

Case No. BZA 25-86 - Indep. Investment Corp. Requests a Variance to reduce the required lot area for a motel from 25,000 square feet to 22,934 square feet on property zoned the "BB" Office District & generally located on SE Corner of Douglas & Clifton (3705 E. Douglas).

POSTED
6-24-86 GEL

ACTION

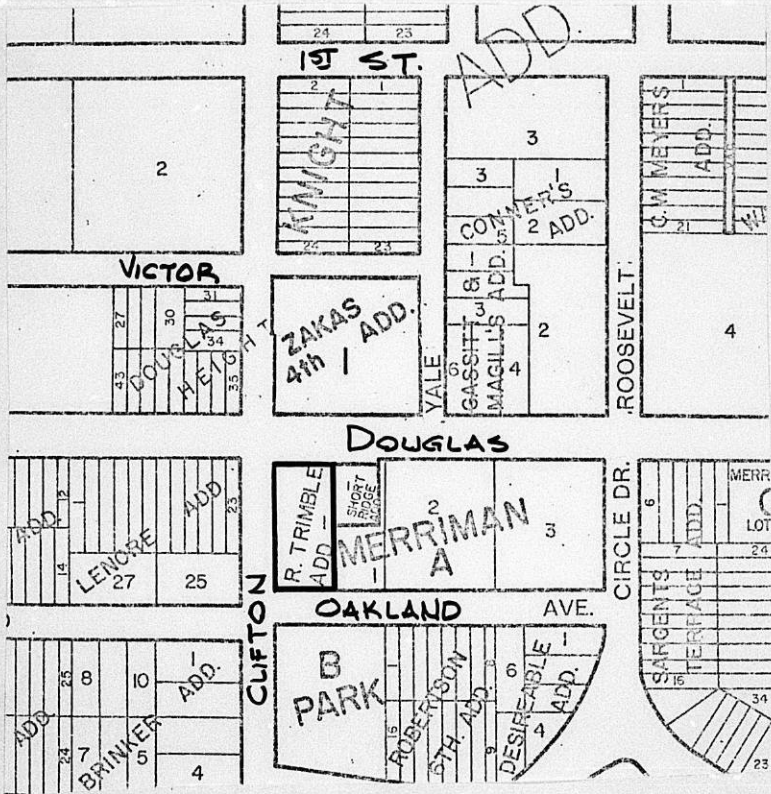
BZA 25-86 APPROVED 7-22-86
DATE

Map No. 5747C

BZA 25-86
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "BB" & "B" S "B" W "LC" & "A" N "LC"
3. Land Use: East Off. & I-F South APTS
West Comm. & I-F North Comm.
4. Area (is) (~~is not~~) platted.



Shoemaker
No. 2-153C
HARTING, INC.
LOS ANGELES, CALIF. 90014
MEMBER OF THE SHOE GROUP, INC.
U.S.A.

RESOLUTION CASE NO. 25-86

WHEREAS, Independent Investment Corporation, 10100 West Maple, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required lot area for a motel from 25,000 square feet to 22,934 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 1, R. Trimble Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Douglas and Clifton (3705 E. Douglas).

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of July 22, 1986, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as it is bounded at three property lines by a public street, which in effect creates a larger effective area than if the property was bounded only by one street; 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 intensity of the use by vehicular traffic should be less than the use of the property as offices which was the prior use; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the contract to sell the property for such a use would become void and the only other alternative would be to seek a change in zoning to "LC" Light Commercial; 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 proposed use should not increase the need for additional right-of-way or easements on the property; 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 reduction of the lot area is insignificant compared to a property that would be bounded on three sides by residential properties; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

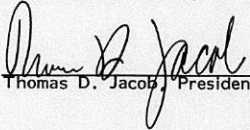
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required lot area for a motel from 25,000 square feet to 22,934 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 1, R. Trimble Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Douglas and Clifton (3705 E. Douglas).

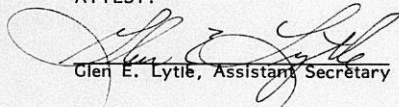
be approved subject to the following conditions:

1. Prior to the release of the Resolution authorizing the issuance of any permits, the applicants shall submit a new site plan and landscape plan in triplicate to the Secretary for approval. This plan shall show the required parking, screening and include landscaping and street trees on the south portion of the property.
2. The number of rooms rented to transients shall not exceed eight in the main structure and three in the carriage house, and shall only occupy the existing structures now on the site.
3. The owner shall maintain the general residential appearance of the property as it now exists.
4. Only one ground or pole sign shall be permitted on the property and shall be limited to 32 square feet as established by the "BB" Office District. Such sign shall be located adjacent to the Douglas Street frontage.
5. A solid masonry wall six and one-half feet in height shall be constructed on the east property line that is adjacent to "B" Multiple-family Zoning District on the east, or be in conformance with an exception that may be established by the Board of Zoning Appeals as set forth in the ordinance after a public hearing.
6. All conditions established by Section 28.04.080(4) of the zoning ordinance shall be complied with as if set forth herein.

ADOPTED AT WICHITA, KANSAS, this 22nd day of July, 1986.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

May 12, 1987

Independent Investment Corporation
c/o Peter A. and Peggy A. Conrardy
3401 East Second
Wichita, Kansas 67208

RE: BZA 25-86 (Variance - 3705 E. Douglas)

Dear Dr. and Mrs. Conrardy:

I have recently been advised that the property at 3705 East Douglas has been sold and occupied by a new owner as offices. This apparently terminates your interest in the variance requested to convert this property to a Bed and Breakfast Inn.

If I do not hear from you by May 18, 1987, I will assume you no longer have an interest in the property and we will close the file. I would, however, appreciate a response from you on this matter, which can be a phone call.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL/lw

PL/0150/1

July 23, 1986

Independent Investment Corporation
Peter A. and Peggy A. Conrady
3401 East Second
Wichita, Kansas 67208

Re: BZA 25-86 - Request for variance (25-86)

Dear Mr. & Mrs Conrady:

At the regular meeting of the Board of Zoning Appeals on July 22, 1986, your request for a variance was considered. It was the action of the Board to grant the variance subject to the following conditions:

1. Prior to the release of the Resolution authorizing the issuance of any permits, the applicants shall submit a new site plan and landscape plan in triplicate to the Secretary for approval. This plan shall show the required parking, screening and include landscaping and street trees on the south portion of the property.
2. The number of rooms rented to transients shall not exceed eight in the main structure and three in the carriage house, and shall only occupy the existing structures now on the site.
3. The owner shall maintain the general residential appearance of the property as it now exists.
4. Only one ground or pole sign shall be permitted on the property and shall be limited to 32 square feet as established by the "BB" Office District. Such sign shall be located adjacent to the Douglas Street frontage.
5. A solid masonry wall six and one-half feet in height shall be constructed on the east property line that is adjacent to "B" Multiple-family Zoning District on the east, or be in conformance with an exception that may be established by the Board of Zoning Appeals as set forth in the ordinance after a public hearing.
6. All conditions established by Section 28.04.080(4) of the zoning ordinance shall be complied with as if set forth herein.

July 23, 1986

The release of the Resolution is subject to the approval of the new site and landscape plan set forth in condition number one.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Mrs. Thom G. Salter, 205 S. Clifton, Wichita, KS 67218
Mr. John Buck, 3725 E. Douglas, Wichita, KS 67218
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE July 21, 1986

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

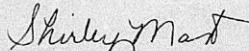
SUBJECT BZA 25-86: Southeast corner of
Douglas and Clifton - 3705
East Douglas

CPO Council "G" considered the captioned case at its July 14 meeting and voted 9-0 to recommend that the variance to reduce the required lot area from 25,000 square feet to 22,934 square feet be approved subject to screening being provided to the south and the conditions recommended in the MAPD secretary's report.

The agents, Peter and Peggy Conrardy were present to explain the request and respond to questions. Approximately fourteen (14) adjoining property owners and area residents were present concerning the variance. Dr. H. Tom Gray, member of the 200 Clifton Place Condominium Association presented the Council with a petition signed by 26 condo owners at 200 Clifton Place who were opposed to the variance (see attachment). The residents who addressed the Council cited the following reasons for opposing the variance:


- 1) a motel at this location will increase traffic and parking problems in an already congested area as a result of parking on both sides of the streets of Clifton and Oakland and inadequate parking lots of existing businesses in the area;
- 2) the hours of operation of the motel and the type of clientele likely to be served; and
- 3) the proposed establishment along with the referenced problems will accelerate the decline of the area.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the July 22 meeting.


Shirley Mast
Administrative Aide III

SM:dm

Noted:


Annie K. Montgomery
CRS Director

Attachment

200 CLIFTON PLACE CONDOMINIUM ASSOC.

3423 OAKLAND 682-9491
WICHITA, KANSAS 67218

Statement of Position

We the undersigned condominium owners at 200 Clifton Place are opposed to allowing a variance at 3705 E. Douglas for the purpose of converting this property to a motel. We and a large majority of the homeowners in the adjacent neighborhood have invested a great deal of time and money in improving our properties and are very concerned about maintaining the integrity of our neighborhood.

There are a number of schools in the area, Blessed Sacrament and College Hill Elementary plus various licenced nursery schools, with many children walking and riding bicycles through this area enroute to these schools. A motel in this area would increase the traffic in an already congested area, congested by the parking on both sides of the street in the area of Clifton and Oakland. This situation is caused by inadequate parking lots for other businesses in the area. To compound this situation with a motel without enough parking for patrons and personnel does nothing to relieve the already congested situation. It is our understanding that there is an insurance office with a multiyear lease on the proposed property, further reducing the availability for parking spaces at the motel.

Ann McLean
H. Tom Gray
Josephine C. Hopper
Ernest J. Long
Bernice B. Gleson
Eleanor Jeff
Bernice P. Keenan
Catherine Kray
James N. Winter
Heath B. Rettig
M. A. Rettig
Josephine A. Callahan
E. J. Shultz
Vivian J. Shultz

Josephine Coldenow
Levina A. Brown
Henriett R. Ames
Ethel Auresell (deceased)
Charles W. Ames
Belle Leath
Kelen T. Foley
Agnes A. Williams
Barbara Salter
Katherine M. Shelton
Emilia Manning
Ronald W. Dughorn
H. Joan Kahn

SECRETARY'S REPORT
CASE NO. BZA 25-86

APPLICANT: Independent Investment Corporation, 10100 W. Maple, Wichita, KS 67209.

AGENT: Peter A. and Peggy A. Conrardy, 3401 E. Second St., Wichita, KS 67208.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required lot area from 25,000 square feet to 22,934 square feet.

GENERAL LOCATION: On the southeast corner of Douglas and Clifton, 3705 E. Douglas.

ZONING: Subject property is zoned the "BB" Office District. To the east is "BB" Office District and the "B" Multiple family Dwelling District. To the south is the "B" Multiple-family Dwelling District. To the north and west is "LC" Light Commercial and also to the west is "A" Two-family Dwelling District.

LAND USE: Subject property has recently been used for offices. To the west and north is commercial development. To the east an office and a one-family dwelling and to the south is a multiple-family condominium complex.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to from the lot area requirement for the establishment of a motel in the "BB" Office District. The zoning ordinance permits a motel in this district provided the property is located contiguous to a major street and has a lot area of not less than 25,000 square feet. The applicant's property contains only 22,934 square feet and does not comply with that provision of the ordinance.

The applicant should be able to comply with the rest of the conditions for the conversion of the existing structure to a motel in the "BB" Office District.

It should be noted that this property was approved for a variance of the off-street parking requirements from 27 spaces to 23 spaces in order to convert the property from a residence to offices. The conditions of approval included the installation of a considerable amount of landscaping to retain the general character of the neighborhood. Any change of use of the property should also be subject to the retention of the landscaping required by Resolution BZA 51-77.

The applicant proposes to convert the existing structure into 7 or 8 rooms with baths to be operated as a "Bed and Breakfast Inn". This should reduce the requirement for off-street parking based on the ordinance. It is also the opinion of the Secretary that the demand for off-street parking for the proposed use would be less than that for offices and should not compound the parking problem pointed out by the neighborhood.

There is a certain amount of uniqueness to the property inasmuch as the property is bounded by three streets. In addition the property is in an area where a great amount of "LC" Light Commercial zoning now exists. It was a suggestion of the staff that the applicants request a variance of the lot area in lieu of requesting "LC" Light Commercial zoning. This will permit the Board to establish conditions deemed appropriate to limit the motel operation to the existing structure. This would prevent the removal of the existing

buildings and the construction of a small strip motel that could be more objectionable than what has been proposed.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is bounded at three property lines by a public street, which in effect creates a larger effective area than if the property was bounded only by one street.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the intensity of the use by vehicular traffic should be less than the use of the property as offices which was the prior use.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the contract to sell the property for such a use would become void and the only other alternative would be to seek a change in zoning to "LC" Light Commercial.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the proposed use should not increase the need for additional right-of-way or easements on the property.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as reduction of the lot area is insignificant compared to a property that would be bounded on three sides by residential properties.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The conditions of Resolution BZA 51-77 pertaining to landscaping shall remain in full affect as if a part of this variance.
2. The number of rooms rented to transients shall not exceed eight and shall only occupy the existing structures now on the site.
3. The owner shall maintain the general residential appearance of the property as it now exists.
4. Only one ground or pole sign shall be permitted on the property and shall be limited to 32 square feet as established by the "BB" Office District. Such sign shall be located adjacent to the Douglas Street frontage.
5. A solid masonry wall six and one-half feet in height shall be constructed on the east property line that is adjacent to "B" Multiple-family Zoning District on the east, or be in conformance with an exception that may be established by the Board of Zoning Appeals as set forth in the ordinance after a public hearing.
6. All conditions established by Section 28.04.080(4) of the zoning ordinance shall be complied with as if set forth herein.

BZA CASE NO. 25-86

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>36</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>59</u>	TOTAL NOTICES SENT <u>6-30-86</u>

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

June 30, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 25-86

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Independent Investment Corporation, 10100 West Maple, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required lot area for a motel from 25,000 square feet to 22,934 square feet on property zoned the "BB" Office District. A legal description of the applicant's property is as follows:

Lot 1, R. Trimble Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Douglas and Clifton (3705 E. Douglas).

This application has been assigned Case No. BZA 25-86. It will be considered by the Board of Zoning Appeals on July 22, 1986 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS

CASE NO. 25-86

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Independent Investment Corporation
 Mailing Address 10100 W. Maple Wichita, Ks. 67209 Phone 721-4550
 Name of Authorized Agent Peter A. and/or Peggy A. Conrardy
 Mailing Address 3401 E. Second St., Wichita, Ks. 67208 Phone 688-1886
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is for zoning BB, hotels and motels, the standard of
 " Each lot, tract or parcel of land when used for hotels or motels and when
 located in this district shall not be less than twenty-five thousand square feet
 in area.", be changed for this property of 22,934 sq. ft. for use as a Bed & Breakfast
 for property located 3705 E. Douglas, Wichita, Kansas 67218 Inn.

and legally described as: Lot 1, R. Trimble Addition, Wichita, Sedgwick
County, Kansas

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

- 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. 39-285); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant *Independent Investment Corp*
Peter A. Conrardy President

Authorized Agent *Peggy A. Conrardy*

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 8:07 (a.m./p.m.), JUNE 24, 1986, together with appropriate fee of 300.00.

Signed *[Signature]*

APPLICATION FOR VARIANCE

This property, located at 3705 E. Douglas; legal description, Lot 1, R. Trimble Addition, Wichita, Sedgwick County, Kansas, is presently zoned "BB", Office District.

The subject property is located in east central Wichita, in an older established residential neighborhood on east Douglas, in the College Hill area.

The properties at the corner of Clifton and Douglas, where subject is located, usage has changed to light commercial and office use.

Two light commercial areas are: Happiness Plaza, across the street west, and Clifton Square, across the street north.

The properties to the east are office use, and the properties to the south are single and multiple family use.

This three story building was built as a very lovely home in 1913, and it is our intent to preserve the integrity of this early Wichita residence by operating a Bed and Breakfast Inn of the highest caliber and preserving it in the era of which it was built.

The zoning standard for "BB", hotels and motels, states: "each lot, tract or parcel of land when used for hotels or motels and when located in this district shall not be less than twenty-five thousand square feet in area." We request a variance from this standard so that this property which is 22,934 sq. ft. may be used for a Bed and Breakfast Inn.

This property will have seven or eight rooms with individual bathrooms available for overnight guests. All of the use regulations under 28.04.080 "BB" office district regulations will be adhered to for hotels and motels.

OWNERSHIP LIST

Lot	Addition	Property Owner
Lot 1	R. Trimble Addition	Independent Investment Corp. P.O. Box 9208 Wichita, KS 67277
The South 1/2 of Lot 1, Block A, except the East 15 feet and except the West 105 feet.	Merriman Park	Dale D. Lott Jr. Rita C. Lott 3416 Oakland Wichita, KS 67218
The East 15 feet of Lot 1 and the West 95 feet of Lot 2, Block A.	"	J. W. Buck Catherine S. Buck 3725 E. Douglas Wichita, KS 67218
The East 100 feet of Lot 2, Block A.	"	Sharon Valley Land and Cattle Co., Inc. 110 S. Clifton Wichita, KS 67218
Beginning at the NE/c of Lot 1, Block B; th. South along the East line of Lot 1, 83 feet; th. West 51 inches; th. North 83 feet; th. East 51 inches to the point of beginning.	"	Geraldine L. Howell 3431 Oakland Wichita, KS 67218
Lot 1, Block B, except the North 83 feet of the East 51 inches and except beginning at the SW/c of Lot 16 on English Street in Robertson's 6th Addition; th. North to the NW/c of Lot 16; th. West along the North line of Lot 16 extended 18 inches West of said NW/c; th. South parallel to the West line of Lot 16 to the North line of English Street; th. East to the point of beginning.	"	Builders Inc. 350 R. H. Garvey Bldg. Wichita, KS 67202
That part of Lot 1, Block B, Merriman Park, except the East 51 inches (4.25') of the North 83 feet and except the East 1.5 feet of said lot lying West of and adjacent to Lot 16, Robertson's 6th Addition described as: Beginning at a point on the North line of Lot 1, 139 feet East of the NW/c; th. West 139 feet to said NW/c; th. South along the West line of Lot 1, 246.75 feet to the SW/c; th. SE'ly along the South line of Lot 1, 140.79 feet to a point 139 feet East of the West line of said Lot 1; th. North parallel to the West line, 108.43 feet to a point 161 feet South of the North line of Lot 1; th. West parallel to the North line of said Lot, 119 feet; th. North parallel to the West line of said Lot, 72 feet to a point 89 feet South of the North line of said Lot; th. East parallel to the North line, 119 feet; th. North parallel with and 139 feet East of the West line, 89 feet to the point of beginning, known as 200 Clifton Place Condominium.		

Property DescriptionProperty Owner

That part of Lot 1, Block B, Merriman Park,
known as 200 Clifton Place Condominium.
(described on Pg. 1 of list)

<u>Apartment No.</u>	<u>Building</u>	<u>Property Owner</u>
101	A	Roach Milton Greeson, Dec'd Berniece B. Greeson 3411 Oakland, Apt. 101-A Wichita, KS 67218
102	A	Don M. Hattan 3411 Oakland, Apt. 102-A Wichita, KS 67218
103	A	Marvin A. Rettig Leatha B. Rettig 3411 Oakland, Apt. 103-A Wichita, KS 67218
104	A	Joan Gleeson 3421 Oakland, Apt. 104-A Wichita, KS 67218
105	A	Sidney G. Neff Eleanor Neff 3421 Oakland, Apt. 105-A Wichita, KS 67218
106	A	Bernice P. Keenan 3421 Oakland, Apt. 106-A Wichita, KS 67218
201	A	Louisa A. Brown 3411 Oakland, Apt. 201-A Wichita, KS 67218
202	A	Dorothy A. Coldsnow 3411 Oakland, Apt. 202-A Wichita, KS 67218
203	A	Everett E. Jones Winnie M. Jones 3411 Oakland, Apt. 203-A Wichita, KS 67218
204	A	Florabelle E. Scurth 3421 Oakland, Apt. 204-A Wichita, KS 67218
205	A	Katharine M. Shelton F. W. Shelton, Jr. John M. Shelton, trustees 3421 Oakland, Apt. 205-A Wichita, KS 67218
206	A	Jeanne S. Naugle 3421 Oakland, Apt. 206-A Wichita, KS 67218
101	B	Gary D. Harms 3610 Oakland, Apt. 101-B Wichita, KS 67218

Property DescriptionProperty Owner

That part of Lot 1, Block B, Merriman Park,
known as 200 Clifton Place Condominium.
(described on Pg. 1 of list)

<u>Apartment No.</u>	<u>Building</u>	<u>Property Owner</u>
102	B	✓ H. T. Gray Johanna M. Gray 3610 E. English, Apt.102-B Wichita, KS 67218
103	B	✓ Josephine C. Hopper 3610 E. English Apt. 103-B Wichita, KS 67218
104	B	James N. Winter Allegra L. Winter ✓ 3620 E. English Apt. 104-B Wichita, KS 67218
105	B	Barbara G. Salter Thomas G. Salter ✓ Jerry P. Salter, as trustees 3620 E. English Apt. 105-B Wichita, KS 67218
106	B	Ethel Franklin, Dec'd Address Unknown
201	B	Helen T. Foley ✓ 3610 E. English Apt. 201-B Wichita, KS 67218
202	B	JoAnne Callahan ✓ 3610 E. English Apt. 204-B Wichita, KS 67218
203	B	✓ Ronald D. Duphorne 3610 E. English Apt. 203-B Wichita, KS 67218
204	B	✓ JoAnne A. Callahan 3610 E. English Apt. 204-B Wichita, KS 67218
205	B	✓ Emelia C. Manning 3620 E. English Apt. 205-B Wichita, KS 67218
206	B	✓ E. J. Shurtz Dorothy J. Shurtz 3620 E. English Apt. 206-B Wichita, KS 67218

Property DescriptionProperty Owner

That part of Lot 1, Block B, Merriman Park,
known as 200 Clifton Place Condominium.
(described on Pg. 1 of list)

Each apartment owner in 200 Clifton Place Condominium, receives an undivided
interest in the common areas and facilities at the same time he acquires title
to his apartment.

Lot 1	Shortridge Addition <i>3715 E Douglas W K 67218</i>	✓ Mitchell & Richards Real Estate Partnership 10222 W. Central Wichita, KS 67212
Lot 1	Zakas Fourth Addition	✓ John H. Zakas Shirley M. Zakas 105 S. Ridgewood Wichita, KS 67218
Lots 1, 2, 3 & 4	Robertson's 6th Addition, on Oakland	✓ Geraldine L. Howell 3431 Oakland Wichita, KS 67218 Notice of Interest filed on Lots 3 & 4 on 7-2-82: David S. Guerrero ✓ Beverly A. Guerrero 3427 Oakland Wichita, KS 67218
Lot 1	Brinker Addition	✓ Thomas Graham Salter Veda C. Salter 205 S. Clifton Wichita, KS 67218
Lot 2	"	✓ James E. Kramer Leslie K. Kramer 211 S. Clifton Wichita, KS 67218
The South 9 feet of Lots 13 & 15 and the N $\frac{1}{2}$ of vacated alley on the South and the West 44.25 feet of Lot 25, together with the S $\frac{1}{2}$ of vacated alley adjacent on the North together with the E $\frac{1}{2}$ of vacated alley adjacent on the West.	Lenore Addition, on Douglas	✓ Gary L. Ray Jane Ray 808 Buffum Wichita, KS 67203
Lots 13 & 15 except the South 18 feet and that part of vacated Douglas Ave. adjacent & all of Lots 17, 19, 21 & 23.	"	✓ Happiness Unlimited Inc. 3555 E. Douglas Wichita, KS 67218
The North 9 feet of the South 18 feet of Lots 13 and 15.	"	Same As Above

<u>Property Description</u>		<u>Property Owner</u>
The South 50 feet of the East 99.65 feet of Lot 25.	Lenore Addition, on Douglas	Gary A. Read Cynthia L. Read 125 S. Clifton Wichita, KS 67218
The North 35 feet of the East 99.65 feet of Lot 25 and vacated alley adjacent on the North.	"	Happiness Unlimited Inc. 3555 E. Douglas Wichita, KS 67218
Lots 35, 36, 37, 38 and 39.	Douglas Heights Addition	Ruby B. Parks

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lot 1, R. Trimble Addition, Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 24th day of June, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By 
Sr. Vice-President

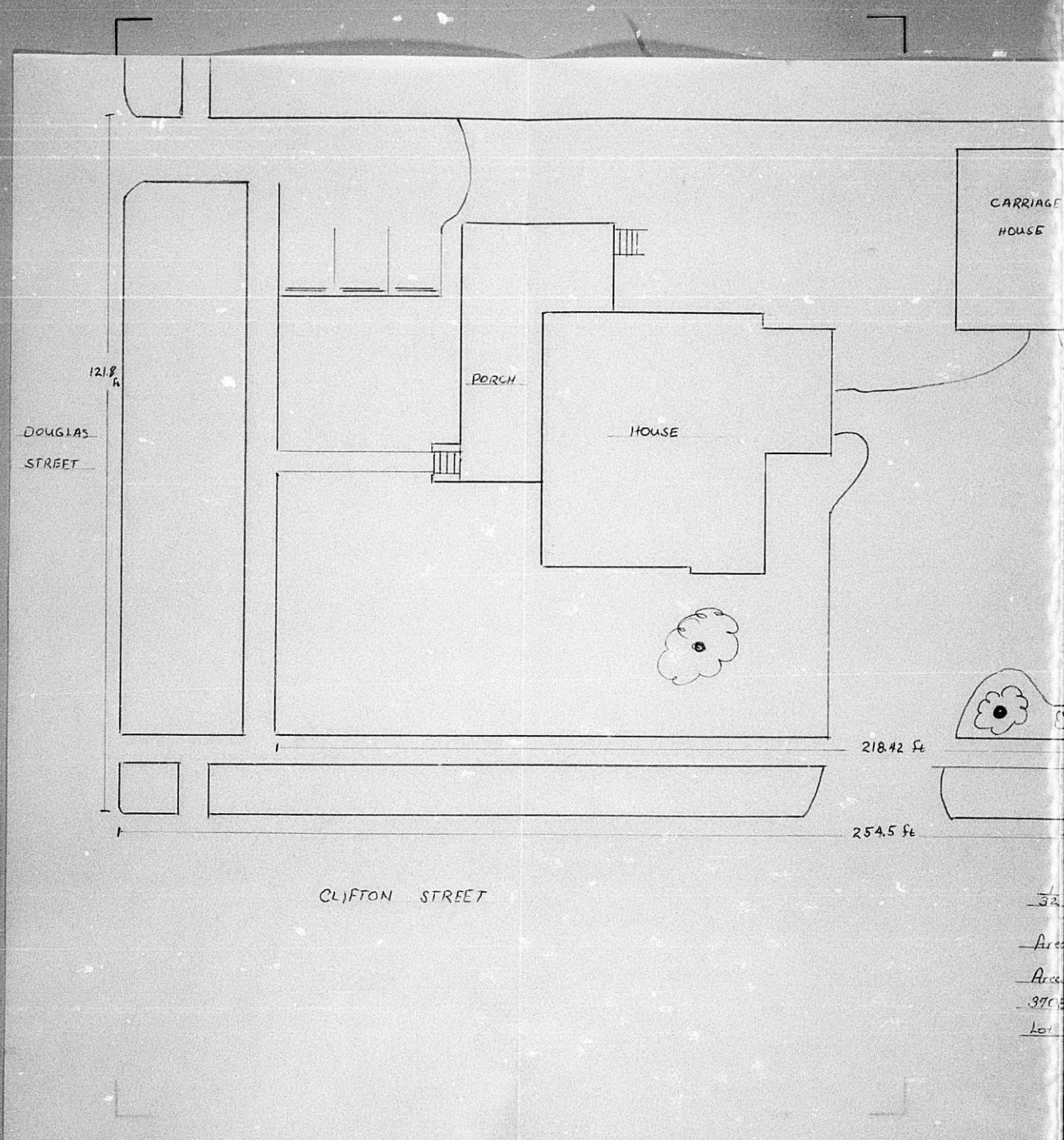
MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-021 PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lfc.
Mech	Boiler Insp.	Fav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
City 124 Vac	500.00
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY



DOUGLAS STREET

121.8 ft

PORCH

HOUSE

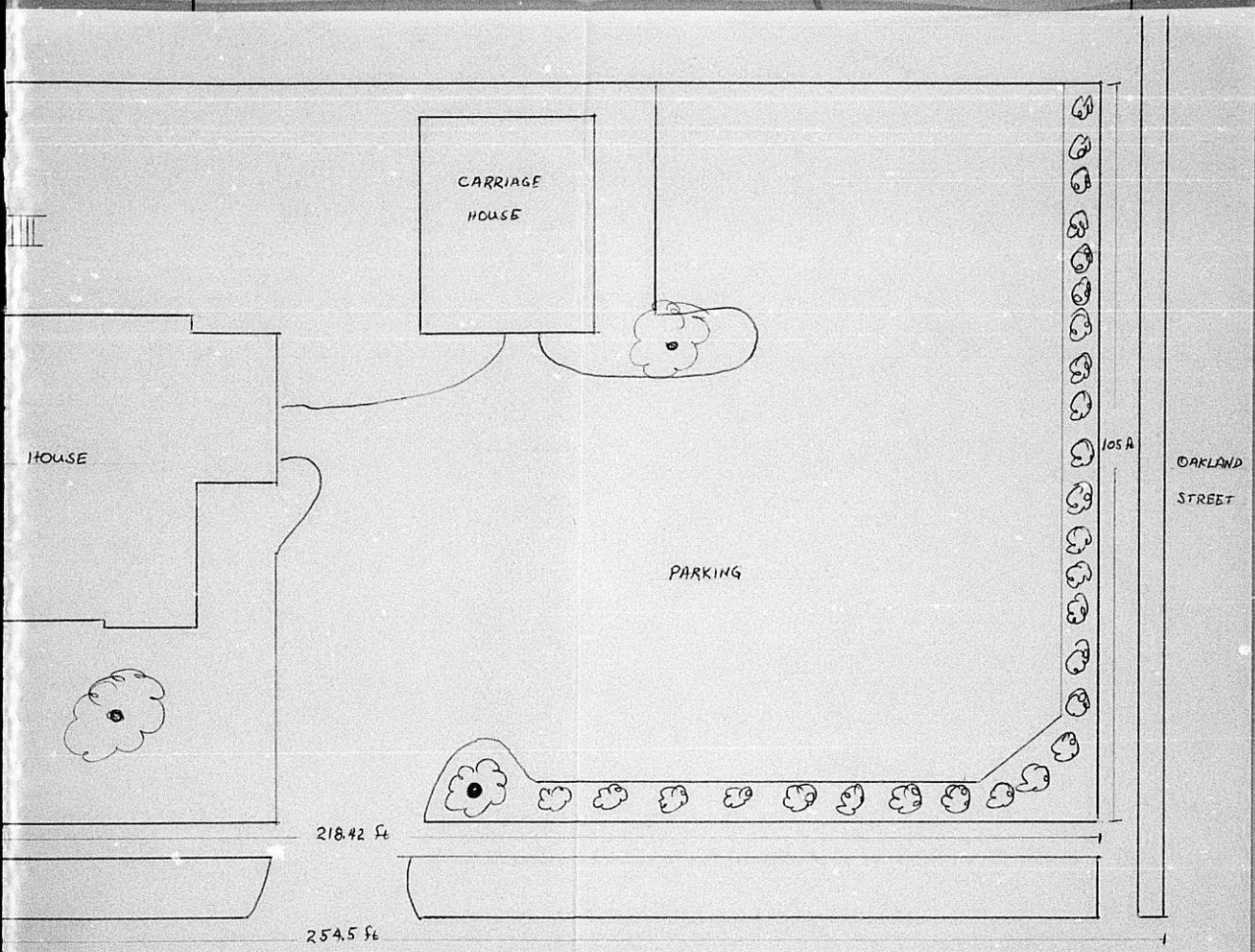
CARRIAGE HOUSE

218.42 ft

254.5 ft

CLIFTON STREET

32
Area
Area
370.8
Lot



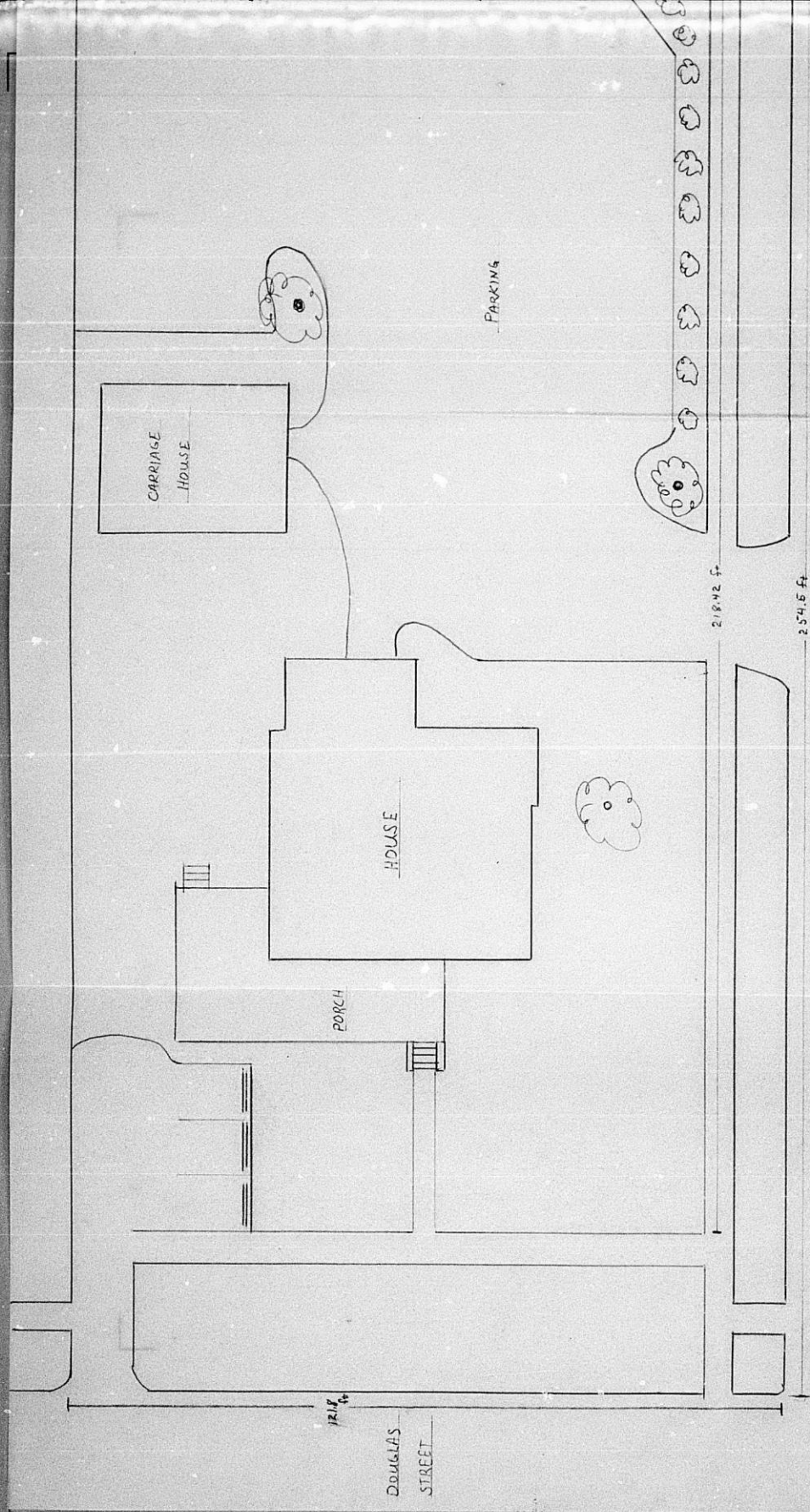
$\frac{1}{32}$ inch = 1 foot

Area of lot = $105 \times 218.42 = 22,934$ sq. ft.

Area inclusive of parkways = $121.8 \times 254.5 = 30,998$ sq. ft.

3705 E. Douglas Street

Lot 1, R. Trimble Addition, Wichita, Sedgwick County, Kansas



$$\frac{1}{32} = 1 \text{ foot}$$

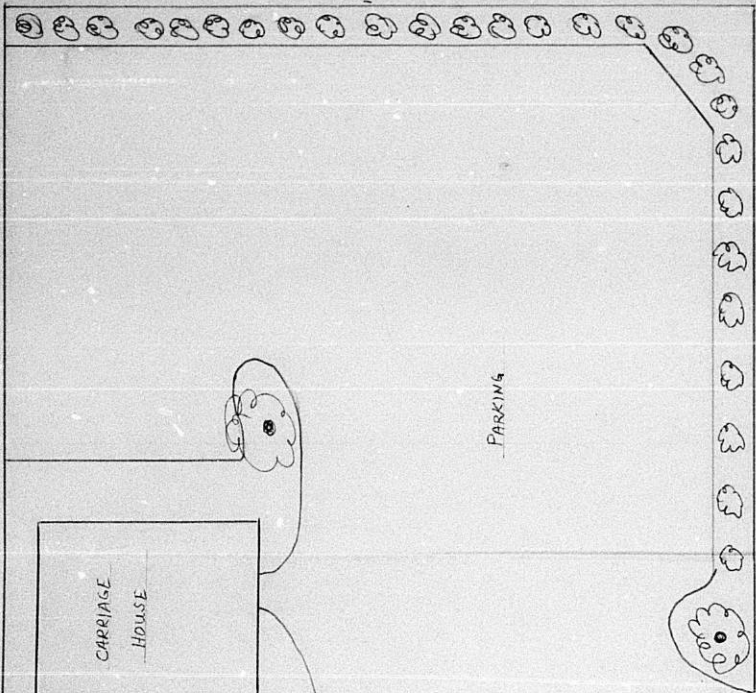
$$\text{Area of lot} = 105 \times 218.42 = 22,934 \text{ sq. ft.}$$

$$\text{Area inclusive of parkways} = 121.8 \times 254.5 = 30,998 \text{ sq. ft.}$$

3705 E Douglas Street
 Lot 1, R. Trimble Addition, Wichita, Sedgwick County, Kansas

OKLAHOMA
STREET

105.4



PARKING

CARRIAGE
HOUSE

HOUSE

PORCH

218.42 ft.

254.15 ft.

$$\frac{1}{20} = 1 \text{ tree}$$

Area of lot = $105 \times 218.42 = 22,934 \text{ sq. ft.}$

Area inclusive of porches = $121.8 \times 254.15 = 30,958 \text{ sq. ft.}$

3705 E. Douglas Street

Loc 1, R. Trimble Addition, Wichita, Sedgwick County, Kansas

CLIFTON STREET