

BZA 22-75 - Apartment Finders  
International requests variance  
of sign ordinance at SW corner  
Kellogg and Terrace.

RCC/R.C.C.

POSTED  
5-13-75

C.I. ✓  
MAGY  
25-75

# ACTION

	DATE
BZA COMMITTEE	<i>deferred</i> 5-22-75
M.A.P.C.	<i>app subject to conditions</i> 6-24-75
R.C.C./B. CO. C.	

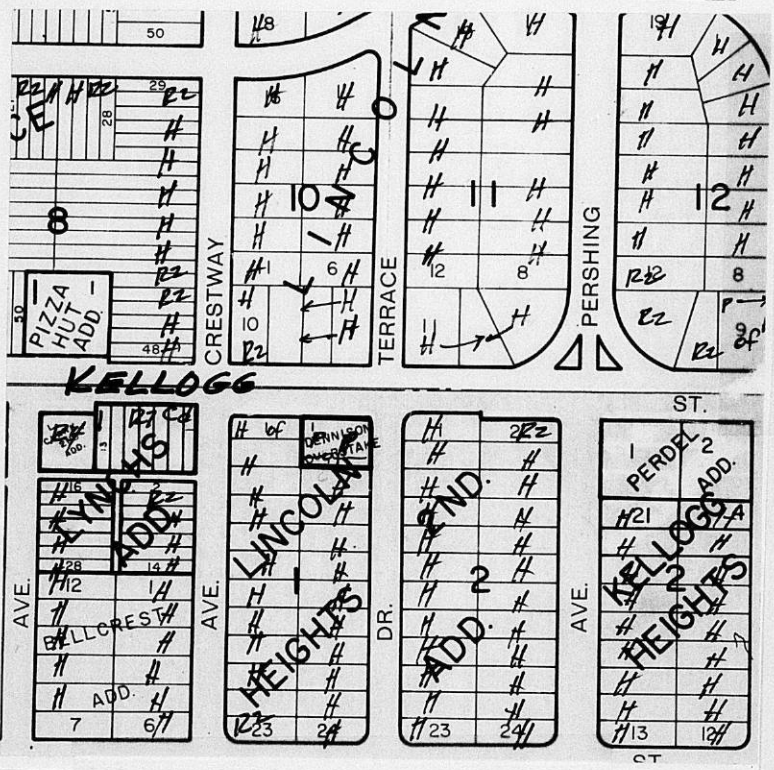
BZA 22-75 - Apartment Finders  
International requests variance  
if sign ordinance at SW corner  
Kellond and Terrace.

Map No. 5746  
 Sec. 26  
 Twp. 27  
 Range 1E

BZA- 22-75  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
1. Acres: 0.25 ( 90 ft. by 125 ft.)
  2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  3. Land Use: East SINGLE FAM South SINGLE FAM  
 West OFFICE & SINGLE FAM North SINGLE FAM
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use if for: OFFICE
  6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



Smead  
 No. 2-153C  
 HASTINGS, INC., LOS ANGELES  
 LODAN, OH - WASHINGTON, TX U. S. A.

BOARD OF ZONING APPEALS  
Room 401 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

May 5, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 22-75

An application has been filed by Apartment Finders International, Inc., 400 Ellis Avenue, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 1, Block A, Dennison-Overstake Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kullogg and Terrace.

This application has been assigned Case No. BZA 22-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 27, 1975, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK E. GALBRAITH  
Secretary

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

May 5, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. MZA 22-75

An application has been filed by Apartment Finders International, Inc., 400 Ellis Avenue, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 1, Block A, Dennison-Overstake Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kellogg and Terrace.

This application has been assigned Case No. EZA 22-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 27, 1975, at 1:30 p.m. in Room 402 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK E. GALBRAITH  
Secretary

BOARD OF ZONING APPEALS  
Room 401 City Building Annex  
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Wichita, Kansas 67202

May 5, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

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Lot 1, Block A, Dennison-Overstake Addition to  
Wichita, Sedgwick County, Kansas. Generally  
located at the southwest corner of Kullogg and  
Terrace.

This application has been assigned Case No. BZA 22-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 27, 1975, at 2:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK E. GALBRAITH  
Secretary

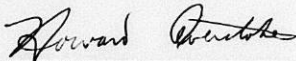
June 23, 1975

Board of Zoning Appeals  
Room 401  
City Building Annex  
104 S. Main  
Wichita, Kansas 67202

I agree to the following stipulations as outlined in the secretaries report for Case #DZA 22-75, if Apartment Finders Int., Inc. is granted their variance currently pending.

1. Building Signs as permitted by Sec. 28.04.139(e) (2) will be limited to unlighted name plate signs located on the entrance doors or immediately adjacent thereto.
2. That the lighting of the sign permitted by this variance will comply with Sec. 28.04.139(a) (5) and will not be lighted between 11p.m. and 7a.m.
3. Further variance request for the addition of other signs on subject property will not be made.
4. It is agreed that if the variance is granted, subject to the above three conditions, no display signs will be erected on subject building.

Respectfully Submitted By:



Howard Overstake  
Building Owner

RESOLUTION NO. BZA 22-75

WHEREAS, Apartment Finders International, Inc., 400 Ellis Avenue, Wichita, Kansas requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 1, Block A, Dennison-Overstake Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kellogg and Terrace.

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 24, 1975, 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 property is located on a designated expressway which parallels a substantial amount of "LC" property where a similar sign would be permitted up to 150 square feet; 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 illumination from other sources such as existing signs, vehicle headlights and street lights already exist that would tend to negate any additional illumination from the proposed sign; 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 only sign space now available to additional tenants would be on the building itself, which could adversely affect the quality image presently projected by the building; 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 sign would not encroach on public property nor create a visual hazard at the nearby intersection; 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 Board in granting this application is placing limitations on other types of signs otherwise permitted on the property; 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 increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 1, Block A, Dennison-Overstake Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Kelloqq and Terrace.

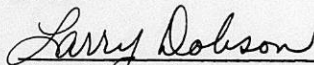
be approved subject to the following conditions:

1. Building signs as permitted by Sec. 28.04.139(e) (2) will be limited to unlighted name plate signs located on the entrance doors or immediately adjacent thereto.
2. That the lighting of the sign permitted by this variance will comply with Sec. 28.04.139(a) (5) and will not be lighted between 11p.m. and 7 a.m.
3. Further variance request for the addition of other signs on subject property will not be made.
4. No display signs will be erected on subject building.

ADOPTED AT WICHITA, KANSAS, this 24th day of June, 1975.

  
Marjorie L. Taylor, Chairman

ATTEST:

  
Larry Dolson, Assistant Secretary

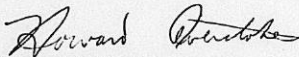
June 23, 1975

Board of Zoning Appeals  
Room 401  
City Building Annex  
104 S. Main  
Wichita, Kansas 67202

I agree to the following stipulations as outlined in the secretaries report for Case #DZA 22-75, if Apartment Finders Int., Inc. is granted their variance currently pending.

1. Building Signs as permitted by Sec. 28.04.139(e) (2) will be limited to unlighted name plate signs located on the entrance doors or immediately adjacent thereto.
2. That the lighting of the sign permitted by this variance will comply with Sec. 28.04.139(a) (5) and will not be lighted between 11p.m. and 7a.m.
3. Further variance request for the addition of other signs on subject property will not be made.
4. It is agreed that if the variance is granted, subject to the above three conditions, no display signs will be erected on subject building.

Respectfully Submitted By:



Howard Overstake  
Building Owner

August 6, 1975

Larry Dean, President  
Apartment Finders International, Inc.  
400 Ellis Avenue  
Wichita, Kansas 67211

Subject: Case No. BZA 22-75  
Request for Variance

Dear Mr. Dean:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 24, 1975, in connection with your request for a variance to increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District, and generally located on the southwest corner of Terrace and Kellogg.

This Resolution reflects the official action of the Board 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,

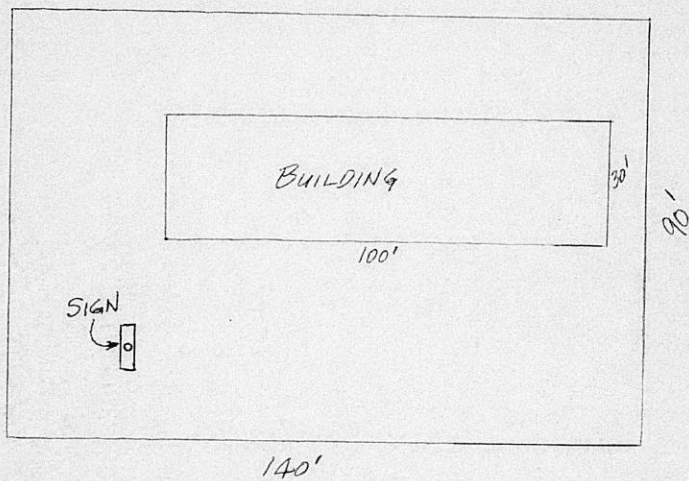
Larry Dobson  
Assistant Secretary

LD:el

Encl.

cc: Howard W. Overstake, 4421 East Kellogg, 67218  
Robert Feldner, Supt. of Central Inspection  
Donald C. Gisick, City Clerk  
Joe Donnelly, Central Inspection

TERRACE



140'

BUILDING

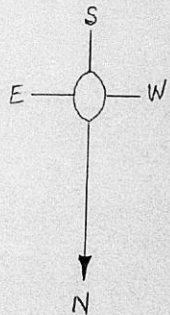
100'

30'

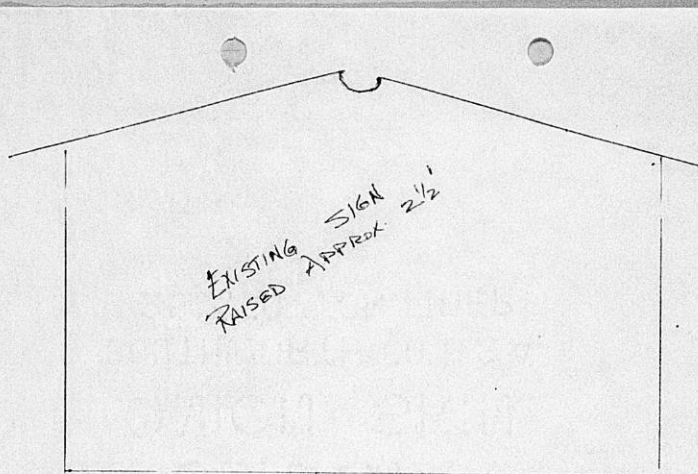
90'

SIGN

KELLOGG



DENNISON - OVERSTATE ADDITION



June 27, 1975

Larry Dean, President  
Apartment Finders International, Inc.  
400 Ellis Avenue  
Wichita, Kansas 67211

Subject: Case No. EZA 22-75  
Request for Variance

Dear Mr. Dean:

At the regular meeting of the Board of Zoning Appeals on June 24, 1975, your request for a variance to increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District, and generally located on the southwest corner of Terrace and Kellogg, was considered.

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

1. Building signs as permitted by Sec. 28.04.139(a) (2) will be limited to unlighted name plate signs located on the entrance doors or immediately adjacent thereto.
2. That the lighting of the sign permitted by this variance will comply with Sec. 28.04.139(a) (5) and will not be lighted between 11 p.m. and 7 a.m.
3. Further variance request for the addition of other signs on subject property will not be made.
4. It is agreed that if the variance is granted, subject to the above three conditions, no display signs will be erected on subject building.

Larry Dean  
June 27, 1975  
Page Two

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, please call our office.

Sincerely,

Larry Dobson  
Assistant Secretary

LD:js

cc: Howard W. Overstake, 4421 East Kellogg, 67218  
Robert Feldner, Supt. of Central Inspection  
Donald C. Gisick, City Clerk  
Joe Donnelly, Central Inspection

June 2, 1975

Larry Dean, President  
Apartment Finders International, Inc.  
400 Ellis Avenue  
Wichita, Kansas 67211

Subject: Case No. BZA 22-75 -  
Request for Variance

Dear Mr. Dean:

At the regular meeting of the Board of Zoning Appeals on May 27, 1975, your request for a variance to increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District, and generally located on the southwest corner of Terrace and Kellogg, was considered.

However, the abstention from voting by one of the three Board members present made it impossible for the Board to take action on your case. The case will be rescheduled to be heard at the Board's meeting of Tuesday, June 24, 1975.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js

cc: Robert Feldner, Supt. of Central Inspection  
Don Gisick, City Clerk  
Joe Donnelly, Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 22-75

APPLICANT: Apartment Finders International, Inc., 400 Ellis Avenue, Wichita, Kansas.

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District.

GENERAL LOCATION: Southwest corner of Terrace and Kellogg

ZONING: Subject property is zoned the "BB" Office District. Across Kellogg to the north is the "AA" Single Family Dwelling District. South and east is the "A" Two Family Dwelling District. West is "BB" and "A".

LAND USE: Subject property is an office building. Properties to the south, east and north are developed as single family residences. Property to the west is developed as an office and single family.

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.

Secretary's Report  
Case No. BZA 22-75  
Page Two

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 applicants are requesting a variance of the maximum gross surface area permitted for an Identification Sign in the "BB" Office District. The recently adopted Sign Ordinance permits "Identification signs in the "BB" Office District, provided they shall not exceed thirty-two square feet in area nor exceed thirty feet in height, and shall be limited to indirect or internal illumination of white light only." The applicant is attempting to lease office space in a building where the owner of the building is also the major tenant and already utilizes the maximum square footage of sign area on an existing pole sign. The applicant's business is in the real estate field and he feels he must have some means of identifying the location of his proposed office. He therefore is requesting that the gross surface area of the identification sign be permitted to increase from 32 square feet to 56 square feet, so that he might add to the existing sign. He proposes a sign that would conform with the styling and dimensions of the present sign. It would be necessary to raise the present sign approximately 2½ feet, but it would still be well under the 30-foot height limitation.

An alternative to the requested variance would be a Building Sign placed directly on the building. In this case a Building Sign up to 32 square feet could be utilized to identify this business. The building, however, is an attractively designed structure, and a Building Sign would undoubtedly distract from its aesthetic appearance. The property is located adjacent to East Kellogg, designated as an expressway, where commercially zoned property would be permitted a similar sign up to 150 square feet in area.

In considering this request, the Board might want to consider a compromise on types of signs permitted on this property. That is, if the Board should decide to grant this variance, perhaps it could be conditioned on building signs being restricted to unlighted nameplate signs at or near the entrances to the building.

Secretary's Report  
Case No. BZA 22-75  
Page Three

UNIQUENESS

It is the opinion of the Secretary that uniqueness may exist inasmuch as the property is located on a designated expressway which parallels a substantial amount of "LC" property where a similar sign would be permitted up to 150 square feet.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance would not necessarily have an adverse effect on adjacent property owners inasmuch as illumination from other sources such as existing signs, vehicle headlights and street lights already exist that would tend to negate any additional illumination from the proposed sign.

HARDSHIP

It is the opinion of the Secretary that the property owner could be burdened with an unnecessary hardship if this variance is not granted inasmuch as the only sign space now available to additional tenants would be on the building itself, which could adversely affect the quality image presently projected by the building.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as the sign would not encroach on public property nor create a visual hazard at the nearby intersection.

SPIRIT AND INTENT

It is the opinion of the Secretary that granting the variance desired will not be opposed to the general spirit and intent of the zoning ordinance, if in so doing the Board places limitations on other types of signs permitted on the property.

RECOMMENDATION

Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, it is recommended that the request to increase the gross surface area of an Identification Sign from the permitted 32 square feet to

Secretary's Report  
Case No. BZA 22-75  
Page Four

56 square feet on property zoned the "BB" Office District be approved subject to the following conditions:

1. Building signs as permitted by Section 28.04.139(e) (2) be limited to unlighted nameplate signs located on the entrance doors or immediately adjacent thereto.
2. That the lighting of the sign permitted by this variance be made to comply with Section 28.04.139(a) (5) and not be lighted between 11:00 p.m. and 7:00 a.m.
3. Submission of a letter from the owner stating that the signs on subject property will conform to the above two conditions.

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

May 5, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 22-75

An application has been filed by Apartment Finders International, Inc., 406 Ellis Avenue, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the gross surface area of an Identification Sign from the permitted 32 square feet to 56 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 1, Block A, Dennison-Overstake Addition to  
Wichita, Sedgwick County, Kansas. Generally  
located at the southwest corner of Kellogg and  
Terrace.

This application has been assigned Case No. BZA 22-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 27, 1975, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH  
Secretary

25 notices to adjoining property owners mailed 5-6-75  
10 notices to MAPC mailed 5-6-75

BOARD OF ZONING APPEALS

CASE NO. 22-75

CITY OF WICHITA, KANSAS

FILED 4-29-75

APPLICATION FOR VARIANCE

I. Name of Applicant Apartment Finders International, Inc.

Mailing Address 400 Ellis Avenue Phone 267-1093

Name of Authorized Agent \_\_\_\_\_

Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

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

II. The variance requested is increasing property sign to allow for 56  
square feet

for property located 4421 East Kellogg

and legally described as: Dennison-Overstake Addition

in the City of Wichita; and which is presently zoned <sup>BB OFFICE</sup> Commercial.

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. 24-606); 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.

*I am the owner and am aware  
and concur with this request.*

*Howard W. Overstake*

*Lawrence C. Dean*

Applicant *President  
Apartment Finders International, Inc.*

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:02 (a.m. - p.m.), 4/29/75 1975  
together with appropriate fee of \$50.00.

T9-402

*will receive abstract ownership list on 4/30/75*

*Serry Johnson*

Signed

The property in question is presently zoned commercial, and the 140 feet of frontage by Code allows a maximum of 32 square feet of sign space on one pole.

A variance is requested which will allow for 56 square feet of sign on the existing pole. This request for variance is necessary if the present owner of the commercial building, Howard Overstake, is to properly lease the vacant space in the building. Mr. Overstake is not the originator of this request for variance, but potential tenants of the vacant space in the building, Apartment Finders International, Inc.

As a properly licensed real estate firm, Apartment Finders would like a small sign added to the existing sign at the building site. (See diagram on next page.) The present sign identifying Mr. Overstake's firm, State Farm Insurance, already consumes the existing footage permitted by Code. His firm, however, occupies only half of the existing building. To allow for any other tenant to use the office space productively, one of three actions must exist:

1. A portable sign to be used in lieu of a permanent structure;
2. Re-zoning of the property in question; or,
3. Variance from existing zone code regulations.

Condition #1 cannot be used for the property referenced. Condition #2 would allow up to 150 square feet of sign on one pole, far more than needed, and could provide a distracting commercialism to the surrounding residential area. Condition #3 is the obvious solution to allow for maximum usage of the building without creating a distracting addition for the nearby residences.

The granting of the variance will not oppose the general spirit and intent of the zoning ordinance, as the property already has an attractive sign, and the variance requested is to conform with the styling and dimensions of the existing sign.

Public health, safety, convenience, and general welfare will in no way be affected by the variance request. If the installing sign company deems it best

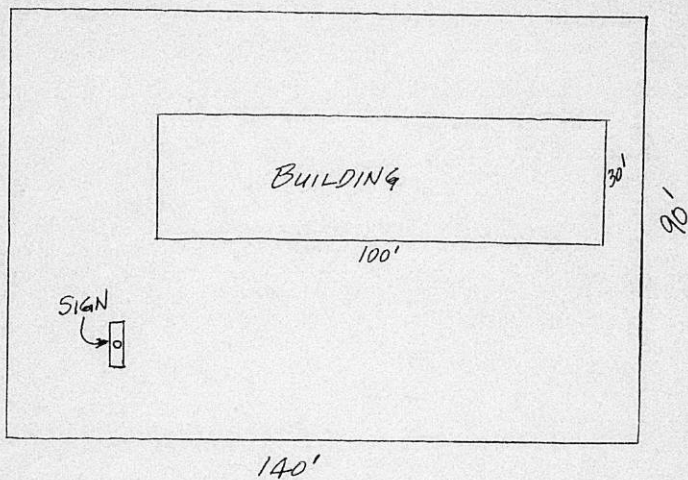
in terms of public safety, the additional sign and existing sign will be placed on either a more secured pole, a more deep-set pole, or a taller pole.

Mr. Overstake, property owner, will suffer a hardship if the variance is not granted, as the office space is not as valuable as the cost of constructing the space.

The rights of the adjacent property owners or residents will in no way be adversely affected, as a sign already exists without creating a hardship on the neighborhood.

Adjacent to the property in question is property zoned light industrial. Mr. Overstake's property has uniquely prospered due to the pleasant decor of the building, regardless of the overshadowing influence of the adjacent property. Even if the property had to remain vacant, Mr. Overstake would personally suffer the financial loss, rather than allow an addition to the existing sign which might adversely affect the quality image presently projected by the property.

TERRACE



140'

90'

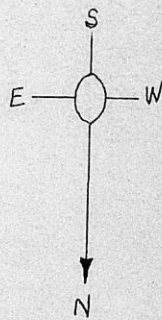
BUILDING

100'

30'

SIGN

KELLOGG



DENNISON - OVERSTATE ADDITION

O W N E R S H I P   L I S T

Lot	Block	Addition	Property Owner
1		Dennison-Overstake Addition	✓Howard W. Overstake & Virginia 4421 East Kellogg 67218
7	10	Lincoln Heights Addition	✓Emil J. Leidolf Jr. & Susan G. 447 S. Terrace 67218
exc N 60'			
8exc N60'	10		
N60'		Same	✓Mary Elizabeth Mouser 443 S. Terrace 67218
7	10		
N60'		Same	Same
8	10		
9 & 10exc N 16.7' & exc S 65'		Same	✓Dick J. Branstetter 440 S. Crestway 67218
S65'		Same	✓Effie May Maule Address Unknown
9 & 10	10		
W30'			
10	11	Same	✓Frank M. Tilton & Mary Ann 448 S. Terrace 67218
11	11	Same	Same
1	1	Lincoln Heights Second Add.	✓Keith L. Rowe & Beverly B. Rowe 4401 East Kellogg 67218
N10'		Same	Same
3	1		
S40'			
3	1	Same	✓Elva M. Bear 508 S. Crestway 67218
N20'		Same	Same
5	1		
S30'		Same	✓Jon T. Williams Jr. and Barbara Ann Williams 100 S. Woodlawn Apt. 601 67218
5	1		
N30'		Same	Same
7	1		
S20'		Same	✓Bill D. Capps & Helen L. Capps 520 S. Crestway 67218
7	1		

Lot	Block	Addition	Property Owner
N40' 9	1	Lincoln Heights 2nd Addition	Bill D. Capps & Helen L. Capps 520 S. Crestway 67218
S10' 9	1	Same	Orman E. Howerton & Helen M. 522 S. Crestway 67218
11	1	Same	Same
6	1	Same	Terry H. Smith & Vicki M. 511 S. Terrace 67218
8	1	Same	Emil Ollek & Erma 517 S. Terrace 67218
10	1	Same	Paul A. Tucker & Janet M. 1301 E. Kinkaid 67211
12	1	Same	Ralph K. Snyder & Bertie E. 529 S. Terrace 67218
1	2	Same	James Dale Elder, Calvin Elder, Lenore Carson Elder 4501 E. Kellogg 67218
			Mary Elizabeth Mouser 443 S. Terrace 67218
3	2	Same	Same
N5' 5	2	Same	Same
S45' 5	2	Same	Loren J. Snyder & Lorraine B. 516 S. Terrace 67218
7	2	Same	Same
9	2	Same	Robert A. Lewis & Diana G. 520 S. Terrace 67218
11	2	Same	Lelia Jones 526 S. Terrace 67218
2	2	Same	Margaret B. Ash 221 S. Oliver 67218
4	2	Same	Dean O. Mason & Corlie O. 4529 E. Kellogg 67218
6	2	Same	Jewell L. Brown Address Unknown
8	2	Same	Albert L. Heitzenrader Geraldine Heitzenrader 519 S. Pershing 67218

Lot	Addition	Property Owner
1	Lynch's Addition	Wichita Musicians Association Local No. 297 A.F. of Musicians 4323 East Kellogg 67218
2	Same	Hazel C. Crocker 517 S. Crestway 67218

The Security Abstract & Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 200 foot radius of: Lot 1, Block A,  
Dennison-Overstake Addition to Wichita,  
Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 16th day of April, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Carl John Pyron*  
Vice President

Order No. 223764  
wh

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

B2A Variance 750.00

Name

Robert Dean

Address

400 E. 21st Ave.

Type

AA 407103

Due Date

4/24/75

Comments:

Date

4/24/75

By

[Signature]