

Case No. BZA 20-82 - George W. & Vicki J. France - Requests a variance to reduce the required lot area for a fourplex from 6,000 square feet to 5,000 square feet on property zoned "IC" Light Commercial District and generally located

*POSTED*  
*6-7-82*

**ACTION**

COMMITTEE *Approved* DATE *6-22-82*

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

*BZA*  
*20-82*

*SABARD*  
*8-11-82*  
*800' Sec 8-11-82*  
*Checked 8-12*  
*Shot 8-17*  
*Recorded 8-18*

Map No. 5448  
 Sec. 17  
 Twp. 27  
 Range 1E

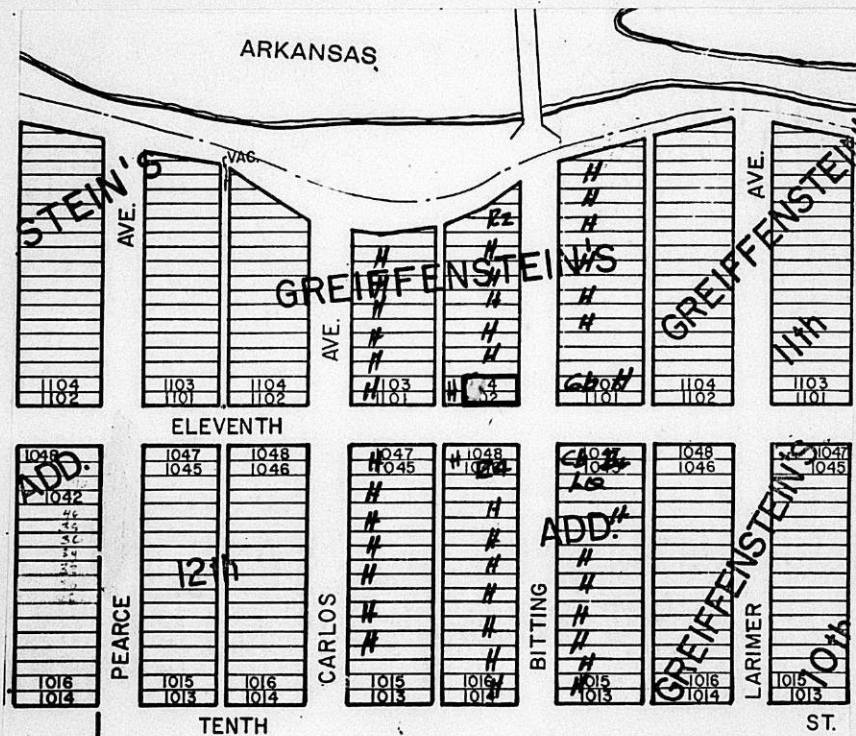
BZA- 20-82  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.1 ( 50 ft. by 100 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East GEN BUSINESS South FOUR FAM  
 West SINGLE 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 \_\_\_\_\_



**Smith and**  
 No. 2153C  
 HASTINGS, MINN.  
 U.S. PATENT OFFICE, CHICAGO, ILL. U.S. PAT. OFF.  
 REGISTERED TRADEMARK, U.S. PAT. OFF. U.S.A.

July 28, 1982

George W. & Vicki J. France  
8201 East Harry  
Wichita, Ks.

Re: Case No. ZEA 20-82  
Request for Variance

Dear Mr. & Mrs. France:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 22, 1982.

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

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sd  
Enclosures

cc: Red Oaks, Inc., 1231 South Longfellow, Wichita, Ks.  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 20-82

WHEREAS, George W. & Vicki J. France, 8201 East Harry, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required lot area from 1500 square feet per dwelling unit to 1250 square feet per dwelling unit on property zoned the "LC" Light Commercial District and legally described as follows:

East 100 feet of Lots 1102 and 1104 on Bitting Avenue, Greiffenstein's Addition, Sedgwick County, Kansas. Generally located on the north-west corner of 11th and Bitting.

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, 1982, 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 applicant could request a change of zoning to down zone the property to "BB" Office District and accomplish a much greater lot reduction than is being requested; 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 structure will provide adequate yard areas to provide separation for light and air to all properties; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would be required to limit the development to a three-family dwelling which would not be economical feasible; 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 structure will not interfere with any public right-of-way or easements; 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 a change of zoning to "BB" Office District would allow a greater number of dwelling units than is being requested by the variance; 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 lot area from 1500 square feet per dwelling unit to 1250 square feet per dwelling unit on property zoned the "LC" Light Commercial District and legally described as:

East 100 feet of Lots 1102 and 1104 on Bitting Avenue, Greiffenstein's Addition, Sedgwick County Kansas. Generally located on the northwest corner of 11th and Bitting.

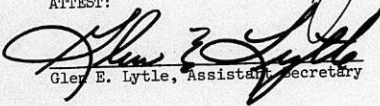
be approved subject to the following conditions:

1. The applicant shall obtain a certificate of appropriateness from the Historic Preservation Committee.
2. The property shall not be used for any business except that is permitted under the home occupation provision of the zoning ordinance in the "RB" Four-family Dwelling District.
3. Prior to the release of the Resolution the applicant shall submit a site plan showing compliance with the off-street parking standards and approved by the Traffic Engineer.

ADOPTED AT WICHITA, KANSAS, this 22nd day of June, 1982.

  
Mary Kopietz, Vice Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

CERTIFICATE OF APPROPRIATENESS  
FOR HISTORIC PROPERTY  
GRANTED TO

Red Oaks, Inc.

Four-plex - 11th & Bitting

ON THE 20<sup>th</sup> DAY OF July, 1982 THE BOARD OF CITY COMMISSIONERS HAS APPROVE A CERTIFICATE OF APPROPRIATENESS TO THE ABOVE OWNER FOR MODIFICATIONS TO SUBJECT HISTORIC PROPERTY SOLELY FOR THE ALTERATIONS AND IMPROVEMENTS SPECIFIED ON PLANS AND SPECIFICATIONS FILED WITH THE CENTRAL INSPECTION DIVISION OF THE CITY OF WICHITA ON \_\_\_\_\_ INCLUDING ANY CONDITIONS ATTACHED HERETO AND/OR CHANGES REQUIRED BY SAID DIVISION NECESSARY TO COMPLY WITH EXISTING BUILDING AND SAFETY CODES OF THE CITY OF WICHITA, KANSAS, AND AFTER HAVING BEEN PROCESSED THROUGH THE REQUIRED REVIEW PROCEDURES AS SET FORTH IN CITY OF WICHITA ORDINANCE #33-790.

NO CHANGE SHALL BE MADE IN THE APPLICATION FOR ANY BUILDING PERMIT AFTER ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS WITHOUT RESUBMITTAL TO THE COMMITTEE AND APPROVAL THEREOF IN THE SAME MANNER AS PROVIDED ABOVE.

THE BOARD OF CITY COMMISSIONERS COMMENDS THE RECIPIENT OF THIS CERTIFICATE FOR PRESERVING THE HISTORIC NATURE OF THEIR HISTORIC STRUCTURE WHILE ENHANCING THE ECONOMIC AND HOUSING CONDITIONS OF THE COMMUNITY.

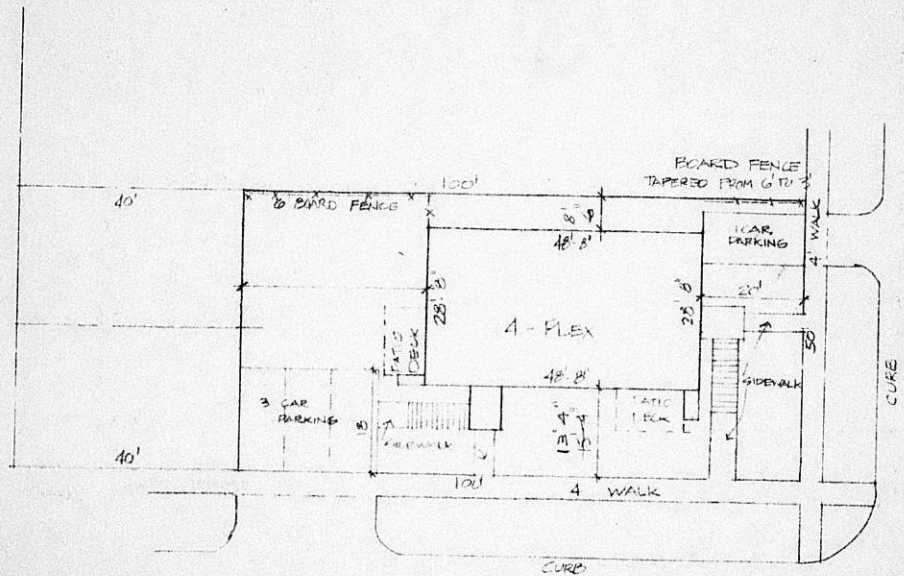
ATTEST:

Signed: *Ann Neel*  
Mayor

Dated: JUL 23 1982

*Dale E. Rea*  
City Clerk

16'  
ALLEY  
16'



BITTING

11<sup>TH</sup> ST.

*Parking OK and full  
7-26-50*

SITE PLAN  
1"=20'

THE EAST 100' FEET OF LOTS 1102 AND 1104 ON BITTING.



June 22, 1982

George W. & Vicki J. France  
8201 East Harry, #1504  
Wichita, Kansas

Re: Case No. REA 20-82  
Request for Variance

Dear Mr. & Mrs. France:

At the regular meeting of the Board of Zoning Appeals on June 22, 1982, your request for a variance was considered.

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

1. The applicant shall obtain a certificate of appropriateness from the Historic Preservation Committee.
2. The property shall not be used for any business except that is permitted under the home occupation provision of the zoning ordinance in the "RB" Four-family Dwelling District.
3. Prior to the release of the resolution the applicant shall submit a site plan showing compliance with the off-street parking standards and approved by the Traffic Engineer.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with condition number 3 above.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:mad

cc: Red Oaks, Inc., 1231 South Longfellow, Wichita  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisiek, City Clerk

**THE CITY OF WICHITA**

**OFFICE OF CITIZEN PARTICIPATION**

**DATE** June 22, 1982



**TO** Glen Lytle, Special Assistant for Zoning

**FROM** Stan Scott, Administrative Aide III

**SUBJECT** BZA 20-82: Northwest Corner  
of 11th and Bitting

On Monday, June 21st, CPO Neighborhood Council "I" considered the captioned case, a request for a variance to reduce the required lot area for a fourplex from 6,000 square feet to 5,000 square feet on property currently zoned "LC", Light Commercial. The Council voted 3-1 (one against, one abstaining) to recommend approval of the requested variance.

Pete Russell, Red Oaks, Inc., was present to describe plans for the fourplex and respond to questions from the Council. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. No area residents or property owners were in attendance. Council member Barbara Bradley declared a conflict of interest due to location of her residence, within the notification area.

Chairperson Steve Dechant read a statement from the Executive Committee of the Midtown Citizens Association which stated their preference for a triplex at the location.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 20-82 is considered on Tuesday, June 22nd.

Stan Scott  
Administrative Aide III

Noted:

Sarah Gilbert  
CP Coordinator

SECRETARY'S REPORT  
CASE NO. BZA 20-82

APPLICANT: George W. & Vicki J. France, 8201 East Harry,  
#1504, Wichita, Kansas.

AGENT: Red Oaks, Inc., 1231 South Longfellow, Wichita,  
Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of  
the City of Wichita, to reduce the required lot  
area from 1500 square feet per dwelling unit to  
1250 square feet per dwelling unit.

GENERAL LOCATION: On the northwest corner of 11th Street & Bitting.

ZONING: Subject property is zoned the "LC" Light Commercial  
District as are the properties to the north, west  
and east. The property to the south across 11th  
Street is the "BB" Office District.

LAND USE: Subject property is vacant. To the west, south  
and north are residential properties. To the  
east is an old commercial structure.

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  
and the Board may grant the request when all five conditions as required  
by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required lot area in  
order to construct a four-family dwelling on a parcel that is only 5,000  
square feet in area. In accordance with the provisions of the zoning  
ordinance, in those portions of the "LC" Light Commercial District that  
adjoin and front upon the same street as the "RB" Four-family Dwelling  
District, any residential development shall be required to comply with  
the lot area requirement of the "RB" District. In this case the lot  
area requirement is 1500 square feet per dwelling unit. The property  
is only large enough for a three-family dwelling unless a variance is  
obtained to reduce the lot area to 1,250 square feet per dwelling unit.

It is the intent of the zoning ordinance to limit the density of  
residential development in the "LC" Light Commercial Districts to the  
same density as the adjoining residential district. It is difficult  
to justify any uniqueness to this property other than the fact that  
the property has been held under separate ownership from the adjacent  
properties since the early 1920's and has been zoned Light Commercial  
or a similar category since the adoption of zoning in 1923.

The agent for the applicant has indicated that the four-family  
dwelling can be located on the property in accordance with all applicable  
setbacks. Although this is technically correct, the four-family dwelling  
will be faced toward 11th Street which is actually a side yard of the  
property. The site plan submitted shows curb cuts and the four required  
off-street parking spaces adjacent to 11th Street. In accordance with  
the off-street parking standards, any curb cut must be 18 feet from a  
street corner and 2 feet from a property line extended. Although the  
applicant can possibly rearrange the off-street parking in conformance  
to the standards, at least two of the spaces will have to have access  
from Bitting away from the corner.

The property is also located in an area designated as an Historic  
Landmark District. Prior to the issuance of a building permit it will  
be necessary to secure a certificate of appropriateness from the  
Historic Preservation Committee.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to justify uniqueness on this property, however, if it is unique it is due to the fact that the applicant could request a zoning change to down zone the property to "BB" Office District and accomplish the lot area reduction to develop the property with 8 dwelling units instead of four.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the structure will provide adequate yard areas to provide separation for light and air to all properties.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be required to limit the development to a three-family dwelling which would not be economically feasible.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the structure will not interfere with any public right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the zoning ordinance is to limit the density of residential development in the "LC" Light Commercial district to that of the general character of the immediate neighborhood.

RECOMMENDATION:

It is the opinion of the Secretary that it is difficult to justify all five conditions necessary to the granting of a variance, however, 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 applicant shall obtain a certificate of appropriateness from the Historic Preservation Committee.
2. Prior to the release of the resolution the applicant shall submit a site plan showing compliance with the off-street parking standards and approved by the Traffic Engineer.

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

June 2, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 20-82

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 George W. & Vicki J. France, 8201 East Harry #1504, Wichita, Kansas, 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 required lot area for a fourplex from 6,000 square feet to 5,000 square feet on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

East 100' of Lots 1102 and 1104 Bitting Avenue,  
Grieffenstein's Addition, Sedgwick County, Kansas.  
Generally located on the northwest corner of 11th  
and Bitting.

This application has been assigned Case No. BZA 20-82. It will be considered by the Board of Zoning Appeals on June 22, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested 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.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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

Jack H. Galbraith  
Secretary

BZA CASE NO. 20-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

24 NOTICES SENT TO ADJOINING PROPERTY OWNERS

37 TOTAL NOTICES SENT 6-2-82

5448 D

N-LC  
S-BB  
E-LC  
W=LC

BOARD OF ZONING APPEALS

CASE NO. 20-82

CITY OF WICHITA, KANSAS

FILED 5-24-82

APPLICATION FOR VARIANCE

I. Name of Applicant George W. and Vicki J. France

Mailing Address 8201 East Harry #1504 Phone 683-2351

Name of Authorized Agent Red Oaks, Inc.

Mailing Address 1231 South Longfellow Phone 681-0662

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

II. The variance requested is See attachment to reduce the required lot area for a fourplex from 6,000 square feet to 5,000 square feet on property zoned L.C. Light Commercial for property located Northwest corner of 11th & Bitting

and legally described as: East 100' of lots 1102 and 1104 Bitting Avenue, Griefenstein's Addition

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

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant George W. France  
Vicki J. France  
Authorized Agent Red Oaks Inc.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, \$ 2.00 (a.m. ~~(p.m.)~~ May 24, 1982 together with appropriate fee of 75.00

Signed G. Lynn Shirley

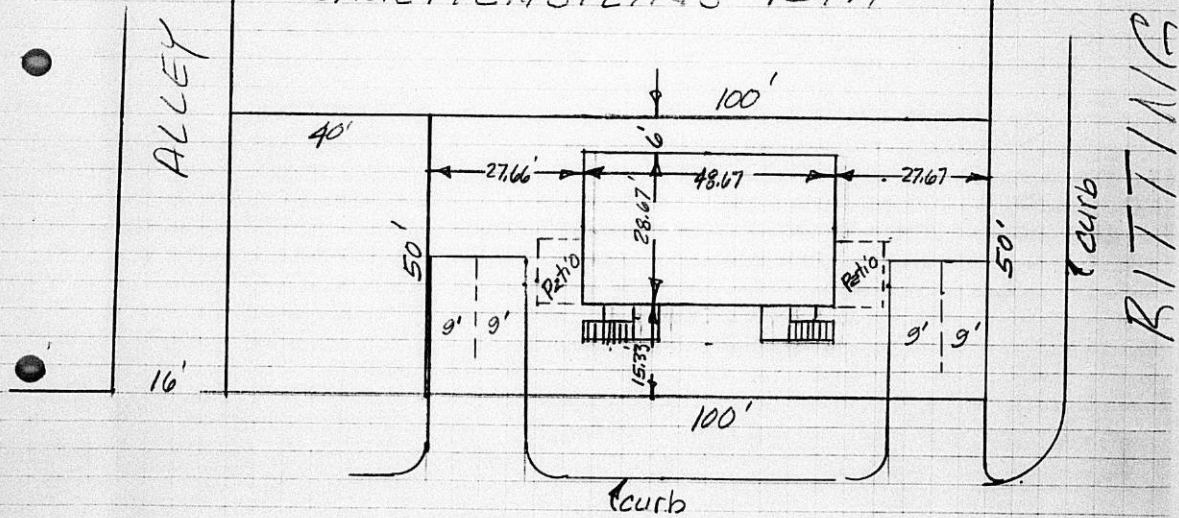
The variance being requested will enable Red Oaks, Inc. to construct a four-plex on the east 100' of 1102 and 1104 Bitting Avenue in Grieffenstein's Twelfth Addition.

Presently the lots are zoned light commercial and surrounded but not adjoining property zoned RB-4 family.

The lot area required to construct a four-plex on the L.C. property is 580 square feet per dwelling unit, however as specified in 28.04.09.4.3 when adjoining property is zoned differently, square footage requirement per dwelling unit will conform with adjacent property requirements in this case being 1500 square feet per dwelling unit. The lot adjoining the subject property to the north is zoned L.C., and the property across 11th street south is zoned B.B. multi-family. The property across Bitting Street east and the adjoining property to the West are zoned L.C. The subject property, if making it necessary to conform to R-B four-family square footage requirements of 1500 square feet per dwelling unit is 1000 square feet under the requirement.

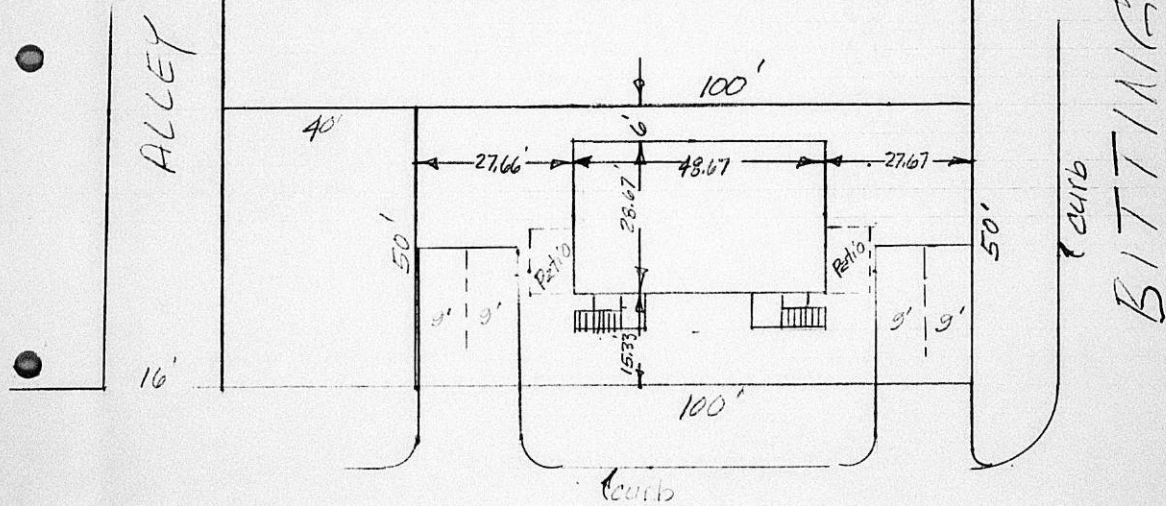
What makes this request unique is that all adjoining property is zoned either BB multi-family or L.C. For this reason the L.C. requirement of 580 square feet per dwelling unit should apply. All other requirements regarding set backs and parking will comply with city standards.

EAST 100 FEET LOTS  
1102-1104 ON BITTING  
GRIEFFENSTEIN'S 12TH



L.C. ZONING 11TH ST.  
PROPOSED 4-PLEX

EAST 100 FT LT LOTS  
1102-1104 ON BITTING  
GRIETTENSTEIN'S 12TH



L.C. ZONING 11TH ST.  
PROPOSED 4-PLEX

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC. hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas

The East 100 feet of Lots 1102 and 1104,  
Bitting Avenue, Greiffensteins 12th Addition  
to the City of Wichita, Sedgwick County, Kansas.

together with all real estate lying within a 200 foot radius thereof.

<u>DESCRIPTIONS</u>	<u>OWNERS AND ADDRESSES</u>
<u>GREIFFENSTEINS 12TH ADDITION</u> <u>BITTING AVENUE</u>	
The East 100 feet of Lots 1102 and 1104	D Vicki Anthony France 8201 E. Harry Apt. 1504 Wichita, Kansas 67207
The West 40 feet of Lots 1102 and 1104	✓ Robert L. Hunt 1521 Julianne Street Wichita, Kansas 67203
Lots 1106 and 1108	✓ Theresa E. Davitt and William Thomas Davitt 1205 Bitting Wichita, Kansas 67203
Lots 1110 and 1112	✓ Earl Dean Ritter and Judy A. Ritter 1207 Bitting Wichita, Kansas 67203
Lots 1114, 1116 and 1118	✓ Dean W. Bradley and Barbara K. Stricker 1217 Bitting Wichita, Kansas 67203
Lots 1120 and the South half of Lot 1122	record title: Gregory Ryan Buster and Beverly J. Buster c/o Escrow Dept ✓ United American Bank 6030 E. Central Wichita, Kansas 67214
	equitable title: John W. Balcom and Susan D. Balcom ✓ 1219 Bitting Wichita, Kansas 67203
The North 7 feet of Lot 1034, all of Lots 1036 and 1038	✓ David L. Burke and Vickie Lee Burke 1129 Bitting Wichita, Kansas 67203
Lots 1040 and 1042	✓ S. D. Bishop and Sylvia Bishop 1139 Bitting Wichita, Kansas 67203
The East 98 feet of Lots 1044, 1046 and 1048	✓ Robray Real Estate, a partnership 905 W. 11th Wichita, Kansas 67203
The West 42 feet of Lots 1044, 1046 and 1048	✓ Carlos V. Adams and Mary J. Maness 909 W. 11th Wichita, Kansas 67203

<u>DESCRIPTIONS</u>	<u>OWNERS AND ADDRESSES</u>
<u>GREIFFENSTEINS 12TH ADDITION</u>	
<u>BITTING AVENUE</u> continued	
The North 10 feet of Lot 1035, all of Lots 1037 and 1039	David L. Gorges and ✓ Robin L. Gorges 1130 Bitting Wichita, Kansas 67203
Lots 1041, 1043, 1045 and 1047	Art J. Steichen and ✓ Bernice Steichen c/o Ken Steiner 427 N. Quentin Wichita, Kansas 67208
Lots 1101 and 1103	Thad E. Hunter and ✓ Elsie L. Hunter 1215 Larimer Wichita, Kansas 67203
Lots 1105 and 1107	Clyde Woodrow Garrett and ✓ Michele S. Garrett 1204 Bitting Wichita, Kansas 67203
Lots 1109 and 1111	Jack H. McKown and ✓ Betty Jean McKown 1212 Bitting Wichita, Kansas 67203
Lots 1113 and 1115	✓ Edward R. Toles 1300 N. Custer Wichita, Kansas 67203
Lots 1117 and 1119	Eric D. Manlove and Melody Perkins Manlove ✓ 1218 Bitting Wichita, Kansas 67203
<u>CARLOS AVENUE</u>	
Lots 1039 and 1041	Warren F. Jackson and ✓ Brenda K. Jackson 1140 Carlos Wichita, Kansas 67203
Lots 1043, 1045 and 1047	✓ Marvin G. Dawson 1144 Carlos Wichita, Kansas 67203
The East half of Lots 1101, 1103 and 1105 and the East half of the South 15 feet of Lot 1107	George Paul Angermeir and ✓ Nancy Kay Angermeir 920 W. 11th Wichita, Kansas 67203
The West half of Lots 1101, 1103 and 1105 and the West half of the South 15 feet of Lot 1107	✓ Gerald T. Bettis and Frances R. Bettis 928 W. 11th Wichita, Kansas 67203
The North 10 feet of Lot 1107 and all of Lots 1109 and 1111	✓ Willis H. McClurg and Clara Belle McClurg 1212 Carlos Wichita, Kansas 67203
Lots 1113 and 1115	✓ F. William Lewis 1220 Carlos Wichita, Kansas 67203

<u>DESCRIPTIONS</u>	<u>OWNERS AND ADDRESSES</u>
GREIFFENSTEINS 12TH ADDITION <u>CARLOS AVENUE</u> continued	
Lots 1117 and 1119	✓ Jack J. Tucker and Virginia Tucker 1224 Carlos Wichita, Kansas. 67203

Certified this 17th day of May, 1982, at 7:00 A.M.

REALTY TITLE CO., INC.

by Judy Kowalski  
Judy Kowalski-Abstracter



**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 021

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT
-------------	--------

NAME

ADDRESS

FUND

DUE DATE

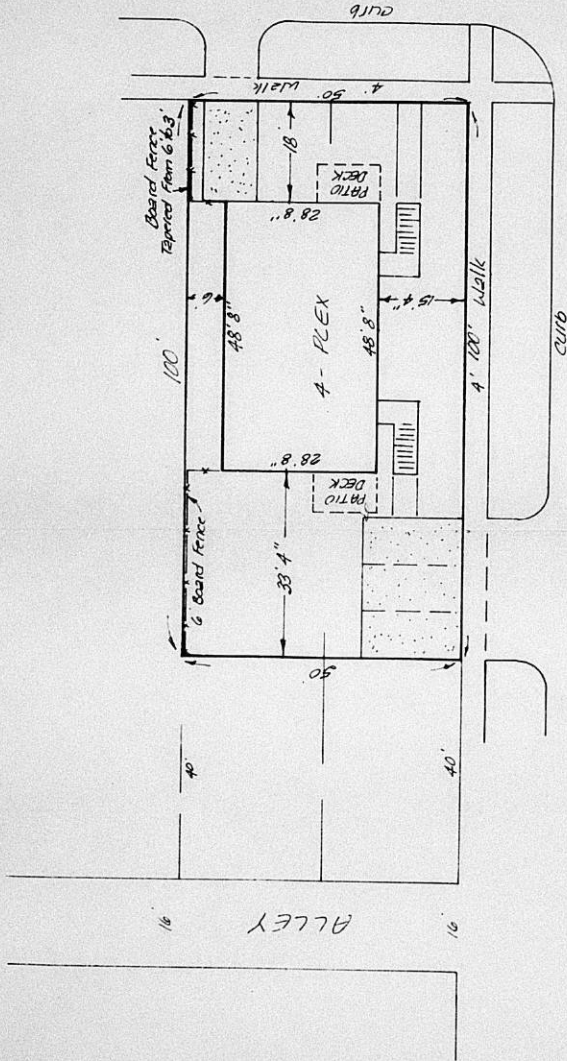
COMMENTS

DATE

BY



1" = 20'



117th ST.

PLOT PLAN A 4-PLEX FOR RED OAK'S  
THE EAST 100 FEET OF LOTS 1102 AND 1104 ON BITTING  
GRIFFENSTEIN'S 12TH ADDITION

L.C. ZONING