

Case N. BZA 37-86 - Triangle Partnership requests a variance to reduce the required front yard setback from 20' to 0' for circulation purposes only on property zoned the "B" Multiple-family Dwelling District & generally located

Permed
9-2-86 *aw*

ACTION

BZA. 37-86 APPROVED 9/23/86
DATE

200' ¹/₄ Sec. 10.31.86

Shot 11.18.86

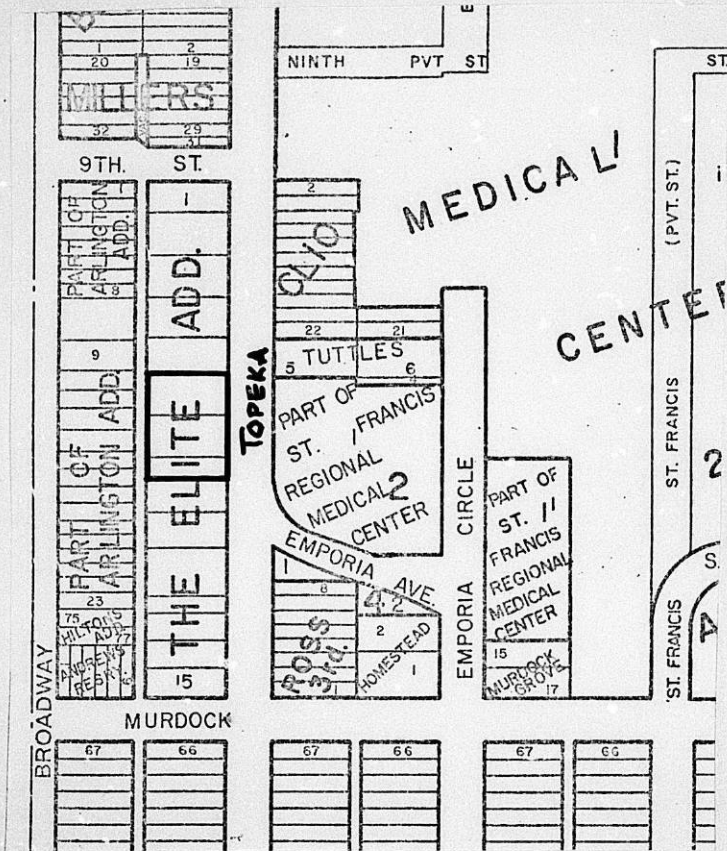
Record \leftarrow

Map No. 5548 C

BZA 37-86
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E C S B W LC N B
3. Land Use: East Hosp. South Res.
West Comm. North Off
4. Area (is) (~~is not~~) platted.



SHAW-WALKER ENGINEERING
No. 2153C
PLANNING
AND
ENGINEERING
CORPORATION
1000 EAST 17TH AVENUE
DENVER, COLORADO 80202
U.S.A.



September 25, 1986

SPHS Architects
151 North Main, Suite 333
Wichita, Kansas 67202

Re: BZA 37-86 - Request for Variance

Dear Sir:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 23, 1986.

This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

Enclosure

cc: Triangle Partnership, 818 N. Emporia, Wichita, KS 67214
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION CASE NO. 37-86

WHEREAS, Triangle Partnership, 818 N. Emporia, Suite 310, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback from 20 feet to 0 feet for circulation purposes only on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

Lots 6, 7 and 8, Elite Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka between Murdock and Ninth Street (909 N. Topeka).

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 23, 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 located adjacent to an arterial street and is located in a transitional area where a major portion of the properties are zoned and developed with uses other than residential; 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 areas immediately adjacent to the adjoining properties will be maintained as a landscaped yard and the properties directly across the street are not required to maintain any landscaped front yards; 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 only alternative would be to file an application for a change of zoning which would accomplish the same result in permitting the circulation drive in the front yard setback; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of the setback for circulation drive purposes only will not in any way interfere with the need for right-of-way or easements, and in addition will provide additional on site circulation to possibly eliminate congestion on the street; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the purpose of the landscape yard is to retain and provide residential character to a neighborhood; 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.

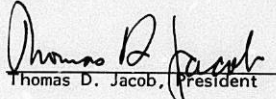
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback from 20 feet to 0 feet for circulation drive purposes only on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

Lots 6, 7 and 8, Elite Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka between Murdock and Ninth Street (909 N. Topeka).

be approved subject to the following conditions:

1. The reduction of the front yard setback from 20 feet to 0 feet shall be for circulation drive purposes only in accordance with the plan submitted with the application.

ADOPTED AT WICHITA, KANSAS, this 23rd day of September, 1986.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE September 23, 1986

TO Glen Lytle, Special Assistant for Zoning

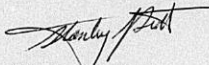
FROM Stanley J. Scott, CP Coordinator

SUBJECT BZA 37-86: West side of
 Topeka between Murdock and
 Ninth Streets (909 North Topeka)

On Tuesday, September 16, CPO Neighborhood Council Area "L" considered the captioned case, a request for a zoning variance to reduce the required front yard setback from 20 feet to 0 feet for circulation purposes only on property zoned "B" Multiple Family Dwelling District. The Council voted 5-0 to recommend approval of the requested variance.

Randy Philips and Howard Day were present to describe the request and respond to questions from the Council. No area residents or property owners were present. Council members were provided the notice to adjoining property owners, a map of the area, and an oral reporting of MAPD staff comments.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 37-86 is considered on Tuesday, September 23.



Stanley J. Scott
CP Coordinator

SJS:dm

Noted:

Annie K. Montgomery
CRS Director

SECRETARY'S REPORT
CASE NO. BZA 37-86

APPLICANT: Triangle Partnership, 818 N. Emporia, #310, Wichita, KS

AGENT: SPSH Architects, 151 N. Main, Suite 333, Wichita, KS

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet for off-street circulation purposes only.

GENERAL LOCATION: On the west side of Topeka and north of Murdock.

ZONING: Subject property is zoned the "B" Multiple-family Dwelling District as are the properties to the north and south. To the east is "C" Commercial and to the west is "LC" Light Commercial.

LAND USE: Subject property is being developed with medical offices. To the west is commercial and off-street parking. To the east is part of St. Francis Medical Center, and to the north and south are 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 conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street circulation purposes only. This is for a circulation driveway to be located parallel to the street and along the front of the building. This request is required because the property is located in the "B" Multiple-family Dwelling District, and in all residential zoning districts, the front yard setbacks are required to be maintained as landscaped areas except for driveways providing ingress or egress to off-street parking areas. In this case, the driveway is not required for that purpose.

It should be noted that the property is located adjacent to a major street, and at this location it is a two-way street due to the relocation of the Emporia traffic. The major part of the off-street parking for this facility is located to the west in the "LC" district. It should also be noted that a large parking lot is located to the east in the "C" Commercial District that does not require any setbacks for landscaped yard areas.

It is the Secretary's opinion that the general area no longer retains the character of a residential area that should observe the landscaped yards. The applicant could probably obtain "BB" Office zoning on the property which would also eliminate the requirement of the landscaped front yard and would not require this variance.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located adjacent to an arterial street and is located in a transitional area where a major portion of the properties are zoned and developed with uses other than residential.

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 areas immediately adjacent to the adjoining property owners will be maintained as a landscaped yard and the properties directly across the street are not required to maintain any landscaped front yards.

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 only alternative would be to file an application for a change of zoning which would accomplish the same result in permitting the circulation drive in the front yard setback.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of the setback for circulation drive purposes only will not in any way interfere with the need for right-of-way or easements, and in addition will provide additional on site circulation to possibly eliminate congestion on the street.

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 the purpose of the landscape yard is to retain and provide residential character to a neighborhood.

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 condition:

1. The reduction of the front yard setback from 20 feet to 0 feet shall be for circulation drive purposes only in accordance with the plan submitted with the application.



ST FRANCIS REGIONAL MEDICAL CENTER

September 4, 1986

Board of Zoning Appeals
Tenth Floor - City Hall
455 North Main
Wichita KS 67202
ATTN: Mr. Glen E. Lytle
Assistant Secretary

RE: Case No. BZA 37-86

Dear Mr. Lytle:

We understand that a Request for Variance has been filed by Triangle Partnership to reduce the required front yard setback from 20' to 0' for circulation purposes on properties zoned "B" Multiple-family, for the property legally described as Lots 6, 7 and 8, Elite Addition, Wichita, Sedgwick County, Kansas, and generally located on the west side of Topeka between Murdock and Ninth Street.

Please be advised that as adjoining property owners, we are in complete support of the request and urge your favorable consideration of this matter.

Respectfully submitted,

St. Francis Regional Medical Center
by: Joel M. Pollack, Director
Real Estate Development &
Property Management

cc: Joe Mackey
Jerry Cohlmlia, M.D./Triangle Partnership
CPO Office

RECEIVED

SEP 08 1986

METROPOLITAN PLANNING
ROUTE _____

BZA CASE NO. 37-86

<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>17</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>20</u>	TOTAL NOTICES SENT <u>9-2-86</u>

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

August 29, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 37-86

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 Triangle Partnership, 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 front yard setback from 20 feet to 0 feet for circulation purposes only on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 6, 7 and 8, Elite Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka between Murdock and Ninth Street (909 N. Topeka).

This application has been assigned Case No. BZA 37-86. It will be considered by the Board of Zoning Appeals on September 23, 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. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Triangle Partnership
 Mailing Address 818 N. Emporia #310 Phone 263-5891
 Name of Authorized Agent SPSH Architects
 Mailing Address 151 N. Main, Suite 333 Phone 267-4002
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is The installation of a circulation drive
in a required front yard setback in a "B" multi-family zoned property
20' to 0'
 for property located 909 N. Topeka, Wichita, Kansas
 and legally described as: Lots 10-12, Arlington Addition, Lot 6-8,
Elite Addition, Wichita, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned LC & B Multi-family

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

J. Allbrein
Dr. Jerry Allbrein

Authorized Agent

Randy Phillips
Randy Phillips

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:55 (a.m./p.m.), 8-25, 1989
 together with appropriate fee of 30.00

Ownership list to be delivered
 by Secretary 8-26 Signed Louise Olivas, Sr. Planner

VARIANCES

The Board may authorize in specific cases a variance from the specific terms of Title 28 which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of Title 28 will, in an individual case, result in unnecessary hardship, and provided that the spirit of Title 28 shall be observed, public safety and welfare secured and substantial justice done. Such variance shall not permit any use not permitted by Title 28 (zoning ordinance) in such zoning district. A request for a variance may be granted upon a finding by the Board that all of the following conditions as set forth in Section 2.12.590.B have been met:

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).

8. Case No. BZA ^(?) 37-86 - Triangle Partnership,
818 N. Emporia, ^{Wichita} 310, Wichita, Kansas, pursuant
to Section 2.12.590. B, Code of the City of
Wichita, requests a variance to ~~reduce the required front yard setback from 20 feet to 0 feet~~
for circulation purposes only on property zoned the
~~parking in the front yard setback in the~~
and
"B" zoning district on property legally
described as follows:

Lots 6, 7 and 8, Elite Addition,
Wichita, Sedgwick County, Kansas.
Generally located on the west side
of Topeka between Murdoch and Ninth
Street (909 N. Topeka).

J P S H

~~August 25, 1986~~
SPANGENBERG PHILLIPS SHERMAN HARRISON INC

August 25, 1986

Office of the Secretary
Board of Zoning Appeals
10th Flr, City Hall
455 N. Main
Wichita, KS 67202

Members of the Board:

This application for variance is in reference to Article 28.04.140 Off-Street Parking Regulations, Item 1 of the zoning ordinance of the City of Wichita Chapter 28.04 of Title 20, which states "For Purpose of this Chapter, off-street parking spaces, ingress and egress drives, and circulation aisles shall not occupy any part of a required front yard or any required side yard adjacent to a street." Our variance request is a result of the Owners of the Wichita Dialysis Center wish to create better access to the site and building for their patients and to alleviate potential traffic problems along the southbound lane of north Topeka.

Due to the debilitating nature of their illness, many patients require assistance in reaching the center as well as leaving and entering their vehicles. The schedule for treatments each day are four hours apart 3 times daily. With 20 patients per shift arriving at approximately the same time, there will be a definite potential for traffic problems if there is no way in which several vehicles can not be accommodated at the same time. By allowing the installation of an approach and circulation drive on the front yard setback, several vehicles can unload their passengers and proceed to a parking space without being delayed and forced to wait in line on Topeka Ave.

We feel that this request is within reason because there are no longer any residences or aptments on the east side of Topeka and the adjacent properties have been zoned "B" multi-family which would allow their future use to be

Board of Zoning Appeals
Page Two
August 25, 1986

similar to the majority of those not existing along Topeka in the St. Francis Hospital vicinity. We sincerely appreciate the board's attention to this matter and hope that this request for variance will be granted.

Respectfully submitted,

A handwritten signature in cursive script that reads "Randy Phillips". The signature is written in dark ink and is positioned above the typed name.

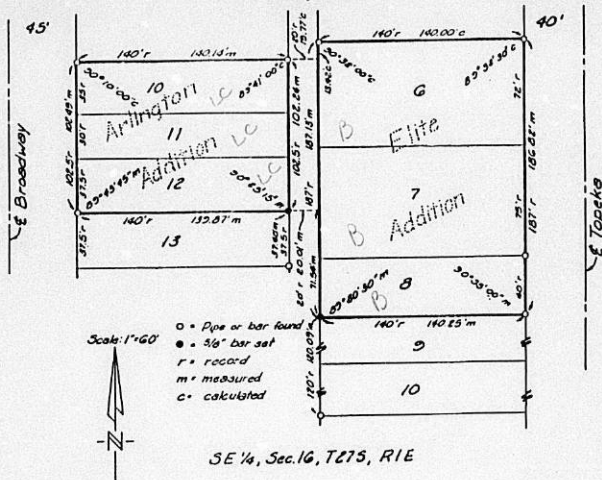
Randy O. Phillips, AIA

RP/sw

Enclosure

c: Dr. Jerry Cohlma

Survey of
 Lots 10-12, Arlington Add.
 Lots 6-8, Elite Add
 Wichita, Sedgwick Co, Kansas
 March, 1983



CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SEDGWICK)

I, Steven E. Anderson, Professional Engineer and Land Surveyor in said County and State do hereby certify that I have been in responsible charge of surveying the following described property:

Lots 6 through 8, inclusive, The Elite Addition to Wichita, Kansas
 Lots 10 through 12, inclusive, Arlington, an addition to Wichita, Kansas

and that the accompanying plat is a true and correct exhibit of said survey. There are no building encroachments on the above described property. Dated this 10th day of March, 1983.



Steven E. Anderson
 Steven E. Anderson, P.E., L.S.
 Van Doren-Hazard-Stallings
 260 N. Rock Road, Suite 250
 Wichita, KS 67206



PLEASE DELIVER TO:
 METROPOLITAN PLANNING
 ATT: LOUISE OLIVAREZ

thanks,
 Ardy

Ownership List for
 SPSH Architects
 (Randy Phillips)
 Variance for Dialysis Center

SECURITY ABSTRACT AND TITLE CO. INC.
 434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
 SECURITY IS KNOWING

Lot 11 on Topeka

Lot 6, Lawrence, now
 Lot 7, Broadway
 Lot 8,

Lot 9

Lot 10
 Lot 11
 Lot 12

Lot 13
 Lot 14
 Lot 15

Lot 16
 Lot 17

Lot 18
 Lot 19
 Lot 20
 Lot 21
 Lot 22

RSHIP LIST

PROPERTY OWNER

Address	Property Owner	Parcel ID
te Addition	Triangle Partnership 818 North Emporia Suite 310	67214
"	M & E Building Investment Co. 933 North Topeka	67214
"	Wilma R. Lyons 911 North Topeka	67214
"	Alvin W. E. Nagel 7701 Dublin	67206
"	Gerald D. Nelson Doris B. Nelson 825 North Hillside	67214
Arlington Addition	Michael L. Crouch 348 North Pershing	67208
	D. Bruce Schreck 5490 East Central	67208
	Donald J. Schreck 5490 East Central	67208
"	Floyd F. Jantz Ruth M. Jantz 1339 Minisa	67203
"	Triangle Partnership 818 North Emporia Suite # 310	67214
"	Wilson - Ritchie Land Company 850 North Broadway	67214
"	First Church of Christ Scientist 828 North Broadway	67214
"	Same as above	

OWNERSHIP LIST

<u>PROPERTY DESCRIPTION</u>			<u>PROPERTY OWNER</u>	
Lot 6, on Topeka Lot 7, on Topeka Lot 8, on Topeka	Elite Addition	✓	Triangle Partnership 818 North Emporia Suite 310	67214
Lot 3, on Topeka Lot 4, on Topeka	"	✓	M & E Building Investment Co. 933 North Topeka	67214
Lot 5, on Topeka	"	✓	Wilma R. Lyons 911 North Topeka	67214
Lot 9, on Topeka Lot 10 on Topeka	"	✓	Alvin W. E. Nagel 7701 Dublin	67206
Lot 11 on Topeka	"	✓	Gerald D. Nelson Doris B. Nelson 825 North Hillside	67214
Lot 6, Lot 7, Lot 8,	Lawrence, now Broadway	Arlington Addition	✓ Michael L. Crouch 348 North Pershing	67208
			✓ D. Bruce Schreck 5490 East Central	67208
			✓ Donald J. Schreck 5490 East Central	67208
Lot 9	"	"	✓ Floyd F. Jantz Ruth M. Jantz 1339 Minisa	67203
Lot 10 Lot 11 Lot 12	"	"	✓ Triangle Partnership 818 North Emporia Suite # 310	67214
Lot 13 Lot 14 Lot 15	"	"	✓ Wilson - Ritchie Land Company 850 North Broadway	67214
Lot 16 Lot 17	"	"	✓ First Church of Christ Scientist 828 North Broadway	67214
Lot 18 Lot 19 Lot 20 Lot 21 Lot 22	"	"	Same as above	

PROPERTY DESCRIPTIONPROPERTY OWNER

A certain tract being part of Lot 103, all of Lots 105, 107 and 109, and part of Lot 111, on Texas Avenue, now Broadway Avenue, in J.P. Hilton's Addition described as:

A tract in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 16, Township 27 South, Range 1 East of the 6th P.M., beginning at a point on the East line of Texas Ave., now Broadway, 610 feet north of the Northeast corner of Broadway and Oak Street, now Murdock Avenue, in J.P. Hilton's Addition, thence North 100 feet along the East line of Broadway Avenue; thence East 140 feet to the west line of the alley; thence South 100 feet along the West line of the alley; thence West 140 feet to the point of beginning.

✓ Lawrence E. Smith
Rosalie M. Smith
1100 North Emporia 67214

Lot 103 on Broadway
Lot 105
Lot 107

Mungers Original
Town of
Wichita

✓ Mac-Murphy, Inc. 9-4-86
841 North Broadway
67214

Lot 109 on Broadway
Lot 111 on Broadway

"

✓ Mary O. MacLeod
1345 N. River Blvd. 67203

Lot 113 on Broadway
Lot 115 on Broadway

"

✓ Attorneys Building Inc.
901 North Broadway 67214

Lot 117 on Broadway
Lot 119
Lot 121
Lot 123

"

✓ Elizabeth S. Guldner
901 North Broadway 67214

Lot 125 on Broadway

"

✓ Lawrence E. Smith
Rosalie Smith
1100 North Emporia 67214

Lot 14 on Broadway
Lot 16
Lot 18
Lot 20
Lot 22

Clio
Addition

✓ Medicenters of America Inc.
(NKA Hillhaven Corporation)
932 North Topeka 67214

Lot 5

Tuttle's
Addition

Same as above

PROPERTY DESCRIPTION

PROPERTY OWNER

That part Block 2 of Lot 1, described as beginning at the Northwest corner of Lot 1, Block 2, thence bearing North 89°59'25" East along the North line of said Lot 1, 150.29 feet; thence bearing South 0°34'56" West 66 feet; thence bearing South 89°59'25" West 150.28 feet to a point in the east right of way of Topeka Avenue, thence bearing North 0°34'50" East along said right of way 66 feet to the point of beginning.

St. Francis Regional Medical Center

✓ Affiliated PROPERTY Services, Inc.
1035 North Emporia 67214

City of Wichita as to buildings and other improvements.
455 North Main
67202

All of Lot 1, Block 2 except a tract described as: Beginning at the Northwest corner of Lot 1, in said Block 2, thence bearing North 89°59'25" East along the North line of said Lot 1, 150.29 feet; thence bearing South 0°34'56" West, 16 feet; then bearing South 89°57'01" East along the North line of said Lot 1, 149.89 feet to the Northeast corner of said Lot 1; thence bearing South 0°34'59" West along the East line of Lot 1, 172 feet; thence bearing North 89°57'01" West a distance of 149.90 feet; thence bearing North 0°34'56" East 126 feet; thence bearing South 89°59'25" West, 150.28 feet to a point in the East line of Topeka Ave. thence bearing North 0°34'50" East along said East line, 62 feet to the point of beginning.

"
✓ Affiliated Property Services, Inc.
1035 North Emporia 67214

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

Lots 10, 11 and 12, Arlington, an Addition to Wichita, Kansas, and

Lots 6, 7, and 8, Elite Addition to Wichita, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 25th day of August, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

Mary Hable
By Sr. Vice-President

FORM 29-021 PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION	300 ⁰⁰	AMOUNT
BZA Variance		

NAME Spangenberg Phillip Sherman Variance
 ADDRESS 151 N. Main # 330 67202
 FUND 755-40710-003 DUE DATE 8-26-86
 COMMENTS
 DATE 8-25-86 BY L.O.

NAME Spangenberg Phillip Sherman Variance 011
 FOR BZA Variance

9:31 AM
 9:31 AM
 75540710003
 6815 7 3 08/26/86 CASH
 300.00 TOTL

FUND
 300.00 TR 1
 300.00 TOTL
 300.00 CHEK

31833

300.⁰⁰
 CITY OF WICHITA
 CASH REGISTER RECEIPT

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

RECEIVED

SEP 04 1986

METROPOLITAN PLANNING
ROUTE



Mac-Murphy, Inc.
841 N. Broadway
Wichita, KS 67214



*Rob
Hess*

*

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

Roll # 3