

Case No. BZA 41-81 - Olovia P. W. Smith
- requests a variance to permit the eave
to project 5'6" in lieu of permitted
2'6" into the required side yard on
property zoned "A" Two-family Dwelling
District and generally located on the
northwest

POSTED
9-2-81
[Signature]

ACTION

BZA
41-81

COMMITTEE DENIED DATE 9-22-81

M.A.P.C. _____

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

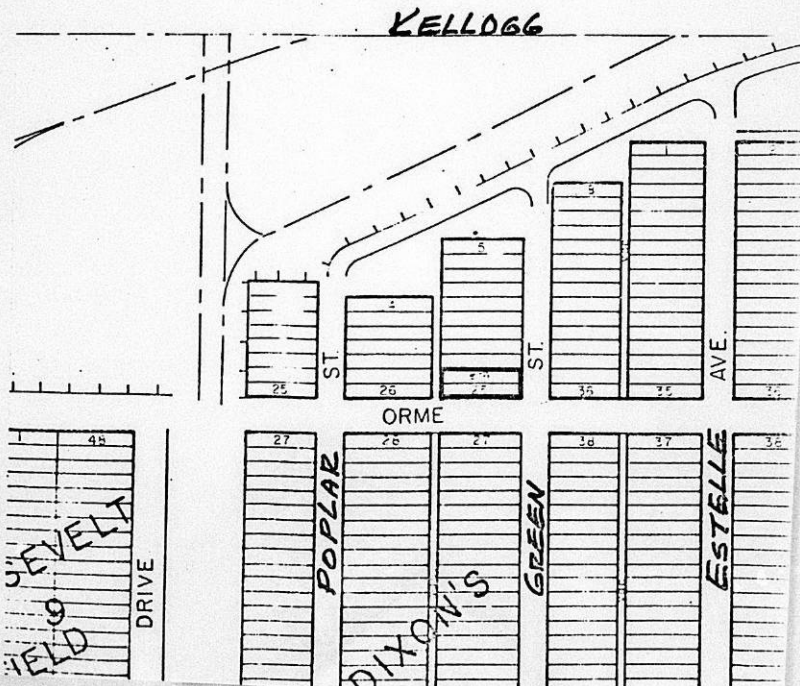
Case No. BZA 41-81 - Olivia P. W. Smith
- requests a variance to permit the eave
to project 5'6" in lieu of permitted
2'6" into the required side yard on
property zoned "A" two-family Dwelling
District and generally located on the

Map No. 5646
 Sec. _____
 Twp. _____
 Range _____

BZA- 41-81
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: 0.17 (50 ft. by 150 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East _____ South _____
 West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



SHAW
 No. 2153C
 HATTING, IN
 115 S. WELLS-CHICAGO, ILL. U.S.A.
 KANSAS CITY, MO. U.S.A.
 HOUSTON, TEXAS U.S.A.
 LOS ANGELES, CALIF. U.S.A.
 NEW YORK, N.Y. U.S.A.
 PHOENIX, ARIZ. U.S.A.
 SAN FRANCISCO, CALIF. U.S.A.
 SEATTLE, WASH. U.S.A.
 TAMPA, FLA. U.S.A.
 WASHINGTON, D.C. U.S.A.

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

9-04-81

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 41-81

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 Olovina P. W. Smith, 555 South Green, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to permit the eave to project 5'6" in lieu of permitted 2'6" into the required side yard on property zoned "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 23 & 25 Dixon's Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Orme and Green (555 South Green).

This application has been assigned Case No. BZA 41-81. It will be considered by the Board of Zoning Appeals on September 22, 1981, 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.

Jack H. Galbraith
Secretary

5-26-82

✓ Sent copies of

Sec. rpt. and
resolution to Bud
Hinde who had
been called by
Ray Casado.

for Shirkey.
Shirley

September 25, 1981

Olivia P. W. Smith
555 South Green
Wichita, Kansas 67211

Re: Case No. BEA 41-81
Request for Variance

Dear Ms. Smith:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 22, 1981.

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 questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 41-81

WHEREAS, Olivia P. W. Smith, 555 South Green, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to permit the eave to project 5'6" in lieu of 2'6" into the required side yard on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 23 & 25 Dixon's Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Orme and Green (555 South Green).

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 22, 1981, 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 does not arise from such condition which is unique to the property in question or is not ordinarily found in the same zone or district; but was created by an action or actions of the property owner or the applicant inasmuch as the applicant failed to comply with the requirements of the permit; 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 property to the south is a church parking lot; 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 not constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant created any hardship by deliberately violating the conditions set out on the building permit; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that to grant such a variance could set a precedent that everyone could want the same privilege; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the intent of the regulation is to provide setbacks adjacent to the street right-of-way in residential areas; and

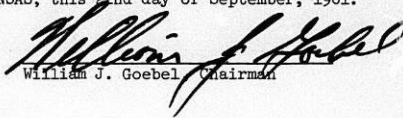
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to permit the eave to project 5'6", in lieu of 2'6", into the required side yard on property zoned the "A" Two-family Dwelling District and legally described as:

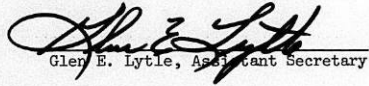
Lots 23 & 25 Dixon's Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Orme and Green (555 South Green).

be denied.

ADOPTED AT WICHITA, KANSAS, this 22nd day of September, 1981.


William J. Goebel, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE September 16, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 41-81, Northwest Corner of Orme
and Green (555 South Green)

During its September 14th meeting, CPO Neighborhood Council Area "F" considered the captioned request for a variance to permit the eave to project 5'6" in lieu of the permitted 2'6" into the required side yard on property zoned "A", Two-Family Dwelling District. Norman Huffstedtler was present representing the applicant. No area residents were present concerning the case.

Mr. Huffstedtler said that some of the BZA Secretary's comments were incorrect concerning the City inspection of the property and the building permit. Huffstedtler said that he built the structure in question with the approval of the Central Inspection Division and that CID inspectors visited, and approved, the site several times during construction. He also said he received a building permit for a detached garage, not a carport as the BZA Secretary's report states. Huffstedtler displayed a building permit (#D44969) dated September 10, 1980 which allowed the construction of a detached garage on the property.

The Council voted una
defer consideration c
the case to explain t
the applicant's comme

to recommend that the Board of Zoning Appeals
y to review the facts in
re BZA Secretary's comments,
lsion records.

Please inform the BZ
consider it on Septe

cerning the case when they

This

DK
hof
ative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE September 16, 1981

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FROM Dean Kruthof, Administrative Aide III

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Mr. Huffstedtler said that some of the BZA Secretary's comments were incorrect concerning the City inspection of the property and the building permit. Huffstedtler said that he built the structure in question with the approval of the Central Inspection Division and that CID inspectors visited, and approved, the site several times during construction. He also said he received a building permit for a detached garage, not a carport as the BZA Secretary's report states. Huffstedtler displayed a building permit (#D44969) dated September 10, 1980 which allowed the construction of a detached garage on the property.

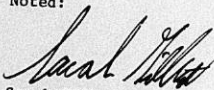
The Council voted unanimously, 7-0, to recommend that the Board of Zoning Appeals defer consideration of the case to allow the BZA Secretary to review the facts in the case to explain the possible discrepancies between the BZA Secretary's comments, the applicant's comments, and the Central Inspection Division records.

Please inform the BZA of the Council's recommendation concerning the case when they consider it on September 22nd. Thank you.


Dean Kruthof
Administrative Aide III

DK:dm

Noted:


Sarah Gilbert
CP Coordinator

SECRETARY'S REPORT
CASE NO. EZA 41-61

APPLICANT: Olivia P. W. Smith, 555 South Green, Wichita,
Kansas

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to permit the
eave to project 5-6" in lieu of the permitted
2'6" into the required side yard.

GENERAL LOCATION: On the northwest corner of Green and Orme
(555 South Green).

ZONING: Subject property is zoned "A" Two-family
Dwelling District as are all adjacent
properties.

LAND USE: Subject property is occupied by a residence
as are all adjacent properties except the
property to the south is a church.

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
and the Board may grant the request on conditions as required
by the State Statute.

COMMENTS BY THE

The applicant
accessory structure
the required side
that a building
with construction

Several inspections
a notice of violation
provided a support
is not enclosed, and
the code. The building
the property line.

In discussing the application with the Superintendent of Central
Inspection, it was discovered that the permit was taken out for a
carport and in the following months the applicant proceeded to build a
storage building. The applicant's permit included a site plan on which
was clearly marked the requirement of a 6 foot side yard adjacent to
Orme Street.

The applicant deliberately violated the conditions of the permit
and built a storage building in lieu of a carport on the south property
line. Central Inspection personnel have tried to get this corrected
and finally issued the notice. It is the Secretary's opinion that the
requested variance of the eave would not accommodate the existing building
without a great amount of modification to the structure.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique
as it is the average size lot of 50 feet by 144 feet that is common to
the area.

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 property to the south is a church parking lot.

At the eave on an
permitted 2'6" into
applicant states
1980 and proceeded

July 8, 1981 received
applicant then
by line. This wall
as required by
the structure at

*all of this
(Both pages)*

SECRETARY'S REPORT
CASE NO. EZA 41-81

APPLICANT: Olivia P. W. Smith, 555 South Green, Wichita,
Kansas

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to permit the
eave to project 5'-6" in lieu of the permitted
2'6" into the required side yard.

GENERAL LOCATION: On the northwest corner of Green and Orme
(555 South Green).

ZONING: Subject property is zoned "A" Two-family
Dwelling District as are all adjacent
properties.

LAND USE: Subject property is occupied by a residence
as are all adjacent properties except the
property to the south is a church.

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 and 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 permit the eave on an accessory structure to project 5'-6" in lieu of the permitted 2'-6" into the required side yard adjacent to Orme Street. The applicant states that a building permit was secured on September 10, 1980 and proceeded with construction.

Several inspectors had visited the site and on July 8, 1981 received a notice of violation of the required side yard. The applicant then provided a support wall six feet back from the property line. This wall is not enclosed, nor does it have a proper foundation as required by the code. The building is enclosed and supported by the structure at the property line.

In discussing this application with the Superintendent of Central Inspection, it was discovered that the permit was taken out for a carport and in the following months the applicant proceeded to build a storage building. The applicant's permit included a site plan on which was clearly marked the requirement of a 6 foot side yard adjacent to Orme Street.

The applicant deliberately violated the conditions of the permit and built a storage building in lieu of a carport on the south property line. Central Inspection personnel have tried to get this corrected and finally issued the notice. It is the Secretary's opinion that the requested variance of the eave would not accommodate the existing building without a great amount of modification to the structure.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique as it is the average size lot of 50 feet by 144 feet that is common to the area.

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 property to the south is a church parking lot.

Page 2
EZA 41-61
EZA AGENDA
9-22-61

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance will not constitute an unnecessary hardship upon the applicant inasmuch as the applicant created any hardship by deliberately violating the conditions of the building permit.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would adversely affect the public interest inasmuch as to grant this variance would create a precedent that everyone could want the same privilege.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the regulation is to provide setbacks adjacent to the street right-of-way in residential areas.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance can not be found to exist and the variance should be denied.

BZA CASE NO. 41-81

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

28 NOTICES SENT TO ADJOINING PROPERTY OWNERS

40 TOTAL NOTICES SENT 9-4-81

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

9-04-81

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 41-81

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 Olovina P. W. Smith, 555 South Green, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to permit the eave to project 5'6" in lieu of permitted 2'6" into the required side yard on property zoned "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 23 & 25 Dixon's Addition to Wichita,
Sedgwick County, Kansas. Generally located
on the northwest corner of Orme and Green
(555 South Green).

This application has been assigned Case No. BZA 41-81. It will be considered by the Board of Zoning Appeals on September 22, 1981, 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 41-81
FILED 8-24-81

APPLICATION FOR VARIANCE

I. Name of Applicant OLIVIA P. W. SMITH
Mailing Address 555 S. GREEN Phone 682-8955
Name of Authorized Agent N/A
Mailing Address N/A Phone N/A
Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. The variance requested is to permit the zone to project
5'-6" in lieu of permitted 2'-6" into the required
side yard.
for property located on the northwest corner of
Orme and Green (555 So. Green)
and legally described as: LOTS 23 & 25 DIXON'S
ADDITION TO WICHITA, SEDGWICK CO. KS.

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

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. 36-596); and that the appropriate fee is herewith tendered;
- 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.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Olivia P. W. Smith by
Norman R. Huffelittle
Authorized Agent N/A

OFFICE USE ONLY: Received in Office of Secretary, Board of
Zoning Appeals, 10:30 (a.m. - p.m.), Aug 24, 1981,
together with appropriate fee of 125.00.

Signed

Olivia P. W. Smith
Norman R. Huffelittle

1023

August 24, 1981
WICHITA, KANS.

ON JULY 8, 1981, WE RECEIVED A NOTICE OF VIOLATION # H 21717 FROM Supt. OF CENTRAL INSPECTION OF A 6 FT. SIDE YARD SET BACK ON BUILDING ON BACK HALF OF PROPERTY AT 555 So GREEN 67211.

ON SEPT. 10, 1980 WE APPLIED FOR, PAID \$37.00 FOR, & RECEIVED PERMIT # D44969.

A MR. WHITE & 2 OTHER INSPECTORS CHECKED THE SITE & BUILDING IN PROCESS & SAID WE COULD BRING ROOF OF BUILDING TO FENCE - BUT HAD TO HAVE A MAIN SUPPORT WALL BACK INSIDE OF FENCE A LEAST 3' TO 6'. SO WE INSTALLED A MAIN SUPPORT WALL INSIDE THE FULL LENGTH OF 32 FT. USING PINE 4X4'S & SPACING UPRIGHTS EVERY 2 FT. BACK 6 FT. FROM FENCE.

AFTER MR. WHITE WAS HERE WE HAD TWO OTHER INSPECTORS CHECK IT & LEFT WITHOUT COMPLAINT OR SAYING WE WERE IN VIOLATION OF ANY CODE.

NOW THAT STRUCTURE IS EXTERNALLY COMPLETE WE ARE FACED WITH THE VIOLATION.

ON JULY 7, 1981 WE WENT TO CENTRAL INSPECTION TO SEE ABOUT THE VIOLATION - WE WERE TOLD ALL WE HAVE TO DO NOW IS FILE A B.Z.A. SO HERE WE ARE WITH A B.Z.A.

2 of 3

THE BACK HALF OF PROPERTY AT 555 S. GREEN LOT 23+25 OF DIXON'S ADDITION IS TOTALLY ENCLOSED WITH A 6FT. RED WOOD FENCE & HAS BEEN TREATED 3 TIMES FOR PRESERVATION ALONG WITH THE REDWOOD USED TO BUILD THE BUILDING IN QUESTION. A LOT OF WORK, MONEY, & EFFORT WENT INTO THIS FENCE & BUILDING & IS BY NO MEANS AN EYESORE, OR OF POOR CONSTRUCTION, OR A HAZARD TO ANY ONE IN OUR OPINION.

THE BUILDING DOES NOT BLOCK VIEW AT INTERSECTIONS & BY NO MEANS IS A TRAFFIC HAZARD

THE BUILDING IS FULLY INSURED BY STATE FARM INS.

THERE IS NO RESIDENTIAL HOUSING ACROSS THE STREET JUST A HUGE PARKING LOT FOR THE POPULAR AVE. CHURCH OF CHRIST, WHICH HAILS STRANGERS INTO OUR AREA BLACK & WHITE BY THE BUS LOAD. HAVING THE 3 OR 6 FT SET BACK WOULD ONLY BE INVITING INTRUDERS SINCE IT WOULD MAKE A GOOD HIDING PLACE FOR A THIEF, ROBBER OR INTRUDER OF WHAT EVER NATURE.

OUR MOTHER, & MOTHER-IN-LAW WAS BEATEN, ROBBED, & ALMOST RAPED BY AN INTRUDER 3 YEARS AGO. WE CAN GIVE SPECIFICS IF NEEDED. SHE IS ELDERLY & IS NOT WELL & SUFFERS FROM PARKINSON'S DISEASE & IS ALONE IN DAY TIME FROM 4:00 P.M. TO 2:00 A.M. IN THE MORNING. BY HAVING THE ROOF EXTEND TO THE ENTIRE HALF OF FENCE GIVES HER MORE SENSE OF SECURITY & IS MORE SECURE.

3023

THIS PROPERTY NEVER HAS HAD A SIDEWALK ALONG ORNE STREET TO OUR KNOWLEDGE - SO IT ISN'T CROWDING PEDESTRIANS & EVEN IF IT DID HAVE A SIDEWALK IT STILL WOULDN'T & IN NO WAY IS IT A HAZARD TO THEM.

WE PAID 114.⁰⁰ TO ~~ACQUIRE~~ AN ABSTRACT & TITLE CO. FOR LISTING FOR EVERY ONE WHOSE PROPERTY IS WITHIN 200 FT., 37.⁰⁰ FOR PERMIT, & NOW 75.⁰⁰ FOR FILING OF THIS, + EXPENSE, LABOR, & EFFORT IN BUILDING THE STRUCTURE.

WE PRAY & ASK THAT THE BUILDING STAND AS IS. WE FEEL ~~THAT~~ THAT IF THE BUILDING WAS NOT GOING TO BE ACCEPTED BY CENTRAL INSPECTION THAT THEY THEN SHOULD HAVE HALTED CONSTRUCTION & GIVEN A CITATION OF VIOLATION TO US PRIOR TO EXTERNAL COMPLETION. A TOTAL OF 5 INSPECTORS ~~WERE~~ WERE HERE TO CHECK & EXAMINE IT DURING CONSTRUCTION & NOT ONE MENTION OF VIOLATION OR A CITATION. ONLY MR. WAITE TOLD US TO PUT A SUPPORT WALL BKT. BACK FROM FENCE. AND HE NEVER SAID ANYTHING TO US ABOUT THE ROOF OVERHANG EXCEPT THAT IS WAS OK. & WAS WELL CONSTRUCTED & NEAT IN APPEARANCE.

Sincerely,

Glavia P. W. Smith
Norman R. Stuppelbacher

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 200 feet of:
 Lots 23 and 25, on Green, DIXON'S
 ADDITION to Wichita, Kansas.



Both pgs of this

thereof are as set below, viz: (Address not certified.)

that the owners re property a service and

LOTS AND BLOCKS

RECORD OWNERS

Lots 23 and 25, Green Avenue,	BLAUN'S	<i>Dub.</i> Olivia P.W. Smith 555 South Green Wichita, Kansas 67211
Lot 7, Green Avenue	DIXON'S	David L. & Carol J. Hitt 535 South Green Wichita, Kansas 67211
Lot 9 and the North Half of Lot 11, Green Avenue,	DIXON'S	Michael & Julie Lovelace 543 South Green Wichita, Kansas 67211
South Half of Lot 11 and all of Lot 13, Green Avenue,	DIXON'S	Stevan Kenneth & Mary E. Sailor 545 South Green Wichita, Kansas 67211
Lot 15 and 17, Green Avenue,	DIXON'S	Michael J. & Donna J. Ostreng 547 South Green Wichita, Kansas 67211



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Record Owners within 200 feet of:
 Lots 23 and 25, on Green, DIXON'S
 ADDITION to Wichita, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lots 23 and 25, Green Avenue,	DIXON'S	<i>Dub.</i> Olivia P.W. Smith 555 South Green Wichita, Kansas 67211
Lot 7, Green Avenue	DIXON'S	✓ David L. & Carol J. Hitt 535 South Green Wichita, Kansas 67211
Lot 9 and the North Half of Lot 11, Green Avenue,	DIXON'S	✓ Michael & Julie Lovelace 543 South Green Wichita, Kansas 67211
South Half of Lot 11 and all of Lot 13, Green Avenue,	DIXON'S	✓ Stevan Kenneth & Mary E. Sailor 545 South Green Wichita, Kansas 67211
Lot 15 and 17, Green Avenue,	DIXON'S	✓ Michael J. & Donna J. Ostreg 547 South Green Wichita, Kansas 67211



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lots 19 and 21, Green Avenue,	DIXON'S	Mary E. & William K. Baker ADDRESS UNKNOWN
Lots 27, 29, 31, 33, 35 and 37, Green Avenue,	DIXON'S	Poplar Avenue Church of Christ ✓ 600 South Poplar Wichita, Kansas 67211
Lot 18, Green Avenue,	DIXON'S	✓ Mabel Walker ^{m. returned 9-8-31} ADDRESS KNOWN _{2005 Action Act} _{Receipt 3} _{16 & 3 May 2005}
Lots 20 and 22, Green Avenue,	DIXON'S	Linda K. Cupit ✓ 540 South Green Wichita, Kansas 67211 and Daniel A. Shea ✓ #2 Stage Coach Road Wichita, Kansas 67230
Lots 24 and 26, Green Avenue,	DIXON'S	Earl E. Phipps ✓ 1126 Charlotte Wichita, Kansas 67208
Lots 28, 30 and the North 10 feet of Lot 32, Green Avenue,	DIXON'S	Tzu C. & Lai Chun Mah ✓ 554 South Green Wichita, Kansas 67211
South 15 feet of Lot 32 and all of Lots 34 and 36, Green Avenue,	DIXON'S	Marjorie Daniels ✓ 558 South Green Wichita, Kansas 67211
Lots 38 and 40, Green Avenue,	DIXON'S	Archie B. & Lillian Y. Thompson ✓ 602 South Green Wichita, Kansas 67211
Lots 42 and 44, Green Avenue,	DIXON'S	Maude E. Peterson ✓ 606 South Green Wichita, Kansas 67211 and Virginia R. Kenna ADDRESS UNKNOWN
Lots 46 and 48, Green Avenue,	DIXON'S	Victoria L. Mork ✓ 612 South Green Wichita, Kansas 67211
Lots 8, 10 and 12, Poplar Avenue,	DIXON'S	Agnes E. Flowers ✓ 2836 Aloma Wichita, Kansas 67211



LOTS AND BLOCKS

ADDITION

RECORD OWNERS

Lots 14, 16 and
18, Poplar Avenue,

DIXON'S

Dwight O. Flowers
3332 South Washington
Wichita, Kansas 67216
and

✓ Elven M. Flowers ^{2661 S. Jewett}
✓ Charles M. Flowers ^{5679 W. 15th}
✓ ~~Mary Barker 7106 American~~ ^{1st}
✓ Virginia Loepf ^{3007 Sunnyside Rd.}
✓ Larry D. & Judith A.
Flowers ^{3118 Chase St.}
✓ Mary E. Miller ^{3018 Dunham Dr.}

1328 W 33rd St.

Lot 20 and 22, Poplar
Avenue,

DIXON'S

Milton E. & Virginia
✓ May Gould
133 South Charles
Wichita, Kansas 67213

Lots 24 and 26,
Poplar Avenue,

DIXON'S

✓ C.O. & Rozella H. Gahman
556 South Poplar
Wichita, Kansas 67211

Lots 28, 30, 32,
34, 36 and 38,
Poplar Avenue,

DIXON'S

Poplar Avenue Church of
Christ
✓ 600 South Poplar
Wichita, Kansas 67211



Lots 25 and 27,
Estelle Avenue,

DIXON'S

Mansel R. & Anna Belle
✓ Jones
547 South Estelle
Wichita, Kansas 67211

Lots 29 and 31,
Estelle Avenue,

DIXON'S

Phillip Alan & Janice R.
✓ Snow
553 South Estelle
Wichita, Kansas 67211

Lots 33 and 35,
Estelle Avenue,

DIXON'S

Marvin G. & Ruby J.
✓ Mercer
557 South Estelle
Wichita, Kansas 67211

Lots 37 and 39,
Estelle Avenue,

DIXON'S

Roy W. Staner
✓ 601 South Estelle
Wichita, Kansas 67211

Dated at Wichita, Kansas, this 11th day of August, 1981 at 7:00AM

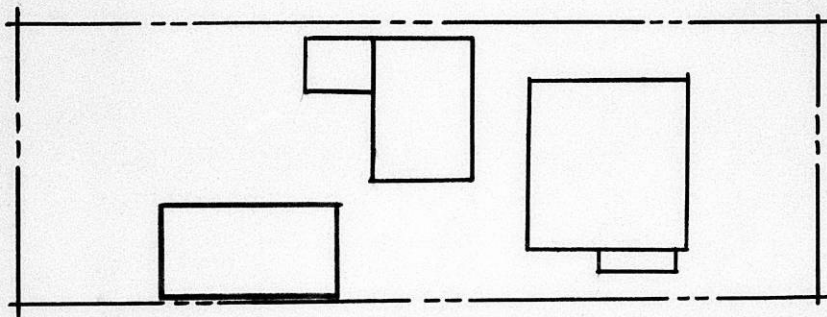
FIDELITY TITLE COMPANY, INC.

By *Dwayne A. Schulke*
Vice President

Tracer No. 54911



15' Alley



GREEN

ORME ST. ←

BZA 41-81

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-11 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
W S C
 BOARD OF ZONING APPEALS
 CITY HALL - TENTH FLOOR
 455 NORTH MAIN STREET
 WICHITA, KANSAS 67202-1688

RECEIVED
 SEP 8 1981
 METROPOLITAN PLANNING 20052771 09/05/81
 ROUTE RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

resent to:
 ↓
 1623 May Ave.
 Apt. 1

9-9-81

BZ*
 41-81

WICHITA KANSAS
 SEP-8 1981
 POSTAGE
 PAID
 PERMIT NO. 118
 WICHITA, KANSAS

Shirley