Ave.

Lots 17 & 18, Blk 14, East Highlands Addition.

✓ Vic F. & Helen F. Durham, ux
713 S. Crestway

Lot 19, Blk 14, East Highlands Addition.

City of Wichita

Lots 20 & 21, Blk 14, East Highlands Addition.

✓ Hattie Willis & Blair W. Mitchell, jt.
4911 E. Elm St.

Lots 22 & 23, Blk 14, East Highlands Addition.

✓ Rex L. & Billie Jean Dugan, ux
4907 E. Elm St.

Lots 24 & 25, Blk 14, East Highlands Addition.

✓ J. Douglas & Velma I. Lansdowne, ux
4902 E. Central Ave.

Lot 26, Blk 14, East Highlands Addition.

✓ Philip A. & Elizabeth Ruth Lyon, ux
3 English Ave.

Lots 27, 28 & 29, Blk 14, East Highlands Addition.

✓ Jesse L. & Ina Graham, ux
1403 Harding

Lots 30, 31, 32 & 33, Blk 14, East Highlands Addition.

✓ Philip A. & Elizabeth Ruth Lyon, ux
3 English Ave.

Lots 34 & 35, Blk 14, East Highlands Addition.

✓ J. Douglas & Velma I. Lansdowne, ux
4902 E. Central Ave.

Lots 36 & 37, Blk 14, East Highlands Addition.

✓ Jesse L. & Ina L. Graham, ux
1403 Harding

Lots 38 & 39, Blk 14, East Highlands Addition.

✓ Jesse L. & Ina L. Graham, ux
1403 Harding

Lot 40, Blk 14, East Highlands Addition.

✓ City of Wichita

Lots 41 & 42, Blk 14, East Highlands Addition.

Seymour & Margaret Jane Colman, ux

No Address Available

*no
add*

Dated at Wichita, Kansas this 30th day
of March, 1965 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By *Chas M Farwell* OEM
Sec.

Tracer # 67190

Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>Variance</i>	<i>950⁰⁰</i>

Name *Thomas J. Kelsey*

Address *4220 E Central*

Type *R-712* Due Date

Comments:

Date *4-5-65* By *M. A. Arrington*

APT. BLDG

CONCRETE DRAINAGE DITCH

EX. LIQUOR STORE

EX. CLEANING EST.

EXISTG PLUMBING STORE

EXISTG RENTAL BLDG.

EXISTING MORTUARY

CANOPY

DRIVEWAY

PARKING

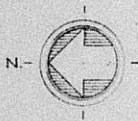
PARKING

DRIVEWAY

Property Line

Property Line

ELM STREET

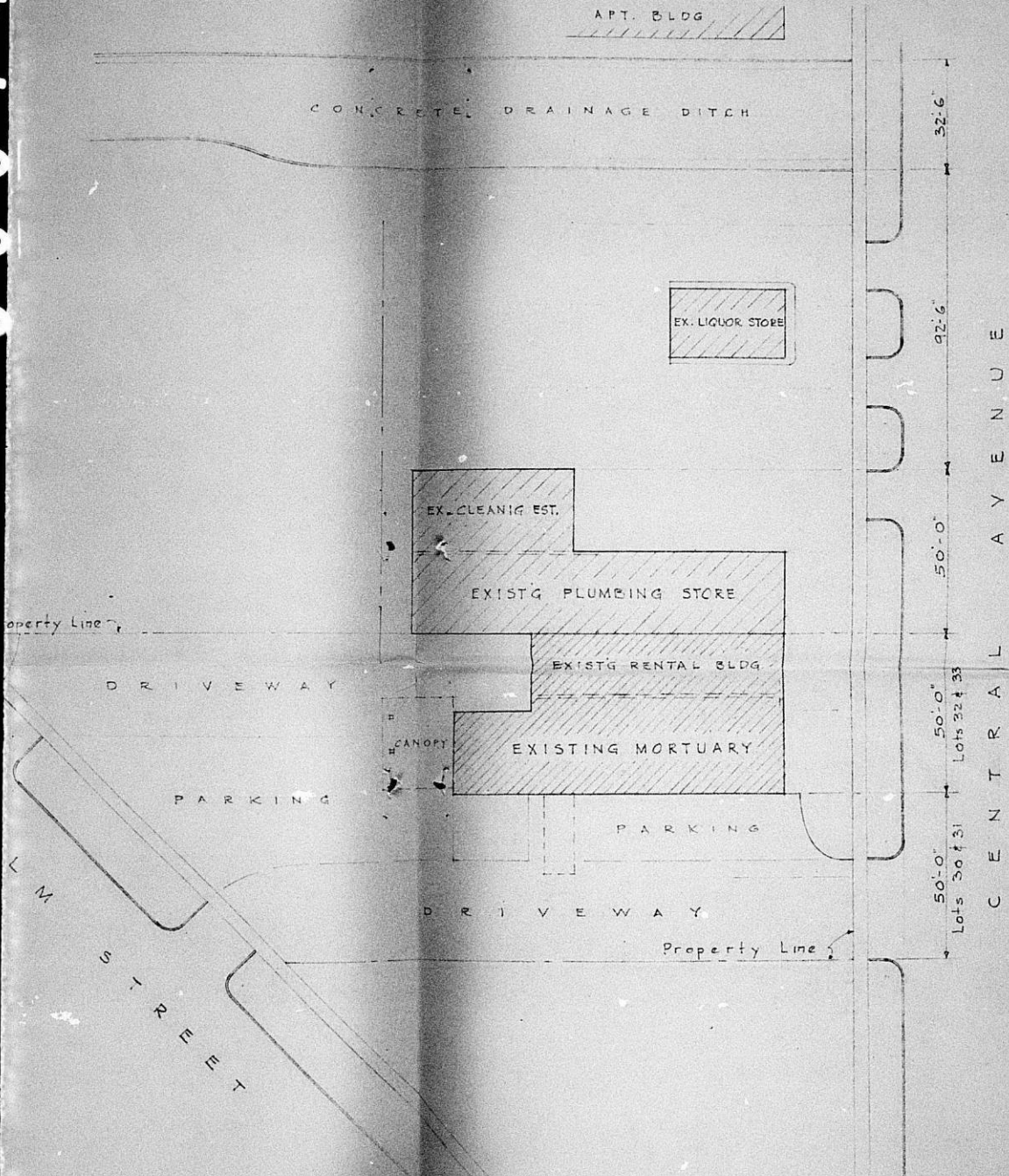


• PROPERTY LOCATION PLAN •
• CREST HILL MORTUARY

Scale 1 Inch = 30 Feet



000745



• PROPERTY LOCATION PLAN •
 • CREST HILL MORTUARY
 Scale 1 Inch = 30 Feet



LEAPER & GILBERT
 ARCHITECTS
 611 1/2 N. HILLSIDE AVE.
 WICHITA 14, KANSAS