

ROUTED
6-16-76
C.I.V.
MAY 26
7-28-76

Case No. BZA 20-76 - Church of Christ requests a variance to waive the landscape screening requirement on property located on the southeast corner of 20th and Jackson.

2 13416

ACTION

DATE

BZ A20-76 COMMITTEE Approved 6-22-76

M.A.P.C. _____

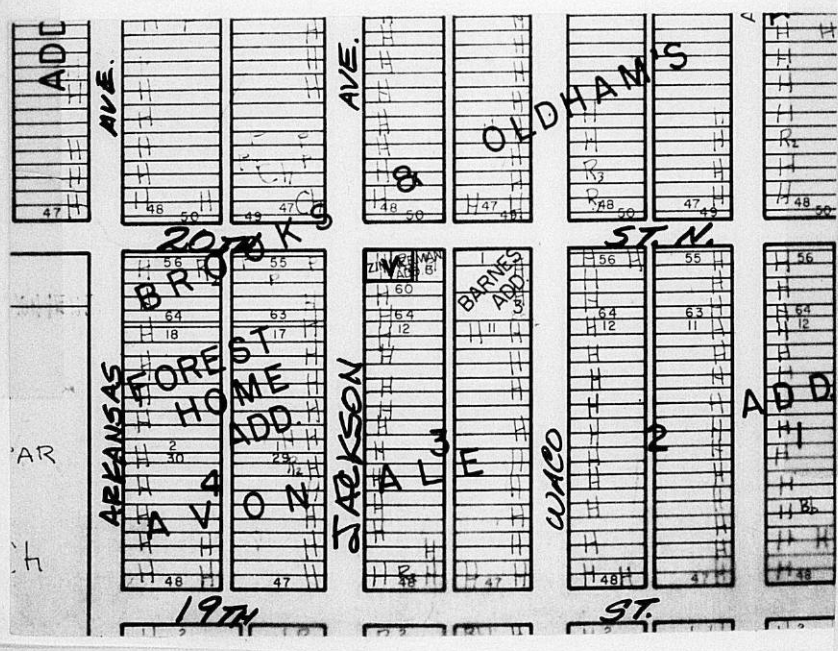
S.C.C./B. CO. C. _____

Map No. 5449
 Sec. 8
 Twp. 27
 Range 1E

BZA- 20-76
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: _____ (_____ 62 ft. by _____ 85 1/2 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South SINGLE FAM
 West PARKING LOT 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 _____



Smyth
 No. 2-153C
 HASTING, IRI - LOS ANGELES
 LOGAN CH - MEMPHIS, TN U. S. A.

RESOLUTION NO. BZA 20-76

WHEREAS, Northside Church of Christ, 2105 Jackson, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to reduce the required front yard setback from 25 feet to 0 feet and the required side yard adjacent to the west property line from 6 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the east and south property lines from a 50 x 25 foot rectangular area to 0 landscaping on property zoned the "A" Two Family Dwelling District and legally described as follows:

Lot 2, except the east 5 1/2 feet, and all of Lot 1, Zimmerman's Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 20th Street and Jackson Avenue.

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 June 22, 1976, 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 small size of the property 62 x 87 feet or 5,400 square feet, would of itself be considered unique inasmuch as the Subdivision Regulations require only a 6,000 square feet minimum lot area indicating that a parking lot may be a more practical development of the property; 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 complete screening of the south and east property lines will be an effective buffer to the adjoining property owners. Also the fact that the use of the lot would be the church indicates a low usage of the lot except on Sundays; 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 the church, in order to expand their seating capacity must supply additional off-street parking, and have only this land available to do so; 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 no structures will be built on the property encroaching into setback areas; 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 effective screening of the lot would offer protection to surrounding property owners that the neighborhood will retain its residential character; 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 for a variance to reduce the required front yard setback from 25 feet to 0 feet and the required side yard adjacent to the west property line from 6 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the east and south property lines from a 50 x 25 foot rectangular area to 0 landscaping on property zoned the "A" Two Family Dwelling District and legally described as follows:

Lot 2, except the east 5 1/2 feet, and all of Lot 1, Zimmerman's Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 20th Street and Jackson Avenue,

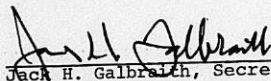
be approved subject to the following conditions:

1. The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, material or supplies.
2. Parking areas shall have adequate guards to prevent extension or the overhanging of vehicles beyond property lines or parking spaces.
3. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
4. A five to six foot solid fence, properly constructed and maintained, of redwood or rough sawed cedar (excluding chainlink fence) shall be erected along the south and east property lines behind a 25 foot setback area from both the west and north property lines. The fence shall be reduced to a three to four foot height in these setback areas.
5. A reduction of the front 25 foot setback on 20th Street and the 6 foot side yard setback on Jackson Avenue shall be reduced to 0 for off-street parking purposes only.

ADOPTED AT WICHITA, KANSAS, this 22nd day of June, 1976.


Rosemarie Murphy, Vice-Chairman

ATTEST:


Jack H. Galbraith, Secretary

July 13, 1976

Mr. Wayne Williams
1786 South Seneca Suite 5
Wichita, Kansas 67213

Subject: Case No. BZA 20-76
Request for Variance

Dear Mr. Williams:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 22, 1976, in connection with your request for a variance to reduce the required front yard setback from 25 feet to 0 feet and the required side yard adjacent to the west property line from 6 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the east and south property lines from a 50 x 25 rectangular area to 0 landscaping on property zoned the "A" Two Family Dwelling District, and generally located on the southeast corner of 20th Street North and Jackson Avenue.

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.

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

Sincerely,

Larry Dobson
Assistant Secretary

LD:bh
Encl.

cc: Church of Christ, 2105 N. Jackson, 67203
Don Gisick, City Clerk
Joe Donnelly, Central Inspection
Robert Feldner, Supt., Central Inspection

June 23, 1976

Mr. Wayne Williams
1786 S. Seneca, Suite 5
Wichita, Kansas 67213

Subject: Case No. BZA 20-76
Request for Variance

Dear Mr. Williams:

At the regular meeting of the Board of Zoning Appeals on June 22, 1976, your request for a variance to reduce the required front yard setback from 25 feet to 0 feet and the required side yard adjacent to the west property line from 6 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the east and south property lines from a 50 x 25 rectangular area to 0 landscaping on property zoned the "A" Two Family Dwelling District, and generally located on the southeast corner of 20th Street North and Jackson Avenue was considered.

It was the action of the Board to approve this request subject to the following conditions:

1. The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials, or supplies.
2. Parking areas shall have adequate guards to prevent extension or the overhanging of vehicles beyond property lines or parking spaces.
3. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
4. A five to six foot solid fence properly constructed and maintained of redwood or rough sawed cedar (excluding chainlink fence) shall be erected along the south and east property lines behind a 25 foot setback area from both the west and north property lines. The fence shall be reduced to a three to four foot height in these setback areas.

Mr. Wayne Williams
June 23, 1976

5. The reduction of the front 25 foot setback on 20th Street and the 6 foot side yard setback on Jackson Avenue shall be reduced to 0 for off-street parking purposes only.

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 concerning this matter, please call our office.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Church of Christ, 2105 N. Jackson, 67203
Don Gidick, City Clerk
Joe Donnelly, Central Inspection
Robert Feldner, Supt., Central Inspection

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE June 18, 1976



TO Larry Dobson, MAPD

FROM David Furnas, Citizen Participation Coordinator

SUBJECT Cases No. BZA 18-76, 19-76, and
20-76

On June 17, 1976, CPO Neighborhood Council Area J discussed Case No. BZA 20-76, a variance requested by the Northside Church of Christ, 2105 Jackson. The Council approved the request by a unanimous vote.

On June 17, 1976, Area "0" CPO Council voted unanimously to recommend to the Board of Zoning Appeals that the variance and exception in BZA Cases 18-76 and 19-76 be granted.

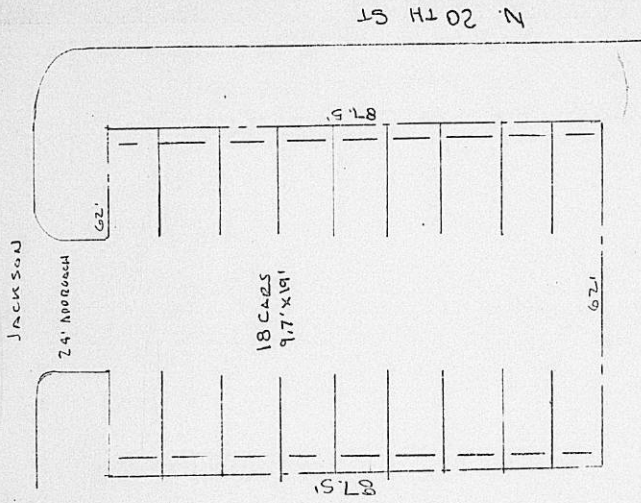
David Furnas
Citizen Participation Coordinator

DF:EP:CB:rh



AUXILIARY PARKING
TO CHURCH FACILITY
20TH & JACKSON

Plot Plan
Scale - 1" = 20.0'

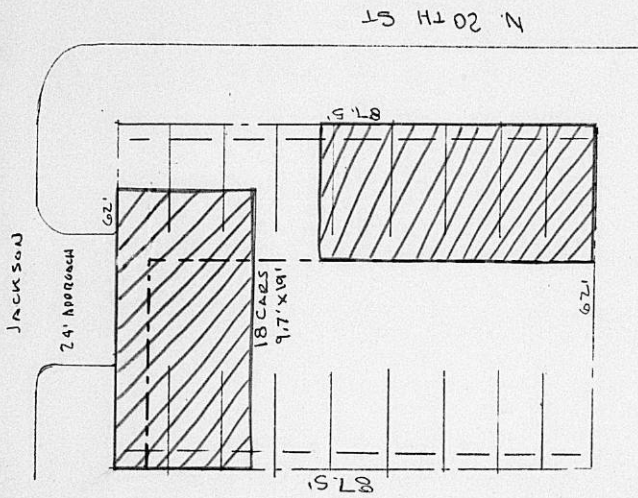


ZIMMERMANN'S ADDIT
WILHILM KAUSAS

LOT 1 & 2 EXCEPT
E. S. 5 FT LOT 2

AUXILIARY PARKING
TO CHURCH FACILITY
20TH F JACKSON

Plot Plan
SCALE - 1" = 20' 0"



--- SETBACK LINES
▨ LANDSCAPING

N

ZIMMERMANN'S ADDIT
WILHINA KAUSAS

LOT 1 & 2 EXCEPT
E. 5.5 FT LOT 2

CENTRAL INSPECTION DIVISION
Plans Examination
Preliminary Work Sheet

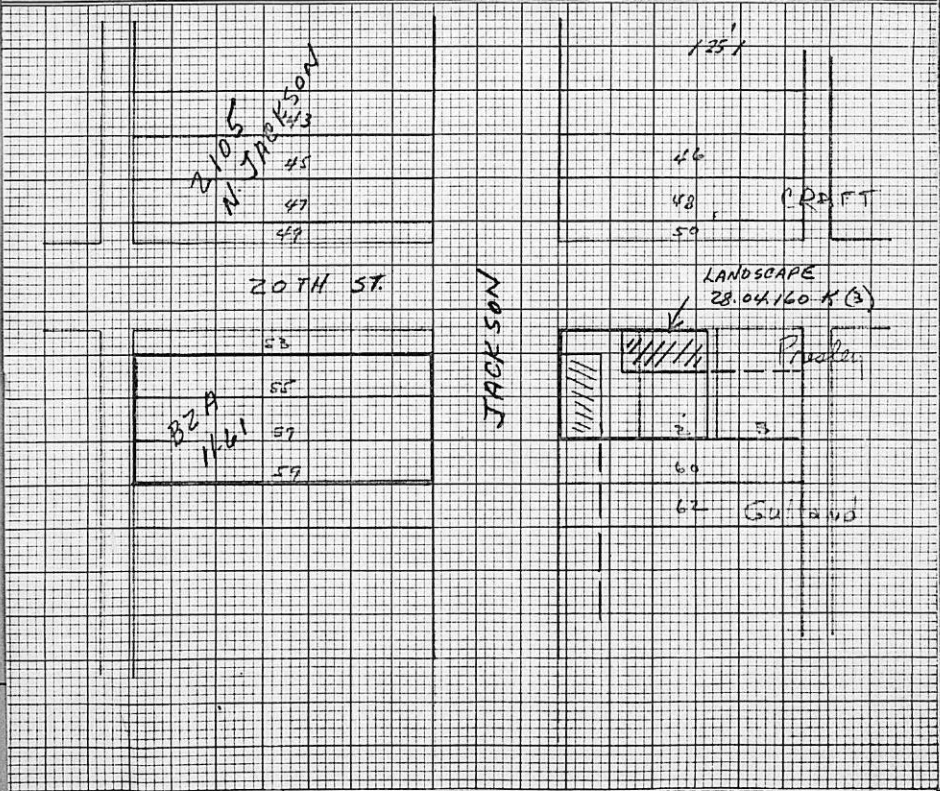
B2A 20-76

Address: 2105 N. JACKSON
 Existing Legal Description (Lot Number, Block Number and Addition):
LOT 1 & LOT 2 EXCEPT E. 55' LOT 2 ZIMMERMANS ADDITION
To Wichita Sedgewick County, Kansas
 Proposed Use: PARKING LOT FOR CHURCH

1. Existing Legal Description Acceptable	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Replatting Required	<input type="checkbox"/> Yes <input type="checkbox"/> No
Land Certification Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	Lot Split Required	<input type="checkbox"/> Yes <input type="checkbox"/> No
Platting Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	Lot Split Number	_____
New Plat or Replat Legal Description: _____			
Status: _____			
Written Request from owner for Conditional Permit received <input type="checkbox"/> Yes <input type="checkbox"/> No			

2. Existing Zoning District "A" : Conforming Use Permitted Nonconforming Use
 Use Not Permitted
 BZA Number _____ (Note requirements on sketch below)
 Status: ACCESSORY TO CHURCH & LOCATED IN SAME
ZONE AS CHURCH

3. CUP Number _____ (Note special requirements on sketch below)
 4. Site acquisition is planned by: _____
 5. Sketch below: Site boundaries and dimension; Required sidewalks; Easements;
 Required Building Setback Lines; Major Street Setback; Street and Alley Width;
 Adjoining Zoning Districts (all sides).



SECRETARY'S REPORT
CASE NO. BZA 20-76

APPLICANT: Northside Church of Christ 2105 Jackson
Wichita, Kansas.

AGENT: Wayne Williams, 1786 S. Seneca, Suite 5,
Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to reduce
the required front yard setback from 25
feet to 0 feet and the required side yard
adjacent to the west property line from
6 feet to 0 feet for off-street parking
purposes only; and to reduce the required
landscaping adjacent to the east and south
property lines from a 50 x 25 rectangular
area to 0 landscaping.

GENERAL LOCATION: Southeast corner of 20th Street North and
Jackson Avenue.

ZONING: Subject property and all surrounding prop-
erties are zoned the "A" Two Family Dwelling
District.

LAND USE: Subject property is vacant; properties to
the north, east and south are all develop-
ed as single family residential; west is
a parking lot.

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 Northside Church of Christ is requesting a variance of the landscaping and setback provisions on subject property for the purpose of paving the entire tract for utilization as an off-street parking lot to serve the needs of an expanding church facility. The church is located at the northwest corner of 20th and Jackson and subject property is a vacant lot at the southeast corner of the intersection. The southwest corner of this same intersection contains a parking lot owned and utilized by the church, approved by the Board of Zoning Appeals in 1961 (Case No. BZA 11-61).

Subject property is platted in such a way that the frontage on 20th Street would be considered the front yard and the frontage on Jackson would be considered a side yard. The zoning ordinance provides, in Section 28.04.140(1), that in residential zoning districts, off-street parking spaces and circulation aisles (except points of ingress and egress), shall not occupy any part of any required front yard; and on corner lots, no parking space shall be permitted in the required side yard adjacent to the street. The required front yard in the "A" Two Family Dwelling District is 25 feet and the side yard is 6 feet. In addition to this provision, the Landscaping and Screening section of the ordinance, Section 28.04.150(R)(3) as pertains to institutional uses, requires that where the extension of a front or side lot line coincides with a front line of an adjacent lot located in a residential district, then a landscaped yard equal in depth to the minimum front yard required on such adjacent residential lot shall be provided along such front or side lot line for a distance of at least 50 feet. The residential zoning district is adjacent to both the south and east sides of subject property, therefore, a 25 x 50 foot landscaped area is required to extend from both the south and east property lines.

The parking plan submitted by the applicants shows two bays of 90° parking accommodating a total of 18 cars. The north/south dimension of this lot is 62 feet, which is the minimum width acceptable for two bays of 90° parking. If the zoning ordinance is strictly enforced, this property could not be used for a parking lot inasmuch as the landscaping requirement would not allow enough space for a driveway to serve the lot. The applicants need the 18 parking spaces to meet the off-street parking requirements associated with a proposed expansion of the seating capacity in the church sanctuary.

Although desirous of utilizing this entire property for parking, the applicants have indicated their willingness to screen the lot from adjoining properties to the east and south by erecting a fence along the common boundary lines.

It should be pointed out that subject property may be developed as accessory parking for the church without benefit of an off-street parking exception since it is in the same zoning district as the church and is located within 600 feet of the church. However, when the church wanted to develop the parking lot at the southwest corner of this intersection, they were required to obtain Board of Zoning Appeals approval of the use. Two conditions to note from that 1961 case required a 3 to 4 foot fence to be constructed on the east (front yard setback line); and that a setback of 15 feet be maintained from the east property line and not used for parking. The parking lot is in violation of both of these conditions.

Subject property, although at one time developed with a residential dwelling, is substandard by today's recommended standards contained in the Subdivision Regulations. The lot area is approximately 5,400 square feet as contrasted to the recommended minimum lot size of 6,000 square feet for single family residential development.

UNIQUENESS:

It is the opinion of the secretary that it is difficult to justify uniqueness in this instance due to the fact that the need to waive all landscaping and setback requirements indicates that this small site is being overdeveloped and is actually undersized for the needed parking. However, the Board may find that the small size of the property 62 x 87 feet or 5,400 square feet, would of itself be considered unique inasmuch as the Subdivision Regulations requires a 6,000 square feet minimum lot area indicating that a parking lot may be a more practical development of the property.

ADJACENT PROPERTY:

It is the opinion of the Secretary that it is difficult to find that the granting of this variance would not have an adverse affect on adjacent property owners inasmuch as the landscaping and setback provisions are primarily designed for the protection of adjacent property owners. However, the Board may find that complete screening of the south and east property lines may be an effective buffer to the adjoining property owners. Also the fact that the use of the lot would be the church indicates a low usage of the lot except on Sundays.

HARDSHIP:

It is the opinion of the Secretary that hardship may exist in this instance inasmuch as the church, in order to expand their seating capacity must supply additional off-street parking, and have only this land available to do so.

PUBLIC INTEREST:

It is the opinion of the Secretary that it is difficult to determine what affect the granting of this variance would have upon the public interest, but that it may not have an adverse affect inasmuch as no structures will be built on the property encroaching into setback areas.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the spirit and intent of the zoning ordinance in this situation, relative to setbacks and landscaping, is to offer protection to surrounding property owners that the neighborhood will retain its residential character. The Board may find that effective screening of the lot would offer that protection.

RECOMMENDATION:

It is the opinion of the Secretary that the above five conditions are difficult to find, but that if the Board finds all five conditions to exist, it is recommended that the following items be considered as conditions of approval:

1. The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.
2. Parking areas shall have adequate guards to prevent extension or the overhanging of vehicles beyond property lines or parking spaces.
3. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
4. A five to six foot solid fence, ^{properly} constructed ^{and maintained} of redwood or rough sawed cedar (excluding chainlink fence) shall be erected along the south and east property lines behind a 25 foot setback area from both the west and north property lines. The fence shall be reduced to a three to four foot height in these setback areas.
5. The reduction of the front 25 foot setback on 20th Street and the 6 foot side yard setback on Jackson Avenue shall be reduced to 0 for off-street parking purposes only.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 9, 1976

TO David Furnas, CPO Coordinator

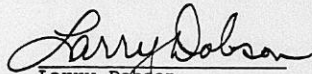
FROM Larry Dobson, Assistant Secretary,
Board of Zoning Appeals

SUBJECT Notice of Board of Zoning Appeals Cases
(Case Numbers BZA 18-76; BZA 19-76; and
BZA 20-76).

Attached are notices of three new cases to be considered by the Board of Zoning Appeals at its meeting on June 22, 1976. Also attached are sketch maps of the area involved in each case.

If you have any questions, please call.

Sincerely,


Larry Dobson
Assistant Secretary

LD:bh
Attch.

20 notices sent to applicant, agent and adjoining property owners
10 notices sent to MAPC member

30 Total notices, BZA Case No. 20-76

BOARD OF ZONING APPEALS

TENTH FLOOR, CITY HALL

455 North Main

Wichita, Kansas 67202

June 1, 1976

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 20-76

An application has been filed by the Northside Church of Christ, 2105 Jackson, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 25 feet to 0 feet and the required side yard adjacent to the west property line from 6 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the east and south property lines from a 50 x 25 foot rectangular area to 0 landscaping on property zoned the "A" Two Family Dwelling District and legally described as follows:

Lot 2, except the east 5 1/2 feet, and all of Lot 1, Zimmerman's Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 20th Street and Jackson Avenue.

This application has been assigned Case No. BZA 20-76, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 22, 1976, at 1:30 p.m., in the City Commission Chambers, First Floor, City Hall, 455 North 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
CITY OF WICHITA, KANSAS

map 5449
CASE NO. _____

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Church of Christ
Mailing Address 2105 North Jackson Phone 262-3011
Name of Authorized Agent Wayne Williams
Mailing Address 1786 South Seneca Suite 5 Phone 685-1213
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is removal of landscape screening requirement
on subject lot; and removal of setbacks adjacent to 20th St.
and Jackson St for off street parking purposes only
for property located at 20th and Jackson

and legally described as: Lot 1 and Lot 2 except E. 5.5' Lot 2
Zimmerman's Addition to Wichita, Sedgwick County, Kansas

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

- 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.

Church of Christ

Applicant

Wayne Williams
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:30 (a.m. (p.m.)), 5/25 19 76
together with appropriate fee of \$50.00.

T9-402

S/E corner of 20th St and Jackson Ave.
Larry Dobson
Signed Larry Dobson

Wichita, Kansas
May 24, 1976

Board of Zoning Appeals
Wichita, Kansas

Gentlemen:

Re: Lot 1 & Lot 2 except E.
5.5' Lot 2 Zimmerman's
Addition to Wichita, Sedgwick
County, Kansas

The Church of Christ desires and needs to use this subject property for a parking lot. At this time, there is a city ordinance requiring landscape screening on this corner lot. As shown by the attached plot plan, it is to be noted that this screening makes the lot totally unacceptable for use as a parking lot.

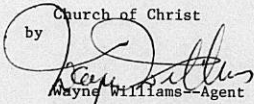
1. This request is made so that the ground owned by the church can be used as a parking lot. This request within itself is an unusual request.
2. We feel that granting this variance will not adversely affect the neighbors or the neighborhood.
3. The denial of this variance will indeed cause a hardship on the church inasmuch as it is desired to increase the seating space inside the sanctuary. To do so, requires a building permit. A building permit cannot be obtained without using this lot for additional parking.
4. We feel that the granting of this variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the neighborhood.
5. We also feel that the granting of this variance will not be opposed to the general spirit and intent of Title 28 (zoning ordinance.)

The Church of Christ, respectfully requests a variance on this lot deleting the landscape screening requirement.

Sincerely yours,

Church of Christ

by


Wayne Williams--Agent

Wichita, Kansas
May 25, 1976

To whom it may concern:

As the owner of record of the S 11.84' of Lot 46, all of Lot 48, and the N 13.16' of Lot 50, on Jackson in Brooks and Oldham's Addition to the city of Wichita, Sedgwick County, Kansas, I do not have any objection to the lot on the southeast corner of 20th and Jackson being made into a church parking lot.

David D. Craft

Statement

This statement is to certify that I am the owner of the E-5-1/2' of Lot 2, and all of Lot 3 in Zimmerman's Addition to Wichita, Sedgwick County, Kansas and that I do not oppose the Church of Christ using the the lot adjacent to my property as a parking lot.

Rosetta Brouse Presley
Rosetta Brouse Presley

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds of Sedgwick County, Kansas, of all the property owners within a 200 foot radius of and including the following property, viz:

Lot Two (2), except the East 5-1/2 feet, and all of Lot One (1), ZIMMERMAN'S ADDITION, Sedgwick County, Kansas.

<u>LEGAL DESCRIPTION</u>	<u>OWNER/OWNER'S ADDRESS</u>
<u>ZIMMERMAN'S ADDITION</u>	
Lot 2, exc E 5-1/2', & all of Lot 1	✓ Northside Church of Christ 2105 Jackson 67203
The E 5-1/2' of Lot 2, & all of Lot 3	✓ Rosetta Brouse Presley 2057 N. Waco 67203
<u>BROOKS & OLDHAM'S ADDITION</u>	
Lots 37, 39, 41, 43, 45, 47, the North 13.16' of 49, & the South 11.84' of 53, 55, 57, & 59 on Jackson	D Northside Church of Christ 2105 Jackson Wichita, Ks 67203
Lots 61 & 63 on Jackson	✓ Claudia M. Campbell 2041 Jackson 67203
Lots 36 & 38 on Jackson	✓ David R. & Joann Lafferty 2116 Jackson 67203
Lot 40 & the N 19.08' of Lot 42 on Jackson	✓ John R. & Ruth V. White 2112 Jackson 67203
The S 5.92' of Lot 42, Lot 44, & the N 13.16' of Lot 46 on Jackson	✓ Carl F. & Minnie Lee Snyder 2108 Jackson 67203
The S 11.84' of Lot 46, all of Lot 48, & the N 13.16' of Lot 50, on Jackson	✓ Darrel D., Sr. and Shirley G. Craft 3058 Jeanette 67203
Lots 60, 62 & 64 on Jackson	Donald A. & Dorothy H. Sulland no address found <i>not in City Dir</i>
The S 12' of Lot 37, & the N 13' of Lot 41, all of Lot 39, on Waco	Edith M. Mathis no address found <i>check not in City Dir not in Sub Dir not in phone book</i>
The S 12' of Lot 41, all of Lot 43, & the N 13' of Lot 45, on Waco	George K. & Mary M. Herman, & George L. Herman ✓ 424 N. Yale 67203
The S 12' of Lot 45, all of Lot 47, & Lot 49, except the S 11.84', on Waco	✓ John R. & Mattie M. Bouse 2111 Arkansas 67203

CONTINUED

CERTIFICATE OF OWNERSHIP

Page 2

BARNES ADDITION

The S 38.68' of Lot 1,
all of Lot 2

✓ Rosetta Bouse Presley
2057 N. Waco 67203

Lot 3

✓ George B. & Jennie L. Sharp
2049 N. Waco 67203

AVONDALE ADDITION

Lots 11 & 13, Block 3

✓ Mary Janice Leidy
720 Greenwood 67211

Lots 15 & 17, Block 3

✓ Earl A. & Gladys Holloway
2041 N. Waco 67203

Lots 12 & 14, Block 3

✓ Russel L. & Rosa Lee Carter
2433 Gold Street 67217

Lots 16 & 18, Block 3

✓ William Lee & Ethel Helen Furkey
no address found 2040 Jackson Ave. ⁷

Lots 20 & 22, Block 3

✓ Ray B. & Mary E. Brooker
2040 Jackson 67203

FOREST HOME ADDITION

Lot 9 & the S/2 Lot 11

✓ Beulah Greider *not in City Dir*
2029 Jackson *not in Sub Dir* 67203 *not in phone book*

The N 23' of Lot 11 &
all of Lot 13

X Jennie B. Beurt *not in City Dir*
no address found *not in Sub Dir* *not in phone book*

Lots 15 & 17, and the
unplatted strip adjacent
to Lot 17

✓ Pauline H. Heimerman
2035 Jackson 67203

Dated this 29th day of April, 1976 at 7:00 A.M.

GUARANTEE TITLE CO., INC.

By Gary G. Newcome
Gary G. Newcome, President

Miscellaneous No. 2237

Form 223-021

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.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
71624	50

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date 1/24/76 By _____