

Case No. BZA 23-77 - KAKE-TV &
Radio, Inc., requests variance to
reduce the required 185 parking
spaces to 91 parking spaces on
property generally located on the
east side of West Street in an

B.C.C./B. CO. C.

Posted
6-6-77
MAPP
J.E.I.
C.A.
7-20-77

ACTION

BZA 23-77 COMMITTEE Approved DATE 6-28-77

M.A.P.C. _____

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

Case No. BZA 23-77 - KAKE-TV &
Radio, Inc., requests variance to
reduce the required 185 parking
spaces to 91 parking spaces on the
property generally located on the
east side of West Street in an

Map No. 5249
 Sec. 12
 Twp. 27
 Range 1W

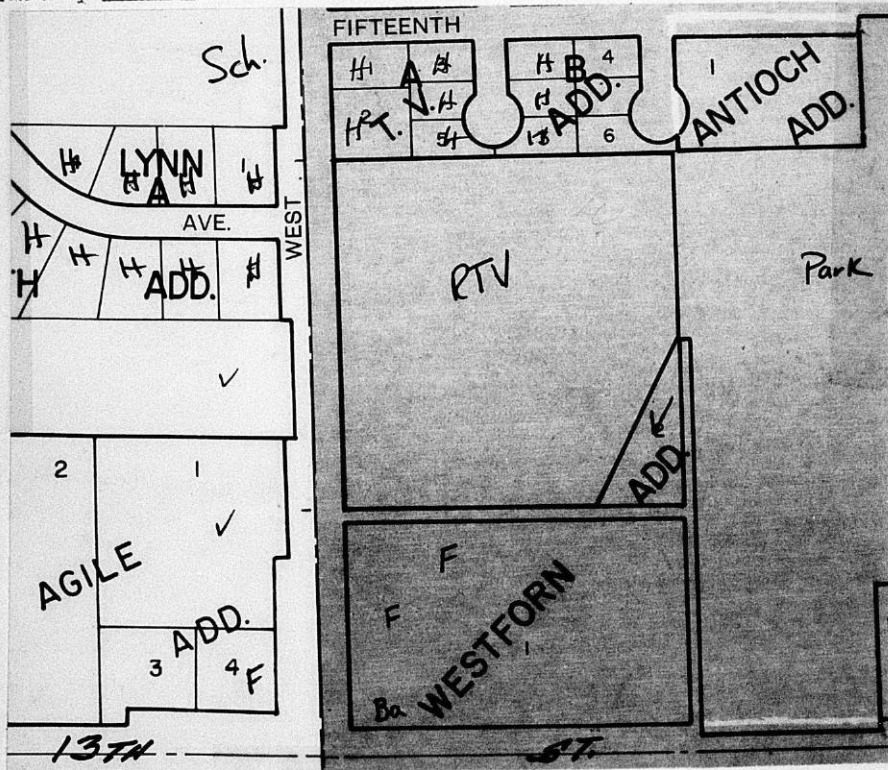
EZA- 23-77
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East Park & Vacant South Commercial-retail sales-bank
 West single family & vacant North Single family
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: radio-TV station
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



REGISTERED MAP - LOS ANGELES
 LOGAN ON - MCGREGOR, TX U. S. A.

Shindler
 No. 2153C

RESOLUTION NO. BZA 23-77

WHEREAS, KAKE-TV and Radio, Inc., 1500 North West Street, Box 10, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 185 spaces to 91 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, KAKE Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of West Street in an area north of 13th Street.

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 28, 1977, 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 this specific use does not generate the high volume traffic normally found in the Light Commercial District, and the existing facility has operated efficiently for many years with well below the required parking; 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 any overflow parking would undoubtedly occur on the lawn area of the site rather than attempting to park on a residential street and walking the distance to the station. No on-street parking is permitted on West Street; 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 they would be required to provide unneeded parking space at the expense of landscaped areas; and

WHEREAS, the Board of Zoning Appeals has found that the granting of a variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that no increase in employment is expected, and therefore, the situation that presently exists will be unchanged, with no increased demand for off-street parking; and

WHEREAS, the Board of Zoning Appeals has found that the granting of a variance will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as they will provide additional parking as required for the new addition, leaving the previous non-conforming parking situation virtually unchanged; 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.

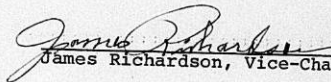
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that a variance be approved to reduce the required number of off-street parking spaces from 185 to 107 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, KAKE Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of West Street in an area north of 13th Street.

subject to the following conditions:

1. The variance shall be granted for the intended use of a radio-television studio office and related use only; and if the use of the property changes, the resolution for approval shall become null and void, and any other use be required to provide the required off-street parking spaces prior to issuance of an occupancy permit.
2. Any future expansion of floor area on subject property shall comply with the off-street parking requirements for such expansion.

ADOPTED AT WICHITA, KANSAS, this 28th day of June, 1977.


James Richardson, Vice-Chairman

ATTEST:


Jack H. Galbreath, Secretary

July 21, 1977

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Tenth Floor, City Hall
455 North Main Street

Mr. Martin Umansky, General Manager
KAKE-TV and Radio, Inc.
1500 North West Street, Box 10
Wichita, Kansas 67203

Re: Case No. BZA 23-77
Request for Variance

Dear Mr. Umansky:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 28, 1977, in connection with your request for a variance to reduce the required number of off-street parking spaces from 185 spaces to 91 spaces on property zoned the "LC" Light Commercial District, and generally located on the east side of West Street in an area north of 13th Street.

This Resolution reflects the official action of the Board to approve a reduction in the required off-street parking spaces from 185 to 107 spaces and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Larry Dobson
Assistant Secretary

LD:bh
Attach.

cc: Bob Maxwell, 3700 West 15th, 67203
Robert Feldner, Supt., Central Inspection
Don Gisick, City Clerk
Joe Donnelly, Housing and Zoning Administrator

Tenth Floor, City Hall
455 N. Main Street

July 1, 1977

Mr. Martin Uzansky, General Manager
KAKE-TV and Radio, Inc.
1500 N. West Street, Box 10
Wichita, Kansas 67203

Re: Case No. BZA 23-77
Request for Variance

Dear Mr. Uzansky:

At the regular meeting of the Board of Zoning Appeals on June 28, 1977, your request for a variance to reduce the required number of off-street parking spaces from 185 spaces to 91 spaces on property zoned the "LC" Light Commercial District and generally located on the east side of West Street in an area north of 13th Street was considered.

It was the action of the Board to approve a variance to reduce the required number of off-street parking spaces from 185 spaces to 107 spaces, subject to the two conditions listed in the Secretary's Report.

A resolution reflecting the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Vice-Chairman and Secretary have been obtained.

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

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Bob Maxwell, 3740 W. 15th St., 67203
Robert Feldner, Supt., Central Inspection
Don Gisick, City Clerk
Joe Donnelly, Housing and Zoning Administrator

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE June 20, 1977



TO Larry Dobson, Junior Planner, Current Plans
FROM Evelyn Pittman, CPO Administrative Aide

SUBJECT BZA 23-77



At a recent meeting, CPO Council "M" reviewed the captioned subject with the CPO Aide. Following a discussion of staff comments regarding the case, the Council voted to recommend a reduction in the number of parking spaces required with that number to be determined by the Board of Zoning Appeals.

Your consideration of this recommendation will be appreciated.

Evelyn Pittman
Evelyn Pittman
CPO Administrative Aide

EP:rh

NOTED:

David L. Furnas
David Furnas
CPO Coordinator

SECRETARY'S REPORT
CASE NO. BZA 23-77

APPLICANT: KAKE-TV and Radio, Inc., 1500 North West Street, Box 10, Wichita, Kansas.

AGENT: Martin Umansky, 1500 N. West Street, Box 10, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the number of required off-street parking spaces from 195 spaces to 91 spaces.

GENERAL LOCATION: East side of West Street in an area between 13th and 15th Streets.

ZONING: Subject property is zoned the "LC" Light Commercial District as is the property to the south. East is the "B" Multiple Family Dwelling District and "AA" Single Family Dwelling District. North and west is zoned "AA".

LAND USE: Subject property is developed with a radio-TV station. North is single family residential; west is vacant, undeveloped land and single family residential; south is commercial activity including a supermarket, a convenience fast food store, and a bank; east is a park and undeveloped area.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

The applicants, KAKE-TV and Radio, are requesting a variance to reduce the required number of off-street parking spaces from 185 spaces to 91 spaces. The applicants are in the process of adding on to their present office and studio facilities and, inasmuch as the use was non-conforming with respect to zoning, have recently obtained a change of zoning from "AA" Single Family to "IC" Light Commercial and approval of an associated Community Unit Plan to accomplish this expansion.

Section 28.04.141(3.9) of the City Code requires that the applicants provide 1 parking space for each 250 square feet of floor area or 1 space for every 3 employees in the largest working shift in a twenty-four hour period, whichever is the greater. In this instance the 1 space for each 250 square feet of floor area would apply. Although the parking situation has been non-conforming for many years, the addition of more floor area requires compliance with the above standard or a variance of same. The floor space of existing structures amounts to approximately 35,846 square feet, which would require 143 off-street parking spaces, whereas there are actually 65 spaces on site. The new addition contains approximately 10,414 square feet, requiring 42 parking spaces. The applicants propose to provide an additional 26 spaces to their existing parking, bringing the total number of off-street parking spaces to 91.

The applicants justify their request by stating that the building addition is primarily to update their news department in order to accommodate new and larger photographic and editing equipment and that this expansion will not result in the hiring of new personnel. They state that their parking has been sufficient for many years and the addition of 26 parking spaces should easily satisfy the requirements of "good judgment." They also point out that 9,200 square feet of floor area in their building is used only for studios and storage.

Subject property is just over 8 acres in size and ample room is available to provide the required parking. However, the applicants do not feel that the removal of landscaped property for the purpose of providing unneeded parking is in the best interest of the community, and therefore, are requesting this variance.

It should be noted that there is space available behind and to the sides of the building to provide parking without disrupting trees or shrubs.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to determine that uniqueness exists inasmuch as there are no physical limitations to the property with regard to providing the off-street parking required. However, it is recognized that this specific use does not generate the high volume traffic normally found in the Light Commercial District, and that the existing facility has operated efficiently for many years with well below the required parking.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance may not adversely affect the rights of adjacent property owners or residents inasmuch as any overflow parking would undoubtedly occur on the lawn area of the site rather than attempting to park on a residential street and walking the distance to the station. No on-street parking is permitted on West Street.

HARDSHIP:

It is the opinion of the Secretary that the strict enforcement of the provisions of the zoning ordinance would create an unnecessary hardship upon the applicants inasmuch as the designed occupancy of the building for a radio-TV station would be less than other uses in Light Commercial zoning, but the reduction to the number of spaces requested is questionable.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of this variance may not adversely affect the public interest inasmuch as no increase in employment is expected, and therefore, the situation that presently exists would, in effect, be unchanged, with no increased demand for off-street parking.

SPIRIT AND INTENT:

It is the opinion of the Secretary that it is difficult to determine that the granting of the variance, to the degree requested, would not be opposed to the general spirit and intent of the zoning ordinance, but that a variance of a lesser number of spaces may be justified based on the floor area designated as work station space and the greatest number of employees on site at any given time.

RECOMMENDATION:

It is the opinion of the Secretary that it is difficult to determine that the five conditions necessary to the granting of a variance have been met to reduce the required parking by approximately 50 percent. This is not to say that evidence could not be presented to support a 94 space reduction in parking, but rather the information supplied thus far does not, in the opinion of the Secretary, support a reduction of this magnitude.

The applicant has stated that 9,200 square feet of floor space is used strictly for studios and storage, this could perhaps justify a reduction of 37 parking spaces from 185 spaces to 148 spaces. Or another avenue that the Board may wish to pursue would be to require increased parking for the new addition only, inasmuch as the existing parking has been non-conforming over the years. This method would result in 107 parking spaces, 65 existing plus 42 for the new addition.

If the Board determines that the five conditions can be met and approves a variance for a given number of parking spaces, it should

SECRETARY'S REPORT

Case No. BZA 23-77

Page 4

be subject to the following conditions:

1. The variance shall be granted for the intended use of a radio-television studio office, and related use only; and if the use of the property changes, the resolution for approval shall become null and void, and any other use be required to provide the required off-street parking spaces prior to issuance of an occupancy permit.
 2. Any future expansion of floor area on subject property shall comply with the off-street parking requirements for such expansion.
-

50 notices sent to agent and/or applicant and adjoining property owners
10 notices sent to MAPC members
1 notice sent to CPO
61 notices sent on 6-6-77, BZA 23-77

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202

June 7, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 23-77

An application has been filed by KAKE-TV and Radio, Inc., 1500 North West Street, Box 10, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required number of off-street parking spaces from 185 spaces to 91 spaces on property zoned the "LC" Light Commercial District, and legally described as follows:

Lot 1, KAKE Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of West Street in an area north of 13th Street.

This application has been assigned Case No. BZA 23-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 28, 1977, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant KAKE-TV and Radio, Inc.

Mailing Address 1500 N. West Street, Box 10 ⁰³ Phone 316/943-4221

Name of Authorized Agent Martin Umansky

Mailing Address 1500 N. West Street, Box 10 ⁰³ Phone 316/943-4221

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

II. The variance requested is 91 ~~110~~ parking spaces in lieu of the
185 cars requested by the Central Inspection Division (see
letter).

for property located 1500 N. West Street

and legally described as: Lot 1 KAKE Addition, Wichita,
Sedgwick County, Kansas

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

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.

KAKE-TV and Radio, Inc.

Applicant

Martin Umansky
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 9:10 (a.m. - p.m.), 5-26 1977 together with appropriate fee of \$50.00.

Map 5249
east side of West St. in an
area north of 13th St.

T9-402

Use abstract lists from Zone case 498

Larry Dobson
Signed

KAKE-TV television 10

Post Office Box 10 / 1500 North West Street
Wichita, Kansas 67201
(316) 943-4221

May 25, 1977

Office of the Secretary
Board of Zoning Appeals
Metropolitan Area Planning Department
10th Floor, City Building
455 North Main
Wichita, Kansas 67202

Dear Sirs:

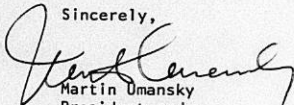
In conjunction with the Application for Variance for the addition to KAKE-TV and Radio, Inc., please be aware that the list of names and addresses of all property owners within a distance of 500 feet is presently on file and was used in our application for the zoning change to "LC."

We feel that the requirement of 185 parking spaces is both unnecessary and unjust. Our present parking area of 65 spaces has been sufficient for more than twenty years. The building addition is principally to update our news department in order to accommodate new and larger photographic and editing equipment. It will not result in adding new personnel. We plan to provide 26 additional parking spaces, which will give us a total of 91. We believe that this will be sufficient to satisfy the requirements of good judgment. Please keep in mind that our building includes 9,200 square feet of space which is used only for studios and storage.

Incidentally, we are also negotiating with both Dillon's and Sambo's, located at 13th and West Streets within 600 feet of our property, to use their lots if needed.

Frankly, we cannot see that the community would benefit by having vast parking lots in areas which are presently beautifully landscaped with trees, shrubs, and grass. We hope the Board will consider visiting our site to corroborate these statements, and we respectfully request that this Application for Variance receive favorable consideration.

Sincerely,



Martin Umansky
President and
General Manager

MU/cm.

The KAKEland Stations: KAKE-TV / KAKE - Wichita

KUP-K TV / KUP-K - Garden City

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1		Agile Addition	✓ Willard L. Gettle Jr. & Patricia A. Address Unknown ^{103rd St. west} <i>Clearwater, Ka 67026</i>
S 175'			
lot 2		Same	✓ Cyril I. Trevett, Robert F. Pepe, ✓ Colin J. Boor, La Verne N. Lambertz and Mary Jane Lambertz 812 North Waco 67203
lot 2 exc			
S 175'		Same	✗ Willard L. Gettle Jr. & Patricia A. Address Unknown
lot 3		Same	Same
lot 4		Same	✓ Property Development Enterprise 812 North Waco 67203
lot 1		Antioch Addition	✓ Antioch Christian Church 3741 West 15th Street 67203
lot 1		Gold Crown Addition	✓ Columbian Realty Fund, Ltd. #14 ✓ 1343 Gardner 67208 <i>✓ net or present 2/8/77</i> 2015th 5089, 2941 Central Park #34, Topeka, 66605
West 114'			
lot 2		Same	✓ Maynard C. Willis and Doris A. 3737 West 13th Street 67203
lots 1 & 2		Westform Addition	✓ Ruth Spooner Stone 1317 North Market 67203
lot 1		Continental Addition	✗ Triangle Facilities Inc. ✓✓✓ Address Unknown <i>none found</i>
lot 1	Blk A	West Lynn Fifth Addition	✓ Alvin E. Morris & Helen L. ✓ 1402 Lynnhurst 67212
lot 2	"	Same	✓ Ernest R. Chenault Sr. & Bonnie J. ✓ 1730 Woodrow Court 67203
lot 3	"	Same	✓ Walter F. Shook and Margaret ✓ 1410 Lynnhurst 67212
lot 4	"	Same	✓ George F. Ferris and Lorraine H. ✓ 1418 Lynnhurst 67212
lot 1	Blk B	Same	✓ Joseph E. Hernandez & Victoria L. ✓ 1401 Lynnhurst 67212
lot 2	"	Same	✓ Richard J. Sullivan and Frances G. ✓ 1405 Lynnhurst 67212
lot 3	"	Same	✓ Gordon D. Dorian and Doris K. ✓ 1409 Lynnhurst 67212
lot 7		Bettega Addition	✓ E. A. Bettega and Olga 1627 North West Street 67212

Lot	Block	Addition	Property Owner
4	B	West Lynn Fifth Addition	✓ Clinton B. Jones and M. Eileen 1413 Lynnhurst 67212
3		Wilsher Addition	✓ Newton J. Westmoreland and Wanda J. 1005 East Gilbert 67211
7		Same	✓ <i>ret + present 2/8/77</i> Florence M. Fisher 1624 North West Street 67203 <i>1915 Porter, 67203</i>
1		Same	✓ Bill G. Mahalic and Eunice C. 1606 North West Street 67203
S 15' lot 2		Same	Same
lot 2 exc S 15'		Same	✓ Larry E. Setzkorn and Bonnie L. 1624 North West Street 67203
lot 4		Same	✓ Gary W. Fruits and Jill L. 1601 North Illinois 67203
lot 5		Same	✓ Harold L. Helton and Norma 1605 N. Illinois 67203
lot 6		Same	✓ Ivan V. Shumway and Harriet M. 1609 N. Illinois 67203
lot 8		Same	✓ Merle Bernard Hinkle & Carol Ann 1602 N. Illinois 67203
lot 9		Same	✓ Jimmy J. Lynch and Jeanne A. 1606 North Illinois 67203
lot 10		Same	✓ Gerold W. Hemphill and Bertha C. 1610 N. Illinois 67203
lot 12		Same	✓ Leo W. Conner and Cora E. 3800 West 15th Street 67203
lot 13		Same	✓ Frank J. Williams and Jean E. 1605 N. McComas 67203
lot 14		Same	✗ Wilbur E. Palmer and Opal B. <i>vv</i> Address Unknown <i>none found</i>
2	A	J. H. Jarrett Addition	✓ Mildred B. Amberg 6837 Sheriac Circle 67209
3	A	Same	✓ Roy K. Nighswonger and Arlene C. 1610 N. McComas 67203
4	A	Same	✓ Robert J. Maxwell and Sammy K. 3740 West 15th Street 67203
5	A	Same	✓ Ernest E. Speck and Hilda L. 1601 N. Kessler 67203
6	A	Same	✓ Lawrence D. Chubb & Katie L. 1611 N. Kessler 67203

Lot	Block	Addition	Property Owner
7	A	J. H. Jarrett Addition	✓ William Scott Donaghey and Hattie M. 1619 N. Kessler 67203
8	B	Same	✓ Leo E. Krob and Esther L. Krob 1608 N. Kessler 67203
4	B	Same	✓ Harrison H. Preskhorn and Marie E. 1600 N. Kessler 67203
1	A	Same	✓ James J. Lange and Evelyn A. 1628 N. McComas 67203
3	A	Same	✓ Max E. Thomason and Hilda M. 1627 N. Kessler 67203
1	A	T. V. Addition	✓ Willis A. McKeown and Wilma A. 1560 North West Street 67203
10'	A	Same	Same
exc			✓ Ralph P. Arnold and Theresa I. 1550 North West Street 67203
10' A		Same	✓ H. H. Whatley and Alice M. 1551 North Illinois 67203
	A	Same	Same
1/2	A	Same	Same
32 1/2'	A	Same	✓ Dexter G. Henderson and Betty R. 1535 North Illinois 67203
	A	Same	Same
	B	Same	✓ Richard L. Cronk and Mildred 1550 North Illinois 67203
1/2	B	Same	Same
1/2	B	Same	✓ Bertha E. Parmenter 1534 North Illinois 67203
	B	Same	Same
	B	Same	✓ Ronald D. Baker and Wanda A. 3801 West 15th Street 67203
1/2	B	Same	Same
1/2	B	Same	✓ William E. Johnson and Betty L. 1535 North McComas 67203
	B	Same	Same

Tract

The East 8 acres of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12-27-1W lying South of the South line of the North 7 Acres of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 12, except the South 291 feet thereof

Property Owner
to Tom Allen, Director (Bank Slip)
Board of Park Commissioners
455 North Main 67202

Beginning at a point in the South line of the SW $\frac{1}{4}$ of Section 12-27-1W and 402.76 feet West of the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12; thence North parallel with the East line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 1081 feet more or less to the South line of the North 7 acres of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence West along the South line of said North 7 Acres, 241.176 feet; thence South to a point on the South line of the SW $\frac{1}{4}$ of Section 12, thence East 241.176 feet to beginning, except the South 326 feet thereof

Same

Beginning 322.368 feet West of the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12-27-1W; thence North parallel to the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, 1072.73 feet to the South line of the North 7 Acres of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence West on the South line of said North 7 Acres of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, 80.392 feet; thence South 1073.47 feet to the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence East 80.392 feet to the point of beginning, except the South 291 feet thereof;

Board of Park Commissioners
455 North Main 67202

and

The East 332.5 feet of the North 7 Acres of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12-27-1W subject to the North 30 feet thereof for 15th Street;

Board of Park Commissioners
455 North Main 67202

Beginning at a point in the South line of the SW $\frac{1}{4}$ of Section 12-27-1W 322.368 feet West of the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12, thence North parallel with the East line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ said Section 12, a distance of 291 feet, thence West parallel with the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 12, a distance of 80.392 feet; thence due South 291 feet to the South line of the SW $\frac{1}{4}$ of Section 12, thence East 80.392 feet to point of beginning

Sam F. Farha and Dollie E. Farha
3730 West 13th Street 67203

Beginning at a point in the West line of Section 12-27-1W, 436.27 feet North of the Southwest corner of said Section 12, thence North along the West line of said Section 12, a distance of 644.73 feet, thence East parallel with the South line of said Section 12, a distance of 650 feet, thence South parallel with the West line of said Section 12, a distance of 346 feet, thence SWly a distance of 336.81 ft more or less to a point 494.41 ft. East of pob, and

KAKE TV AND RADIO INC.
4500 North West Street 67203

Tract

Property Owner

The South 326 feet of a tract beginning at a point on the South line of the SW $\frac{1}{4}$ of Section 12-27-1W and 402.76 feet West of the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Said Section 12; thence North parallel with the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 12, a distance of 1081.0 feet more or less to a point in the South line of the North 7 acres of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ said Section 12; thence West along the South line of said 7 acre tract a distance of 241.176 feet; thence South to a point in the South line of the SW $\frac{1}{4}$ of said Section 12; thence East 241.176 feet to the point of beginning

Sam F. Farha and Dollie E. Farha
3730 West 13th Street 67203

The North 214 feet of a tract of land in the SE $\frac{1}{4}$ of Section 11-27-1W, said tract beginning at the Southeast corner of the SE $\frac{1}{4}$ said Section 11; thence North 777 feet; thence West 560.62 to a point 777 feet North and 560.62 feet West of said Southeast corner, thence South parallel to the East line of said SE $\frac{1}{4}$, 777 feet to the South line thereof; thence East 560.62 feet to point of beginning, except that portion along the East side thereof which has been heretofore conveyed for road

Willard L. Gettle, Jr. and Patricia
Address Unknown

LaVerne N. Lambertz and Mary Jane
812 North Waco 67203

Beginning at the Southeast corner of Lot 7, Betttega Addition, thence West along the South line of Lots 6 and 7, Betttega Addition, and the South line of Nevada Court as platted in said Addition to a point 622.285 feet West of the East line of the SE $\frac{1}{4}$ of Section 11-27-1W, thence South 25 feet along the East line of Nevada Court as platted in West Lynn Third Addition, thence West along the South line of said Nevada Court a distance of 90.15 feet more or less to the South line of Ott Street, thence Southwesterly along the South line of Ott Street and Nevada Street as platted in said Addition, a distance of 151.27 feet more or less to the Northerly line of Lynnhurst Avenue as platted in West Lynn Fifth Addition, thence Southeasterly along said Northerly line 397.5 feet more or less, to the Northwesterly corner of Lot 4, Block A, West Lynn Fifth Addition, thence East along the North line of Lots 1,2,3,4, Block A, West Lynn Fifth Addition to the West line of West Street, thence North along said Westerly line to the point of beginning

Board of Education
428 South Broadway 67202

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

Note for legal

A 500 foot radius of: [A tract in the Southwest Quarter of Section 12, Twp. 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point in the West line of said Section 12, 436.27 feet North of the Southwest corner said Section 12; thence North along the West line of said Section 12 a distance of 644.73 feet; thence East parallel with the South line of said Section 12 a distance of 650 feet; thence South parallel with the West line of said Section 12 a distance of 346 feet; thence South westerly a distance of 336.81 feet more or less to a point 494.41 feet East of the point of beginning, and 436.27 feet North of the South line of said Section 12, thence West 494.41 feet to the point of beginning, except the West 50 feet for road]

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 12th day of January, 1977 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By *Mary Gable*
Vice President

Order No. 246169
wh

Form 22 21

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. Dots	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION AMOUNT

Name

Address

Type Due Date

Comments:

Date By

*

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