

ACTION

BZA COMMITTEE *Denied* DATE *9.25.73*

M.A.P.C. _____

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

BZA 26-73 W.W.-C.C. Co. requests
VARIANCE to reduce off-street park-
ing spaces on West Dale Dr. in an
area W of Anna - Carl M. Coonrod

POSTED
9-7-73
A

Field Clk. Parking

ACTION

	DATE
BZA COMMITTEE <u>Denied</u>	<u>9.25.73</u>
M.A.P.C. _____	_____
B.C.C./B. CO. C. _____	_____

BZA 26-73 W.W.-C.C. Co. requests
VARIANCE to reduce off-street park-
ing spaces on West Dale Dr. in an
Area W of Anna - Carl M. Coonrod

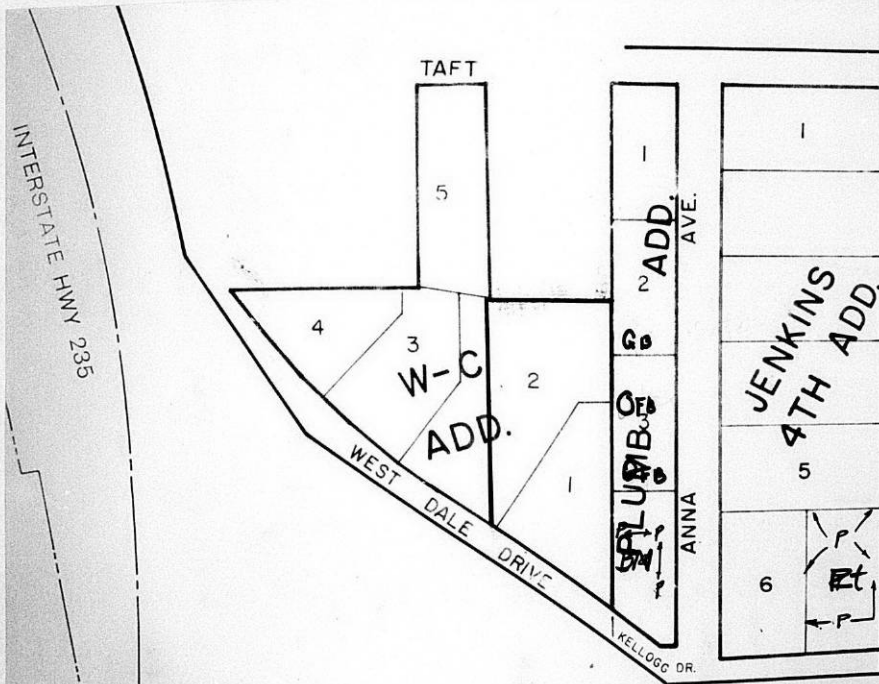
9-25-73

Map No. 5146
Sec. 26
Twp. 27
Range 1W

BZA- 26-73
SCZ- _____
CU- _____
Filed _____

AREA DATA:
1. Acres: 2.57 (238 ft. by 460 ft.)
2. Adjoining Zoning: E "E" s US 54 W "E" N "AA"
3. Land Use: East NCR OFFICE & UNDEVELOPED South US 54 HI-WAY
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: UNDEVELOPED
6. Area (is) (is-not) platted. Existing zoning "E"

PHOTO DATA:
Taken by _____ Date _____ Time _____



HIGHWAY US 54

November 1, 1973

Carl M. Coonrod
P.O. Box 2120
Wichita, Kansas

RE: Case No. BEA 26-73
Request for Variance

Dear Mr. Coonrod:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 25, 1973, in connection with your request for a variance to reduce the required number of off-street parking spaces from 108 to 72, on property zoned the "R" Light Industrial District, and generally located on West Dale Drive in an area West of Anna.

This Resolution reflects the official action of the Board to deny your request. It is forwarded to you for your information and files.

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

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rw

Enclosure

cc: W.W. - C.C. Company, P.O. Box 2120, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 26-73

WHEREAS, the W. W. - C. C. Company, P.O. Box 2120, 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 108 to 72 on property zoned the "E" Light Industrial District, and legally described as follows:

Lot 1 and part of Lot 2, W-C Addition, Wichita, Kansas, described as beginning at the Southeast corner of said Lot 1; thence North 533.97 feet to the Northeast corner of said Lot 2; thence West 215.96 feet to the Southeast corner of Lot 5 in said W-C Addition; thence South parallel with the East line of said Lots 2 and 1, 387.08 feet to the southerly line of said Lot 2; thence southeasterly 261.99 feet to beginning.

Generally located on West Dale Drive in an area West of Anna.

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 September 25, 1973, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for 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 requested does not arise 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 created by an action or actions of the property owner or the applicant; inasmuch as parking requirements for all office buildings are based on one space for each 250 square feet of gross floor space, as opposed to being based on space actually utilized only for offices; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will adversely affect the rights of adjacent property owners or residents inasmuch as failure to provide sufficient parking for employees and patrons could result in such people utilizing the required off-street parking provided by the adjacent businesses or having to park on adjacent unimproved streets; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 of which variance is requested will not constitute unnecessary hardship upon the property owner represented in the application since

the applicant has shown by plans approved by the Traffic Engineering Division and further states in the statement of justification that there is ample space available on the site to accommodate the additional 36 parking spaces required by the zoning ordinance; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired could adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as failure to provide adequate off-street parking could result in use of the adjacent street for parking purposes; and

WHEREAS, the Board of Zoning Appeals has found that granting the variance desired will be opposed to the general spirit and intent of Title 28 inasmuch as it is the intent of the off-street parking provisions of the zoning ordinance that adequate off-street parking be provided; and

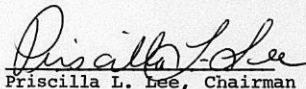
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has not been found to exist.

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 number of off-street parking spaces from 108 to 72 on property zoned the "E" Light Industrial District and legally described as follows:

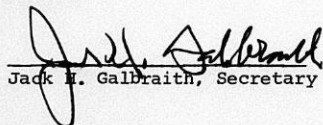
Lot 1 and part of Lot 2, W-C Addition, Wichita, Kansas, described as beginning at the Southeast corner of Said Lot 1; thence North 533.97 feet to the Northeast corner of said Lot 2; thence West 215.96 feet to the Southeast corner of Lot 5 in said W-C Addition; thence South parallel with the East line of said Lots 2 and 1, 387.08 feet to the southerly line of said Lot 2; thence southeasterly 261.99 feet to beginning. Generally located on West Dale Drive in an area West of Anna.

be denied.

ADOPTED AT WICHITA, KANSAS, this 25th day of September, 1973.


Friscilla L. Lee, Chairman

ATTEST:


Jack M. Galbraith, Secretary

October 3, 1973

Carl M. Coonrod
P.O. Box 2120
Wichita, Kansas

RE: Case No. BZA 26-73
Request for Variance

Dear Mr. Coonrod:

At the regular meeting of the Board of Zoning Appeals on September 25, 1973, your request for a variance to reduce the required number of off-street parking spaces from 108 to 72, on property zoned the "E" Light Industrial District, and generally located on West Dale Drive in an area West of Anna was considered.

It was the action of the Board to deny this request.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rv

cc: W.W. - C.C. Company, P.O. Box 2120, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

October 1, 1973

Robert Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

BZA Case No. 26-73 - Request for Variance

This is to advise you that the Board of Zoning Appeals at their regular meeting of September 25, 1973, considered the above captioned request to reduce the required off-street parking spaces from 108 to 72. We were earlier advised that a permit had been issued for a new building on subject property and that construction had begun based on a submitted plan showing the required 108 spaces. In the discussion on the case, in that the applicant felt they did not need the required parking, he commented that they had recently purchased the property directly to the north which is zoned "AA" Single Family and is unplatted.

It was the action of the Board to deny the request, as they could not justify the required 5 conditions and felt that the applicant had sufficient land to comply with the requirement.

Inasmuch as the applicant still advised the Board that they did not intend to provide the 108 spaces in the location that was submitted on the plot plan to your office and on which the permit was issued, I assume that you will require that they furnish to your office a new site plan and if the required parking is then shown on the area to the north zoned "AA" Single Family it is then necessary that both a zone change and platting occur.

This is provided for your information so that your staff will know that the case was denied and can take the necessary procedures.

JHG:rw

P.S. This memorandum is on the variance filed by W.W. - C.C. Company, P.O. Box 2120, and for property legally described as: Lot 1 and part of Lot 2, W-C Addition, Wichita, Kansas, described as beginning at the SE corner of Said Lot 1; thence N 533.97 feet to the NE corner of said Lot 2; thence W 215.96

Robert Feldner
Page 2

feet to the SE corner of Lot 5 in said W-C Addition;
thence S parallel with the E line of said Lots 2 and
1, 387.08 feet to the southerly line of said Lot 2;
thence southeasterly 261.99 feet to beginning.
Generally located on West Dale Drive in an area West
of Anna.

SECRETARY'S REPORT
CASE NO. BZA 26-73

APPLICANT: W. W. - C. C. Company, P.O. Box 2120, Wichita, Kansas,

AGENT: Carl M. Coonrod, P.O. Box 2120, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 108 to 72.

GENERAL LOCATION: Generally located on West Dale Drive in an area West of Anna.

ZONING: Subject property is zoned the "E" Light Industrial District, as are those properties to the east and west. To the north is the "AA" One Family Dwelling District, and to the south is U.S. 54.

LAND USE: An office building is under construction on subject property. The property to the east contains offices, general business, and undeveloped property. Properties to the north and west remain undeveloped, and U.S. 54 is to the south.

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 applicant is requesting a variance to reduce the required number of parking spaces from 108 to 72 for an office building which is presently under construction. In order to obtain a building permit, the applicant submitted plans which indicated that 108 parking spaces would be provided on the site. The applicant now wishes to retain part of the required parking area as landscaped open space, rather than utilizing it for parking.

In the statement of justification submitted with the application (a copy of this statement is attached), the applicant states that of the total building area (27,026 square feet), only 58% is "functional office space" and the remaining 42% is occupied by "corridors, entries, mechanical rooms, vault, machine room, toilets, lounges, storage areas, lobby, stairways and closets." However, it should be pointed out that the areas of the building mentioned above as not occupied as offices are used for areas accessory and necessary to all offices and the percentage is not necessarily unique to this office building.

The applicant goes on to explain that the first floor is designed for 29 persons, and the second floor, although 75% of it is not yet committed to lease, would not require more than 41 parking spaces. Thus, the applicant contends that the building is designed for 70 people and 72 parking spaces. The applicant adds that the historical nature of the firms committed to lease "does not cater to a significant number of persons visiting the building", and that ample space exists on the east, south and west sides of the office building to provide an additional 36 parking spaces. This would bring the total to 108, or the number required by the off-street parking provisions of the Zoning Ordinance. The provision of only 2 spaces to accommodate patrons and clients, however, does not seem to be adequate for a building of this size.

The applicant requests that any studies comparing office building occupancy per square foot to parking utilization be made available. Research of this sort formed the basis for the off-street parking requirements contained in the Prototype Zoning Ordinance. As a result, while required off-street parking has been reduced for specific uses (such as one space for each 400 square feet of enclosed floor area for furniture stores, instead of one for each 250 square feet as presently required), parking for such uses as doctors' offices will be based on one space for each doctor and employee, plus three spaces for each examination or treatment room. This could work out to one space for each 150 square feet of floor area. The off-street parking requirements for office buildings in general will remain the same--one space for each 250 square feet of gross floor area.

Uniqueness:

It is the opinion of the Secretary that uniqueness cannot be found to exist inasmuch as current parking requirements for all office buildings are based on one space for each 250 square feet of gross floor space, as opposed to being based on space actually utilized only for offices.

Adjacent Property:

It is the opinion of the Secretary that the granting of the variance could have an adverse effect on adjacent property inasmuch as failure to provide sufficient parking for employees and patrons could result in such people utilizing the required off-street parking provided by the adjacent businesses or having to park on adjacent unimproved streets.

Hardship:

It is the opinion of the Secretary that failure to grant the variance requested will not constitute an undue hardship upon the applicant, since the applicant has shown by plans approved by the Traffic Engineering Division and further states in the statement of justification that there is ample space available on the site to accommodate the additional 36 parking spaces required by the zoning ordinance.

Public Interest:

It is the opinion of the Secretary that the granting of the desired variance could adversely affect the public welfare

BZA Case No. 26-73
Secretary's Report
Page 4

inasmuch as failure to provide adequate off-street parking could result in use of the adjacent street for parking purposes.

Spirit and Intent:

It is the opinion of the Secretary that granting the variance desired would be opposed to the general spirit and intent of Title 28 inasmuch as it is the intent of the off-street parking provisions of the zoning ordinance that adequate off-street parking be provided.

RECOMMENDATION:

It is the recommendation of the Secretary that, based on the failure of the desired variance to meet the five conditions required by Section 2.12.590.B, Code of the City of Wichita, the request for variance to reduce the required number of off-street parking spaces from 108 to 72 be denied.

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

August 31, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 26-73

An application has been filed by W.W. - C.C. Company, P.O. Box 2120, 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 108 to 72 on property zoned the "E" Light Industrial District, and legally described as follows:

Lot 1 and part of Lot 2, W-C Addition, Wichita, Kansas, described as beginning at the Southeast corner of Said Lot 1; thence North 533.97 feet to the Northeast corner of said Lot 2; thence West 215.96 feet to the Southeast corner of Lot 5 in said W-C Addition; thence South parallel with the East line of said Lots 2 and 1, 387.08 feet to the southerly line of said Lot 2; thence southeasterly 261.99 feet to beginning. Generally located on West Pale Drive in an area West of Anna.

This application has been assigned Case No. BZA 26-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 25, 1973, 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

9 notices sent to Property Owners 9.7.73
10 " " " Planning Comm 9.7.73

August 30, 1973

Mr. Carl M. Coonrod
P.O. Box 2120
Wichita, Kansas 67202

RE: Case No. BZA 26-73
Request for Variance

Dear Mr. Coonrod:

Attached is your receipt for the Board of Zoning Appeals application for variance to reduce the required number of off-street parking spaces from 108 to 72 on property zoned the "E" Light Industrial District and generally located on West Dale Drive in an area West of Anna.

This case will be heard by the Board of Zoning Appeals at its meeting on September 25, 1973, to begin at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas.

Sincerely,

Jack H. Galbraith
Secretary

JHG:rw
attachment

August 22, 1973

Mr. Carl M. Coonrod
WW-CC Company
840 North Main Street
P.O. Box 2120
Wichita, Kansas 67201

Dear Mr. Coonrod:

This is to advise you that we are in receipt of your Board of Zoning Appeals application for a variance and have several questions concerning the information supplied. The application as filed does not state precisely the number of parking spaces from which you are requesting a variance and the number of spaces you wish to provide. Your statement of justification states that the plans examiner indicated 108 spaces would be required, and the architectural plans are designed to accommodate 72 parking spaces. However, the plans accompanying your application show 82 parking spaces. We therefore, need some clarification of this matter by you.

We also need a corrected legal description of the property involved. The legal description of Lot 2, W-C Addition, contained in the application is not sufficient for us to advertise the case for public hearing. We need an accurate legal description for that portion of Lot 2 for which the variance is requested.

After quickly reviewing your statement of justification, it should be pointed out that every office building has these accessory areas (corridors, lounges, stairways, closets, etc.), and that this fact was taken into consideration when criteria for parking requirements for office buildings were formulated. We would appreciate any additional information you might have as to what specific type of offices might be

Mr. Carl M. Coonrod

involved which you feel would justify a reduced number of parking spaces.

In addition, you requested that the Planning Commission make available "any studies that MAPC has researched comparing office building occupancy per square foot to parking space utilization." We have checked the requirements for office parking in the new zoning ordinance, and they are the same as in the present ordinance. If you have reference to other documents, please advise us as to the nature of these materials so that they can be made available to the Board.

If we have received the corrected legal description and the information concerning the number of parking spaces you wish varied by Tuesday, August 28, 1973, this case will be heard by the Board of Zoning Appeals on September 25, 1973, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:rw

W W - C C C O M P A N Y

840 North Main Street
P O Box 2120
Wichita, Kansas 67201

316 262-8255

August 20, 1973

Board of Zoning Appeals
The City of Wichita
City Building Annex Room 402
104 South Main St.
Wichita, Kansas 67202

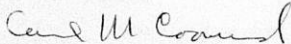
Re: Request for Variance

Dear Sir:

Please find enclosed our application for variance. In the event we have either understated or overstated, we would be most happy to resubmit a new application and statement of variance criteria.

Sincerely yours,

W W - C C C O M P A N Y



Carl M. Coonrod,
Partner

eh

Encl.

VARIANCE REQUEST CRITERIA

This application for variance concerns reducing the number of currently required parking spaces for a proposed office building. The plans examiner has appraised the architectural drawings as requiring 108 parking spaces to accommodate City Policy on 27,026 square feet of office building. Architectural plans are designed to accommodate 72 parking spaces.

The proposed office building total area is 27,026 square feet. Of this total area, 15,678 square feet (58%) is functional office space. The remaining area (42%) is occupied by corridors, entries, mechanical rooms, vault, machine room, toilets, lounges, storage areas, lobby, stairways and closets.

The first floor total area is 10,752 square feet, and the functional office area is 5,945 square feet (55%). It is designed specifically for 29 persons, which includes future personnel expansion. Thus, one parking space per 371 square feet on the first floor.

The second floor total area is 13,570 square feet and the functional office area is 9,733 square feet (72%). The second floor has 25% of its total area (3,393 sf) committed by lease to three firms employing ten persons. Of these ten persons, six are field personnel who would be at the office building on Saturday mornings and occasionally after normal working hours during the weekdays. Thus, one parking space per 848 square feet on 25% of the second floor. The remaining 75% of the second floor (10,178 sf) is not committed to lease at the present time. The building owners have agreed that, in utilizing modern office practices, design and aesthetics, the remaining 75% of the second floor would not be leased to tenants occupying more than 275 square feet per office employee. Thus, one parking space

per 275 square feet per office on the remaining 75% of the second floor dictating 37 parking spaces.

The basement total area is 2,704 square feet and is not designed for any person to be employed in this area.

In summary, this office building is designed for 70 people and 72 parking spaces. The architect made no allowance for such factors as car pools, mass transit, bicycles or motorcycles which, of course, would minimize the utilization of parking spaces already provided. The historical nature of the firms committed to lease at present does not cater to a significant number of persons visiting the building.

The applicant therefore submits that the variance request arises from the unique design of this office building in as much as there exists 375 square feet of floor area per parking space compared to City Policy based on 250 square feet of floor area per parking space.

PROVISIONS FOR OCCUPANCY OTHER THAN PRESENTLY COMMITTED OR PLANNED

In the event of occupancy change, ample space exists on the east, south and west sides of the office building property to accommodate an additional 36 parking spaces.

ABUTTING PROPERTIES

The abutting property to the north and west of the subject property are undeveloped and to the best knowledge of the applicant a land use for these properties is undetermined at this time.

West Dale Drive occupies the land to the south.

The abutting property to the east is developed in the form of small office buildings accessible only from Anna Street.

TITLE 28

It is the applicants view that strict application of the provisions of Title 28 would create a surplus amount of asphalt surface detrimental to the total environment of the surrounding area without either a need or worth factor. In the unforeseen circumstance of additional spaces becoming a need for this site, it is clear that these spaces are available and that the applicant can exercise corrective action by having these spaces constructed.

PUBLIC CONVENIENCE

This request for variance will not adversely affect the public convenience. The present design clearly defines an orderly parking pattern of sufficient numbers while retaining the open areas to insure any future changes and to enhance the area generally through landscaping.

INTENT OF ORDINANCE

The applicant can reasonably assume that the intent of the zoning ordinance is generally a broad scope policy which does serve a large majority of the business community. The ordinance has made provisions for unique cases through the application for variance. The applicant does maintain that the proposed office building is not comparable to the normal office building design in so far as occupancy per square foot.

CONCLUSION

In conclusion the applicant respectfully requests that the Metropolitan Area Planning Commission make available to the Board of Zoning Appeals any studies that MAPC has researched comparing office building occupancy per square foot to parking space utilization.

BOARD OF ZONING APPEALS

CASE NO. 26-73

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant W. W. - C. C. Company

Mailing Address P. O. Box 2120 Phone 262-6416

Name of Authorized Agent Carl M. Coonrod

Mailing Address P. O. Box 2120 Phone 262-6416

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

II. The variance requested is change in parking requirements.

for property located Interstate 235 and West Dale Drive

and legally described as: W-C Addition. All of lot 1 and part of that
part lying south of the north line of lot 2 and east of a line extended
south from the east line of lot 5

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

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.

W. W. - C. C. Company
Applicant

Carl M. Coonrod, Partner
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals _____ (a.m. - p.m.), _____ 19____ together with appropriate fee of \$50.00.

W. L. KORBER R. G. WAYMIRE

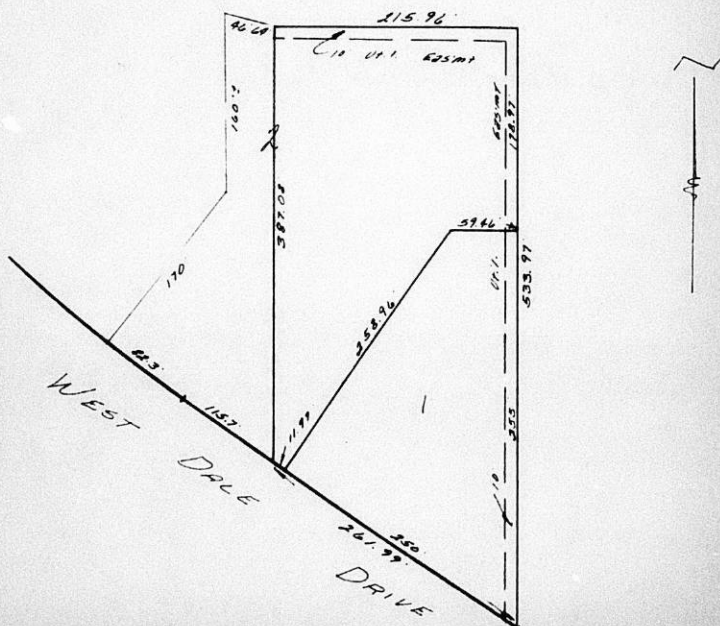
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

Lot 1 and part of Lot 2, W-C Addition, Wichita, Kansas, described as beginning at the S.E. Corner of said Lot 1; thence north 533.97 feet to the N.E. Corner of said Lot 2; thence west 215.96 feet to the S.E. Corner of Lot 5 in said W-C Addition; thence south parallel with the east line of said Lots 2 and 1, 387.08 feet to the southerly line of said Lot 2; thence southeasterly 261.99 feet to beginning. Containing 2.283 acres.



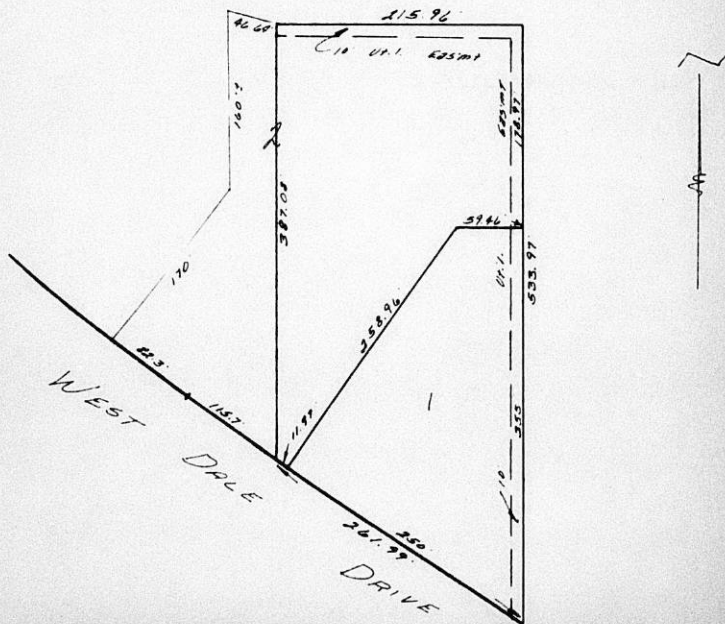
W. L. KORBER R. G. WAYMIRE
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

Lot 1 and part of Lot 2, W-C Addition, Wichita, Kansas, described as beginning at the S.E. Corner of said Lot 1; thence north 533.97 feet to the N.E. Corner of said Lot 2; thence west 215.96 feet to the S.E. Corner of Lot 5 in said W-C Addition; thence south parallel with the east line of said Lots 2 and 1, 387.08 feet to the southerly line of said Lot 2; thence southeasterly 261.99 feet to beginning. Containing 2.283 acres.



OWNERSHIP LIST

Lot	Addition	Property Owner
1	W-C Addition	WW-CC Company, a partnership of ✓ Ken Wagnon, H. Doyle Walz, Jamie Coulter, Carl M. Coorod, Robert A. Geist & Marvin Fogg, co- partners, Address unknown <i>Send individual notice to each one of the above names to P.O. Box 2120 D.D.</i>
2	"	"
3	"	"
4	"	"
5	"	"
1	Plumb Addition	✓ Anna Development, Inc. 1935 N. Ridge Road, Wichita, Kansas, 67212
2, exc. S. 100'	"	"
S. 100' of 2	"	✓ Oren Lawrence Smith and Deloy M. Smith, 1201 S. 119th St. West Wichita, Kansas, 67212
3	"	✓ Anna Development, Inc. 1935 N. Ridge Road Wichita, Kansas, 67212
4	"	"
	Beginning at a point on the N. line of SE $\frac{1}{2}$ of NW $\frac{1}{2}$ of Sec. 26, Tp. 27 S., Rg. 1 W. thence W. along said N. line a distance of 335.4' to the NW corner of the E $\frac{1}{2}$ of the SE $\frac{1}{2}$ of the NW $\frac{1}{2}$ of Sec. 26, thence S. along the W. line of E $\frac{1}{2}$ of SE $\frac{1}{2}$ of NW $\frac{1}{2}$ of Sec. 26, a distance of 389.62', thence E. 335.4', thence N. 389.62' to the place of beginning, except the E 134' of the S. 164.54' of the N. 196.54' thereof	Max M. Mayhill Address unknown
	Beginning 16.5' S. of the NW corner of the SE $\frac{1}{2}$ of the NW $\frac{1}{2}$ of Sec. 26, Tp. 27 S., Rg. 1 W, thence W. 215.96', thence S. 402.4', thence Southeasterly 215.96' to a point in the E line of SE $\frac{1}{2}$ of NW $\frac{1}{2}$, thence N/ 404.4' to beginning	Oscar W. Harlow Address unknown

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 1 and 2, W-C Addition, Wichita, Sedgwick County, Kansas, as shown by the last deeds of record in the office of the Register of Deeds of Sedgwick County, Kansas, on this 2nd day of August, 1972 at 7:00 o'clock A. M.

The Security Abstract and Title Company, Inc.

By


Vice-President

Order No. 205406

Form 223-021

PAYMENT NOTICE
City of Wichita

Pay at TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION AMOUNT

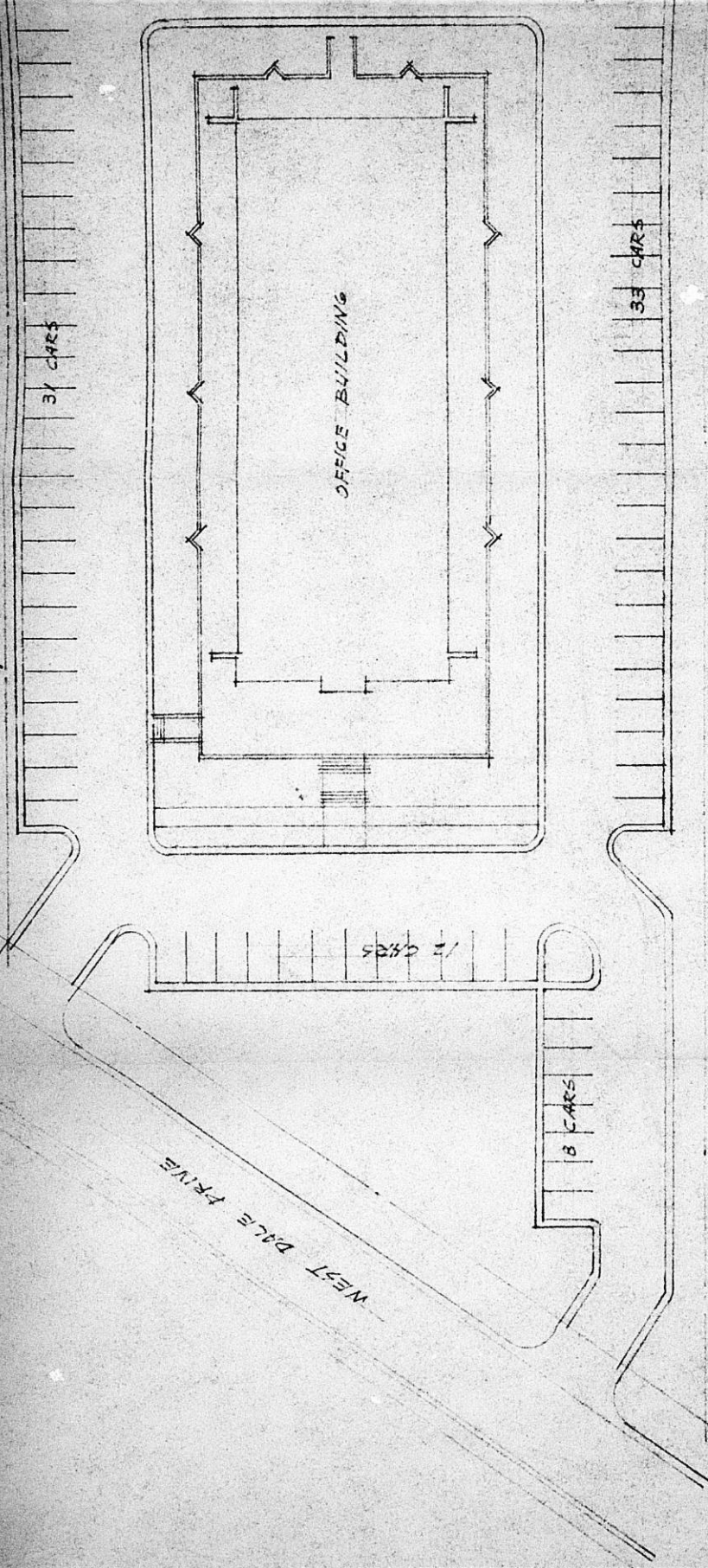
Name

Address

Type Due Date

Comments:

Date By



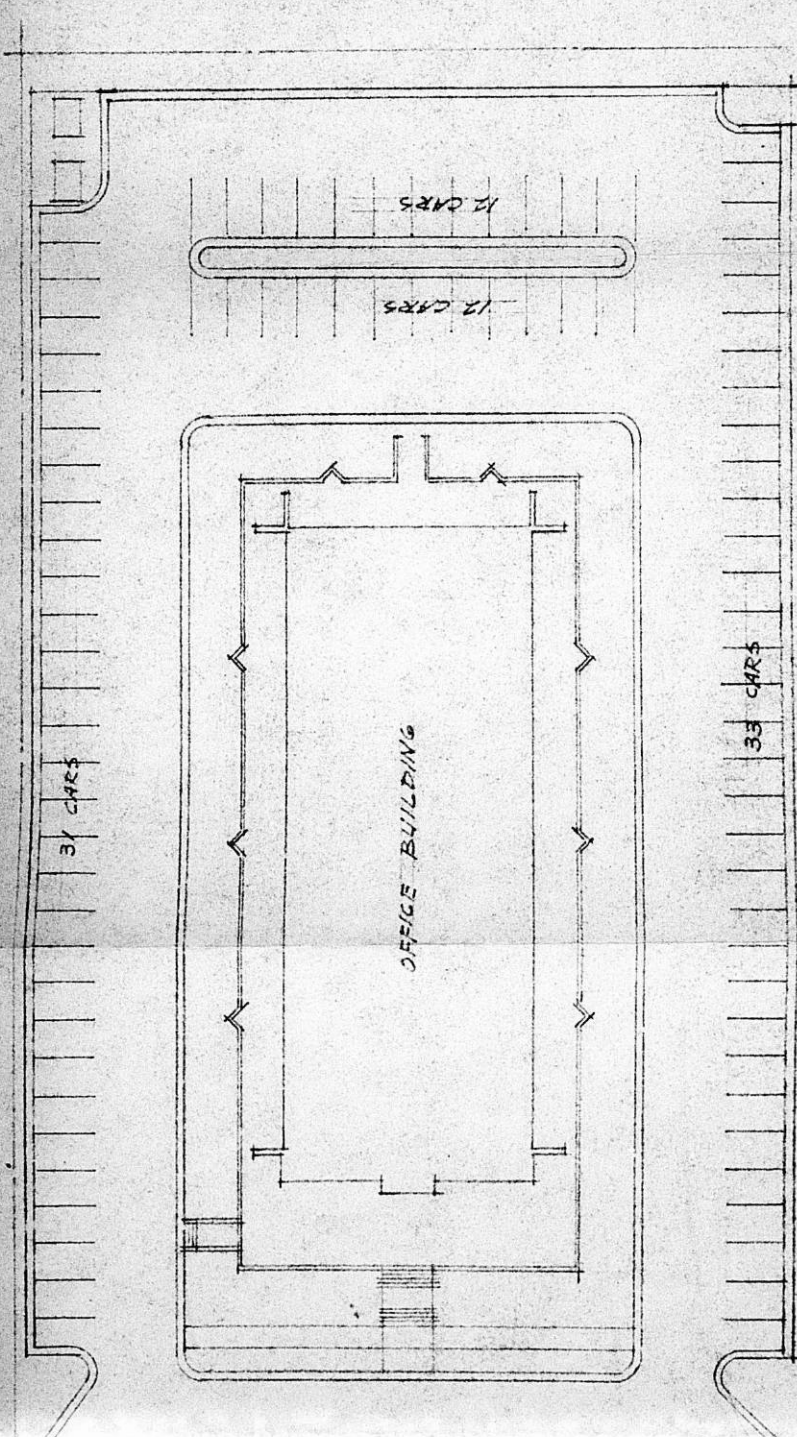
ALTERNATE PARKING LAYOUT

1" = 30' 0

TOT. C

ALLEN G. AHRE, AIA
ARCHITECT
2120 S. VOLUTSIA
TELEPHONE 684-0646
WICHITA, KANSAS 67211

OFFICE BUILDING
FOR WW-CC
WICHITA, KANSAS



TOT. CARS = 109

ALTERNATE PARKING LAYOUT

1" = 30' 0

