

BZA 38-67 - Happiness Unlimited, Inc.  
requests Variance for reduction of  
required number of parking spaces on  
the south side of Douglas, west of  
Clifton Avenue

*POSTED  
10-15-67*

**ACTION**

	DATE
<i>Bza</i> COMMITTEE <i>Deferred</i>	<i>10-24-67</i>
<i>Bza</i> M.A.P.C. <i>Approved</i>	<i>11-28-67</i>
B.C.C./B. CO. C.	

Map No. 5747  
 Sec. 23  
 Twp. 27  
 Range 1E

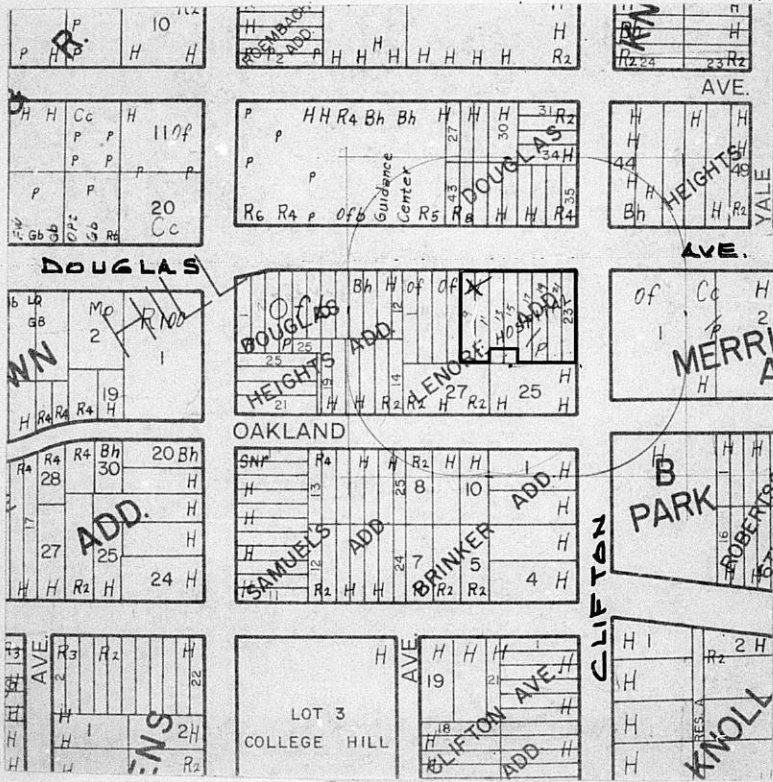
BZA 38-67  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.75 ( 165 ft. by 200 ft. )
2. Adjoining Zoning: E LC S BB W LC N BB
3. Land Use: East OFFICE & VAC South SINGLE FAM. & MULTI-FAM  
 West OFFICE North SINGLE FAM. & MULTI-FAM.
4. Sketch Plan Land Use is for: RESIDENTIAL
5. Present Land Use is for: Vacant building
6. Area (is) (~~is~~) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



MEMORANDUM 38-21  
Page 3

MAY 22 1972

Central Inspection Division

B.Z.A. 38-67

April 14, 1972

C  
O  
P  
Y

Office of Central Inspection  
104 S. Main  
Wichita, Kansas

Attention: Mr. Galbreith

Ref: Parking Space at  
3555 E. Douglas

Dear Sir:

Please be advised that the subject in question concerning parking at 3555 E. Douglas and the subsequent occupancy of the premises is explained in the following manner:

1. The original plan was designed with a work room on the main floor with storage and receiving totally in the lower level. After a year of operation it seemed more functional to move storage to the ground floor and to utilize a part of the lower level for a work room. This work room occupies approximately  $1\frac{1}{2}$  times the space that was originally designed for a work area on the main floor.
2. A lease was obtained from Bester Brown Lodge for twenty-five (25) parking spaces. This area is  $\frac{3}{4}$  block from our property. We had only one or two cars parked there during the total time so presently we have discontinued the lease.
3. For two years now, we have had 1,680 square feet vacant. This lessened the parking need.
4. Last October we purchased the property at 123 S. Clifton, adjoining Happiness Plaza on the south. At the completion of the present lease which will be late September or early October, plans are to demolish the structure and add fifteen (15) or seventeen (17) parking spaces.

If there are any further questions regarding this matter, please feel free to contact me. Thank you.

Sincerely,

Dean White

DW:bw

December 11, 1967

Mr. Ivan O. Poe, Attorney  
435 North Main Street  
Wichita, Kansas 67202

Dear Mr. Poe;

Re: Case No. BZA 38-67 - Request  
for Variance.

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 28, 1967, in connection with your request for a variance of the required number of off-street parking spaces from 54 to 41, on property zoned "LC" Light Commercial, and generally located on the south side of Douglas in an area west of Clifton.

This Resolution reflects the official action of the Board and indicates the reasons for approval. It is forwarded to you for your information and files.

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

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:skb'

cc: Happiness Unlimited, Inc.  
3216 E. Douglas 67208

James F. Clancy  
125 S. Clifton 67218

Glen Lytle, Superintendent  
Central Inspection

Mrs. John Zakas  
105 S. Ridgewood 67218

Leonard L. Herman  
123 S. Clifton

Ralph Eberly  
City Clerk

R E S O L U T I O N N O . B Z A 3 8 - 6 7

WHEREAS, Happiness Unlimited, Inc., 3216 East Douglas, Wichita, Kansas 67208, by Mrs. John Zakas, 105 South Ridgewood, Wichita, Kansas 67218, agent Ivan O. Poe, Attorney, 435 North Main Street, Wichita, Kansas 67202, requests a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, from the requirement of 54 off-street parking spaces under Section 28.02.140, Code of the City of Wichita, Kansas, to 41 off-street parking spaces, on property legally described as follows:

Lots 9 and 11, 13 except South 18 feet, 15, except South 18 feet, all lots 17, 19, 21, and 23, in Lenore Addition to Wichita, together with the North one-half of the vacated alley adjoining said lots on the South and together with the vacated Douglas Avenue adjoining said lots on the North. Generally located on the South side of Douglas in an area west of Clifton.

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, in regular meeting, deferr said application on October 24, 1967, because of a lack of a quorum; and

WHEREAS, the Board of Zoning Appeals did, in regular meeting, consider said application on November 28, 1967; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "LC" Light Commercial; and

WHEREAS, the Board of Zoning Appeals has found that the variance requested arises from such condition which is unique to the property in question inasmuch as if the basement is going to be used for fur and prop storage, this request is somewhat unique inasmuch as it seems unreasonable to require off-street parking spaces for storage areas of this type when associated with retail sales space.

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance, as approved, will not adversely affect the rights of adjacent property owners or residents inasmuch as long as employees are not directly assigned to work at the basement level, it is the opinion of the Secretary that the granting of the variance should in no way adversely affect any adjacent property due to on-street congestion.

WHEREAS, the Board of Zoning Appeals has found the strict application of the enforcement provisions of Title 28, of which variance

is requested, will constitute unnecessary hardship upon the applicant in view of the fact that the applicant will be burdened with an unnecessary hardship if he is required to provide 13 additional off-street parking spaces for an area that is going to be utilized completely for storage.

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and inasmuch as the basement storage area will not be directly responsible for vehicular traffic to subject property.

WHEREAS, the Board of Zoning Appeals found that the granting of the variance, as approved, will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance), inasmuch as the application does meet the four previous requirements; and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, to be present before a variance can be granted, have been found to exist;

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this request for a variance of the off-street parking requirements be approved for a reduction from the required 54 off-street parking spaces to 41 off-street parking spaces, on property zoned "LC" Light Commercial, and legally described as follows:

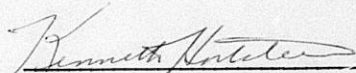
Lots 9 and 11, 13 except South 18 feet, 15, except South 18 feet, all lots 17, 19, 21, and 23, in Lenore Addition to Wichita, together with the North one-half of the vacated alley adjoining said lots on the South and together with the vacated Douglas Avenue adjoining said lots on the North. Generally located on the South side of Douglas in an area west of Clifton.

subject to the following:

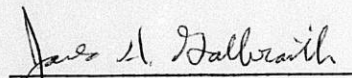
1. In no event shall any portion of the basement area be utilized for retail sales or other than storage purposes.
2. The applicant (or owner of the approved area) shall submit to the Office of Central Inspection, Semi-Annually, an affidavit stating the use of the basement area. Said affidavit shall be filed at the time the original occupancy permit is issued and on each six month period thereafter.

Page 3  
Resolution 38-67

ADOPTED AT WICHITA, KANSAS, this 28th day of November, 1967.

  
Kenneth Hartstein, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

November 30, 1967

Mr. Ivan O. Poe, Attorney  
435 North Main Street  
Wichita, Kansas 67202

Dear Mr. Poe;

Re: BZA 38-67 - Request  
for Variance.

At the regular meeting of the Board of Zoning Appeals on November 28, 1967, your request for a variance of the required number of off-street parking spaces from 54 to 41, on property zoned "IC" Light Commercial, and generally located on the south side of Douglas in an area west of Clifton, was considered.

It was the action of the Board to approve the variance as requested, subject to the following conditions:

1. In no event shall any portion of the basement area be utilized for retail sales or other than storage purposes.
2. The applicant (or owner of the approved area) shall submit to the Office of Central Inspection, Semi-Annually, an affidavit shall be filed at the time the original occupancy permit is issued and on each six month period thereafter.

A Resolution setting forth the official action of the Board is being prepared and a copy will be

Page 2  
Mr. Ivan O. Poe, Attorney  
November 30, 1967

mailed to you as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:skb

cc: Happiness Unlimited, Inc.  
3216 East Douglas 67208

Mrs. John Zakas  
105 South Ridgewood 67218

James F. Clancy  
125 South Clifton 67218

Leonard L. Herman  
123 South Clifton 67218

Glen Lytle, Superintendent  
Central Inspection

Ralph Eberly  
City Clerk

October 26, 1967

Happiness Unlimited, Inc.  
3216 East Douglas  
Wichita, Kansas

Gentlemen:

Re: BZA 38-67 - Request for Variance

At the regular meeting of the Board of Zoning Appeals on October 24, 1967, the above request, being an application for a variance of the required number of off-street parking spaces from 54 to 41 on property zoned Light Commercial and located generally on the south side of Douglas in an area west of Clifton, although advertised and scheduled for consideration at that time, was not considered inasmuch as a quorum of Board members could not be present for such consideration.

The application was deferred, therefore, until the meeting of the Board of Zoning Appeals on November 28, 1967, at 1:30 p.m. in Room 401 of the City Building Annex, 104 South Main, Wichita, Kansas, and will be the first case for consideration at that time.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:ber  
cc: Mrs. John Zakas  
105 South Ridgewood

Glen Lytle, Superintendent  
of Central Inspection

Ralph Eberly  
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 38-67

APPLICANT: Happiness Unlimited, Inc., 3216 East Douglas, Wichita, Kansas

AGENT: Mrs. John Zakas, 105 South Ridgewood, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 54 to 41.

GENERAL LOCATION: South side of Douglas in an area west of Clifton

ZONING: Subject property is zoned "IC", as is that to the east and west. To the south is "A" and "BB", and to the north is the "BB" Office District.

LAND USE: Subject property is partially occupied by a vacant structure and recently a structure was removed. To the north are single and multi family residences; to the west is an office; to the south is a duplex and single-family residence, and to the east is an office.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.2, 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 currently in the process of planning for the construction of a new commercial structure complete with a basement. Upon submission of the building plans to the Central Inspection Division, the applicant was informed that the plot plan as submitted required 54 off-street spaces as opposed to the 41 provided for on the plot plan. It was pointed out in the statement of justification that the requirement of 54 off-street parking spaces is unreasonable inasmuch as the basement area of the contemplated building will not be used in any manner for retail purposes, but is designed and will be used as a storage vault for furs, and a supply warehouse for display props to be used by two of the retail outlets who desire to use the contemplated building. Off-street parking requirements for the main floor level is 36 spaces.

UNIQUENESS

It is the opinion of the Secretary that if the basement is going to be used for fur and prop storage, this request is somewhat unique inasmuch as it seems unreasonable to require off-street parking spaces for storage areas of this type when associated with retail sales space.

ADJACENT PROPERTY

As long as employees are not directly assigned to work at the basement level, it is the opinion of the Secretary that the granting of the variance should in no way adversely affect any adjacent property due to on-street congestion.

HARDSHIP

It is the opinion of the Secretary that the applicant will be burdened with an unnecessary hardship if he is required to provide 13 additional off-street parking spaces for an area that is going to be utilized completely for storage.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance will in no way adversely affect the public interest inasmuch as the basement storage area will not be directly responsible for vehicular traffic to subject property.

Page 3 - Case No. BZA 38-67  
Secretary's Report

SPIRIT AND INTENT

It is the opinion of the Secretary that the granting of the variance would not be opposed to the general spirit and intent of Title 28.

RECOMMENDATION

It is the opinion of the Secretary that all five conditions necessary for the granting of the variance can be found to exist and, therefore, it is recommended that the variance reducing the number of required spaces from 54 to 41 be granted, subject to the following condition and requirement:

1. In no event shall any portion of the basement area be utilized for other than storage purposes.

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

October 10, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 38-67

An application has been filed by Happiness Unlimited, Inc., 3216 E. Douglas, Wichita, Kansas, by Mrs. John Zakas, 105 South Ridgewood, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a variance of the required number of off-street parking spaces from 54 to 41, on property zoned "LC" Light Commercial and legally described as follows:

Lots 9 and 11, Lot 13 except south 18 feet, Lot 15, except south 18 feet, all of Lots 17, 19, 21 and 23, in Lenore Addition to Wichita, Sedgwick County, Kansas, together with the north one-half of the vacated alley adjoining said Lots on the south and together with the vacated portion of Douglas Avenue adjoining said lots on the north as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, all in the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of Douglas in an area west of Clifton.

This application has been assigned Case N. BZA 38-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 24, 1967, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

42 PBN  
mailed  
10-10-67

BOARD OF ZONING APPEALS

CITY OF WICHITA, KANSAS

CASE NO. 138-67

FILED 9-26-67

APPLICATION FOR VARIANCE

I. Name of Applicant HAPPINESS UNLIMITED, INC.  
Mailing Address 3216 East Douglas Phone MU 6-6674  
Name of Authorized Agent Mrs. John (Jo) Zakas  
Mailing Address 105 South Ridgewood Phone MU 4-0847  
Relationship of applicant to property is that of Owner  
(owner, tenant, lessee, other)

II. The variance requested is for a reduction in the required  
number of parking spaces from 54 to 41.

for property located at 3547 East Douglas Street and adjoining  
property to the East to the corner, Wichita, Sedgwick  
County, Kansas,  
and legally described as: (See attached legal description.)

in the City of Wichita; and which is presently zoned light commercial.  
(Give metes and bounds description below if appropriate):

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
  - 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;
  - That he has been advised of his right to appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
  - That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

HAPPINESS UNLIMITED, INC.

Applicant

435 No Hzin  
FO 37592

John O. Pace

Authorized Agent Attorney for  
applicant and authorized agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,  
4:30 (a.m. - p.m.), Sept 26, 1967, together with  
appropriate fee of \$50.00.

Jack H. Scherath  
Signed Box

- 1 - Lots 19, 21 and 23, on Douglas Avenue, in LENORE ADDITION a subdivision of a part of College Park in College Hill Addition to Wichita, Sedgwick County, Kansas, and that part of vacated street and alley accruing to said lots by reason of vacation.
- 2 - Beginning at NE corner of Lot 17, on Douglas Avenue, in LENORE ADDITION a subdivision of a part of College Park in College Hill Addition to Wichita, Kansas, thence North to a point 40 feet South of North line of SW $\frac{1}{4}$  of Section 23, Township 27, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence West parallel with and 40 feet South of North line of said SW $\frac{1}{4}$  for a distance of 25 feet; thence South to NW corner of Lot 17; thence East to place of beginning. ?
- 3 - Lots 13 and 15, except the South 18 feet thereof, and all of Lot 17, on Douglas Avenue, in LENORE ADDITION a subdivision of a part of College Park in College Addition to Wichita, Kansas; Also a tract commencing at the NE corner of Lot 17, in said Addition; thence North 21 feet; thence West 75 feet; thence south 21 feet; thence East 75 feet to the place of beginning.
- 4 - Beginning at NE corner of Lot 15, on Douglas Avenue, in LENORE ADDITION a subdivision of a part of College Park in College Hill Addition to Wichita, Kansas, thence North to a point 40 feet South of North line of SW $\frac{1}{4}$  Section 23, Township 27, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence West parallel with and 40 feet South of North line of said SW $\frac{1}{4}$  for a distance of 50 feet; thence South to NW corner of Lot 13, Douglas Avenue, in said Addition; thence East 50 feet to the place of beginning.
- 5 - Lots 9 and 11, on Douglas Avenue, In LENORE ADDITION a Subdivision of a part of College Park in College Hill Addition to Wichita, Kansas.

STATEMENT IN SUPPORT OF APPLICATION  
FOR VARIANCE

Applicant requests a reduction in the number of parking spaces required by the zoning ordinances from 54 to 41 spaces.

Applicant would show to the Board, in support of its application, that the number of parking spaces required, having reference to the square footage of the building contemplated, excluding the basement, is 36 spaces, based upon the building space on the ground level. If the basement is considered in arriving at the number of spaces required, the figure is increased to 54, allocating 18 spaces for the basement of the contemplated building.

The basement in the contemplated building will not be used in any manner for retail sales purposes. It is designed to be used as a storage vault for furs, and a supply warehouse for display props to be used by two of the retail outlets who desire to use the contemplated building.

It is respectfully submitted that in-as-much as there would be no retail buyers, employees, or other persons using the basement space of the contemplated building on a regular basis, there is no corresponding need to provide parking spaces pursuant to the zoning ordinances.

435 NORTH MAIN  
WICHITA, KANSAS  
67202  
FOREST 3-7592

LAW OFFICES  
MILTON ZACHARIAS



It is further respectfully submitted that the variance requested arises from the unique purpose for which the basement of the contemplated building is designed, and that it is not one unnecessarily created by the applicant, but is, on the contrary, a necessary and proper use of the contemplated space by the envisioned occupants of two of the retail outlets of the contemplated building.

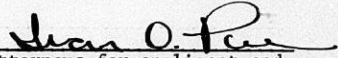
It is further respectfully submitted that the granting of the variance requested will not adversely affect the rights of adjacent property owners or adjacent residents.

It is further respectfully submitted that the denial of the application for variance will constitute unnecessary hardship on the applicant.

It is further respectfully submitted that the variance requested will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the community.

It is further respectfully submitted that the action by the Board in granting the application for variance will not be opposed, and will not conflict with the general spirit and intent of Title 28 of the Code of the City of Wichita.

LAW OFFICES - MILTON ZACHARIAS

By   
Attorneys for applicant and  
authorized agent

STATEMENT IN SUPPORT OF APPLICATION  
FOR VARIANCE

Applicant requests a reduction in the number of parking spaces required by the zoning ordinances from 54 to 41 spaces.

Applicant would show to the Board, in support of its application, that the number of parking spaces required, having reference to the square footage of the building contemplated, excluding the basement, is 36 spaces, based upon the building space on the ground level. If the basement is considered in arriving at the number of spaces required, the figure is increased to 54, allocating 18 spaces for the basement of the contemplated building.

The basement in the contemplated building will not be used in any manner for retail sales purposes. It is designed to be used as a storage vault for furs, and a supply warehouse for display props to be used by two of the retail outlets who desire to use the contemplated building.

It is respectfully submitted that in-as-much as there would be no retail buyers, employees, or other persons using the basement space of the contemplated building on a regular basis, there is no corresponding need to provide parking spaces pursuant to the zoning ordinances.

It is further respectfully submitted that the variance requested arises from the unique purpose for which the basement of the contemplated building is designed, and that it is not one unnecessarily created by the applicant, but is, on the contrary, a necessary and proper use of the contemplated space by the envisioned occupants of two of the retail outlets of the contemplated building.

It is further respectfully submitted that the granting of the variance requested will not adversely affect the rights of adjacent property owners or adjacent residents.

It is further respectfully submitted that the denial of the application for variance will constitute unnecessary hardship on the applicant.

It is further respectfully submitted that the variance requested will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the community.

It is further respectfully submitted that the action by the Board in granting the application for variance will not be opposed, and will not conflict with the general spirit and intent of Title 28 of the Code of the City of Wichita.

LAW OFFICES - MILTON ZACHARIAS

By James O. Pica  
Attorneys for applicant and  
authorized agent

38-67

42 notices mailed 10-10-67

OWNERSHIP LIST

Lot	Addition	Property Owner
1 and vacated street on N and N½ of vacated alley adj. on S.	Lenore Addition	D. W. Hendrickson and Dorothea R. Hendrickson 3429 E Douglas 18
3 exc. E 1.75' together with vacated Street Adj. on the N and together with N½ of vacated alley Adj. on the S.	"	"
E 1.75' of 3 and all of 5 & 7, together with vacated Street on N and N½ of vacated Alley on S	"	V. A. Amend Dorothy M. Amend 18 3543 E. Douglas
9 and 11 together with vacated street adj on N. & N½ of vacated alley adj on S	"	Martha Jane Gepharte and Anna L. G. Brinner 18 3547 E. Douglas
S 18' of lots 13 & 15 together with N½ of vacated alley Adj. on the S.	"	Leo A. Rasmussen and Genevieve Rasmussen 18 3344 Oakland
13 exc. S. 18' and 15 exc S 18' together with vacated street on the N. OF said lots	"	Osteopathic Hospital of Wichita, 2622 W. Central 03
17, 19, 21 & 23, together with vacated street adj. on the N. & N½ of vacated alley adj on the S.	"	"
N 35' of E. 99.65' of 24 and S½ of vacated alley adj on N.	"	Leonard L. Herman and Celesta Herman 18 1234 S. Clifton
S 50' of E 99.65' of 25	"	James F Clancy and Cyrilene K Clancy Emerson 920 Emerson 175 S Clifton 18 X Julia Garrison address unknown 12 Norfolk Dr. 08
W 0.35' of E 100' of 35 and S½ of vacated alley adj. on N	"	"
25 exc. E. 100' and S½ of vacated alley on N	"	Leo A. Rasmussen and Genevieve W Rasmussen 3344 Oakland 18
E 50' of 27 and vac alley on E. and S½ of vacated alley on N.	"	"
W 50' of E. 100' of 27 and S½ of vacated alley on N.	"	X Mildred Hadler Corporon 308 S. Market 02

returned: should be 123

Continued page 2

Lot	Addition	Property owner
W 44.25' of 27 and S 1/2 of vacated alley on N.	Lenore Addition	Robert M Morgan and Georgia L. Morgan Address unknown <i>556 S. Hydraulic</i> 11
9, 10, 11 & 12	Douglas Heights	W. W Taylor 14715 Lakeview 30 Norman H. Bekemeyer 9344 W. Central 12
13	"	D. W. Hendrickson 3429 E. Douglas 18
14 & 15	"	Catherine Dettle 3326 Oakland 18 Loretta E Hecht and Winifred Hecht 3328 Oakland 18
16 & 17	"	W. W Taylor 14715 Lakeview 30 Norman H. Bekemeyer 9344 W. Central 12
35, 36, 37, 38, 39 & 40	"	Ruby B. Parks 216 Patton Drive 08
41, 42 & 43	"	<i>No Address</i> Dorothy L. Campbell and Warren W. Campbell Address unknown <i>2508 Perry 04</i> J. B. Storey and Kay Storey Address unknown <i>1037 N. Green 14</i>
S 100' of 44 & S 100' of 45, exc. E. 34'	"	Agnes T McKinney 104 N. Clifton 08
N 36.75' of S. 136.75' of lots 44 & 45	"	Anne L. Gill Address unknown <i>5140 Volant, ne Re. 19</i>
E 34' of S 100' of 45	"	The Rector, Wardens and Vestrymen of St. James Episcopal Church 3750 E. Douglas 08
46	'	
25	Samuels Addition	Delmar Kuhlman and Elizabeth Kuhlman 145 S Pinecrest 18
1	Brinker Addition	Silas T. Ray and Aelzine E. Ray 205 S. Clifton 18
8	"	Winifred Hecht and Loretta Hecht 3328 Oakland and 18 Catherine Dettle 3326 Oakland 18

Continued page 3

Lot	Addition	Property Owner
9	Brinker Addition	Francis L. Johnson and Tina Mae Johnson 3335 Oakland 18
10	"	Margaret F. Leslie 3341, Oakland 18
The E 59' of the W. 249' of the S. 130' of N236.75' of College Park	College Hill Addition	Mona Kathleen Adams 435 N. Roosevelt 08
The E. 60.5' of the W. 309.5' of the S. 130' of N 236.75' of College Park	"	Wichita Child Guidance Center 3422 E. Douglas 08
E. 69' of W. 378.5' of S 130' of N 236.75' of College Park	"	Theo M. Glenn and Lois M. Glenn 3428 E. Douglas 08
N $\frac{1}{2}$ of E. 75.2' of W. 180.2' of 1	Blk A Merriman Park Add.	Raymond R. Wallace and Anita Wallace 140 S. Old Manor 18
W. 105' of 1	" "	John S. Coleman 3705 E. Douglas 18
S $\frac{1}{2}$ of E. 75.2' of W. 180.2' of 1	" "	David E. Sproul and Sara Mary Sproul 3416 Oakland 18
1 except N 83' of E. 51" of	B "	Jerald R. Jones 607 N. Brookfield 08 Builders, Inc. 300 W. Douglas 02 Amortibanc Investment, Inc. 300 W. Douglas 02

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 200 foot radius of lots 9 and 11, 13 except S. 18 feet, 15, except South 18 feet, all lots 17, 19, 21 & 23, in Lenore Addition to Wichita, together with the North one-half of the vacated alley adjoining said lots on the South and together with the vacated Douglas Avenue adjoining said Lots on the North, as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 27th day of September 1967, at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Lucien Schneider*  
Vice-President

Order No. 147480

Form 273-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mv.	Hse. Moving	License	Mech.
Oil Well	Plav. Cuts	Plng.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

\$30.00

DESCRIPTION

AMOUNT

BZA Application

J. L. Zakra

3216 E. Douglas

12-71-C Due Date 9-26-67

Comments:

Date 9-26-67 By [Signature]

\*

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