

Case No. BZA 39-80 - Leslie J. Rudd requests a variance to reduce the number of off-street parking spaces from 104 to 84 c on property zoned the "BB" Office District and located

*POSTED
9-A-1
9-2*

ACTION

*BZA
39-80*

COMMITTEE *APPROVED* DATE *9-23-80*

M.A.P.C. _____

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

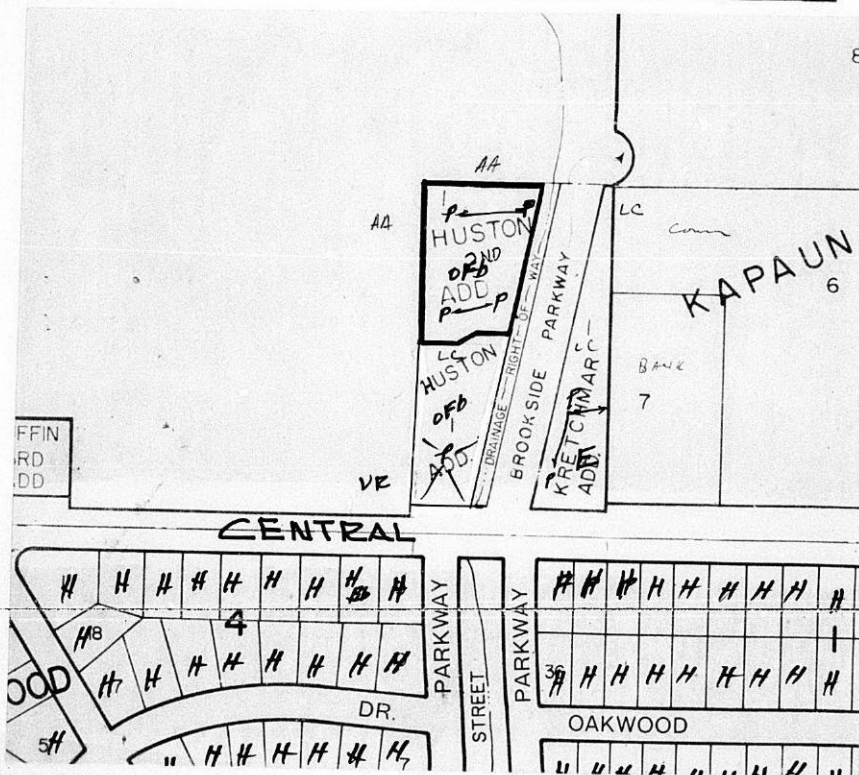
*2004 Sec 4-8-85
Shel-5-2
Record 1*

Map No. 5847
5848B
 Sec. 13
 Twp. 27
 Range 1E

BZA- 39-80
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: 0.88 (IRREGULAR) (150 ft. by 310 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East ELECTRICAL LIGHT BLDG South OFFICE BLDG
 West UNDEVELOPED North PARKING
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: OFFICE BLDG
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



LOS ANGELES, CHICAGO, LOGAN, OH
 HASTINGS, MN
 MERIDEN, CONNECTICUT 06450, GA
 U.S.M.

Speed
 No. 3-1532C

BZA 39-80

March 6, 1985

Leslie J. Rudd
3629 North Hydraulic
Wichita, Ks. 67219

Re: BZA 39-80 - Request for Variance

Dear Mr. Rudd:

Enclosed herewith is a copy of Resolution 39-80 setting forth the official action of the Board on September 23, 1980 authorizing a variance in the required number of off-street parking spaces on Lot 1, Huston Second Addition. Also attached is a copy of a site plan submitted by architect, Kevin Daves, showing the required 84 spaces to be provided on the property for all buildings existing and to be constructed.

Please see that these 84 spaces are marked and maintained in conformance with this plan that has been approved by Central Inspection as being in compliance with City of Wichita's off-street parking standards. If you have any questions on this matter, please give us a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

Encl.

cc: Jim Jorgensen, Acting Superintendent of Central Inspection
Don Gisick, City Clerk
Kevin Daves, Architect, 115 South Belmont, Wichita 67218
Monarch Life Insurance Company, 5920 East Central, Wichita 67208

RESOLUTION NO. BZA 39-80

WHEREAS, Leslie J. Rudd, 3629 North Hydraulic, Wichita, Kansas and Office Park Association, 5900 East Central, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking spaces from 104 to 84 on property zoned the "BB" Office District and legally described as follows:

Lot 1, Huston Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Brookside Parkway in an area north of Central (5900 E. Central).

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, 1980, 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 the amount of floor area in the existing and proposed structures that are not to be utilized as office space; 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 the number of parking spaces to be provided should adequately serve the intended uses; 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 requirement to provide parking spaces in excess of the actual need would constitute financial loss; 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 applicant will provide sufficient parking for employees and customers; 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 adequate parking will be provided for the amount of floor area to be utilized as offices; 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 off-street parking spaces from 104 to 84 on property zoned the "BB" Office District and legally described as:

Lot 1, Huston Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Brookside Parkway in an area north of Central (5900 East Central).

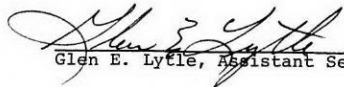
be approved subject to the following conditions:

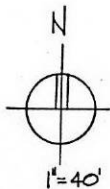
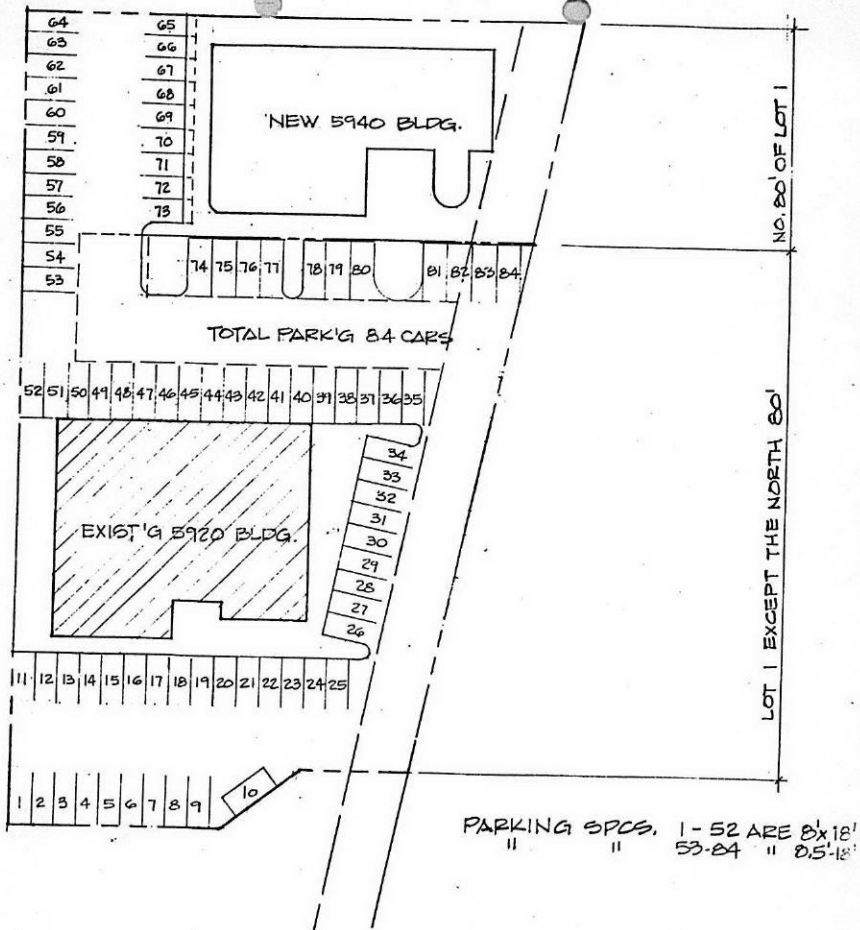
1. The variance shall be applicable only for the existing structure and the proposed building as indicated by the site plan submitted with the application.
2. The use of the basement in the proposed building shall be limited to dead file storage area, restrooms, employee lounge and mechanical equipment only.
3. The applicant's shall submit to the Secretary a recorded copy of joint access/egress agreement prior to the release of the Resolution.
4. The release of this Resolution shall be dependent upon the completion of a Lot split approval, and the action of this Board, in the granting of the requested variance, shall in no way dictate said approval by the appropriate agency.

ADOPTED AT WICHITA, KANSAS, this 23rd day of September, 1980.


Angela Squires, Vice-Chairman

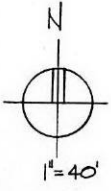
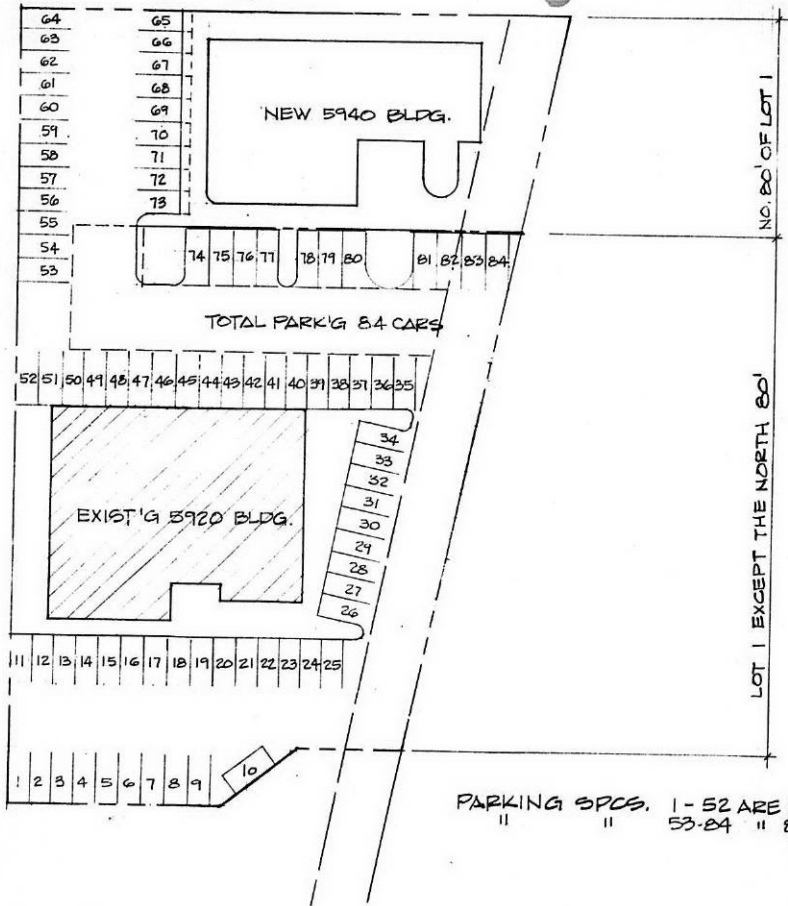
ATTEST:


Glen E. Lytle, Assistant Secretary



LOT 1, HUSTON SECOND ADDITION
WICHITA, KANSAS

MONARCH LIFE INS. BLDG
KEVIN DAVES - ARCHITECT
3.5.85



LOT 1, HUSTON SECOND ADDITION
WICHITA, KANSAS

MONARCH LIFE INS. BLDG
KEVIN DAVES - ARCHITECT
3.5.85

September 26, 1980

Leslie J. Rudd
Office Park Association *out.*
3629 North Hydraulic
Wichita, Kansas 67219

Re: Case No. BZA 39-80
Request for Variance

Dear Mr. Rudd:

At the regular meeting of the Board of Zoning Appeals on September 23, 1980, your request for a variance to reduce the required number of off-street parking spaces from 104 to 84 on property zoned "BB" Office District and generally located on the west side of Brookside Parkway in an area north of Central (5900 East Central) was considered.

It was the action of the Board to approve your request subject to the following conditions:

1. The variance shall be applicable only for the existing structure and the proposed building as indicated by the site plan submitted with the application.
2. The use of the basement in the proposed building shall be limited to dead file storage area, restrooms, employee lounge and mechanical equipment only.
3. The applicant's shall submit to the Secretary a recorded copy of joint access/egress agreement prior to the release of the Resolution.
4. The release of this Resolution shall be dependent upon the completion of a lot split approval, and the action of this Board, in the granting of the requested variance, shall in no way dictate said approval by the appropriate agency.

As you will note, the release of this resolution will not be made until the lot split is completed.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Gregory J. Dowling, 9920 East Central, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE September 18, 1980

TO Glen Lytle, Special Assistant For Zoning

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 39-80: 5940 East Central

CPO Council "I" was unable to make a recommendation on the captioned case at its September 16 meeting, due to the absence of a quorum.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:rs

RECEIVED

SEP 19 1980

METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 39-80

APPLICANT: Leslie J. Rudd, 3629 North Hydraulic,
Wichita, Kansas and Office Park Assoc.,
& 3629 North Hydraulic, Wichita, Kansas.

AGENT: Gregory Dowling, 5920 East Central,
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 104 to 84.

GENERAL LOCATION: On the west side of Brookside Parkway in
an area north of Central (5900 East Central).

ZONING: Subject property is zoned "BB" Office
District. Property to the south and east is
zoned "LC" Light Commercial and to the west
and north "AA" One-family Dwelling District.

LAND USE: Subject property is to be developed with
additional offices. Property to the east
is developed with commercial uses and the
property to the west and north is a non-
conforming stable on undeveloped property.

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).

Page 2
BZA 39-80
BZA AGENDA
9-23-80

COMMENTS BY THE SECRETARY:

The applicants are requesting a reduction in the required number of off-street parking spaces from 104 to 84 so that additional office space may be constructed on the property. The applicants state that the proposed building will be constructed on the north 80 feet of Lot 1, Huston 2nd Addition and that the applicant will secure a lot split in order to proceed with the project should this variance request be approved.

The applicant also states that the requirement for 104 spaces is calculated on the total floor area in the existing building on the property and the proposed building including the floor area of the basement. The proposed building has a basement of 5,000 square feet which will be used only for storage and not to be occupied as offices.

It should also be noted that approximately 20% of the gross floor area of the proposed building is actually corridors, stairways, elevator shafts and exitways. Although most buildings contain such space, this does tend to reduce the amount of usable office space in a small office building. The applicant also states that the existing building also contains a large open area in the center of the building that consists of nearly 25% of the total area.

The Secretary has also noted that the majority of time, the number of parking spaces in use on the property is less than 50% of the spaces available. It is the opinion of the Secretary that the request is reasonable.

UNIQUENESS:

It is the opinion of the Secretary that if uniqueness can be found to exist, it may be due to the amount of floor area in the existing and proposed structures that are not to be utilized as office space.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance may not adversely affect the rights of the adjacent property owners or residents inasmuch as the number of parking spaces to be provided should adequately serve the intended uses.

HARDSHIP:

It is the opinion of the Secretary that if hardship can be found to exist; it may be the requirement to surface parking spaces in excess of the actual demand would constitute financial loss.

Page 3
BZA 39-80
BZA AGENDA
9-23-80

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired would not have an adverse affect on the public interest inasmuch as the applicant will provide sufficient parking for employees and customers.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the variance requested may not be opposed to the spirit and intent of the zoning ordinance inasmuch as adequate parking will be provided for the amount of floor area to be utilized as offices.

RECOMMENDATION:

If the Board finds that the five conditions necessary to the granting of a variance exist, it is the Secretary's recommendation that the variance be approved subject to the following conditions:

1. The variance shall be applicable only for the existing structure and the proposed building as indicated by the site plan submitted with the application.
2. The use of the basement in the proposed building shall be limited to dead storage area and mechanical equipment only.
3. The applicant's shall submit to the Secretary a recorded copy of joint access/egress agreement prior to the release of the Resolution.
4. The release of this Resolution shall be dependent upon the completion of a Lot split approval, and the action of this Board, in the granting of the requested variance, shall in no way dictate said approval by the appropriate agency.

BZA CASE NO. 39-80

3 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

7 NOTICES SENT TO ADJOINING PROPERTY OWNERS

21 TOTAL NOTICES SENT 9-1-80

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

SEPTEMBER 1, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 39-80

An application has been filed by Leslie J. Rudd, 3629 North Hydraulic, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the number of off-street parking spaces from 104 to 84 on property zoned the "BB" Office District and legally described as follows:

Lot 1, Huston Second Addition,
Wichita, Sedgwick County, Kansas.
Generally located on the west side
of Brookside Parkway in an area north
of Central. (5900 E. Central).

This application has been assigned case No. BZA 39-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 23, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 39-80
FILED 8-25-80

APPLICATION FOR VARIANCE

- I. Name of Applicant LESLIE J. RUDD ^{9-8-80 address extension returned to 3629 N. Hydraulic}
Mailing Address OFFICE PARK ASSOC. 4400 E. CENTRAL 6833421
3629 NORTH HYDRAULIC 6749 Phone 838-7707
- Name of Authorized Agent GREGORY J. DOWLING
Mailing Address 5920 EAST CENTRAL 67202 Phone 684-5268
- Relationship of applicant to property is that of RB
(Owner, Tenant, Lessee, Other)
- II. The variance requested is PARKING REDUCTION FROM 104 CARS
To reduce the number of off street parking

TO 84 CARS *spaces from 104 to 84 on property zoned the "BB" Office District*

for property located LOT 1, HUSTON SECOND ADDITION
West side of Brookside Parkway in an area north of Central
and legally described as: _____

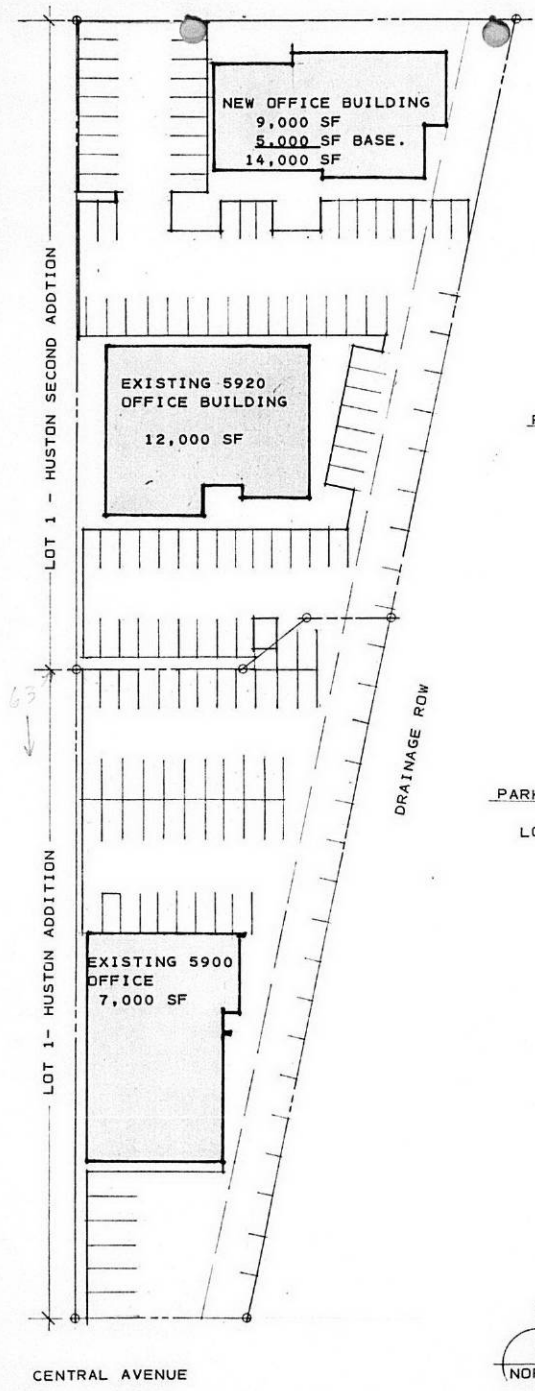
in the City of Wichita; and which is presently zoned _____

- 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. 36-596); 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 *Leslie J. Rudd*
Authorized Agent *Gregory J. Dowling*

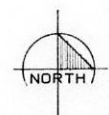
OFFICIAL USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 400 _____ (_____-p.m.) August 25, 1980
together with appropriate fee of \$150.00

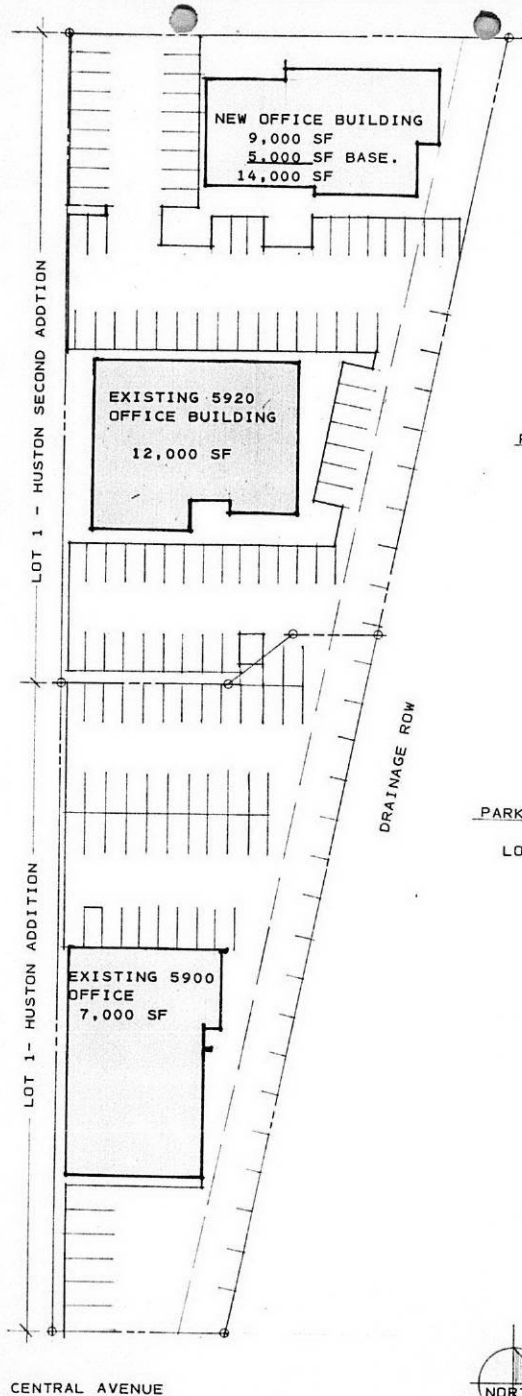
Signed *Just A. Sobrell*



PARKING:
 LOT 2 - EXISTING 61
 PROPOSED 84
 REQUIRED W/ BASEMENT
 104
 EXCEPTION REQUEST
 104 TO 84

PARKING:
 LOT 1 63 CARS





PARKING:

LOT 2 - EXISTING 61
PROPOSED 84

REQUIRED W/ BASEMENT
104

EXCEPTION REQUEST

104 TO 84

PARKING:

LOT 1 63 CARS

CENTRAL AVENUE



O W N E R S H I P L I S T

Lot	Addition	Property Owner
South 210 ft lot 1	Huston 2nd Addition	John G. McCune, Don J. Schreck, Donald K. Stephan ✓ Andeel & Andeel Properties 5900 East Central 67208
north 80 ft lot 1	Same	<i>Dick</i> Leslie Rudd 3641 N. Hillside 67219 <i>Different number.</i>
lot 1	Huston Addition	✓ Boyd Investment Co., Inc. 5900 East Central Room 202 67208
lot 1 except south 100 ft	Kretchmar Addition	<i>D</i> Raymond A. Kretchmar 3205 Somerset 67204
south 100 ft lot 1	Same	✓ Raymond A. Kretchmar Pauline Kretchmar 3205 Somerset 67204
That part of lot 6, Kapaun First Addition described as beginning at the NW corner thereof, thence south along the west line of lot 6, 194.3 feet; thence east along the north line of lot 7, 200 feet; thence north 194.3 feet to the north line of lot 6; thence west along the north line of lot 6, 200 feet to the point of beginning		✓ KCG Properties 330 N. Main 67202
lot 7	Kapaun First Addition	✓ United American Bank and Trust Co. 6030 East Central 67208
lot 8	Same	✓ Plaza Del Sol Inc. 430 N. Market 67202
The east half of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13-27-1E except the south 630 feet of the east 350 feet		✓ Herbert M. Bruce and Rose M. Bruce 440 N. Quentin 67208

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lot 1,
Huston 2nd Addition, Wichita,
Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 28th day of August, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Stalle

Vice President

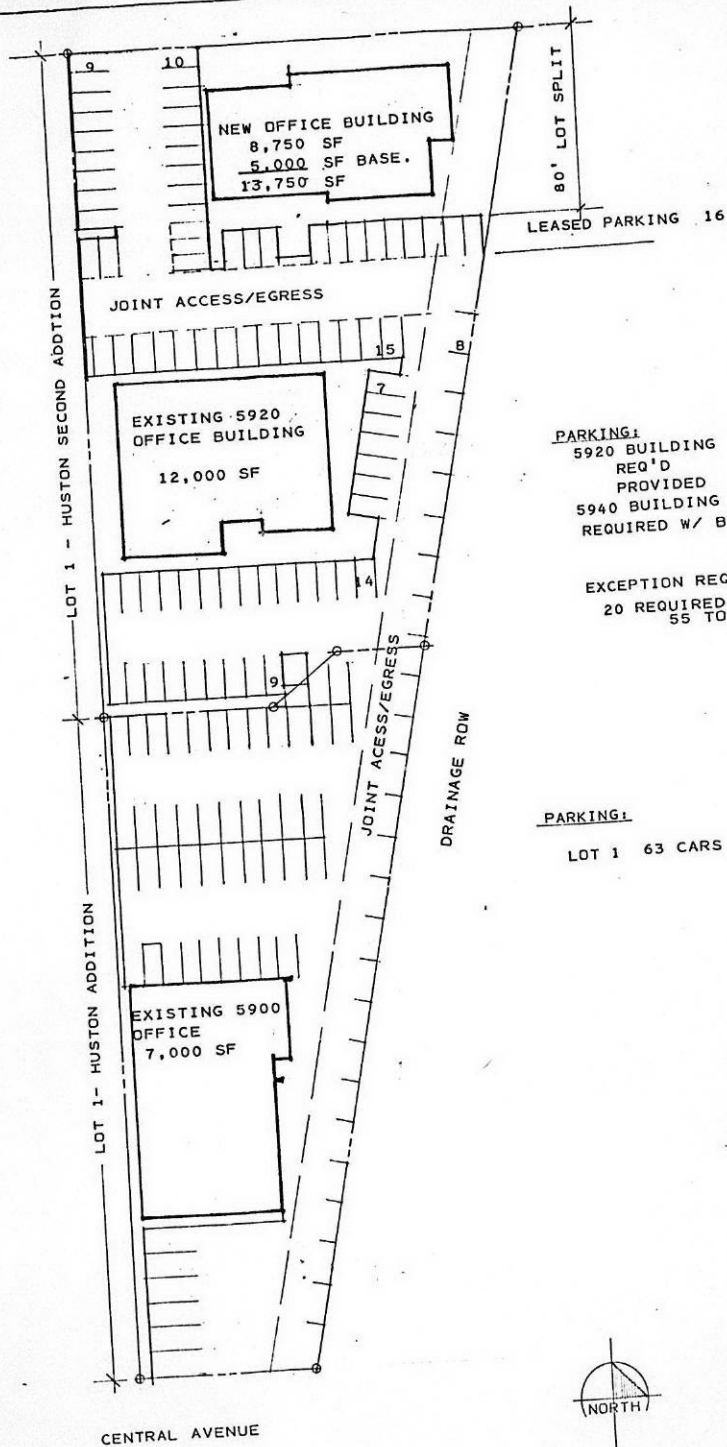
Order No. 290894
wh

BZA VARIANCE REQUEST
LOT # 1, HUSTON SECOND ADDITION

1. THE UNIQUENESS OF THIS REQUEST IS THE FACT THAT THREE OFFICE STRUCTURES WILL BE LOCATED ON A PIECE OF PROPERTY WITH ONE APPROACH. ALL THESE BUILDINGS ARE OF A LOW TENANT DEMAND TYPE AND REQUIRE PARKING PRIMARILY FOR EMPLOYEES. THE NEW OFFICE BUILDING WILL CONTAIN EIGHTEEN PARKING SPACES ON ITS OWN PROPERTY WHICH IS TO BE LOT SPLIT AND WILL ALSO LEASE FROM THE OWNERS OF THE ADJACENT PROPERTY AT 5920 EAST CENTRAL SIXTEEN PARKING STALLS ADJOINING THEIR COMMON PROPERTY LINE ON THE NORTH. THE BUILDING AT 5920 EAST CENTRAL WOULD BE SELF SUFFICIENT AS FAR AS THE TOTAL NUMBER OF PARKING STALLS PROVIDED ON THE LOT, MORE THAN ENOUGH TO TAKE CARE OF THE EMPLOYEES IN THE BUILDING WHICH RANGES BETWEEN 30-35 WHEN 100% OCCUPIED.
2. THE GRANTING OF THE VARIANCE WILL NOT ADVERSLY AFFECT ADJACENT PROPERTY OWNERS DUE TO THE FACT THAT THE BUILDINGS THAT ARE NOW IN EXISTANCE HAVE MORE THAN AMPLE PARKING SPACE AVAILABLE.
3. THE HARDSHIP PUT ON THE APPLICANT AT 5940 EAST CENTRAL IS DUE TO THE FACT THAT HE WILL HAVE TO PROVIDE PARKING SPACES FOR A STORAGE USEAGE IN THE BASEMENT AND IF THE BASEMENT WAS TO EVER BE OCCUPIED A BUILDING PERMIT WOULD REQUIRE THE ADDITONAL PARKING SPACE AVAILABLE.
4. THE VARIANCE DOES NOT ADVERSLY AFFECT THE PUBLIC HEALTH SAFETY MORALS, ETC... DUE TO THE FACT THAT IT IS AN AREA WITH A COMMON ACCESS AND EGRESS ALREADY EXISTING.
5. THE VARIANCE DOES NOT OPPOSE THE INTENT OF THE ZONING ORDINANCE SINCE THE REQUEST IS MADE TO REDUCE PARKING REQUIRED FOR AN UNOCCUPIED BASEMENT AND THAT AMPLE PARKING IS PROVIDED FOR THE OCCUPIED SPACE. ONE FACT TO POINT OUT IS THAT IF CORE ITEMS SUCH AS CORRIDORS, STAIRWAYS, ELEVATOR AND EXITING WERE ELIMINATED FROM THE GROSS AREA OF THE BUILDING THE PARKING REQUIREMENT WOULD ONLY BE TWENTY-FOUR FOR THE TWO STORY BUILDING AND SIXTEEN FOR THE BASEMENT. THE SAME CAN HOLD TRUE FOR THE EXISTING BUILDING AT 5920 EAST CENTRAL SINCE THERE IS A LARGE OPEN AREA IN THE CENTER OF THE BUILDING AND ONLY ABOUT 9,000 SQUARE FEET OF THE BUILDING IS OCCUPIED WITH TENNANTS AND THE PARKING REQUIREMENT FOR THIS BUILDING IS A LOT LESS THAN IS PROVIDED FOR.

THE APPLICANT PLANS TO COMPLETE THE LOT SPLIT AS SOON AS POSSIBLE FOR THE NORTH EIGHTY FEET OF THE HUSTON SECOND EDITION AND WILL PROVIDE THE TOTAL SITE WITH JOINT ACCESS AND EGRESS EASEMENTS AND MUTUAL COVENANTS FOR CROSS OVER PARKING. THE NEW STRUCTURE AT 5940 EAST CENTRAL WILL BE STRICTLY FOR CORPORATE OFFICES FOR STANDARD LIQUOR CORPORATION AND WOULD NOT

GENERATE TRAFFIC USE OTHER THAN EMPLOYEES OF THE COMPANY. THEY WILL TRANSFER OVER FROM THEIR CORPORATE OFFICES APPROXIMATELY TWENTY PEOPLE TO THE NEW BUILDING. IT MIGHT ALSO BE POINTED OUT THAT DUE TO THE FACT THAT THIS STRUCTURE WILL BE LOCATED SO FAR FROM THE STREET, THE OWNERS ARE NOT LOOKING FOR EXPOSURE, NOR SEEK PUBLIC ADMITTANCE TO THEIR OFFICE.

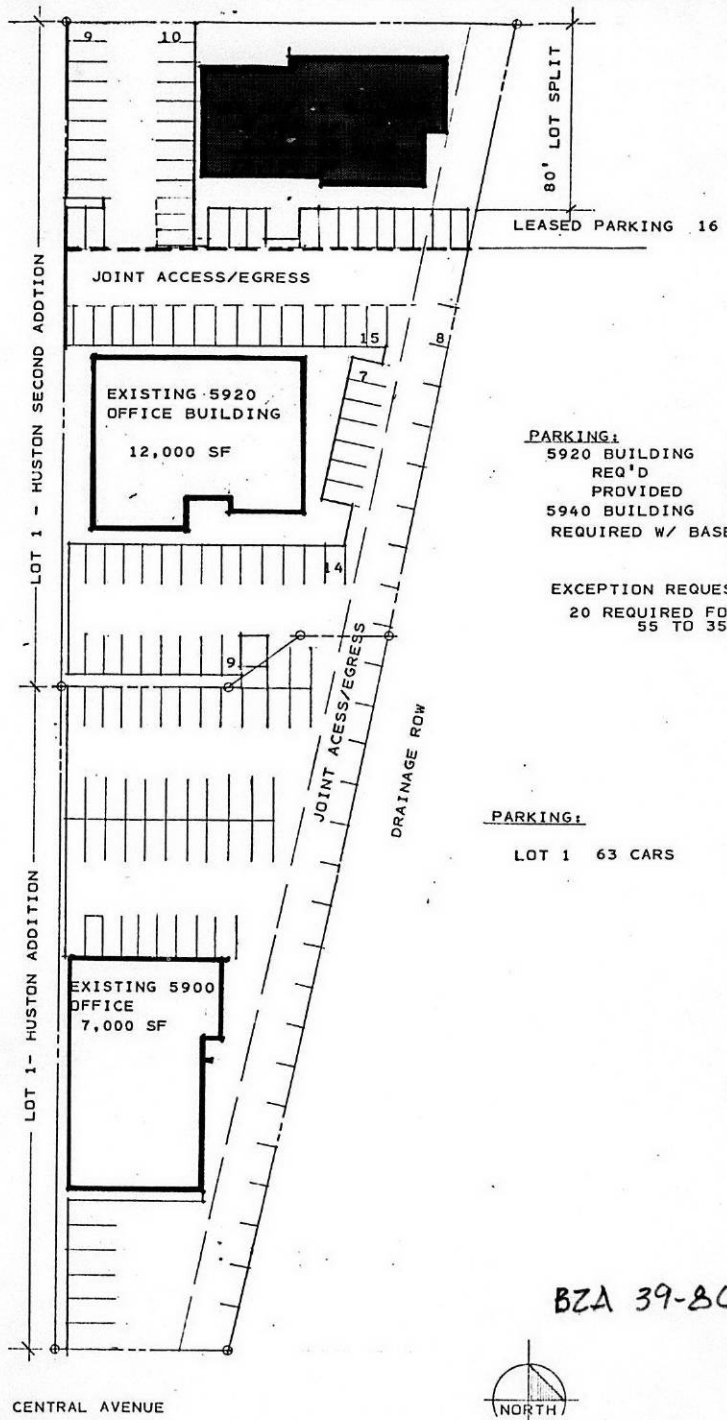


PARKING:
 5920 BUILDING 48
 REQ'D
 PROVIDED 53
 5940 BUILDING
 REQUIRED W/ BASEMENT 55

EXCEPTION REQUEST
 20 REQUIRED FOR BASE.
 55 TO 35

PARKING:
 LOT 1 63 CARS





PARKING:
 5920 BUILDING
 REQ'D 48
 PROVIDED 53
 5940 BUILDING
 REQUIRED W/ BASEMENT 55

EXCEPTION REQUEST
 20 REQUIRED FOR BASE.
 55 TO 35

PARKING:
 LOT 1 63 CARS

BZA 39-80



CENTRAL AVENUE

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 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	AMOUNT
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

WICHITA - SEDGWICK COUNTY

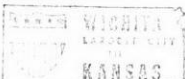
W³⁹⁸⁰SC

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

ADDRESSES
UNKNOWN
RETURN TO SENDER



OFFICE PARK ASSOCIATES
5900 E. CENTRAL
WICHITA KS 67208



OFF 00 060418N1 09/04/80

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD



*5475 Parkway St. 806
FJE
7-8-80
Account to
362977. Hydraulic*

5848B
Zoned "BB"

1250
2500 50
1250

76
1250
1