

BZA 22-64 - Dekalb Agri. Assn.  
Inc. appeals from decision of  
Cen. Insp. re area between 17th  
& 18th, Coolidge & Woodrow

4-28-64

Bye App.

May 11, 1964

DeKalb Agricultural Association, Inc.  
P. O. Box 2134  
Wichita, Kansas

Gentlemen:

Re: Case No. BZA 22-64

On April 30, 1964, we advised you that the Board of Zoning Appeals had approved your appeal from the decision of the Superintendent of Central Inspection in conjunction with reconstruction of a portion of a greenhouse on property located generally in the area between 17th and 18th Streets and between Coolidge and Woodrow. We also advised that the Board's decision might be appealed to the City Commission, provided that such appeal was filed on or before May 8, 1964.

The City Clerk has advised that no appeal was filed on or before that date, and the decision of the Board of Zoning Appeals is, therefore, final.

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

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber  
Attachment

cc: Francis Hesse  
P. O. Box 2134

Glen Lytle, Superintendent of  
Central Inspection

R E S O L U T I O N N O . B Z A 2 2 - 6 4

WHEREAS, Dekalb Agricultural Association, Inc., P. O. Box 2134, Wichita, Kansas, by J. Francis Hesse, P. O. Box 2134, Wichita, Kansas, has appealed from the decision of the Superintendent of Central Inspection, who has refused to issue the necessary permit to repair and maintain the structure on property legally described as:

Lots 21 thru 41 odd, Coolidge, now Woodrow Court, and Lots 22 through 48, Wood Avenue, except the west 20 feet of Lots 44, 46, 48 in Ford and Cranes Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located in an area between 17th and 18th Streets and between Coolidge and Woodrow; and

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

WHEREAS, the Board of Zoning Appeals did, in regular meeting consider said application on the 28th day of April, 1964; and

WHEREAS, the Board determined that said appeal resulted from a decision of the Superintendent of Central Inspection that the expansion, repair and maintenance of the structure involved in this appeal cannot be allowed because it is a nonconforming use and as such is consequently not entitled to a permit to expand; and

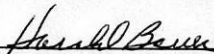
WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said appeal under the provisions of Section 2.12.590.1, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals, after hearing the report of the Secretary, did determine that the particular use involved in this case is not a nonconforming use, but is a use which can be conducted as a "use by right" in "A" Two Family Zoning District, since Section 28.04.040.A.6 of the ordinance provides "that nurseries, farming and truck gardening, but not including greenhouses in which plants are raised for sale", are a permitted use in the "AA" and "A" districts; and

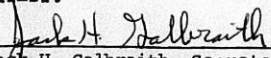
WHEREAS, the Board of Zoning Appeals has determined that the above referred to section means that greenhouses in which plants are not raised would be a permitted use in the "AA" and "A" district.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that the appeal on behalf of the applicant be upheld, and that the Superintendent of Central Inspection be authorized to issue the appropriate permit.

ADOPTED AT WICHITA, KANSAS this 28th day of April, 1964.

  
Harold Bauer, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

Board of Zoning Appeals

May 7, 1964

Robert G. Finch, City Clerk

Jack H. Galbraith, Secretary

Case No. BZA 22-64

Attached is a copy of Resolution No. BZA 22-64, covering action taken by the Board of Zoning Appeals in connection with the above-numbered case, which case was heard by the Board on April 28, 1964. An appeal may be filed in your office on or before May 8, 1964. If an appeal is filed, please advise.

Jack H. Galbraith  
Secretary

JHG:ber

Attachment

April 30, 1964

DeKalb Agricultural Association, Inc.  
P. O. Box 2134  
Wichita, Kansas

Gentlemen:

Re: Case No. BZA 22-64

This is to advise you that at its regular meeting of April 28, 1964, the Board of Zoning Appeals of the City of Wichita considered your appeal from the decision of the Superintendent of Central Inspection, who refused to issue a permit for reconstruction of a portion of a greenhouse on property located generally in the area between 17th and 18th Streets and between Coolidge and Woodrow.

The action of the Board was to find that the appeal should be granted and the Superintendent of Central Inspection directed to issue the appropriate permit for reconstruction of the buildings on the basis that the greenhouse is a conforming use and a use permitted in the "A" Two Family dwelling district.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before May 8, 1964.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before May 8, 1964, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber

cc: Francis Hesse  
P. O. Box 2134  
Glen Lytle, Superintendent of Central Inspection  
Robert G. Finch, City Clerk

**THE CITY OF WICHITA**

OFFICE OF CENTRAL INSPECTION DIVISION

DATE April 22, 1964

TO Jim Howe, Planner II

FROM Glen E. Lytle, Superintendent of Central Inspection *GEL*

SUBJECT DeKalb - 18th & Woodrow

The decision of this division, relative to the operation of DeKalb in the 1800 block of Woodrow, is that their operation is of a nature that would be first permitted in the "B" Multiple Family Dwelling District as a greenhouse.

Interpretation of Section 28.04.040, A-6 by this division has been that the permitted uses of nurseries, farming and truck gardening are basically the use of open land for normal farming, gardening or nursery growing space, but not including buildings to be built for growing or sale purposes. Although, not specifically mentioned, the greenhouses permitted by this section of the ordinance have been interpreted to be those of private usage and not of a commercial nature.

GEL:ml



**SECRETARY'S REPORT****CASE NO. BZA 22-64****APPLICANT:** Dekalb Agricultural Association, Inc., Box 2134**AGENT:** J. Francis Hesse, Box 2134, Wichita, Kansas**REQUEST:** Appeal from the decision of the Superintendent of Central Inspection not to issue the necessary permit to rebuild a portion of a greenhouse without in any way enlarging or changing the general character of the building located on the premises.**GENERAL LOCATION:** Generally located between Coolidge and Woodrow and north of 17th Street.**ZONING:** The property in question is zoned "A" Two family. The existing zoning to the north and east is "AA" Single family and to the south and west is "A" Two family.**LAND USE:** The existing land use to the north, east, south and west is "AA" Single Family. The property in question is occupied by a greenhouse used as a research laboratory.**JURISDICTION:** The Board of Zoning Appeals has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.1 of the Code of the City of Wichita.**COMMENTS**

The applicant has submitted a statement of justification which is included as Attachment #1 to this report. A plot plan is not included as an attachment to this report but will be available for review at the meeting on April 28.

According to the statement of justification, the applicant has a nonconforming greenhouse. In other words, the greenhouse was in existence prior to the time zoning was established in this particular area and even though it is not a permitted use (according to the Superintendent of Central Inspection) in the "A" Two family zoning district, it may continue to operate as a nonconforming use. Section 28.04.170 (nonconforming use regulations) provides that, "The lawful use of a building or structure existing at the time of the effective date of this chapter may be continued, although such use does not conform to the provisions hereof. Ordinary maintenance and repair may be done on such nonconforming use buildings, and such structural alterations may be made which are necessary to maintain the building or structure in good condition; provided that such alterations do not enlarge or change the general character of the building."

It is pointed out in the statement of justification that the applicant conducts a plant research laboratory in the greenhouse and that no retail sales or wholesale sales of any type are being conducted on the premises.

Page 2 - Secretary's Report  
Case No. BZA 22-64

The appeal, in essence, centers around the fact that at the north end of the existing greenhouse there is a U-shaped structure badly in need of repair and maintenance. The applicant is proposing to remove a portion of the present structure and reconstruct the north edge of the present structure as a permanent improvement to the premises. It is also pointed out that the north-south edge of the present structure will be reduced by approximately 6 feet.

In discussions with the Superintendent of Central Inspection, it was determined that a permit could not be issued for the proposed addition since the applicants were wanting to reconstruct a nonconforming use building which is not permitted in the "A" district.

The Secretary is of the opinion that this particular use is not a nonconforming use, but is a use which can be conducted as a "use by right" in the "AA" or "A" zoning districts, since Section 28.04.040.A.6 of the ordinance provides, "that nurseries, farming and truck gardening, but not including greenhouses in which plants are raised for sale", are a permitted use in the "AA" district. The key phrase is, "not including greenhouses in which plants are raised for sale". The Secretary interprets this phrase as meaning that greenhouses in which plants are not raised for sale would be a permitted use in the "AA" and "A" district since all those uses permitted in "AA" district are also permitted in the "A" district.

The applicant has suggested in the statement of justification that the greenhouse is used for a research laboratory in which there are no retail or wholesale sales of any nature. Based upon this statement, the Secretary is of the opinion that if the attorney for the applicants in his presentation to the Board can offer satisfactory evidence to justify this statement, the appeal should be granted and the Superintendent of Central Inspection be directed to issue the appropriate permits on the basis that the use herein represented is a conforming use and a use permitted in the "AA" district.

Attachment - #1 - Statement of Justification

SECRETARY'S REPORT

CASE NO. BZA 22-64

**APPLICANT:** Dekalb Agricultural Association, Inc., Box 2134

**AGENT:** J. Francis Hesse, Box 2134, Wichita, Kansas

**REQUEST:** Appeal from the decision of the Superintendent of Central Inspection not to issue the necessary permit to rebuild a portion of a greenhouse without in any way enlarging or changing the general character of the building located on the premises.

**GENERAL LOCATION:** Generally located between Coolidge and Woodrow and north of 17th Street.

**ZONING:** The property in question is zoned "A" Two family. The existing zoning to the north and east is "AA" Single family and to the south and west is "A" Two family.

**LAND USE:** The existing land use to the north, east, south and west is "AA" Single Family. The property in question is occupied by a greenhouse used as a research laboratory.

**JURISDICTION:** The Board of Zoning Appeals has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.1 of the Code of the City of Wichita.

COMMENTS

The applicant has submitted a statement of justification which is included as Attachment #1 to this report. A plot plan is not included as an attachment to this report but will be available for review at the meeting on April 28.

According to the statement of justification, the applicant has a nonconforming greenhouse. In other words, the greenhouse was in existence prior to the time zoning was established in this particular area and even though it is not a permitted use (according to the Superintendent of Central Inspection) in the "A" Two family zoning district, it may continue to operate as a nonconforming use. Section 28.04.170 (nonconforming use regulations) provides that, "The lawful use of a building or structure existing at the time of the effective date of this chapter may be continued, although such use does not conform to the provisions hereof. Ordinary maintenance and repair may be done on such nonconforming use buildings, and such structural alterations may be made which are necessary to maintain the building or structure in good condition; provided that such alterations do not in large or change the general character of the building."

It is pointed out in the statement of justification that the applicant conducts a plant research laboratory in the greenhouse and that no retail sales or wholesale sales of any type are being conducted on the premises.

The appeal, in essence, centers around the fact that at the north end of the existing greenhouse there is a U-shaped structure badly in need of repair and maintenance. The applicant is proposing to remove a portion of the present structure and reconstruct the north edge of the present structure as a permanent improvement to the premises. It is also pointed out that the north-south edge of the present structure will be reduced by approximately 6 feet.

In discussions with the Superintendent of Central Inspection, it was determined that a permit could not be issued for the proposed addition since the applicants were wanting to reconstruct a nonconforming use building which is not permitted in the "A" district.

The Secretary is of the opinion that this particular use is not a nonconforming use, but is a use which can be conducted as a "use by right" in the "AA" or "A" zoning districts, since Section 28.04.040.A.6 of the ordinance provides, "that nurseries, farming and truck gardening, but not including greenhouses in which plants are raised for sale", are a permitted use in the "AA" district. The key phrase is, "not including greenhouses in which plants are raised for sale". The Secretary interprets this phrase as meaning that greenhouses in which plants are not raised for sale would be a permitted use in the "AA" and "A" district since all those uses permitted in "AA" district are also permitted in the "A" district.

The applicant has suggested in the statement of justification that the greenhouse is used for a research laboratory in which there are no retail or wholesale sales of any nature. Based upon this statement, the Secretary is of the opinion that if the attorney for the applicants in his presentation to the Board can offer satisfactory evidence to justify this statement, the appeal should be granted and the Superintendent of Central Inspection be directed to issue the appropriate permits on the basis that the use herein represented is a conforming use and a use permitted in the "AA" district.

Attachment - #1 - Statement of Justification

CASE NO. BZA 22-64

28 NOTICES MAILED APRIL 9, 1964 FOR HEARING APRIL 28, 1964.

Dekalb Agricultural Association, Inc. P. O. Box 2134	Howard K. Mitchell & Dorothy C. 602 Brookside
J. Francis Hesse P. O. Box 2134	Jack D. Dmel, Sr. and Val 1927 Joann
Lawrence E. Wells & Irene 1801 East 13th St.	Herschel B. Cook & Vera Ailene 1501 Woodrow Avenue
Howard J. Lenhert & Opal M. 1729 Salina	Harley E. Babst & Gertrude M. 731 West 10th St.
Sam Schwein & Lutie 1848 Woodrow Court	Paul J. Andree and Dorothy C. 1850 North St. Paul
Normal L. Williamson & Letitia L. 1841 Woodrow Avenue	John P. Simon & Bertha R. 146 North Kansas Court
Ralph E. West & Ruth O. 1849 Woodrow Avenue	Homer E. Keith & LaDonna 1828 Lisa
Lorene I. Dexter & Phyllis Jean 1606 West 20th St.	L. E. Gardner, Inc. 2422 Coolidge
Stephen B. Lee & Margueritte M. 1801 Hood	Anna C. Haskin & Roscoe E. 1613 17th St. West
James N. Shelton & Marilyn G. 1838 Woodrow Avenue	Melvin W. Redburn & Opal Louise 1617 17th St. West
Alice M. Ramsey 1832 Woodrow Avenue	Willard B. Jarnagin 1623 17th St. West
Everett E. Hammond & Juanita J. 1826 Woodrow Avenue	Wilma M. Davis 1324 Gardner
Viola Roberta Kuether & Fred Eugene 1820 Woodrow Avenue	LeRoy Gardner Est. Inc. 3902 East 13th
Leon K. Simmons & Mary E. 1818 Woodrow Avenue	
David L. Emmerich & Barbara Jean 3920 Del Sienno	

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

35

April 9, 1964

**NOTICE TO ADJOINING PROPERTY OWNERS**

Case No. BZA 22-64

An application has been filed by Dekalb Agricultural Association, Inc., P. O Box 2134, Wichita, Kansas, by J. Francis Hesse, P. O. Box 2134, Wichita, Kansas, appealing from the decision of the Superintendent of Central Inspection, who has refused to issue the necessary permit to repair and maintain the structure on property legally described as follows:

Lots 21 thru 41 odd, Coolidge, now Woodrow Court, and Lots 22 through 48, Wood Avenue, except the west 20 feet of Lots 44, 46, 48 in Ford and Cranes Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located in an area between 17th and 18th Streets and between Coolidge and Woodrow.

This application has been assigned Case No. BZA 22-64, and will be considered by the Board of Zoning Appeals on Tuesday, April 28, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

PANAMA BEAVER Surf Clean UNIMASTER PANAMA BEAVER Surf Clean UNIMASTER

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

April 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 22-64

An application has been filed by DeKalb Agricultural Association, Inc., P. O. Box 2134, Wichita, Kansas, by J. Francis Hesse, P. O. Box 2134, Wichita, Kansas, appealing from the decision of the Superintendent of Central Inspection, who has refused to issue the necessary permit to repair and maintain the structure on property legally described as follows:

Lots 21 thru 41 odd, Coolidge, now Woodrow Court, and Lots 22 through 48, Wood Avenue, except the west 20 feet of Lots 44, 45, 48 in Ford and Cranes Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located in an area between 17th and 18th Streets and between Coolidge and Woodrow.

This application has been assigned Case No. BZA 22-64, and will be considered by the Board of Zoning Appeals on Tuesday, April 28, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPEAL FROM ORDER OR DECISION OF THE  
SUPERINTENDENT OF CENTRAL INSPECTION

I. Name of Appellant DeKalb Agricultural Association, Inc.  
c/o P.O. Box 2134  
Mailing Address Wichita 1, Kansas Phone AM 2-8444  
Name of Agent J. Francis Hesse  
Mailing Address P.O. Box 2134, Wichita 1, Kansas phone AM 2-8444  
Relationship of applicant to property is that of owner  
(owner, tenant, lessee, other).

II. The appellant herein appeals from a decision, determination or an order of the Superintendent of Central Inspection, as follows:  
The decision refusing to issue the necessary permit to applicant  
to repair and maintain its structure and more specifically (continued on reverse)  
for property located generally between 17th and 18th Street and bounded  
by Woodrow Avenue and Coolidge, Wichita, Kansas.  
and legally described as see ownership certificate

in the City of Wichita; and which is presently zoned A and AA. The decision was rendered April 6, 1964, and refers to Section 28.04.170, of the Code of the City of Wichita.

- III. The appellant hereby declares that he has submitted the following required material, together with and as part of the appeal:
- A. A clear and accurate description of the proposed work or use.
  - B. The order, requirement, decision or determination by the Superintendent of Central Inspection which the appellant believes to be in error, and the principal points supporting the appellant's allegation of errors;
  - C. Specific reference to that section of the Zoning Ordinance under which it is claimed the permit should be issued;
  - D. Drawings or plans for the proposed work or use in relation to the adjacent buildings and property;
  - E. A certified listing from an abstract company of the names and current mailing addresses of owners of all property within a distance of 200 feet of the property affected by the appeal.

Applicant DEKALB AGRICULTURAL ASSOCIATION, INC.

Authorized Agent By J. Francis Hesse  
-----  
J. Francis Hesse

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 2:55 (a.m. ~~(p.m.)~~) April 7, 1964, together with appropriate fee of \$50.00.

Signed James W. Howe PII

II. (continued from first page)

to rebuild the north end of said structure without in any way enlarging or changing the general character of the building now located on the premises hereinafter described.

III.

A. Appellant conducts a plant research laboratory program on the premises herein. There are no retail sales nor wholesale sales of any type emanating from such premises. Presently, at the north edge of the structure occupied by applicant there is a short U-shaped structure badly in need of repair and maintenance. Applicant proposes to remove a portion of the present structure and reconstruct the north edge of the present improvement as an attractive, serviceable and permanent improvement to the premises. Applicant expects to expend many thousands of dollars in connection with such improvement and does not believe that it will change the general character of the building. As a matter of fact, the north-south dimensions will be reduced by approximately six feet at the north edge of the structure from that now shown on the sketches or plats accompanying this application.

III.

B. Appellant believes the Inspection Department was in error in refusing to issue the permit and contending that this application does not comply with the non-conforming use regulation found in 28.04.170. Appellant believes that under that regulation that ordinary maintenance and repair may be done on such a building and that structural alterations may be made which are necessary to maintain the building or structure in good condition. The only proviso is that the alterations do not enlarge or change the general character of the building and it is the position of appellant that what is proposed here will not so enlarge or change the general character of the building.

III.

C. Applicant believes that the permit should be issued pursuant to the authority contained in Chapters 18 and 28 of the City Code and more specifically, 18.06.050 and 28.04.170.

III.

D. Drawings and plans for the proposed work in relationship to this property are attached to this application.

III.

E. A certified listing from an abstract company of the names and current mailing addresses of owners of all property within a distance of 200 feet of the property affected by the appeal is attached hereto.

CERTIFICATE OF OWNERSHIP

- - - - -

THE GUARANTEE ABSTRACT COMPANY, 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, Sedgwick County, Kansas, of the real estate within a radius of 200 feet of and including the following described property.

G U A R A N T E E A B S T R A C T C O M P A N Y	DESCRIPTION	OWNER/OWNERS
	Lots 21 thru 41 odd, Coolidge now Woodrow Court, and Lots 22 through 48, Wood Avenue, except the West 20 Feet of Lots 44-46-48, in Ford and Cranes Addition	
	<u>Ford &amp; Cranes</u>	
	<u>Woodrow Court</u>	
	21 thru 41 odd	D Dekalb Agricultural Assn. Inc. no address
	43-45-47	Lawrence E. Wells and Irene 1801 East 13th St.
	5	Howard J. Lenhart and Opal M. 1729 Salina
	7-9-11	Sam Schwein and Lutie <del>1848 Woodrow Court</del>
	13-15-17-19-	Norman L. Williamson & Letitia L. 1841 Woodrow Ave.
	<u>Woodrow Avenue</u>	
	2-4-6	D Howard J. Lenhart and Opal M. 1729 Salina
	8-10-12	Ralph E. West and Ruth O. 1849 Woodrow Ave.
	14-16-18-20	D Norman L. Williamson & Letitia L. 1841 Woodrow Avenue
	22 thru 42 even	D Dekalb Agricultural Assn. Inc. no address
	44-46-48 exc. W. 20'	D Dekalb Agricultural Assn. Inc. no address
	W 20' of 44-46-48	D Lawrence E. Wells & Irene 1801 East 13th St.
	5-7=	Lorene I. Dexter and Phyllis Jean 1606 West 20th St.
	9-11-13	Stephen B. Lee & Margueritte M. 1801 Hood
	15-17-19	James N. Shelton and Marilyn G. 1838 Woodrow Avenue
	21-23	Alice M. Ramsey 1832 Woodrow Avenue
	25=27	Everett E. Hammond & Juanita J. 1826 Woodrow Avenue.

29-31 Viola Roberta Kuether and Fred Eugene  
1820 Woodrow Avenue

33-35 Leon K. Simmons and Mary E.  
1818 Woodrow Avenue.

G 37-39 David L. Emmerich and Barbara Jean  
U 3920 Del Sienna

A E 80' of 41-43-  
45-47 Howard K. Mitchell and Dorothy C.  
602 Brookside

R W 70' of 41-43-45  
A and 47 ✓ Perle C. Frazier *no address*  
no address

N

Cook's River Ranch Addition

Flock 1

E Lot 5 Jack D. Dmel, Sr. and Wal  
E 1927 Joann

A Lots 6-7-8-9-10- Herschel B. Cook and Vera Ailene  
1501 Woodrow Ave.  
Harley E. Babst and Gertrude M.  
731 West 10th St.

B 11, except that Paul J. Andree and Dorothy C.  
S part lying NWerly 1850 North St. Paul.  
of ln. drawn 2'  
T SEerly with & parl  
to line between 11 and 12.

R Lot 12 and that part John P. Simon and Bertha R.  
A of 11 lying NWerly 146 No. Kansas Court.  
of ln drawn 2' SEerly  
with & parl to line be-  
tween Lots 11 and 12

C Lot 13 Homer E. Keith and LaDonna  
1828 Lisa

Flock 2

C Lot 13 Personalized Homes, Inc. *no address*  
no address

O., Lot 14 Ⓢ Lawrence E. Wells & Irene  
1801 East 13th St.

GARDNERS 17th St. Addition

I 1 L. E. Gardner, Inc.  
N 2422 Coolidge.

C 2-3-4-5-6-7-8-9 LeRoy Gardner Est. Inc.

3902 E. 13th

Riverside Ranch Second

Block 4

G  
U  
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C  
O.,  
  
I  
N  
C.

- 8 ✓ Richard Davidson & Vera B. *no address*  
no address
- 9 Anna C. Haskin and Roscoe E.  
1613 17th St. West.
- 10. Melvin W. Redburn and Opal Louise  
1617 17th St. West.
- E 62.17' of Lot 11 Willard B. Jarnagin  
1623 17th St. West.
- W 62.17' of Lot 12 Wilma M. Davis  
1324 Gardner.
- W 31.88' of Lot 11 Adaline D. Davis  
& E 31.08' of Lot no address.  
12

Dated at Wichita, Kansas this 5th day of April,

1964.

GUARANTEE ABSTRACT COMPANY, INC.,

By *Nellie M. Pestinger*  
Vice-President.

No. 216

FORM 223-021

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

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

DESCRIPTION	AMOUNT
P7A	

Name

Address

Type R 7122 Due Date

Comments:

Date 4-7-04 By

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm  
Roll # 1