

**ACTION**

BZA. 18-88 Approne 5-24-88  
DATE

SCATD

20014 Soc 8-25-88  
Checked FO  
Shot 9-21-88

BZA 18-88-Roy F. Murphy req. VARIANCE to reduce front yd. setback from 20 to 10 ft. for parking only on prop zoned "B" Mult. Fam. DD, W side Madison N. of Douglas.

DATA SHEET

MAP NO.: 5647D

CASE NO. BZA 18-88

(CPO 1A, 5/17/88)

REQUEST: Variance to reduce the front yard setback from 20 feet to 0 feet for parking purposes only.

EXISTING ZONING: "B" Multiple-Family Dwelling District

GENERAL LOCATION: West side of Madison in an area north of Douglas (119 N. Madison).

APPLICANT: Roy F. Murphy  
 ADDRESS: 461 S. Glendale  
 Wichita, KS 67218

PHONE: 688-0481

AGENT: Roy F. Murphy  
 ADDRESS: 461 S. Glendale  
 Wichita, KS 67218

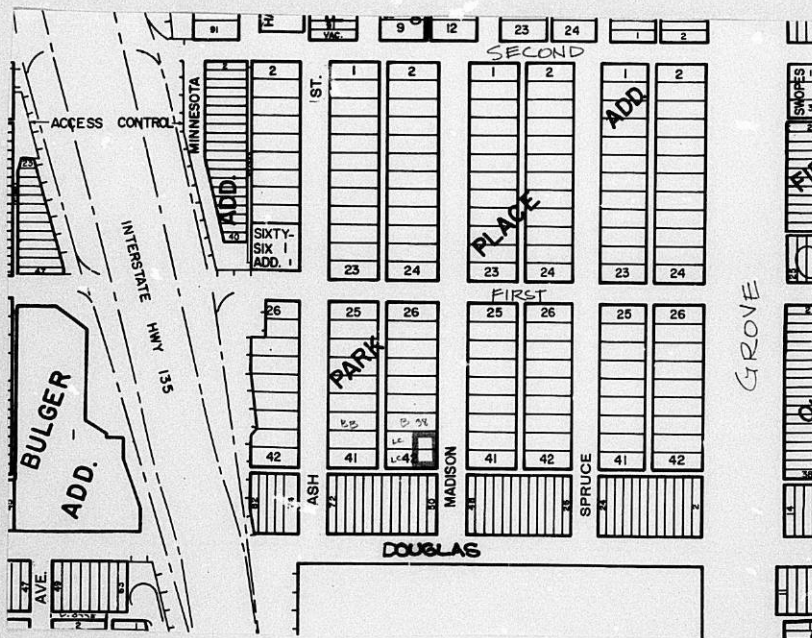
PHONE: 688-0481

AREA DATA

Acres: (100 ft. by 60 ft.)

Adjacent Zoning and Land Use:

North "B"  
 South "LC"  
 East "C" & "LC"  
 West "LC"



PL1-0409

**Shepard**  
 No. 2-153C  
 MAILING: 414  
 LOS ANGELES, CHICAGO, LOGAN, OH  
 McCRESTON, TX, LOCUST GROVE, TX  
 U.S.A.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 266-4561

November 2, 1988

Mr. Roy F. Murphy  
461 S. Glendale  
Wichita, KS 67218

Re: BZA 18-88 - Request to place required fence along north line  
of Lot 38, rather than Lot 40.

Dear Mr. Murphy:

We have received your request for permission to install the required screening fence along the north line of your recently acquired Lot 38, rather than along the north line of Lot 40, as shown on the approved site plan associated with BZA 18-88. Your letter states that a 6-foot-tall wood fence would be constructed from the northwest corner of Lot 38 along the lot's north line to the 20-foot setback line from Madison, at which point the fence height will be reduced to 3 feet and will continue at that height to the east property line.

This amended fence location is approved, subject to two conditions:

1. Lot 38 may not be used for the parking of vehicles, unless a use exception is first approved by the Board of Zoning Appeals; and
2. If at any time Lot 38 is sold and the zoning remains residential, the fence shall be installed along the north line of Lot 40, as shown on the BZA site plan dated May 24, 1988.

A copy of this letter is being sent to the office of Central Inspection so that they will know of this change in fence location.

If you have any questions about this matter, please call.

Sincerely,

Jack H. Galbraith  
Secretary  
Board of Zoning Appeals

JHG:jcm

cc: Monty Robson, Superintendent, CID  
Joe Donnelly, Zoning Administrator, CID

October 25, 1988


Ms. Louise Oliveraze  
Board of Zoning Appeals  
10th Floor, City Hall  
455 N. Main  
Wichita, Ks. 67202

Dear Ms. Oliveraze:

We have purchased "Lot 38 all on Locust Street now Madison Avenue in Park Place Addition to Wichita, Sedgwick County, Ks.". We request approval to put the fence on the North Line of Lot 38 instead of Lot 40 as shown on the print.

There would be a 20' length of fence 3' high from Madison Ave. west. The balance of the length of the fence would be 6' to the alley in back. We plan to block off the rear to the lot 38 by some means. Presently we are considering the use of railroad ties to halt parking from the "AA" customers behind our building and stop the thru traffic from the alley to Madison Street across Lot 38 around the North end of our building and across Lots 38, 40 and 42.

Sincerely

  
Roy F. Murphy  
461 S. Glendale  
Wichita, Ks. 67218  
316-688-0481

RM/em

# THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4421

June 6, 1988

Roy F. Murphy  
461 S. Glendale  
Wichita, KS 67218

Re: BZA 18-88 - Variance to reduce front yard setback from 20 to 0 feet

Dear Mr. Murphy:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on May 24, 1988. This Resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files now that condition #6 has been completed.

The two sweet gum trees indicated on your revised site plan should be planted as soon as possible before the weather gets too hot. If they are not planted by the time you want an occupancy permit for the remodeled building, you will be required to post a financial guarantee with the City that the trees will be planted in the fall. The trees must be maintained in a healthy condition and replaced if they die.

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

Sincerely,

Louise Olivarez  
Assistant Secretary  
Board of Zoning Appeals

LO/jcm  
Enclosure

cc: Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator, CID  
Dale Rea, Deputy City Clerk

*FILE COPY*

RESOLUTION NO. BZA 18-88

WHEREAS, Roy F. Murphy, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the front yard setback from 20 feet to 0 feet for parking purposes only on property zoned the "B" Multi-Family Dwelling District and legally described as follows:

The east 60 feet of Lots 40 and 42 on Locust Street, now Madison Avenue, Park Place Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Madison in an area north of Douglas (119 N. Madison).

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 24, 1988, 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 the rear portion of the property is already zoned and developed commercially, as is the property across Madison to the east, and if this application area applied for and obtained commercial zoning, there would be no setback requirement for parking purposes; 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 property to the east and west is already zoned and used commercially; the property to the south is zoned for commercial uses, although it contains a multi-family dwelling at this time with very little front yard setback; and the lot to the north is undeveloped and will be protected by a fence on the north line of this application area; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application inasmuch as he would be required to construct the parking lot further to the west, leaving the east 20 feet of his property unusable; or, he would be required to seek a zone change to a district which does not have a setback requirement for parking purposes; 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 proposed improvements would not encroach any existing or needed utility easement or street right-of-way; 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 intent of the front yard setback requirements is to establish some degree of uniformity for adjacent areas in the same zoning district, but this area is already quite diverse in its zoning and development, and properties to the south and east are zoned so that there is no setback required for parking lots; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to reduce the front yard setback from 20 feet to 0 feet for parking purposes only on property zoned the "B" Multiple-Family Dwelling and legally described as follows:

The east 60 feet of Lots 40 and 42 on Locust Street, now Madison Avenue, Park Place Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Madison in an area north of Douglas (119 N. Madison).

subject to the following conditions:

1. The parking spaces and all circulation aisles shall be surfaced with concrete, asphalt or asphaltic concrete, marked in accordance with the approved plan, and maintained in good condition. Bumper blocks shall be installed for the four parking spaces along the north property line, as well as those spaces adjacent to Madison.
2. A solid fence of wood or masonry shall be erected along the north property line from the building to the east property line. Said fence shall be 6 feet in height, except for the east 20 feet thereof, which shall be reduced to 3 feet in height.
3. The applicant shall plant a minimum of two street trees in the "parking" area between the sidewalk and the curb. The location of these trees shall be identified on the site plan, along with information as to tree species and size at time of planting.
4. Only such signs as permitted in the "B" district or which are necessary for the operation of the parking lot shall be permitted.
5. Prior to occupancy of the remodeled commercial building to the west or use of this application area as a parking lot, all conditions of this resolution shall be complied with.
6. Within 30 days after approval of this application and prior to publication of the resolution, the applicant shall submit 3 copies of a revised site plan which identifies the street trees, all bumper blocks, and correct fence location and heights.

ADOPTED AT WICHITA, KANSAS, this 24th day of May, 1988.

  
President

ATTEST:

  
Louise Olivarez, Assistant Secretary

THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4421

May 25, 1988

Roy F. Murphy  
461 S. Glendale  
Wichita, KS 67218

Re: BZA 18-88 - Variance to reduce front yard setback from 20 to 0 feet for parking purposes only (119 N. Madison).

Dear Mr. Murphy:

At the regular meeting of the Board of Zoning Appeals on May 24, 1988, your request for a variance to reduce the front yard setback from 20 feet to 0 feet for parking purposes only was considered. It was the action of the Board to approve this request, subject to the following conditions:

1. The parking spaces and all circulation aisles shall be surfaced with concrete, asphalt or asphaltic concrete, marked in accordance with the approved plan, and maintained in good condition. Bumper blocks shall be installed for the four parking spaces along the north property line, as well as those spaces adjacent to Madison.
2. A solid fence of wood or masonry shall be erected along the north property line from the building to the east property line. Said fence shall be 6 feet in height, except for the east 20 feet thereof, which shall be reduced to 3 feet in height.
3. The applicant shall plant a minimum of two street trees in the "parking" area between the sidewalk and the curb. The location of these trees shall be identified on the site plan, along with information as to tree species and size at time of planting.
4. Only such signs as permitted in the "B" district or which are necessary for the operation of the parking lot shall be permitted.
5. Prior to occupancy of the remodeled commercial building to the west or use of this application area as a parking lot, all conditions of this resolution shall be complied with.


Page 2

6. Within 30 days after approval of this application and prior to release of the resolution, the applicant shall submit 3 copies of a revised site plan which identifies the street trees, all bumper blocks, and correct fence location and heights.

The Resolution setting forth the official action of the Board will be released upon compliance with condition #6.

If you have any questions, please call our office.

Sincerely yours,

  
Louise Olivarez  
Assistant Secretary  
Board of Zoning Appeals

LO/jcm

cc: Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator, CID  
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    May 18, 1988

TO      Louise Oliverez, Principal Planner

FROM    Stanley J. Scott, CP Coordinator *Stan Scott*

SUBJECT    BZA 18-88: West side of  
              Madison in an area north of  
              Douglas (119 North Madison)

On Tuesday, May 17, 1988, CPO North Central Neighborhood Council 1A considered the captioned case, a request for a zoning variance to reduce the required front yard setback from 20 feet to 0 feet for parking purposes only on property zoned the "B" Multiple Family Dwelling District. Council members were provided the notice to adjoining property owners, a map of the area, site plan, and MAPD staff comments. Following discussion, the Council voted 5-0 to recommend approval of the request, subject to staff recommendations.

The applicants, Mr. and Mrs. Roy F. Murphy, were present to describe the request and respond to questions. No area residents or property owners were present to address the request.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 18-88 is considered on Tuesday, May 24, 1988.

SJS:dm

**RECEIVED**

MAY 20 1988

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

**IMPORTANT MESSAGE**

FOR Jack  
DATE 5-16 TIME 11:00 <sup>A.M.</sup> <sub>P.M.</sub>

**WHILE YOU WERE AWAY**

OF Mrs. Maxwell  
PHONE No. 733-2332

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

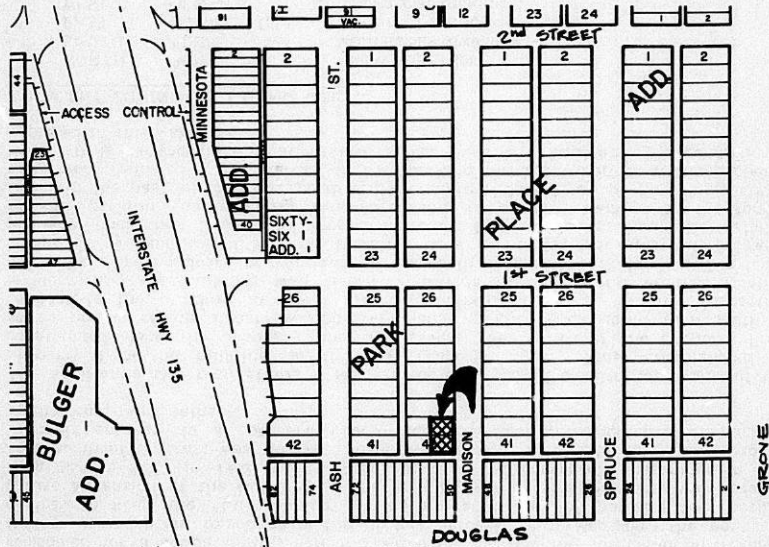
MESSAGE RE: Notice she received for 5/24/88

SIGNED Brenda

May 24, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 18-88  
OWNER/APPLICANT/AGENT: Roy F. Murphy (owner/applicant)  
REQUEST: Variance to reduce the front yard setback from 20 feet to 0 feet for parking purposes only  
CURRENT ZONING: "B" Multiple-family Dwelling District  
SITE SIZE: 60 ft. x 100 ft.  
LOCATION: West side of Madison in an area north of Douglas  
PROPOSED USE: Parking lot for commercial building (proposed scuba diving school) adjacent 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 conditions, as required by the State Statutes, are found to exist.

**BACKGROUND:** The applicant is requesting a variance of the front yard setback from 20 feet to 0 feet for parking purposes only on what is approximately the east half of a property located at 119 N. Madison. The west half of the property is zoned "LC" and contains a commercial building, a portion of which is being remodeled for a scuba diving school. Although the parking lot could be installed further west so as to observe the 20-foot setback from Madison, the applicant desires to keep the "LC" portion of the property free of parking for possible future expansion of the building. The west 80 feet of this property was rezoned from "B" to "LC" in 1962 and was one of the first commercial rezonings in this area north of the east-west alley. Since then, a number of lots have been rezoned in their entirety to a commercial or office classification which permits parking in the front yard setback.

The applicant's site plan shows a fence to be constructed on the north side of the property from the building to the east property line. This fence should be constructed along the property line, not several feet south of the property line, so as not to create a narrow "no-man's land." The fence could turn south to connect to the building at the building's northeast corner. Central Inspection is permitting the building wall itself to provide the screening at that location since there are no doors or windows on the north side of the building. The fence should be 6 feet tall from the building to a point 20 feet west of the east property line, then 3 feet tall from there on. Bumper blocks should be installed for the parking spaces along this north line to prevent damage to the fence. Often in the past when front yard setbacks were reduced for parking lots, street trees were required to be planted in the "parking" area between curb and property line. It is recommended that several street trees be required as a condition of approval of this variance.

**ADJACENT ZONING AND LAND USE:**

NORTH	"B"	Undeveloped lot
SOUTH	"LC"	Multi-family dwelling
EAST	"C" & "LC"	Painting contractors
WEST	"LC"	Commercial building

**UNIQUENESS:** It is the opinion of staff that this property is unique inasmuch as the rear portion of the property is already zoned and developed commercially, as is the property across Madison to the east, and if this application area applied for and obtained commercial zoning, there would be no setback requirement for parking purposes.

**ADJACENT PROPERTY:** It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as property to the east and west is already zoned and used commercially; the property to the south is zoned for commercial uses, although it contains a multi-family dwelling at this time with very little front yard setback; and the lot to the north is undeveloped and will be protected by a fence on the north line of this application area.

**HARDSHIP:** It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as he would be required to construct the parking lot further to the west,

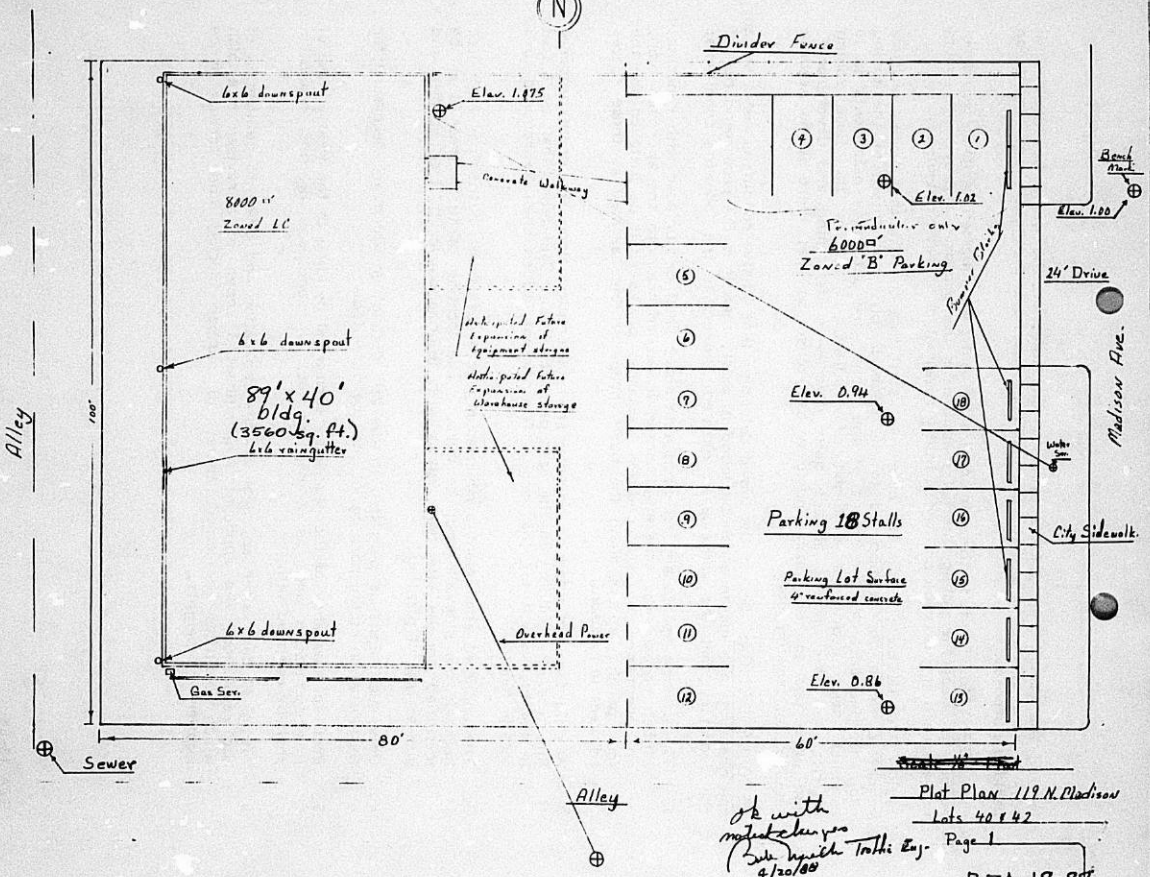
leaving the east 20 feet of his property unusable; or, he would be required to seek a zone change to a district which does not have a setback requirement for parking purposes.

**PUBLIC INTEREST:** It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the proposed improvements would not encroach any existing or needed utility easement or street right-of-way.

**SPIRIT AND INTENT:** It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the front yard setback requirements is to establish some degree of uniformity for adjacent areas in the same zoning district, but this area is already quite diverse in its zoning and development, and properties to the south and east are zoned so that there is no setback required for parking lots.

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

1. The parking spaces and all circulation aisles shall be surfaced with concrete, asphalt or asphaltic concrete, marked in accordance with the approved plan, and maintained in good condition. Bumper blocks shall be installed for the four parking spaces along the north property line, as well as those spaces adjacent to Madison.
2. A solid fence of wood or masonry shall be erected along the north property line from the building to the east property line. Said fence shall be 6 feet in height, except for the east 20 feet thereof, which shall be reduced to 3 feet in height.
3. The applicant shall plant a minimum of two street trees in the "parking" area between the sidewalk and the curb. The location of these trees shall be identified on the site plan, along with information as to tree species and size at time of planting.
4. Only such signs as permitted in the "B" district or which are necessary for the operation of the parking lot shall be permitted.
5. Prior to occupancy of the remodeled commercial building to the west or use of this application area as a parking lot, all conditions of this resolution shall be complied with.
6. Within 30 days after approval of this application and prior to publication of the resolution, the applicant shall submit 3 copies of a revised site plan which identifies the street trees, all bumper blocks, and correct fence location and heights.



Plot Plan 119 N. Madison  
Lots 40 & 42  
Page 1  
BZA 18-88

ok with  
material changes  
Sue Smith Traffic Eng.  
4/20/88

BZA CASE NO. 18-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

1 NOTICES SENT TO APPLICANT/AGENT

16 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 5/2/88

1 NOTICES SENT TO CPO

2 NOTICES SENT TO CITY MANAGER & CITY  
COUNCIL REPRESENTATIVE TO DISTRICT

4 NOTICES TO MAPD STAFF

Jack Galbraith  
Louise Olivarez  
Barbara Harris  
Karen Crook

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

April 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 18-88

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 Roy F. Murphy, requesting a variance.

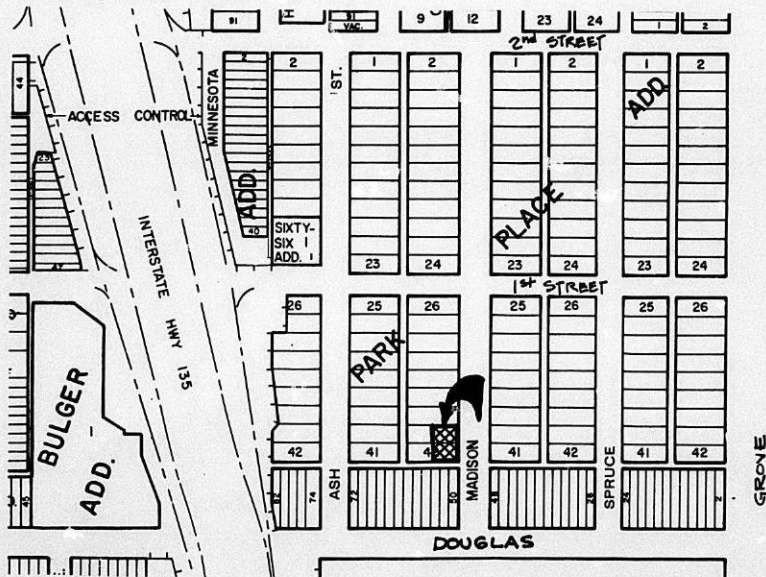
Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the front yard setback from 20 feet to 0 feet for parking purposes only on property zoned the "B" Multiple-Family Dwelling District. A legal description of the applicant's property is as follows:

The east 60 feet of Lots 40 and 42 on Locust Street, now Madison Avenue, Park Place Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Madison in an area north of Douglas (119 N. Madison).

This application has been assigned Case No. BZA 18-88. It will be considered by the Board of Zoning Appeals on Tuesday, May 24, 1988 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 in or objections to the requested variance, 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 North Central Neighborhood Council "1A" will consider this case at their meeting to be held on Tuesday, May 17, 1988, at 7 p.m. at the Evergreen Recreation Center, 2700 North Woodland. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



APPLICATION FOR VARIANCE

I. Applicant Roy F. Murphy  
Address 461 S. Glendale Zip Code 67218 Phone 688-0481  
Agent \_\_\_\_\_ Phone 265-3555  
Address \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_  
Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is a reduction of the 20-foot front yard setback to zero feet for parking purposes only.  
on property zoned "LC" and "B" which is  
100 ft by ~~40~~ ft (or \_\_\_\_\_ acres) in size, legally described as:  
East 60ft. of Lots 40 and 42 on Locust Street now Madison Avenue  
In Park Place Addition to City of Wichita,  
Sedgwick County, Kansas  
and located (119 N. Madison) on the west side of Madison in  
an area north of Douglas.  
in the City of Wichita.

- 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. 39-285); 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.

Applicant Roy F. Murphy  
Authorized Agent \_\_\_\_\_

OFFICE USE ONLY:

Map No. 5647D Zoning: (N) B (S) LC (EX) LC (W) LC CPO 1A 5-17-88

Received in Office of Secretary, Board of Zoning Appeals, 2:30 (a.m./p.m.),  
April 21, 1988, together with appropriate fee of 303.00.

Signed Louise Oliver

April 22, 1988

Board of Zoning Appeals  
City of Wichita, Ks.

To Whom It May Concern:

Reference: Application for Variance of Title 28

The variance requested is a reduction of the 20 foot front yard setback to zero feet for parking purposes only.

Property description: Lots 40 and 42 Locust Street  
Now Madison Avenue  
In Park Place Addition  
To City of Wichita  
Sedgwick County, Kansas

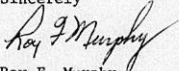
The front 60 feet of Lots 40 and 42 is Zoned "B" for parking.  
The back 80 feet of Lots 40 and 42 is Zoned "LC".

- 1) This variance would permit the approximate 6000 square feet parking lot to be located on the "B" zoned property in its entirety.

All of the "LC" zoned portion of the property not occupied by the existing structure would be preserved for the anticipated future expansion of the warehouse storage capacity of the present structure.

- 2) The granting of this variance should not adversely effect the rights of the adjacent property owners. The property to the south is a multiple-family apartment house. To the east is a commercial business. The properties to the west are commercial-type properties. To the immediate north is a vacant lot, the second property north is a fire damaged house.
- 3) The 20 foot set-back would eliminate the remaining "LC" zone of the two lots and adversely effect the future plans and value of the property.
- 4) & 5) The variance desired should enhance the neighborhood with a cleaner, more uniform appearance with the surrounding properties as there are no other 20 foot front yard set backs in the area.

Sincerely



Roy F. Murphy  
461 S. Glendale  
Wichita, Kansas 67218  
316-688-0481

*use of bldg?  
address of bldg?  
how many spaces now  
required?  
how many if bldg is expanded?*

*64  
-20  
1280*

*1  
86  
38  
688  
257  
3288*

*8  
54  
24  
20  
98*

*14  
-2  
20*

*16  
-5  
80*

OWNERSHIP LIST

Lot	Street	Addition	Property Owner
Lot 31	Ash Street	Park Place Addition	Samuel James Walsh 144 N. Ash Wichita, Kansas 67214
Lot 33	"	"	Arthur D. Mayfield Helen E. Mayfield 3415 W. 10th St. Wichita, Kansas 67203
Lot 35	"	"	Floyd R. Parks Kimmer M. Parks Wayne W. Davis Joyce M. Davis 4718 E. 26th St. N. Wichita, Kansas 67220
Lot 37	"	"	David T. Caro Deonne L. Caro c/o Michael J. Gehrler Jeannie Gehrler 3859 Friar Lane Wichita, Kansas 67204
Lot 39	"	"	The Erie Society 120 N. Ash Wichita, Kansas 67214
Lot 41	"	"	W. E. Mc Caskey Mildred C. Mc Caskey 3335 E. 1st St. Wichita, Kansas 67208
Lot 32	Madison Ave.	"	Melvin Thomas Willson Corinne J. Willson 137 N. Madison Wichita, Kansas 67214
Lot 34	"	"	Quan Huu Ly Yen thi tang 135 N. Madison Wichita, Kansas 67214
Lot 36	"	"	Paul M. Willis Cynthia Willis 1235 N. Waco Wichita, Kansas 67203
Lot 38	"	"	Bernice A. Maxwell 57 Via Verde Wichita, Kansas 67230
Lot 40 & 42	"	"	Roy F. Murphy Elizabeth E. Murphy 461 S. Glendale Wichita, Kansas 67218

*includes  
application  
area*

*dup*

Lot	Street	Addition	Property Owner
Lots 50 & 52	Douglas Ave.	Park Place Addition	Uhlik Music, Inc. 2160 E. Douglas Wichita, Kansas 67214
Lots 54 & 56	"	"	W. R. Maxwell Berneice Maxwell 2146 E. Douglas Wichita, Kansas 67214
Lot 58	"	"	Kenneth Lowrance P.O. Box 2258 Wichita, Kansas 67201
Lots 60 & 62	"	"	W. E. Mc Caskey Mildred C. Mc Caskey 3335 E. 1st St. Wichita, Kansas 67208
All of lot 64, along with the East 15 feet of lot 66 and the North 50 feet of the West 10 feet of lot 66 and the North 50 feet of lots 68, 70 and 72, Douglas Ave., Park Place Addition			John H. Zakas 105 S. Ridgewood Wichita, Kansas 67218
The West 10 feet of lot 66 except the North 50 feet, and all of lots 68, 70 & 72 except the North 50 feet, Douglas Ave., Park Place Addition			Sedgwick County Chapter of the Kansas Heart Association 2100 E. Douglas Wichita, Kansas 67214

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

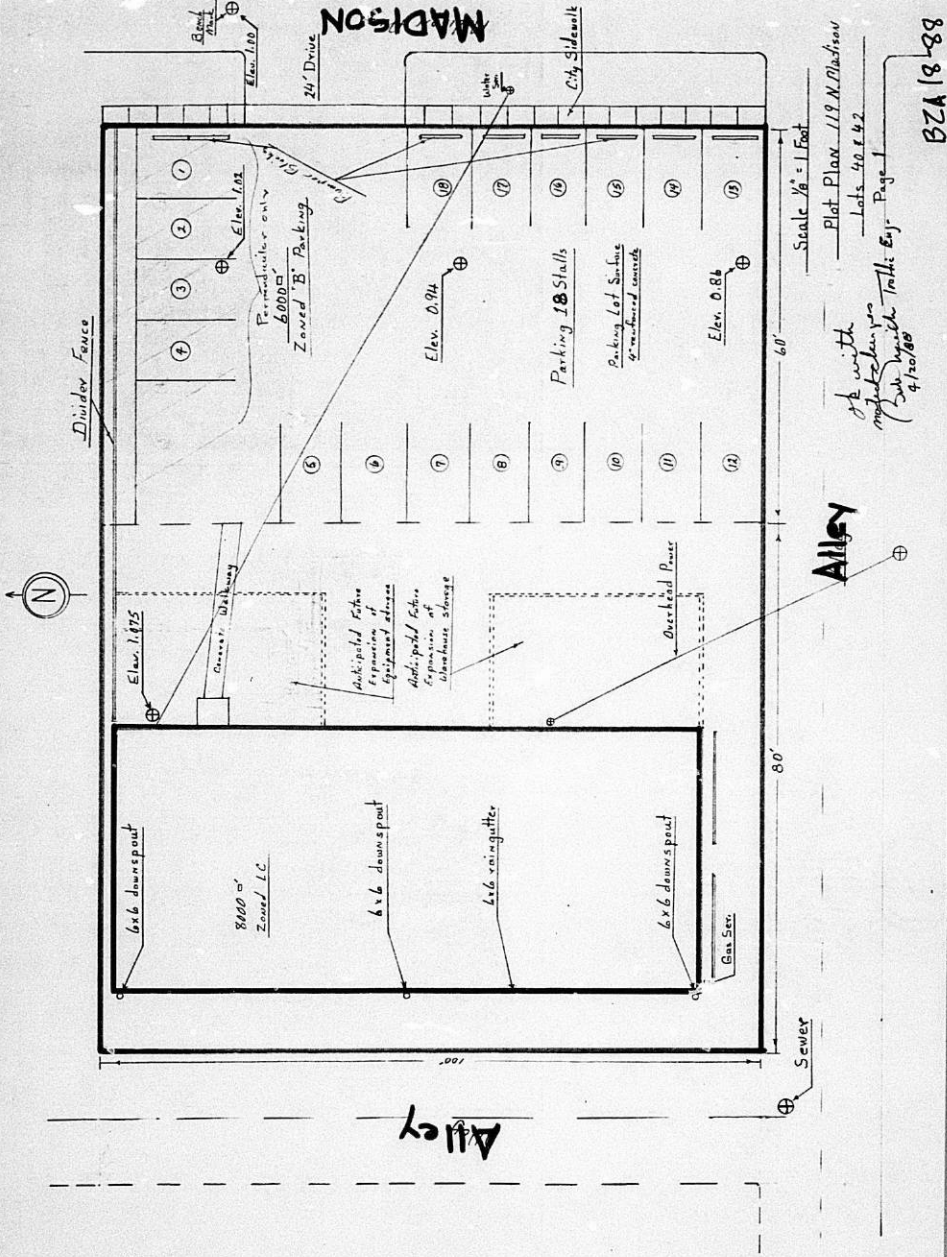
Lots 40 and 42, on Locust Street now Madison Avenue, Park Place Addition to Wichita, Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 15th day of April, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Kable*  
Sr. Vice-President

Order N. 393498  
ja



MADISON

Scale 1/8" = 1 Foot  
 Plot Plan 119 N. Madison  
 Lots 40 & 42  
 Page 1  
 As with modification per  
 (See with Table E-1)  
 9/10/88

BZA 19-88

Alley

Alley

№ 00133

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA variance plus one sign

Name Elizabeth Murphy

Address 461 S. Glendale 67218

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004  
(books, xerox) 755-40710-026 (microfilm)

Amount 7303<sup>00</sup>

Date 4-21-88 Due Date 4-21-88 By L.C.

Form 00-000

\*

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

Roll # 3