

Case No. BZA 20-87 - Douglas Black & White, Inc. requests a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple-family Dwelling District & generally located on the east side of Spruce &

POSTED 4-28-87  
687

**ACTION**

B.Z.A. 20-87 Approved 5/11/88  
DATE

200' Sec. 5-11-88

Checked ✓

Set. 5/12 ✓

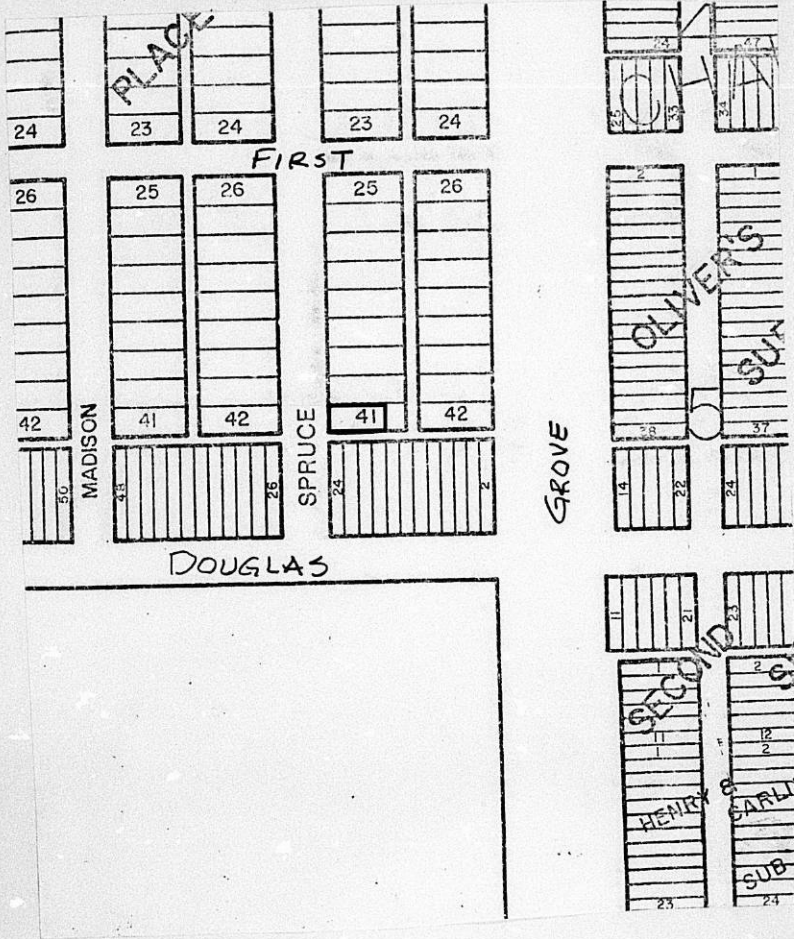
Record ✓

Map No. 5647-D

BZA 20-87  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E "BB" S "LC4C" W "B" N "B"
3. Land Use: East Parking Lot South Comm.  
West Parking Lot North I-F
4. Area (is) (~~is~~) platted.



LOS ANGELES COUNTY  
REGISTERED PROFESSIONAL  
SURVEYOR  
U.S.A.

**S**  
No. 2153C

WANTING, MN  
LOS ANGELES, CA  
MCGREGOR, TX  
HOUSTON, TX  
SHREVEPORT, LA

11-15-89

Earl Walker, inspector in C.I.D., asked if the fence along north property line had to be reduced in height within west 25' or could it stay at 6' height. Fence has just been installed and is a continuous 6' ht along entire north line.

Parking lot is one-way east-bound and therefore the taller fence should not create any traffic or visibility hindrance. Also, private homeowners can put 6' fence all the way to their property lines.

I told Earl it was OK to let the 6' fence remain.  
Louis Olivarez

# THE CITY OF WICHITA



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

May 9, 1988

Douglas Black & White, Inc.  
ATTN: Ric Wolford  
2300 E. Douglas  
Wichita, KS 67214


Re: BZA 19-87 & BZA 20-87

Dear Mr. Wolford:

Enclosed are signed copies of the above-referenced BZA Resolutions adopted by the Board of Zoning Appeals on May 26, 1987. These Resolutions reflect the official action of the Board to approve your requests and set out the conditions of approval. They are forwarded to you for your information and files.

If you have questions concerning these matters, please call our office.

Sincerely,

  
Louise Olivarez  
Assistant Secretary

LO/jcm  
Enclosure

cc: David L. Hiebert, 111 W. Douglas, #920, Wichita, KS 67202  
Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator  
Dale Rea, Deputy City Clerk

*Gragert, Hiebert, Gray and Woodring*

ATTORNEYS AT LAW  
SUITE 920 • CENTURY PLAZA BUILDING  
111 W. DOUGLAS  
WICHITA, KANSAS 67202-3292  
TELEPHONE (316) 265-9480

MICHAEL D. GRAGERT  
DAVID L. HIEBERT  
DAVID H. M. GRAY  
STEVEN K. WOODRING

RUSSELL W. DAVISSON  
INDIVIDUAL PRACTITIONER

April 25, 1988

Wichita Metropolitan Area  
Planning Commission  
Tenth Floor, City Hall  
455 N. Main  
Wichita, Kansas 67202

Re: BZA 19-87 and BZA 20-87  
Dedication

Dear Sirs:

Enclosed please find a dedication that was signed by my clients, Charles Rude and Ric Wolford, in June, 1987. My clients' zoning request for Douglas Black and White was approved and one of the requirements was that this dedication be filed. I recently received the dedication in the mail and it appears to be an original. Please check your files to determine whether or not this dedication has ever been filed of record. Please see that the dedication is filed of record and that my clients are shown to have been in compliance with the requirements for the zoning change.

Very truly yours,

GRAGERT, HIEBERT,  
GRAY & WOODRING

  
David L. Hiebert

DLH/ds  
Enclosure

**RECEIVED**

APR 27 1988

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

May 28, 1987

David L. Hiebert  
111 West Douglas, #920  
Wichita, Kansas 67202

Re: BZA 19-87 - Request for Exception and BZA 20-87 - Request  
for Variance (On the northeast corner of Douglas and Spruce)

Dear Mr. Hiebert:

At the regular meeting of the Board of Zoning Appeals on May 26, 1987, your requests for an exception to permit the location of a photographic processing laboratory, offices, shop, rental studios, self-service photograph developing facilities and volume photographic processing and a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only were considered. It was the action of the Board to approve the exception (BZA 19-87) subject to the following conditions:

- received  
4-27-88*
1. Prior to release of the resolution authorizing the issuance of the building permit, the applicant shall dedicate 1.34 feet of additional alley right-of-way from his lots on both sides of the east-west alley.
  2. The applicant shall provide not less than 14 off-street parking spaces on the lot north of the alley in conformance with the City of Wichita's standards.
  3. Conversion of the east one-third (approximate) of the building to active use from the current designation as warehouse shall not occur until such time as additional off-street parking can be provided.
  4. Signs shall be limited to those permitted by Section 28.04.13 of the code for the "LC" Light Commercial District.
  5. All inventory, merchandise and equipment shall be completely enclosed within a building.
  6. The owner shall limit the number of employees to not more than 11 full-time employees, with nine being the maximum in any one shift, until additional off-street parking can be provided. When additional parking is provided, it shall not be less than one space per employee. Any deviation from this shall be subject to Board approval after a public hearing.
  7. Should at any time the Superintendent of Central Inspection determine that the property fails to be maintained in compliance with the

PL/0170/1

May 28, 1967

conditions of approval, he shall notify the owner of the violations. Should the property owner not take immediate steps to correct the violations, the Superintendent of Central Inspection shall request that the Board of Zoning Appeals schedule a hearing for the revocation of this resolution.

8. Any change of occupancy of the structure to any new use shall be subject to compliance with all applicable regulations and this resolution shall become null and void.
9. Upon release of this resolution, Resolution No. BZA 16-51 shall be considered null and void.

The Board also approved the variance (BZA 20-87) subject to the following conditions:

1. All improvements for the off-street parking lot shall be in conformance with the provisions of the zoning ordinance, including that of surfacing with asphalt or concrete, striping of the lot in conformance with a site plan approved by the Traffic Engineer, and the providing of street trees in the street right-of-way line on the west.
2. The owner shall provide a 6-foot screening fence adjacent to the north property line that shall be of wood, metal or masonry, providing, however, the west 25 feet shall be reduced to a height of three feet.
3. Prior to the release of the resolution authorizing the variance, the applicant shall provide three copies of a new site plan to the Secretary for approval. Such plan shall include all property in the application area and shall show compliance with the above conditions, including the screening fence and type and size of landscape materials to be installed as well as the additional alley dedication required by case BZA 19-87.

*received  
5-6-86*

Release of these resolutions authorizing the exception and the variance is pending the compliance with condition 1 of the exception (BZA 19-87) and condition 3 of the variance (BZA 20-87). The proper form to be used for the alley dedication is enclosed.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith  
Secretary

GEL:lw

Enclosure

cc: Douglas Black and White, Inc., 2300 E. Douglas, Wichita, KS 67214  
Monty Robson, Superintendent of Central Inspection (2)  
Dale Rea, Deputy City Clerk

PL/0170/1

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE      May 22, 1987

TO      Glen Lytle, Special Assistant for Zoning

FROM      Stanley J. Scott, CP Coordinator *[Signature]*

SUBJECT      BZA 19-87: Northeast corner of  
Douglas and Spruce

BZA 20-87: East side of Spruce,  
North of Douglas

On Tuesday, May 19, 1987, CPO Neighborhood Council 1A considered the captioned cases:

- 1) BZA 19-87 - A request for a zoning exception to permit the location of a photographic processing laboratory, office, shop, rental studio, self-service photograph developing facility, and volume photographic processing on property zoned "LC" Light Commercial District; and
- 2) BZA 20-87 - A request for a zoning variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned "B" Multiple Family Dwelling District.

After discussion, the Council voted 5-0 to recommend approval of BZA 19-87 and BZA 20-87.

David L. Hiebert, agent for Douglas Black and White, Inc., was present to describe the request and respond to questions from the Council. No area residents or property owners were present. Council members were provided the notice to adjoining property owners, a map of the area, and the MAPD Secretary's report.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 19-87 and BZA 20-87 are considered.

SJS:dm

RECEIVED

MAY 22 1987

METROPOLITAN PLANNING

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

RESOLUTION CASE NO. 20-87

WHEREAS, Douglas Black and White, Inc., 2300 East Douglas, Wichita, Kansas 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

The west 100 feet of Lot 41 on Spruce, Park Place Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Spruce and north of Douglas.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of May 26, 1987, 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 it is located immediately adjacent to an alley that serves the businesses to the south and this property is across the street from a parking lot that does not observe the front yard setback; 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 parking lot will be screened along the north which should provide protection to the adjacent residence; 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 unable to provide a reasonable amount of parking for the conversion of the building for the new use; 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 reduction of the front yard setback for off-street parking purposes only will not interfere with any needed 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 the applicant will be providing the required screening along the north property line, and the installation of street trees on public right-of-way to the west; 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 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

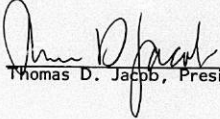
The west 100 feet of Lot 41 on Spruce, Park Place Addition to Wichita, Sedgwick County, Kansas.

Generally located on the east side of Spruce and north of Douglas.

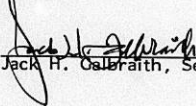
be approved subject to the following conditions:

1. All improvements for the off-street parking lot shall be in conformance with the provisions of the zoning ordinance, including that of surfacing with asphalt or concrete, striping of the lot in conformance with a site plan approved by the Traffic Engineer, and the providing of street trees in the street right-of-way line on the west.
2. The owner shall provide a 6-foot screening fence adjacent to the north property line that shall be of wood, metal or masonry, providing, however, the west 25 feet shall be reduced to a height of three feet.
3. Prior to the release of the resolution authorizing the variance, the applicant shall provide three copies of a new site plan to the Secretary for approval. Such plan shall include all property in the application area and shall show compliance with the above conditions, including the screening fence and type and size of landscape materials to be installed as well as the additional alley dedication required by case BZA 19-87.

ADOPTED AT WICHITA, KANSAS, this 26th day of May, 1987.

  
Thomas D. Jacob, President

ATTEST:

  
Jack H. Osbraith, Secretary

SECRETARY'S REPORT  
CASE NO. BZA 20-87

APPLICANT: Douglas Black and White, Inc., 2300 E. Douglas, Wichita, KS 67211

AGENT: David L. Hiebert, Century Plaza Building, #920, Wichita, KS 67202

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only.

GENERAL LOCATION: On the east side of Spruce and north of Douglas.

ZONING: Subject property is zoned the "B" Multiple-family Dwelling District as are the properties to the west, north and east. To the south is the "LC" Light Commercial District.

LAND USE: Subject property is vacant as is the property to the east. To the north is a one-family dwelling. To the west is an off-street parking lot and to the south is the applicant's business.

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.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required 20-foot front yard setback to 0 feet for off-street parking purposes only. This will then allow the full utilization of the property for off-street parking. In the residential districts, parking lots are to observe and maintain the front yard setback as a landscaped area. In this case the "B" zoning district requires 20 feet.

The applicant has also filed an exception application for the conversion of a warehouse and manufacturing structure to a new use. In the conversion of this building to a new use, it is essential to provide the maximum number of off-street parking spaces that this lot can accommodate. In doing this, the owner has designed the lot with a one-way double located angle parking layout that actually continues through the property to the east. This will require a joint access agreement by the two property owners.

It should be noted that the property to the east has been recently changed to the "BB" Office District so that the property can be utilized completely as off-street parking. In addition, the property to the west has been converted to an off-street parking lot in the "B" Multiple-family Dwelling District without observance of the 20-foot setback.

The applicant has looked in the neighborhood for additional property, but at this time, it appears that none are readily available. The properties, however, are all properly zoned for parking usage.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located immediately adjacent to an alley that serves the businesses to the south and this property is across the street from a parking lot that does not observe the front yard setback.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Charles L. Rude and Ric A. Wolford

being the owners of the following described real estate in Sedgwick County, Kansas, to wit:

The south 1.34 feet of the west 100 feet of Lot 41, on Spruce, Park Place Addition to Wichita, Kansas and;

The north 1.34 feet of Lots 18 thru 24, even and inclusive, on Douglas, Park Place Addition to Wichita, Kansas.

do hereby dedicate the above-described real estate to the public for alley right-of-way purposes.

Executed this 16th day of June, 1987.

Charles L. Rude  
Charles L. Rude  
Ric A. Wolford  
Ric A. Wolford

STATE OF KANSAS)  
SEDGWICK COUNTY)SS

BE IT REMEMBERED, that on this 16th day of June, 1987

came Charles L. Rude and Ric A. Wolford

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above-written.



Susan Sanders  
Notary Public

My Commission Expires: 4-4-89

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,  
this \_\_\_\_\_,  
\_\_\_\_\_  
City Clerk

D-1514

the parking lot will be screening along the north which should provide protection to the adjacent residence.

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 unable to provide a reasonable amount of parking for the conversion of the building for the new use.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of front yard setback for off-street parking purposes only will not interfere with any needed right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the applicant will be providing the required screening along the north property line, and the installation of street trees on public right-of-way to the west.

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. All improvements for the off-street parking lot shall be in conformance with the provisions of the zoning ordinance, including that of surfacing with asphalt or concrete, striping of the lot in conformance with a site plan approved by the Traffic Engineer, and the providing of street trees in the street right-of-way line on the west.
2. The owner shall provide a 6-foot screening fence adjacent to the north property line that shall be of wood, metal or masonry, providing, however, the west 25 feet shall be reduced to a height of three feet.
3. Prior to the release of the resolution authorizing the variance, the applicant shall provide three copies of a new site plan to the Secretary for approval. Such plan shall include all property in the application area and shall show compliance with the above conditions, including the screening fence and type and size of landscape materials to be installed as well as the additional alley dedication required by case BZA 19-87.

BZA CASE NO. 20-87

2 NOTICES SENT TO APPLICANT/AGENT  
14 LEGAL ADVERTISEMENT SENT TO MAPC & BZA  
1 NOTICES SENT TO CPO  
21 NOTICES SENT TO ADJOINING PROPERTY OWNERS  
25 TOTAL NOTICES SENT 5/5/87

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

May 1, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 20-87

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 Douglas Black and White, Inc., 2300 East Douglas, 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 front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

The west 100 feet of Lot 41 on Spruce, Park Place Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Spruce and north of Douglas.

This application has been assigned Case No. BZA 20-87. It will be considered by the Board of Zoning Appeals on May 26, 1987 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.

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 Council "1A" will consider this case at their meeting to be held on Tuesday, May 19, 1987, 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.

Glen E. Lytle  
Assistant Secretary

APPLICATION FOR VARIANCE

I. Name of Applicant Douglas Black & White, Inc.  
Mailing Address 2300 E. Douglas, Wichita, Ks., 67214 Phone 264-3013  
Name of Authorized Agent David L. Hiebert  
Mailing Address 111 W. Douglas, #920, Wichita, Ks., 67202 Phone 265-9480  
Relationship of applicant to property is that of attorney  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only

for property located on the east side of Spruce and north of Douglas

and legally described as: Lot 41, Park Place Addition to Wichita, Sedgwick County, Kansas

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

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 Douglas Black & White, Inc.

Authorized Agent David L. Hiebert  
Attorney for Applicant

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:30 (a.m./p.m.), April 27, 1987, together with appropriate fee of 300.00.

Signed [Signature]

OWNERSHIP LIST

| Lot                                | Addition                          | Property Owner   |
|------------------------------------|-----------------------------------|--|
| Lot 34                             | Park Place Addition,<br>on Spruce | ✓ Fred A. Wilson<br>Velma Wilson<br>135 N. Spruce<br>Wichita, KS 67214   |
| Lot 36                             | "                                 | ✓ Edna May Brann<br>133 N. Spruce<br>Wichita, KS 67214   |
| Lot 38                             | "                                 | ✓ Commerce Management<br>Corp.<br>1013 E. Douglas<br>Wichita, KS 67211   |
| Lot 40                             | "                                 | ✓ Helen Lange Vachal<br>and<br>James H. Vachal<br>and<br>Eva J. Vachal<br>102 N. Ridgewood<br>Wichita, KS 67208              |
| Lot 42                             | "                                 | ✓ Wayne F. Wernecke<br>Lucille W. Wernecke<br>1734 N. Athenian<br>Wichita, KS 67203  |
| Lot 33                             | "                                 | ✓ Ali R. Raisdana<br>629 N. Stratford<br>Wichita, KS 67206   |
| Lot 35                             | "                                 | ✓ Vicky Dean Curtis<br>and<br>Harold Keith McCann<br>128 N. Spruce<br>Wichita, KS 67214                                      |
| Lot 37                             | "                                 | ✓ Clark Frazier<br>Luella E. Frazier<br>1831 S. Glendale<br>Wichita, KS 67218  |
| Lot 39                             | "                                 | ✓ O. W. Perkins<br>Myrtle I. Perkins<br>Address Unknown<br>c/o Ruth Feather<br>122 N. Spruce<br>Wichita, KS 67214            |
| Lot 41 except the<br>West 100 feet | "                                 | ✓ Edmond J. Cody<br>3810 Rio Grand Circle<br>Valley Center, KS 67147   |
| The West 100 feet<br>of Lot 41     | "                                 | ✓ Charles L. Rude<br>2326 E. Douglas<br>Wichita, KS 67214<br>AND<br>✓ Ric A. Wolford<br>2326 E. Douglas<br>Wichita, KS 67214 |

| <u>Lot</u>   | <u>Addition</u>                  | <u>Property Owner</u>  |
|--|----------------------------------|--|
| Lot 34   | Park Place Addition,<br>on Grove | ✓ Aldora R. Hatfield<br>131 N. Grove<br>Wichita, KS 67214  |
| Lot 36   | "                                | ✓ David N. Lawrie<br>Anna M. Lawrie<br>129 N. Grove<br>Wichita, KS 67214   |
| Lot 38   | "                                | ✓ Donald E. Graves<br>Christina K. Graves<br>649 N. Lorraine<br>Wichita, KS 67214  |
| Lot 40   | "                                | ✓ TWD, Inc.<br>P.O. Box 1361<br>Houston, TX 77001  |
|  |                                  | ✓ Notice of Interest<br>filed 5-1-86:<br>James A. Garms<br>Paula Garms<br>3022 E. Clark<br>Wichita, KS 67211             |
| Lot 42   | "                                | ⊖ Edmond J. Cody<br>3810 Rio Grand Circle<br>Valley Center, KS 67147   |
| Lots 2, 4, 6 & 8                                       | "<br>on Douglas                  | ✓ Mark A. Babich<br>Margarette M. Babich<br>Box 2817<br>Wichita, KS 67201  |
| Lots 10, 12, 14 & 16                                   | "                                | ⊖ Edmond J. Cody<br>3810 Rio Grand Circle<br>Valley Center, KS 67147   |
| Lots 18, 20, 22 & 24                                   | "                                | ⊖ Charles L. Rude<br>AND<br>Ric A. Wolford<br>2326 E. Douglas<br>Wichita, KS 67214                                       |
| Lots 26 & 28, except<br>the South 100 feet<br>thereof. | "                                | ✓ Henry E. Ayers<br>Christa E. Ayers<br>Address Unknown<br>c/o William A. Poell<br>2235 S. Crestway<br>Wichita, KS 67218 |
| The South 100 feet of<br>Lots 26 & 28                  | "                                | ✓ Sports Craft Supply,<br>Inc.<br>c/o SCS Retro Fit Inc.<br>5800 W. Pawnee<br>Wichita, KS 67213                          |
| Lots 30, 32 & 34                                       | "                                | ⊖ Wayne F. Wernecke<br>Lucille W. Wernecke<br>1734 N. Athenian<br>Wichita, KS 67203                                      |

Page 3

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:

Lot 41, Park Place Addition to Wichita, 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 24th day of April, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Stoble*

By

Sr. Vice-President

Order No. 379189  
nj

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FORM 29

**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    |
|-----------------|-----------|
| ✓ CITY 12th VAC | \$ 300.00 |
| CITY 12th EXP   | 500.00    |
| TOTAL           | 700.00    |

NAME GRANDT HIGGINS & GRAY

ADDRESS 100 - 4th St

FUND 15-1120-009 DUE DATE

COMMENTS

DATE 10-29-1979 BY H. L. [Signature]

\*

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

Roll # 3