

BZA 25-75 - Pawnee Ave. Church of
God, Inc. requests variance to re-
duce side yard setback at SW corne
of Pawnee & Cheyenne.

M.P.C.
R.C.C./B. CO. C. _____

*withdrawn by applicant
& case closed. 7-18-75*

POSTED
6-10-75

ACTION

	DATE
BZA COMMITTEE	<u>deferred</u> 6-24-75 7-22-75
M.A.P.C.	_____
B.C.C./B. CO. C.	_____

*withdrawn by applicant
& case closed. 7-18-75*

BZA 25-75 - Pawnee Ave. Church of God, Inc. requests variance to reduce side yard setback at SW corner of Pawnee & Cheyenne.

Map No. 5644
 Sec. 3
 Twp. 28
 Range 1E

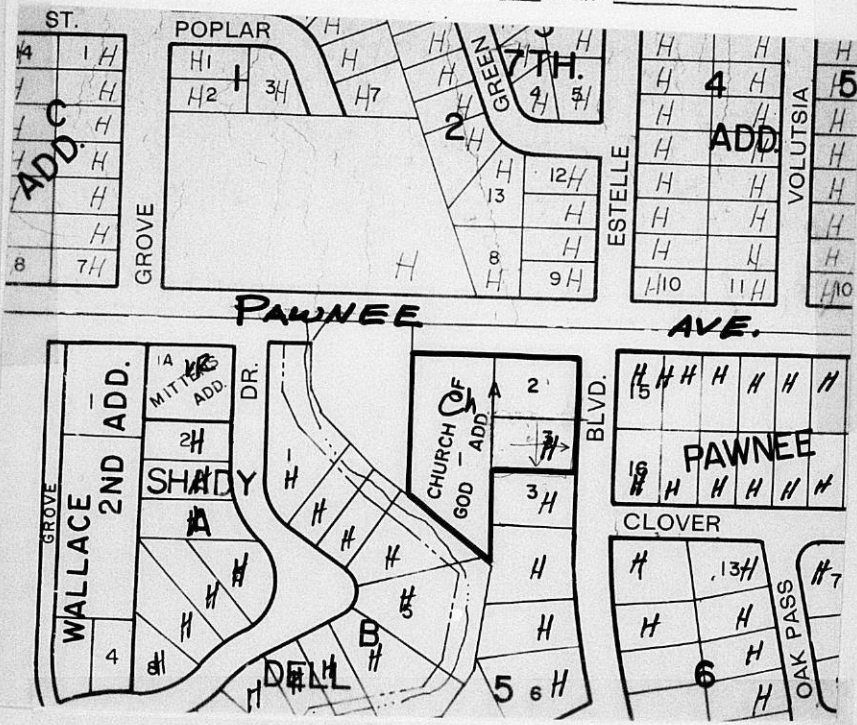
BZA- 25-75
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 1.99 (307 (IRREGULAR) ft. by 326 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West UNDEVELOPED North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: CHURCH
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



S. M. ...
 No. 2,153C
 HASTINGS, MN. 55037
 LOGAN, OH. 43038
 19 U.S.A.

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

June 2, 1975

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 25-75

An application has been filed by Pawnee Avenue Church of God, Inc., 2611 East Pawnee, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required side yard setback from 25 feet to 0 feet adjacent to both the east property line of Lot 1 and the south property line of Lot 3 on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Church of God Addition to Wichita, Sedgwick County, Kansas, and a replat of Lots 1 and 2, Block 5, Pawnee Ranch Addition. Generally located at the southwest corner of Pawnee and Cheyenne.

This application has been assigned Case No. BZA 25-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 24, 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

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

June 2, 1975

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Jack H. Galbraith
Secretary

Caroldan Brusice
2329 S Spruce
67211

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

July 18, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 25-75

This is to advise you that Pawnee Avenue Church of God has withdrawn their application for a variance (Case No. BZA 25-75).

The Board of Zoning Appeals considered this case at their regular meeting of June 24, 1975 and subsequently deferred any action on the case to the next regular meeting of July 22, 1975.

Several surrounding property owners were in attendance at the June 24th meeting and this notice of withdrawal is provided so that you will not have to take additional time to attend the July 22nd meeting.

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

Sincerely,

Larry Dobson
Assistant Secretary

*Sent to adjoining property owners
plus Feldner, Swick & Donnelly.*
L

The Pawnee Avenue Church of God

2611 EAST PAWNEE AVENUE

WICHITA, KANSAS 67211

(316) 683-5648

PASTOR: JERRY P. PHILLIPS

July 17, 1975

The City of Wichita
Board of Zoning Appeals
City Building Annex
104 S. Main Street
Wichita, Kansas 67202

Re: Case No. BZA 25-75

Attention: Larry Dobson, Assistant Secretary

Dear Mr. Dobson:

I wish to request that our application for a variance (Case No. BZA 25-75) be withdrawn.

An alternate solution to our building program has been discovered which will eliminate the need for this variance.

Thank you for your courtesy and assistance in our dealings with the Board of Zoning Appeals.

Sincerely,

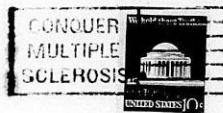
Jerry Phillips
Jerry Phillips, Pastor

JP/lw



The Friendly Church

Pawnee Avenue Church of God
2611 EAST PAWNEE
WICHITA, KANSAS 67211



Attention: Larry Dobson

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

June 30, 1975

Jerry Phillips, Pastor
Fawnsee Avenue Church of God
2611 East Fawnsee Avenue
Wichita, Kansas 67211

Subject: Case No. EZA 25-75
Request for Variance

Dear Rev. Phillips:

At the regular meeting of the Board of Zoning Appeals on June 24, 1975, your request for a variance to reduce the required side yard setback from 25 feet to 0 feet adjacent to both the east property line of Lot 1 and the south property line of Lot 3 on property zoned the "AA" Single Family Dwelling District and generally located on the southwest corner of Fawnsee and Cheyenne, was considered.

It was the action of the Board to defer your case to the next regularly scheduled meeting of July 22, 1975, for the purpose of providing you the time and opportunity to supply the Board with evidence of a binding contract for the purchase of property located south and east of subject property and legally described as Lot 3, Block 5, Fawnsee Ranch Addition. The Board also requested that a revised site plan be submitted showing plans for utilization of the above described property as a part of the overall development

If you have any questions, please call our office.

Sincerely,

Larry Deboen
Assistant Secretary

LD:js

Rev. Jerry Phillips
June 30, 1975

cc: Marshall S. Erzenbright, 2525 E. Pawnee, 67211
Ms. Ralph J. Dunn, 2414 Cheyenne Blvd., 67216
William D. Baker, 2445 Cheyenne Blvd., 67216
Robert Feldner, Supt. of Central Inspection
Donald C. Gisick, City Clerk
Joe Donnelly, Central Inspection

WICHITA-SEDGWICK COUNTY

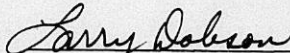
DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 18, 1975

TO File - BZA 25-75
FROM Larry Dobson, Junior Planner, Current Plans Division
SUBJECT Case No. BZA 25-75, Notice to Adjoining Property Owners

On June 16, 1975 Wanda Herman of Security Abstract called to inform us of an error on the abstract ownership list that was provided for Case No. BZA 25-75. She related that she had mistakenly used Pawnee Park Addition instead of Pawnee Ranch Addition in preparing the list and that, therefore, about ten property owners were listed that should not have been, but more importantly ten were not listed that should have been included. She advised me that she would send us an addendum sheet to the list of property owners. We received the addendum sheet on June 17, 1975 and mailed out notices on the same date to the ten property owners listed thereon.



Larry Dobson
Junior Planner
Current Plans Division

LD:mb

SECRETARY'S REPORT

CASE NO. EEA 25-75

APPLICANT: Pawnee Avenue Church of God, Inc., 2611 East Pawnee, Wichita, Kansas

AGENT: Jerry Phillips, 2611 East Pawnee, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setbacks from 25 feet to 0 feet.

GENERAL LOCATION: Southwest corner of Pawnee and Cheyenne

ZONING: Subject property and all surrounding properties are zoned the "AA" Single Family Dwelling District.

LAND USE: Subject property contains a church and accessory building and a single family residence. East, west and north are single family residences. South is a drainage ditch and single family residences.

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

Secretary's Report
Case No. EZA 25-75
Page Two

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

Churches located in any residential zoning district, adjoining another building site, are required by the zoning ordinance to provide 25-foot side yard setbacks. The applicants are requesting a variance of two side yards to 0 feet for the purpose of constructing an addition to their existing church building. Both side yards under consideration lie adjacent to only one adjoining property. Subject property is irregular in shape and borders this adjacent residential property with its south and east property lines. The requested variances lie in the corner where these two side yards meet.

The church property is platted into three lots, two of which (Lots 2 & 3) are platted with frontage on Cheyenne, and the third larger lot (Lot 1) has frontage on Pawnee and is adjacent to the west side of the other two lots. The church is located on Lot 1, Lot 2 is utilized for off-street parking and Lot 3 contains a single family residence as well as additional off-street parking for the church. Future plans call for the removal of this house for more off-street parking which will be required with the proposed larger sanctuary. A 30-foot utility easement runs diagonally across Lots 2 and 3, thereby making it impossible for the addition to be built any further east than proposed on the applicant's plans. There is also an eight foot utility easement that runs adjacent to the south property line of Lot 3, which is one of the side yards requested to be reduced to 0 feet. The applicant understands and agrees that a building cannot encroach into an easement, but the case has been advertised in this manner to cover the applicant's plans for a corner of the church to be built to the property line at a point where the two side yards meet.

In discussing this case with the applicants before the filing of their application, they indicated that the owner and occupant of the house adjacent to the variance requests were members of the church and that the owner had indicated a willingness to sell this property at some future time, and that they had no objection to the requested variance. As of this writing we have no further information pertaining to the possibilities of the church acquiring this property, but perhaps the applicants will be able to furnish the Board with further information at the meeting.

Secretary's Report
Case No. BZA 25-75
Page Three

UNIQUENESS

It is the opinion of the Secretary that uniqueness may exist in this instance due to the presence of a 30-foot utility easement which prevents the new addition from being built into the open area east of the church.

ADJACENT PROPERTY

It is the opinion of the Secretary that in the absence of documented evidence pertaining to the future purchase of the adjacent property, this variance would adversely affect the adjacent property owners or resident inasmuch as they would be deprived of the open space provided by the 25-foot setback requirement.

HARDSHIP

It is the opinion of the Secretary that it is difficult to determine that an unnecessary hardship would exist should this variance not be granted, but that a hardship would exist in the event the church has an option to purchase the adjacent property inasmuch as they would be required to set back from property that would eventually be part of their ownership.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of this request would not adversely affect the public interest inasmuch as this request is interiorly located.

SPIRIT AND INTENT

It is the opinion of the Secretary that if the Board can determine that the previous four conditions exist, the granting of the variance would not be opposed to the spirit and intent of the zoning ordinance.

RECOMMENDATION

It is the opinion of the Secretary that if the applicants can furnish the Board with sufficient documentation concerning the future purchase of the adjacent residential property to the south, then the five conditions necessary to the granting of the variance can be found to exist and, therefore, recommends that the requested variances be granted for only that portion of the side yards as shown on the applicant's submitted plot plan.

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

June 2, 1975

NOTICE TO ADJOINING PROPERTY OWNERS

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This application has been assigned Case No. BZA 25-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 24, 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. Calbraith
Secretary

6-3-75 - 22 Notices mailed to Adjacent Property Owners
10 Notices mailed to MAPC

*8 additional notices mailed on 6-17-75
when abstract company submitted amended ownership
list. Joyce*

BOARD OF ZONING APPEALS

CASE NO. B2A 25-7515 75

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Pawnee Avenue Church of God, Inc.

Mailing Address 2611 E. Pawnee Avenue Phone 683-5648

Name of Authorized Agent Jerry Phillips, Pastor

Mailing Address 2611 E. Pawnee Avenue Phone 683-5648

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

II. The variance requested is #1 - 28.04.042.3 ^{SOUTH} Sideyard of Lot 3 be reduced from 25 ft. to 0 ft. #2 - 28.04.043.1A ^{EAST SIDEYARD} of Lot 1 be reduced from 25 ft. to 0 ft.

AMENDMENTS AS PER TELEPHONE CONVERSATION W/ JERRY PHILLIPS ON 5/13/75. *ld*

#3 - 28.04.041.2 Front yard of Lots 2 & 3 be reduced from 30 ft. as platted to 0 ft.
#4 - 28.04.041.2 Front yard of Lot 1 & 2 be reduced from 25 ft. & 20 ft. as platted to 0 ft.

for property located 2611 East Pawnee Avenue

and legally described as: Church of God Addition to Wichita, Sedgwick County, Kansas and a Replat of Lots 1 & 2, Block 5, Pawnee Ranch Addition.

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

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.

Pawnee Avenue Church of God, Inc.

Applicant Jerry Phillips
Jerry Phillips, Pastor
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 2:20 (a.m. - o.m.), May 27 19 75 together with appropriate fee of \$50.00.

T9-402

G. Lynn Shirley
Signed

Office of the Secretary
Board of Zoning Appeals
City of Wichita

Brief Summary:

Pawnee Avenue Church of God, 2611 East Pawnee in Wichita is an alive, growing, community-centered congregation desiring to expand and better serve the citizens of the city.

Our Corinthian Nursery School has grown and grown, using all possible facilities; there is a substantial waiting list of parents wishing to make use of the service.

The congregation itself has grown and continues to grow; ministerial and volunteer workers have been added steadily. For the past several years the congregation has attempted to expand its physical facilities; the best architectural skills have been employed to aid us in constructing a building to fit the growing size of our constituency.

Now it becomes necessary to request of the Zoning Appeals Board several variations from the zoning regulations in order that we may build the facilities needed within economic feasibility. Taken into consideration in these requests is our concern to serve the community, both in facilities and in safety factors - particularly in keeping as much church traffic on our own property rather than forcing drivers to use the already congested Pawnee Avenue highway.

Request for Variance #1

Pawnee Avenue Church of God
2611 E. Pawnee Ave., Wichita, 67211

Concerning Lot #3, Block 5, Pawnee Ranch Addition,

Involving variance on enforcement provision 28.04.040 - 2.3.

We request that the required 25 ft. setback requirement be varied to allow the sideyard to be completely used for the erection of a new building. The following conditions are listed:

The best possible architectural skill requires that we place the proposed building on the "Church of God Addition" lot, fully using the land platted as such, but also using part of lot #3 of Block 5, Pawnee Ranch Addition. More use of this lot #3 is prohibited due to the existence of a 30-foot utility easement which runs diagonally through lots #2 and #3 of this Pawnee Ranch Addition. If this were not true, we would readily keep within the zoning regulations. Without this variance, our building cannot be built.

Pawnee Avenue Church has always had good relations with its neighbors and finds no objection among them to this variation to the zoning regulations. Our building in our opinion would not adversely affect any neighbor.

Should this variation not be allowed, it would be very difficult to construct a building that would adequately expand our existing facilities in the manner originally proposed under our master plan for best internal arrangements.

The granting of this variance will not, in our opinion, be opposed to the general spirit and intent of the zoning ordinance, in that the proposed building is a church structure and unique in the area.

Request for Variance #2

Pawnee Avenue Church of God
2611 E. Pawnee Ave., Wichita, 67211

Concerning "Church of God Addition," or Lot #1 in or next to the Pawnee Ranch Addition.

Involving variance on enforcement provision 28.04.040 - 3.1

We request that the ~~backyard~~^{side} setback provision be varied to allow the proposed building to completely use the "Church of God Addition" land. The present 25 ft. setback would render impossible any construction to the building up to the backyard property line.

Not being able to use the full dimensions of Pawnee Ranch Addition lots #2 and #3, due to the 30 feet diagonal utility easement, the full space of the "Church of God Addition" must be used for any proposed construction; this, of course, involves the necessity of a variation on the ~~backyard~~^{side} requirements of section 3.1. Without this variance, the building would be impossible to build.

The present parking facilities and entrance and exit driving patterns of people attending Pawnee Church, as well as the comfort and convenience of such people in the existing building are taxed to their limits. Strict application of the zoning regulations would forbid expansion construction and thus constitute a hardship on the applicant.

The construction is completely on property presently owned by Pawnee Church, and granting the variance would not, in our opinion, affect the public. We wish, in contrast, to serve and convenience the community and public in general. Granting the variance would achieve this.

Request for Variance #3

Pawnee Avenue Church of God
2611 E. Pawnee, Wichita, 67211

Concerning Lots #2 and #3, Pawnee Ranch Addition.

Involving variance on enforcement provision 28.04.040 - 1.2.

We request that we be permitted to use the entire frontage of lots #2 and #3, Pawnee Ranch Addition, along Cheyenne Street, for parking instead of enforcing the setback of 30 ft. as platted. We list the following conditions:

The city ordinance requiring off-street parking for all public buildings - a requirement that we fully understand and agree with - makes it necessary for us to use a generous portion of our property for parking. With the proposed new building, it will be necessary to use all available space to satisfy the requirements and convenience those who drive to our building.

Another hardship in this case - should the request be denied - would be that we would not have enough spaces to satisfy the off-street parking requirements without dismantling and removing the existing play area of the Corinthian Nursery School. This School is well-equipped and the play area is vital to the well-being and learning growth of the children entrusted to us.

X Not involved ^{at this time} since
this is a platted setback

Request for Variance #4

Pawnee Avenue Church of God
2611 E. Pawnee, Wichita 67211

Concerning "Church of God Addition," or Lot #1, part of or next to Pawnee Ranch Addition, and Lot #2, Pawnee Ranch Addition.

Involving variance on enforcement provision 28. 04. 040 - 1.2.

We request that we be allowed to use the frontage space along Pawnee Avenue on both the "Church of God Addition" property and Lot #2 of Pawnee Ranch Addition for a driveway and for parking. The proposed church building plans include a driveway that would encircle most of the building, providing a driving area off-street, relieving the necessity for people going around the church building to go onto Pawnee Avenue. Also, the parking spaces described in request for variation #3 include areas that front on Pawnee and are at present restricted by a 20 ft. setback. We request that this setback and the 25 ft. setback on the Pawnee Avenue side of "Church of God Addition" be varied to allow for the driveway and for the needed parking spaces.

These conditions apply:

No building would be erected on this variance; thus visual obstructions would not occur.

Without this variance, the Corinthian Nursery School play area would be removed (see paragraph three on Request for Variance #3). In addition, denial of the driveway would entail a hardship on those using the parking lot of the church. They would have to enter Pawnee Avenue to get from one side of the church to the other; with allowance of the variance, cars could enter Cheyenne, drive on our property to either the east or south parking lots without going on Pawnee Avenue.

Rather than harm or inconvenience the public, allowance of this variation would, we feel, work to improve safety, convenience and the general welfare of the public.

X Not involved at this time
since this is a platted setback

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1	A	Church of God Addition	✓ Pawnee Avenue Church of God Inc. 2611 East Pawnee 67211
2	A	Same	Same
3	A	Same	Same
Beginning at the Northwest corner of Lot 1, Block B, Shady Dell Addition, South 172.02 feet, Northeast to a point 70 feet South of the Northeast corner, North to the Northeast corner said lot 1, West 74 feet to beginning			✓ Marshall S. Ergenbright and ✓ Nadine E. Ergenbright 2525 East Pawnee 67211
Lot 1, Blk. B except above tract		Shady Dell Addition	✓ D. L. Kitsmiller & Joyrene V. ✓ 2411 Poplar Drive 67216
2	B	Same	✓ Roy C. Justus & Cleta 2436 Poplar Drive 67216
3	B	Same	✓ Dale Fairleigh & Margie N. 2440 Poplar Drive 67216
4	B	Same	✓ Ronald W. Smith & Bonita J. 2444 S. Poplar Drive 67216
5	B	Same	✓ Donald R. Gaylord & Wanda J. 2450 Poplar Drive 67216
8	2	Louis 7th Addition	✓ John Wendell Anderson & Ruth E. 2602 East Pawnee 67211
9	2	Same	✓ George W. Richards & Mildred D. 261 N. Armour 67206
10	2	Same	✓ Raymond E. Mitts & Mildred E. 2373 South Estelle 67211
9	4	Same	✓ William Donald Ross & Martha E. Address Unknown
10	4	Same	✓ Alonzo S. Zaring & May Lillian 2380 S. Estelle 67211
14	4	<i>See address sheet</i> Pawnee Park Addition	✓ Linda S. Liting 1702 N. McComas 67203
15	4	Same	✓ Henry Joe Kralicek & Juanita A. 2321 Rita 67213
16	4	Same	<i>net 10-25</i> ✓ Camilla L. Tucker 238 W. 63rd South 67217

Lot	Block	Addition	Property Owner
17	4	Pawnee Park Addition	✓ Federal National Mortgage Assoc. Dallas, Texas
8	5	Pawnee Park Addition	✓ <i>Carol Ann Grigg</i> 2329 S Spring 67211 Benjamin T. Bryan & Elsie M. 1659 Gold 67213
4	5	Same	✓ Leo D. Cantrell & Joyce A. 2415 Rita 67213
5	5	Same	✓ Robert E. Kinton & Nadine R. 2409 Rita 67213
6	5	Same	✓ Administrator of Veterans Affairs 5500 East Kellogg 67218
7	5	Same	✓ Delmar C. Grigg & Mary 144 S. Colorado 67209
1	6	Same	✓ Steven J. Hobbs & Nancy L. Hobbs 2433 Lydia 67213

A tract beginning at the Southwest corner of the Southeast Quarter of Section 34-27-1E, thence North along the West line of said Southeast Quarter 366.85 feet to the South line of Louis 7th Addition, thence East along the South line of Louis 7th Addition 492.85 feet, more or less, to the center line of the existing sewer row running diagonally from the Northwest to the Southeast through the Southwest Quarter of the Southeast Quarter; thence Southeasterly following the center line of said sewer row 389.3 feet, more or less, to a point on the South line of said Southeast Quarter 628.64 feet East of said Southwest corner of the Southeast Quarter of said Section; thence West 628.64 feet to the said Southwest corner of said Southeast Quarter, the point of beginning

✓ H. Stan Chilton
1401-A South Hydraulic
67211

A tract in the Northeast Quarter of Section 3-28-1E, beginning 19 1/6 rods East of the Northwest corner said Northeast Quarter, said point being on the top left bank of Chisholm Creek, East 169.7 feet, South with an angle of 90° for a distance of 314 feet, to top of left bank of Chisholm Creek, thence along top of said left bank said creek to point of beginning

✓ Marshall S. Ergenbright
2525 East Pawnee
67211

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: Lots 1, 2 and 3,
Block A, Church of God Addition to Wichita,
Sedgwick County, Kansas, and a replat of
Lots 1 and 2, Block 5, Pawnee Ranch Addition,
Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on this 19th day of May, 1975
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 224870
wh

Lot	Block	Addition	Property Owner
14 exc W 8'	4	Pawnee Ranch Addition	✓ Charles L. Hoppock & Wanda G. 1214 S. Pershing 67218
W8' 14	4	Same	✓ Patrick C. Sollars & Linda G. 1302 Bristol 67207
15	4	Same	Same
16	4	Same	✓ Ralph J. Dunn 2414 Cheyenne Blvd. 67216
17	4	Same	✓ Donald Joseph Herrick Lodene D. Herrick 2714 Clover Lane 67216
3	5	Same	✓ Caroldean Briscoe & Virginia 2427 Cheyenne 67216
4	5	Same	✓ William D. Baker & Marjorie H. 2445 Cheyenne 67216
Beginning at the Northeasterly corner of Lot 5, Block 5, Pawnee Ranch Addition, thence West to the Northwest corner, thence SWly 60.1 feet, Easterly to the Southeasterly corner of Lot 5, thence Northerly 80 feet to beginning			✓ William E. Shuler & E. Lois 2455 Cheyenne Drive 67216
Lot 5, Block 5 Same except above tract			✓ Larry Spurrier & Mary L. 2461 Cheyenne 67216
6	5	Same	Same
7	5	Same	X Franklin L. Garner & Rogene Address Unknown
1	6	Same	✓ Patrick C. Sollars & Linda G. 1302 Bristol 67216

Amend
Order No. 224870

Submitted 6-17-75
J

Form 220-021 **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		


\$50.00

DESCRIPTION	AMOUNT
Variance	\$50.00

Name: Lawrence W. Church of God
Address: 2611 E. Pawnee 67211
Type: DD407-103 Due Date: _____
Comments: _____

Date: May 27 BY: Benson

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

RETURNED TO SENDER
ADDRESSEE UNKNOWN
CHISHOLM

here

25-25

RECEIVED
JUN 10 1975
METROPOLITAN
PLANNING

U.S. POSTAL SERVICE
PM
5 JUN 1975
WICHITA, KANSAS
CONQUER MULTIPLE SCLEROSIS
MAR-31 1975
KANSAS PB 072661

Camilla L. Tucker
238 W. 63rd South
Wichita, Ks. 67217

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

July 18, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 25-75

This is to advise you that Pawnee Avenue Church of God has withdrawn their application for a variance (Case No. BZA 25-75).

The Board of Zoning Appeals considered this case at their regular meeting of June 24, 1975 and subsequently deferred any action on the case to the next regular meeting of July 22, 1975.

Several surrounding property owners were in attendance at the June 24th meeting and this notice of withdrawal is provided so that you will not have to take additional time to attend the July 22nd meeting.

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

Sincerely,

Larry Dobson
Assistant Secretary

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Wichita, Kansas 67202

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Assistant Secretary

*

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