

BZA 43-76 - Roger L. Frank requests a variance to reduce the front yard setback from 25' to 15' in an area on the west side of St. Clair at the southwest corner of 39th St. North and

POSTED
12-3-76

ACTION

BZA 43-76 COMMITTEE *Denied* DATE *12-28-76*

M.A.P.C. _____

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

Map No. 5352
 Sec. 30
 Twp. 36
 Range 1E

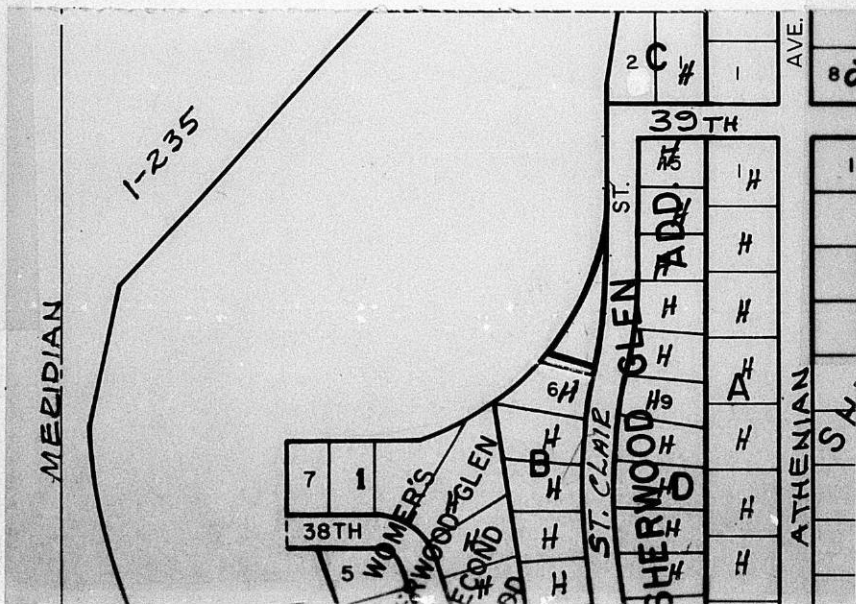
BZA- 43-76
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.3 (IRREGULAR) (100 ft. by 318 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South SINGLE FAM
 West UNDEVELOPED North UNDEVELOPED
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: UNDEVELOPED
 6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



HASTINGS, MN. - LOS ANGELES
 LOGAN OH. - McMINNOR, TX. U. S. A.

No. 2133C
 Shind®

RESOLUTION NO. BZA 43-76

WHEREAS, Roger L. Frank, 856 North Old Manor, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 25 feet to 15 feet on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Reserve A, Womer's Sherwood Glen Addition, except beginning at the southeast corner of said Reserve A, thence westerly to the southwest corner of Reserve A, thence northeasterly 12 feet, thence easterly to the east line of said Reserve A, thence southeasterly 10 feet to beginning. Generally located on the west side of St. Clair in an area south of 39th Street North.

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 December 28, 1976, 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 property is irregular in shape and with an usually small amount of useable building space; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance would adversely affect the rights of adjacent property owners or residents inasmuch as the front yard setback adhered to by the original developer and desired by the owners of the surrounding properties would not be maintained; 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 owner represented in the application inasmuch as the acquired house may be placed on subject property in compliance with all setback requirements, thereby conforming to all other surrounding properties; 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; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired would be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as all four of the previous conditions cannot be found to exist; and

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

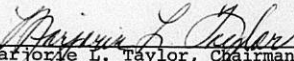
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback from 25 feet to 15 feet on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Reserve A, Womer's Sherwood Glen Addition, except beginning at the southeast corner of

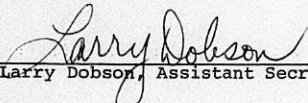
said Reserve A, thence westerly to the southwest corner of Reserve A, thence northeasterly 12 feet, thence easterly to the east line of said Reserve A, thence southeasterly 10 feet to beginning. Generally located on the west side of St. Clair in an area south of 39th Street North,

be denied.

ADOPTED AT WICHITA, KANSAS, this 28th day of December, 1976.


Marjorie L. Taylor, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX

Tenth Floor
455 North Main

January 6, 1977

Mr. Roger L. Frank
856 North Old Manor
Wichita, Kansas 67208

Re: BZA Case No. 43-76

Dear Mr. Frank:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on Tuesday, December 28, 1976, in connection with your request for a variance to reduce the required front yard setback from 25 feet to 15 feet on property zoned the "AA" Single Family District, and generally located on the west side of St. Clair in an area south of 39th Street North.

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

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

Very truly yours,


Larry Dobson
Assistant Secretary

LD:bh

cc: Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Maintenance, Central Inspection

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

December 28, 1976

Tenth Floor, City Hall
455 North Main

Mr. Roger L. Frank
856 North Old Manor
Wichita, Kansas 67208

Re: BZA Case No. 43-76
Request for Variance

Dear Mr. Frank:

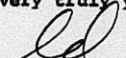
At the regular meeting of the Board of Zoning Appeals on Tuesday, December 28, 1976, your request for a variance to reduce the required front yard setback from 25 feet to 15 feet on property zoned the "AA" Single Family District, and generally located on the west side of St. Clair in an area south of 39th Street North was considered.

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

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

If you have any questions, please call our office.

Very truly yours,


Larry Dobson
Assistant Secretary

LD:bh

cc: Lonnie D. Banks, 3988 N. St. Clair, 67204
Joyce C. Hazelwood, 3919 N. St. Clair, 67204
Herbert W. Sloan, 3929 N. Athenian, 67204
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Maintenance, Central Inspection

TO THE BOARD OF ZONING APPEALS AND CITIZEN PARTICIPATION ORGANIZATION AREA COUNCIL
WICHITA, KANSAS

We the undersigned are opposing the application filed by Roger L. Frank, 856
North Old Manor, Wichita, Kansas - Case No. BZA 43-76.

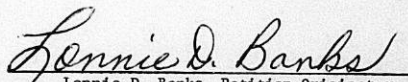
NAME	ADDRESS
Lennie D. Banks	3923 NO. ST. CLAIR
Mrs. A. H. Sugar	3930 No. St. Clair
Mrs. Vera Kubland	3915 N. St. Clair
Mrs. Victor Carter	3901 N. St. Clair
Frank Lyman	3904 N. St. Clair
Clinton F. Hinman	3910 N. St. Clair
Mr. Warren Long	3907 N. St. Clair
Mrs. + Mrs. Herman Lohkamp	3920 N. St. Clair
Walter W. Payne	3926 N. St. Clair
Roy H. Pickens	3914 N. St. Clair
Jean Pickens	3914 N. St. Clair
Herman L. Sharp	3938 N. St. Clair
Phyllis J. Sharp	3931 N. St. Clair
Bernard V. Bork	3946 N. St. Clair
Alleen A. Bork	3946 N. St. Clair
Joyce C. Hazelwood	3919 N. St. Clair
John R. Rathor	3900 N. St. Clair
Dolores M. Pittman	3900 N. St. Clair
Geraldine J. Leland	3911 N. St. Clair
Julia A. Banks	3923 N. St. Clair
H. E. Lellumant	3934 N. St. Clair
Marilyn Lellumant	3934 N. St. Clair

We oppose this application for the following reasons:



1. This parcel of land being recorded at Sedgwick County Court House, Wichita, Kansas as a Reserve Parcel. The square footage contained in this Reserve will not allow a house or structure to be constructed of the same square footage or design that would be aesthetically continued from the remaining existing neighborhood.
2. The variance of the front yard setback would allow a house or structure to be located approximately ten feet closer to the front curb line of St. Clair. This would not be following precedence that has been set by the original property owners of this block. If this variance were allowed, there would be no restrictions on the remaining property owners as far as extending houses, garages, etc. to this proposed new setback line. We, the remaining property owners, are in agreement that this variance would be detrimental to the existing neighborhood.
3. If this variance of the front yard setback is allowed and a house or structure located on this proposed new setback line, it will not allow adequate driveway parking length thus creating a safety hazard and an obstruction of view.
4. We, as the remaining property owners of this block, request that if any variance is granted, that it be to the rear yard setback line in lieu of the proposed front yard setback line thereby affecting only the applicant.

Signed this 9th day of December, 1976,


Lonnie D. Banks, Petition Originator

AMENDMENT TO ORIGINAL PETITION DATED THE 9TH DAY OF DECEMBER, 1976

TO THE BOARD OF ZONING APPEALS:

After attending the Citizen Participation Organization Meeting at 7:00 P.M. on December 15, 1976, at which time we received a drawing with the application for variance and at the Committee's suggestion, we contacted the remaining property owners with the proposed layout for their views and discussion.

We, the remaining property owners, do, by signing our names, agree that for reasons stated in the original petition that the house with the 25-foot setback follows the precedence that has been set by the original property owners.

NAME	ADDRESS
Lennie D. Banks	3923 No. St. Clair
Julia A. Banks	3923 No. St. Clair
Clinton R. Hinman	3910 N. St. Clair
Angus C. Hinman	3910 N. St. Clair
Mrs. A. H. Seeger	3930 N. St. Clair
Mrs. Mrs. C. W. Menden	3920 N. St. Clair
Mr. + Mrs. Herman L. Ramp	3920 N. St. Clair
Phyllis J. Sharp	3938 N. St. Clair
Edward C. Sack	3946 N. St. Clair
Allen A. Birt	3946 N. St. Clair
Mr. + Mrs. Don Kuhlend	3915 N. St. Clair
Herbert L. Sharp	3938 N. St. Clair
E. Lallment	3934 N. St. Clair
Marilyn Lallment	3934 N. St. Clair
Jean Ribbins	3914 N. St. Clair
Ray B. Bueker	3914 N. St. Clair
Loyce C. Hollwood	3919 N. St. Clair

Lennie D. Banks
 Lennie D. Banks, Petition Originator

WILLIAM L. KORSER

BAUGHMAN CO.

RONALD G. WAYMIRE

Surveyors

222 E. 1st St. WICHITA, KANSAS 67201

State of Kansas

SS

December 21, 1970

County of Sedgewick

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 21st day of December, 1970 survey Lot 6, and part of Reserve A, described as beginning at the southwesterly corner of said Reserve A; thence westerly along the south line of said Reserve A, 100 feet more or less to the SW Corner thereof; thence northeasterly along the westerly line of said Reserve A, 17 feet; thence easterly 57.15 feet more or less to a point on the easterly line of said Reserve A, 10 feet north of the SE Corner thereof; thence southerly 10 feet to beginning, all in Block 2, Western Sherwood Glen, Wichita, Kansas.

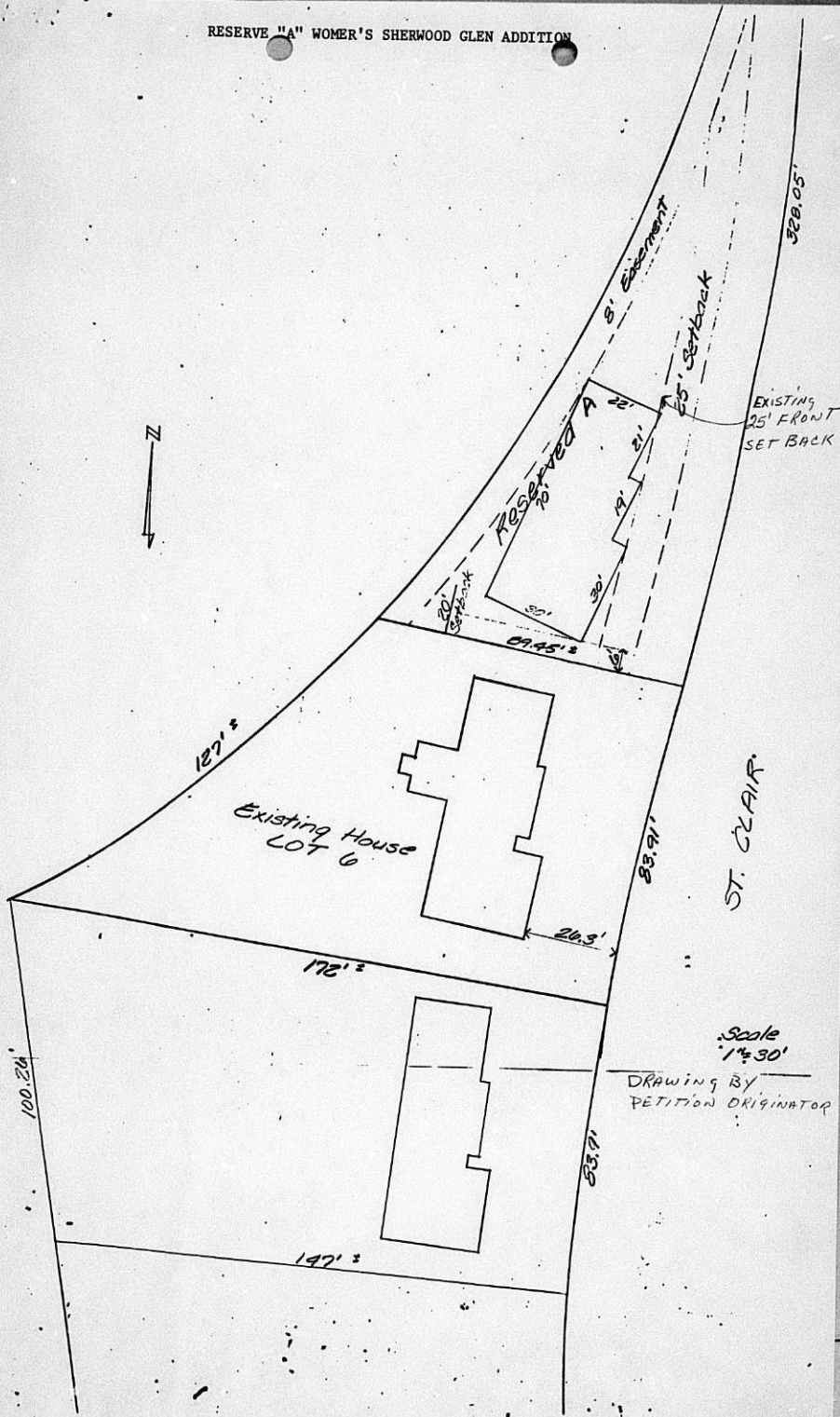
On said lot is house No. 3223 with an attached garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgage title insurance.

William L. Korser
Surveyor



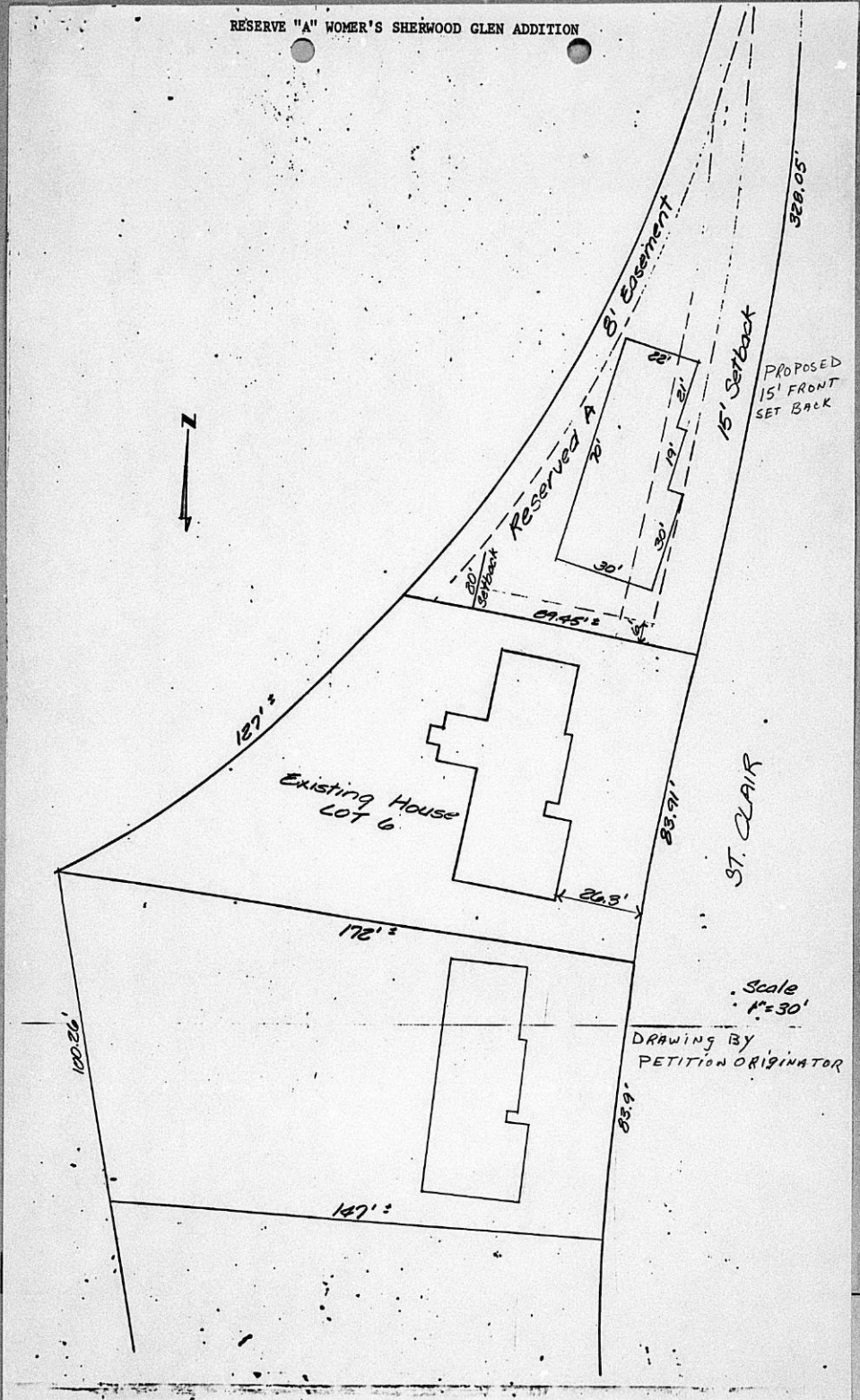
RESERVE "A" WOMER'S SHERWOOD GLEN ADDITION



Scale
1" = 30'

DRAWING BY
PETITION ORIGINATOR

RESERVE "A" WOMER'S SHERWOOD GLEN ADDITION



PROPOSED
15' FRONT
SET BACK

ST. CLAIR

Scale
1" = 30'

DRAWING BY
PETITION ORIGINATOR

TO THE BOARD OF ZONING APPEALS:

We, the remaining property owners, do, by signing our names, agree that for reasons stated in the original petition that the house with the 25-foot setback follows the precedence that has been set by the original property owners.

NAME	ADDRESS
<u>William M. Hornal</u>	<u>3943 N. Athenian</u>
<u>Dora T. Womack</u>	<u>3943 N. Athenian</u>
<u>Thurman Moore</u>	<u>3917 N. Athenian</u>
<u>Carol Moore</u>	<u>3917 N. Athenian</u>
<u>Robert M. Sloan</u>	<u>3929 N. Athenian</u>
<u>Norathen L. Sloan</u>	<u>3929 N. Athenian</u>
<u>M. J. [unclear]</u>	<u>3955 N. Athenian</u>
<u>Mr. Mr. [unclear]</u>	<u>3942 N. ST. CLAIR</u>
_____	_____
_____	_____
_____	_____
_____	_____

Signed this 23rd day of December, 1976,

Lonnie D. Banks
 Lonnie D. Banks, Petition Originator
 CASE NO. BZA 43-76

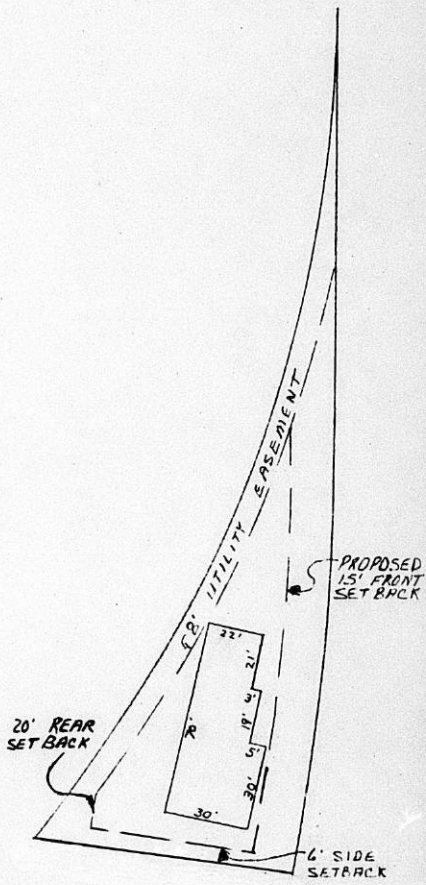
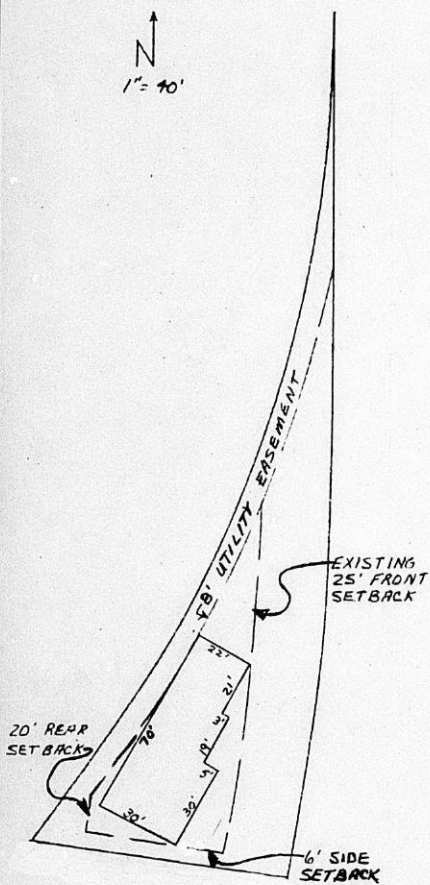
APPLICATION FOR VARIANCE
RESERVE "A" WOMER'S SHERWOOD GLEN ADDITION
SITE PLAN

map 5352

WITH EXISTING 25' FRONT SETBACK

WITH PROPOSED 15' FRONT SETBACK

N
1" = 40'



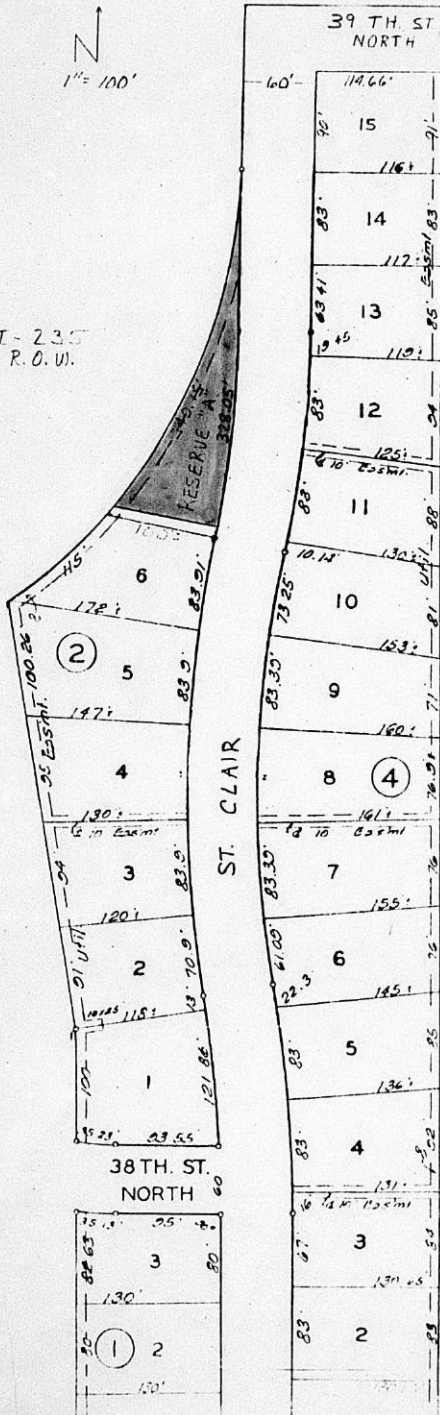
BZA 43-76

APPLICATION FOR VARIANCE
RESERVE "A" WOMER'S SHERWOOD GLEN ADDITION

AREA PLOT MAP



I-235
P.O. U.



BZA 43-76

SECRETARY'S REPORT
CASE NO. BZA 43-76

APPLICANT: Roger L. Frank, 856 N. Old Manor, Wichita, Kansas.

AGENT: None.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 25 feet to 15 feet.

GENERAL LOCATION: On the west side of St. Clair in an area south of 39th Street North.

ZONING: Subject property is zoned the "AA" Single Family District as are those properties to the south and east. Properties to the north and west are outside the City limits and are zoned the R-1 Suburban Residential District.

LAND USE: Subject property is undeveloped as are the properties to the north and west. Properties to the south and east are developed with single family 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 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).

SECRETARY'S REPORT
CASE NO. BZA 43-76
Page 2

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required front yard setback on subject property from 25 feet to 15 feet for the purpose of locating a house closer to the street right-of-way than otherwise permitted by the zoning ordinance.

Subject property is an irregular, triangular shaped, parcel with approximately 318 feet of frontage along St. Clair Street and a depth of about 98 feet at its deepest point at the southwest corner of the property. From this point the property line angles to the northeast on a curved line until it intersects with the front or east property line. Properties to the south and east are developed as single family residences. The property to the west and north is presently undeveloped but will be the future location of the K-96/I-235 interchange.

The applicant has reportedly purchased a house presently located at 2102 W. 39th Street North (block north of subject property) which he proposes to relocate on subject property. The house is one of the properties acquired for highway right-of-way and was subsequently purchased by the applicant. The house is compatible in size and appearance to the other homes in the neighborhood. The applicant has submitted two different site plans showing how the house could be located on the property. The first plan illustrates how the house would have to be positioned to maintain the required 25 foot front yard setback, with the house set at an oblique angle to the street. The second plan, which is the plan under consideration, would permit the house to set parallel to the street by reducing the front yard setback to 15 feet. The site plan showing compliance with the 25 foot front yard setback requires the placement of the home at the minimum 6 foot side yard adjacent to the south property line, while the proposed plan permits the utilization of a greater side yard setback of approximately 13 or 14 feet.

In addition to the irregular shape of the property there is an existing 8 foot utility easement adjacent to the west property line which further restricts the placement of the house on this property.

The applicant points out that St. Clair is not a straight street and that the existing houses along the street are located in conformance to the curvature of the street rather than being visually in a straight line. He, therefore, concludes that the look of uniformity in the neighborhood is not governed by the amount of setback from the street, but by the angle of the structures in relationship to the street. He believes his proposal will provide for the maximum visual continuity to the neighborhood.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness may be found to exist inasmuch as the property is irregular in shape with an unusually small amount of useable building space.

ADJACENT PROPERTY:

It is the opinion of the Secretary that it is difficult to determine whether the granting of the variance would have an adverse affect on adjacent property owners, however, any adverse affect on the property owner to the south may be lessened if a greater side yard setback than the normal 6' is maintained.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the zoning ordinance may constitute unnecessary hardship upon the applicant inasmuch as although able to locate this house on subject property in compliance with the zoning requirements, it would be positioned in a distinctly different alignment from other structures along this street, which could affect the future marketability of the home.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

SPIRIT AND INTENT:

It is the opinion of the Secretary that if the previous four conditions, necessary to the granting of the variance can be found to exist, the granting of the variance would not be opposed to the spirit and intent of the zoning ordinance.

RECOMMENDATION:

If the Board finds the above 5 conditions to exist, it is recommended that the following conditions be considered as conditions of approval:

1. A minimum 12 foot sideyard shall be maintained adjacent to the south property line.
 2. A minimum 20 foot front yard setback shall be maintained for that portion of the structure containing the garage.
-

18 notices sent to applicant and adjacent property owners
10 notices sent to MAPC members
1 notice sent to Dave Furnas, CPO coordinator

29 notices sent on BZA 43-76, December 3, 1976

BOARD OF ZONING APPEALS
Tenth Floor, City Hall
455 N. Main, Wichita, Kansas 67202

December 3, 1976

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 43-76

An application has been filed by Roger L. Frank, 856 N Old Manor, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 25 feet to 15 feet on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Reserve A, Womer's Sherwood Glen Addition, except beginning at the southeast corner of said Reserve A, thence westerly to the southwest corner of Reserve A, thence northeasterly 12 feet, thence easterly to the east line of said Reserve A, thence southeasterly 10 feet to beginning. Generally located on the west side of St. Clair in an area south of 39th St. North.

This application has been assigned Case No. BZA 43-76, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 28, 1976, 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.

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

map 5352

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Roger L. Frank

Mailing Address 856 N. Old Manor, Wichita, 67208 Phone 682-3542

Name of Authorized Agent none

Mailing Address --- Phone ---

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

II. The variance requested is reduction of front setback from 25 feet to 15 feet

for property located on the west side of St. Clair, beginning approx. 90' south of the southwest corner of 39th St. North and St. Clair and extending approx. 318'
and legally described as: Reserve A, except beginning at the Southeast corner, thence Westerly to the Southwest corner, thence Nely 12 feet, thence Easterly to the East line said Reserve A, thence SWly 10 feet to beginning, Womer's Sherwood Glen Addition
in the City of Wichita; and which is presently zoned AA

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Roger L. Frank
Applicant

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:30 (a.m. P.M.), 11/29 1976
together with appropriate fee of \$50.00.

Larry Dobson
Signed

Statement to Accompany APPLICATION FOR VARIANCE

Applicant: Roger L. Frank
856 N. Old Manor
Wichita, Kansas 67208

BACKGROUND

The applicant intends to move the structure currently located at 2102 W. 39th Street North onto Reserve "A" in Womer's Sherwood Glen Addition to Wichita, Sedgwick Co., Kansas. The structure is totally compatible with others in the neighborhood in terms of architectural style as well as its general condition.

CODE REQUIREMENT

Governing zoning ordinances require that the structure be placed not closer than 25 feet from the front property line. (Based on the formula of adding 25 feet to the setback of the adjacent structure; which in this case is 25 feet; and dividing the sum by 2.)

CIRCUMSTANCES OF REQUEST

Reserve "A" is an irregular parcel, unique to the surrounding area, which was originally plotted in anticipation of highway right-of-way acquisition for the K-96/I-235 interchange, which it adjoins. (see attached area plot map) In addition, the plot was divided with a 10-foot strip along the south side being taken and added to the adjacent lot. To apply the 25-foot setback to this parcel would dictate a site plan where the structure would be at an oblique angle to the street rather than facing forward as is the pattern existing throughout the block. (see attached site plan) Since the existing structures are not in a straight line but conform to the curves in the street, it is not the amount of setback which produces the perception of uniformity, but rather the angle of the building in relationship to the street.

RIGHTS OF ADJACENT OWNERS

The rights of adjacent property owners or residents will not be adversely affected. If anything their property value should be enhanced by development which preserves the character of the neighborhood.

EFFECT ON APPLICANT

Failure to grant this request for variance would adversely affect the applicant by requiring construction within unduly tight boundaries to comply with existing setbacks while reducing the completed value of the project arising from an atypical positioning of the structure.

IN CONSONANCE WITH ZONING ORDINANCE

This proposal is in consonance with the general spirit and intent of Title 28 (zoning ordinance). It seeks to position similar structures for maximum visual continuity.

12-1-76

To Whom it may
Concern:

Re: Reserve A in WORK'S
SARWOOD GLENN ADD.

The Site Plan filed for
a variance was discuss-
ed & signed by me.
To accept the rear
yard setback req. as
shown.

Bill Earlywine

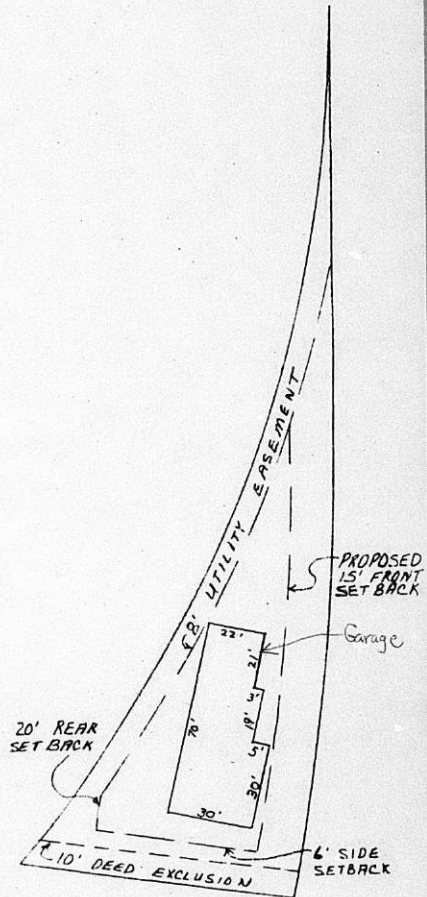
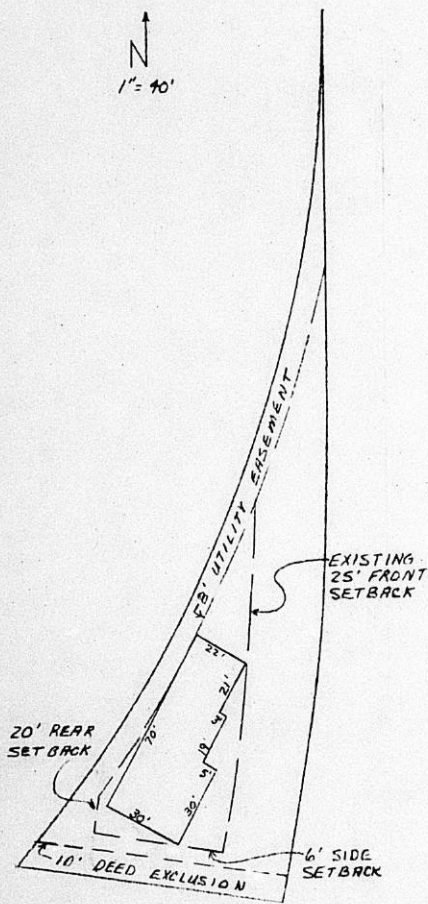
conceded by Leland J.

APPLICATION FOR VARIANCE
RESERVE "A" WOMER'S SHERWOOD GLEN ADDITION
SITE PLAN

WITH EXISTING 25' FRONT SETBACK

WITH PROPOSED 15' FRONT SETBACK

N
1" = 40'



12-1-76 B.E.

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
4	2	Womer's Sherwood Glen Add.	✓ William D. Kirkland & Noela M. 3915 N. St. Clair 67204
5	2	Same	✓ Joyce C. Hazelwood 3919 N. St. Clair 67204
6	2	Same	✓ Lonnie D. Banks & Julia A. Banks 3923 N. Athenian St. Clair 67204
1	3	Same	✓ City of Wichita 455 N. Main 67202
2	3	Same	D Same
8	4	Same	✓ Herman Lohkamp & Virginia D. 3920 N. St. Clair 67204
S 40'			
9	4	Same	D Same
12	4	Same	✓ L. E. Lallement & Marilyn R. 3934 N. St. Clair 67204
13	4	Same	✓ Norman L. Sharp & Phyllis J. 3938 N. St. Clair 67204
14	4	Same	✓ General Motors Corporation Detroit, Michigan
15	4	Same	3304 Grand Blvd W 48202 ✓ Bernard V. Borst & Alleen A. Borst 3946 N. St. Clair 67204
4	1	Womer's Sherwood Glen 2nd	✓ Womer Development Co., Inc. 2252 Bella Vista 67203
1	A	Sherwood Glen Addition	✓ Noval W. Harris 3955 N. Athenian 67204
2	A	Same	✓ William M. Womack and Ava N. Womack 3943 N. Athenian 67204
3	A	Same	✓ Herbert W. Sloan & Dorothea L. 3929 N. Athenian 67204
4	A	Same	✓ Thurman L. Moore & Ruby I. 3917 N. Athenian 67204

Tract

Property Owner

Part of Reserve A, described as beg. at the Sely corner of said Reserve A; thence Westerly along the South line of said Reserve A, 100 feet more or less to the Southwest corner thereof; thence NEly along the Westerly line of said Reserve A, 12 feet; thence Easterly 89.45 feet more or less to a point on the Easterly line of said Reserve A, 10 feet North of the Southeast corner thereof; thence Southerly 10 feet to beginning, all in Block 2, Womer's Sherwood Glen

✓ Lonnie D. Banks and Julia A. Banks
3923 N. ~~Athenian~~ St. Clair 67204

Lot 9, except the South 40 feet thereof, and part of Lot 10, described as beg. at the SW corner of said Lot 10; thence East 153 feet more or less to the SE corner said Lot 10, thence North along the East line of said Lot 10, 59 feet; thence West to a point on the West line of said Lot 10, said point being 61.39 feet North of the SW corner said Lot 10; thence South 61.39 feet to beginning, all in Block 4, Womer's Sherwood Glen Addition

✓ Charles W. Mendoza and Maria R.
3926 N. St. Clair 67204

All of Lot 11 and Lot 10, except beginning at the SW corner of Lot 10, thence East 153 feet more or less to the SE corner of said Lot 10, thence North along the East line of Lot 10, a distance of 59 feet, thence West to a point on the West line of said Lot 10, said point being 61.39 feet North of the Southwest corner of said Lot 10, thence South along the West line of said Lot 61.39 feet more or less to the pob, all in Block 4, Womer's Sherwood Glen

✓ Adolph Henry Seeger & Frances J.
3930 N. St. Clair 67204

Reserve A, except beginning at the Southeast corner, thence Westerly to the Southwest corner, thence NEly 12 feet, thence Easterly to the East line said Reserve A, thence SWly 10 feet to beginning, Womer's Sherwood Glen Addition

✓ Roger L. Frank and A. Lorraine
856 N. Old Manor 67208

The Security Abstract and Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 200 foot radius of: Reserve A, Womer's
Sherwood Glen Addition, except beginning at
the Southeast corner said Reserve A, thence
Westerly to the Southwest corner, thence
Northeasterly 12 feet, thence Easterly to the
East line said Reserve A, thence Southwesterly
10 feet to beginning

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on the 19th day of November, 1976
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 244618
wh

FORM 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - SECOND FLOOR

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

DESCRIPTION	AMOUNT
374 Variance Application	250.00
Name	Unknown Fees
Address	936 W 21st Street
Type	4-7053
Due Date	
Comments:	
Date	4/10
By	ed