

15/100

200'4 Sec. 12-13-85

Shot 116-86

Record

CASE NO. BZA 58-85 - Bicycle Pedaler requests a variance to reduce the required number of off-street parking spaces from 17 spaces to 6 spaces on property zoned "E" Light Industrial & generally located on the NE corner of Emporia & Central.

Revised
10-28-85

ACTION

B.Z.A. ⁵⁻⁸⁻⁸⁵ **APPROVED**

1/24/85
DATE

55100

200'4 Sec 12-13-85

Shot 1-16-86

Record ✓

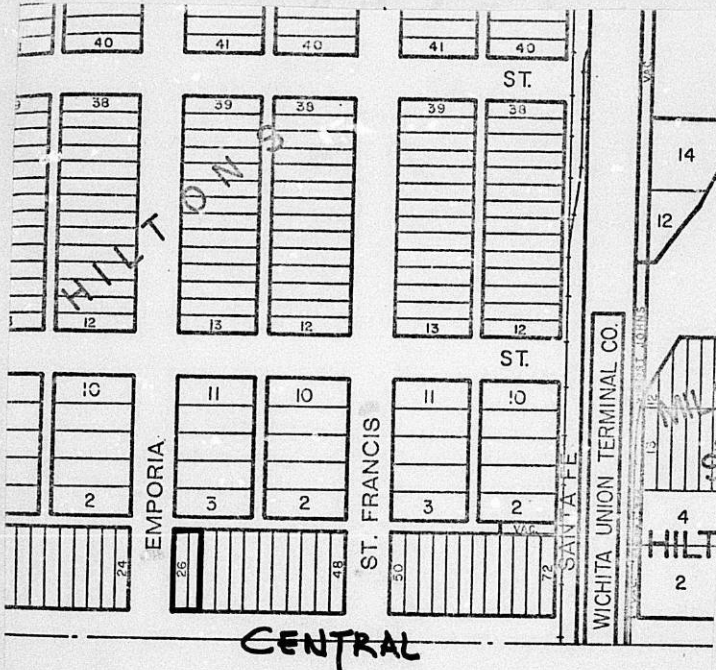
CASE NO. BZA 58-85 - Bicycle Pedaler requests a variance to reduce the required number of off-street parking spaces from 17 spaces to 6 spaces on property zoned "E" Light Industrial & generally located on the NE corner of Emporia & Central

Map No. 5548C

BZA 58-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E E S D W E N E
3. Land Use: East APTS South Comm
West OFF North _____
4. Area (is) (~~is not~~) platted.



Spud.
No. 2193C
HASTINGS, MN
LOS ANGELES-CHICAGO-LOGAN, OH
MORRISON, TX-LOCUST GROVE, GA
U.S.A.

2209C

11-8-85

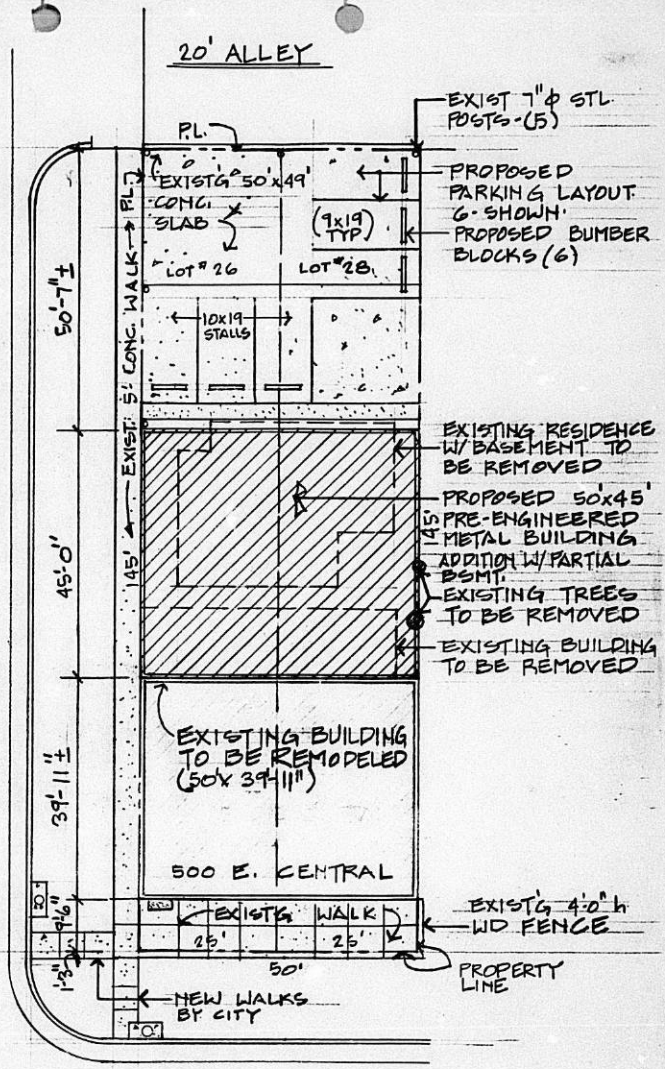
advised wife that
 Robin Roskel had
 said that 1/yr./250¢
 or this is way it was
 advertised. Similar to
 other ones permitted in the
 commercial det. -
 Staff report will explain
 and suggest recourse.
 y.

BZASB-85

LOS ANGELES-CHICAGO-LOGAN, OH
 MEMPHIS-TRACCAST GROVE, GA
 U.S.

Speed.
 No. 2-183C

EMPIRIA (80' ROW)



CENTRAL (90' ROW)

SITE PLAN



DATE:
10-17-85
BY: B.P

BICYCLE PEDALER.
500 E. CENTRAL,
REMODEL & ADDITION

SHEET 1 of 1
PROJECT NO.
85008

B2A 58-85

December 3, 1985

Robert Holliday
Bicycle Pedaler
500 East Central
Wichita, Kansas 67202

Re: BZA 58-85 Request for Variance
(500 East Central)

Dear Mr. Holliday:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 26, 1985.

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

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:lw
Encl.

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION CASE NO. 58-85

WHEREAS, Bicycle Pedaler, 500 East Central, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required number of off-street parking spaces from 17 spaces to 6 spaces on property zoned the "E" Light Industrial District and legally described as follows:

Lots 26 and 28 on Central Avenue, J.P. Hilton Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Emporia and Central (500 East 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 November 26, 1985 consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as it is located immediately opposite the Central Business District and in the "E" Light Industrial District where many permitted uses would not require the off-street parking spaces that a commercial business requires; and the proposed use is one that is unique inasmuch as many of the customers and employees will ride bicycles in lieu of automobiles thus reducing the demand for off-street parking; 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 amount of off-street parking being provided should be adequate to prevent on-street traffic congestion or the problems of customers and employees using adjacent property to park due to insufficient parking; 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 applicant would be unable to construct the addition to centralize the operation of the bicycle sales and repair business without acquiring additional parking in the area; 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 reduction in the number of off-street parking for this specific business should not in anyway interfere with the traffic on the adjacent streets; 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 there are a number of commercial uses that create far less vehicular demand than other uses and when a variance can be justified on the basis of the operation of a specific use, the Board may establish the reduction only as long as such a use occupies the property, and in this case the use meets this qualification; 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

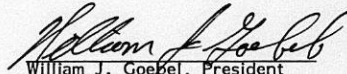
the required number of off-street parking spaces from 17 spaces to 6 spaces on property zoned the "E" Light Industrial District and legally described as follows:

Lots 26 and 28 on Central Avenue, J.P. Hilton Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Emporia and Central (500 East Central).


be approved subject to the following conditions:

1. The reduction of the number of off-street parking spaces from 17 spaces to 6 spaces be applicable only to the use of the building as a bicycle sales and repair business.
2. The total floor area in the structure shall not exceed 4500 square feet and the amount of floor area occupied by sales shall not exceed 50% of the total floor area.
3. All parking spaces shall be surfaced and marked and comply with all requirements of the zoning ordinance and the City of Wichita off-street parking standards.

ADOPTED AT WICHITA, KANSAS, this 26th day of November 1985.


William J. Goebel, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE November 22, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator

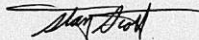
SUBJECT BZA 58-85: Northeast corner of
 Emporia and Central

On Tuesday, November 19, CPO Neighborhood Council "L" considered the captioned case, a request for a zoning variance to reduce the required number of off-street parking spaces for from 17 spaces to 6 spaces on property zoned "E" Light Industrial District. After discussion, the Council voted 8-0 to recommend approval of the requested variance.

The applicant, Robert Holliday, was present to describe the request and respond to questions from the Council. Mr. Holliday explained that the variance is requested to facilitate the expansion of the existing bicycle business.

No area residents or property owners were present. CPO Staff reported that according to David Dewey, President of the Midtown Citizens Association, the organization was not opposed to the requested variance. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

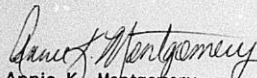
Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 58-85 is considered.



Stanley J. Scott
CP Coordinator

SJS:dm

Noted:



Annie K. Montgomery
CRS Director

RECEIVED

NOV 22 1985
METROPOLITAN PLANNING
ROUTE _____

AGENDA ITEM NO. 6

SECRETARY'S REPORT
CASE NO. BZA 58-85

APPLICANT: Bicycle Pedaler, 500 E. Central, Wichita, KS
67202

AGENT: Robert Holliday, same

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to reduce the
required off-street parking from 17 spaces to
6 spaces.

GENERAL LOCATION: On the northeast corner of Central and
Emporia.

ZONING: Subject property is zoned the "E" Light
Industrial District as are the properties to
the east, west and north. To the south is
the "D" Central Business District.

LAND USE: Subject property is occupied by a bicycle
business and an apartment building. To the
east are apartments and to the west is an
office, and to the south is a retail flower
shop.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required off-street parking spaces in order to expand the existing bicycle business at this location. The apartment structure to the north is to be removed and an additional 45 feet by 50 feet to be connected to the present business. This space will be used to replace warehouse space that is presently located a number of miles away, and for additional bicycle repair area. It is proposed that the existing building will remain as retail sales area.

The total floor area of the building will be 4250 square feet, and based on one off-street parking space for each 250 square feet, the number of spaces would be 17. The business is operated on a similar basis as other retail uses such as some appliance, furniture and tire stores where there is a greater demand for merchandise storage area and service department than a sales floor. All such uses are required to provide one off-street parking space for each 250 square feet. The majority of bicycle locations that have been built in the city have been on this basis, even though the requirement is probably excessive.

The applicant indicates that the addition is primarily warehouse space and should be calculated on a basis of employees. There is some justification in this request, however, it is the Secretary's opinion that this is merely a stock room for the retail business. The applicant also indicates that his employees ride bicycles to work and therefore do not create a need for automobile parking spaces. This may not always be the case for this building, and if a variance is granted, it should apply only to the use as proposed.

It is the Secretary's opinion that there is not only a uniqueness to the use of the building, but also in the location of the property being adjacent to a major street and immediately adjacent to the Central Business District where no off-street parking is required. It should also be noted that the existing building was built long before any parking was required for any use, and that since the property is located in the "E" Light Industrial District, the property could be converted to

a use that six spaces would comply with the zoning requirements. There is not sufficient land area to provide parking for most commercial uses.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located immediately opposite the Central Business District and in the "E" Light Industrial District where many permitted uses would not require the off-street parking spaces that a commercial business requires; and the proposed use is one that is unique inasmuch as many of the customers and employees will ride bicycles in lieu of automobiles thus reducing the demand for off-street parking.

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 amount of off-street parking being provided should be adequate to prevent on-street traffic congestion or the problems of customers and employees using adjacent property to park due to insufficient parking.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to construct the addition to centralize the operation of the bicycle sales and repair business without acquiring additional parking in the area.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction in the number of off-street parking for this specific business should not in anyway interfere with the traffic on the adjacent streets.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as there are a number of commercial uses that create far less vehicular demand than other uses and when a variance can be justified on the basis of the operation of a specific use, the Board may establish the reduction only as long as such a use occupies the property, and in this case the use meets this qualification.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions :

1. The reduction of the number of off-street parking spaces from 17 spaces to 6 spaces be applicable only to the use of the building as a bicycle sales and repair business.
2. The total floor area in the structure shall not exceed 4500 square feet and the amount of floor area occupied by sales and repair shall not exceed 75% of the total floor area.
3. All parking spaces shall be surfaced and marked and comply with all requirements of the zoning ordinance and the City of Wichita off-street parking standards.

JANET S. HELSEL
Attorney at Law

404 E. CENTRAL
WICHITA
KANSAS 67202
316-265-5243

November 6, 1985

Board of Zoning Appeals
Tenth Floor - City Hall
455 North Main
Wichita, Kansas 67202

Re: Case No. BZA 58-85

Dear Board Members:

I represent K & S Enterprises, Inc., owner of 404 and 406 East Central, and wish to note it's objection to the variance requested by Bicycle Pedaler. K & S also owns the vacant lot directly east of 404-406 East Central as well as the lot due east of the Kelly Building at 510 North Topeka.

404 East Central is a law office/insurance office and 406 East Central is a physicians' office. K & S is developing a serious problem in providing ample parking space for clients or patients of professionals at 404-406 East Central. In addition, it has been noted that customers or clients of businesses or offices around or adjacent to, are parking in the K & S owned lot with annoying frequency. The police are called often to issue citations to those owners of vehicles parked illegally in our lot. This has not deterred the practice but has caused hard feelings between the tenants of 404-406 East Central and their neighbors.

It is the position of K & S Enterprises that this requested variance would only exacerbate an already untenable parking situation. K & S will continue to report to the police these illegally parked vehicles. The requested variance will cause undue and added hardship to Bicycle Pedaler's adjoining property owners.

Your consideration is appreciated.

Very truly yours,

LAW OFFICE OF JANET S. HELSEL

Janet S. Helsel
Janet S. Helsel

RECEIVED

JSH:kc

NOV 08 1985

METROPOLITAN PLANNING
ROUTE _____

BZA CASE NO. 58-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>20</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>23</u>	TOTAL NOTICES SENT <u>11/5/85</u>

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

November 4, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 58-85

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 Bicycle Pedaler, 500 East Central, 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 reduce the required number of off-street parking spaces from 17 spaces to 6 spaces on property zoned "E" Light Industrial. A legal description of the applicant's property is as follows:

Lots 26 and 28 on Central Avenue, J.P. Hilton Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Emporia and Central (500 East Central).

This application has been assigned Case No. BZA 58-85. It will be considered by the Board of Zoning Appeals on November 26, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

bza 58-85 ENVELOPES

BICYCLE PEDALER
500 E CENTRAL
WICHITA KS 67202

ROBERT HOLLIDAY
500 E CENTRAL
WICHITA KS 67202

K & S ENTERPRISES INC
404 E CENTRAL
WICHITA KS 67202

ELVIN H HENRY
MARTHA JANE HENRY
1608 N CLARENCE
WICHITA KS 67203

L S O'HARA & GRACE L O'HARA
C/O LEROY PIERCE TRUSTEE OF
LAURENCE S O'HARA TESTAMENTARY TRUST
1049 S WACO
WICHITA KS 67202

GROVER MARKS
3720 S BROADWAY
WICHITA KS 67216

MARTEL INVESTMENT COMPANY
415 S ST FRANCIS
WICHITA KS 67202

STOCKING INVESTMENTS
A GENERAL PARTNERSHIP
HAROLD F STOCKING & NANCY R STOCKING
203 E KIRBY
WICHITA KS 67233

S & W INVESTMENT COMPANY
530 E CENTRAL
WICHITA KS 67202

IRENE MOURTRAY
526 N TOPEKA APT 1
WICHITA KS 67214

ELVIN H HENRY
MARTHA JANE HENRY
1608 N CLARENCE
WICHITA KS 67203

CALIENDO INVESTMENT CORP
1310 GRETCHEN
WICHITA KS 67206

LILLIAN C BRADY
(N/K/A LILLIAN DENMIN)
1818 W 18TH ST NORTH
WICHITA KS 67203

CITIES SERVICE GAS CO
N/K/A NORTHWEST CENTRAL PIPELINE CORP
522 N EMPORIA
WICHITA KS 67214

HOLLYWOOD ASSOCIATES
C/O LARRY E BOTTENBERG
727 N WACO
WICHITA KS 67203

HOWARD W PECHIN
PAULA L PECHIN
415 S MAIN
WICHITA KS 67202

EDWARD C BURKE
ARLENE E BURKE
9726 BIRCH LANE
WICHITA KS 67212

WILLIAM C FARMER
CLARICE FARMER
823 N BROOKFIELD
WICHITA KS 67206

GOVERNMENT EMPLOYEES
CREDIT UNION
405 E CENTRAL
WICHITA KS 67202

ALAN L SMITH
501 E CENTRAL
WICHITA KS 67202

JOHN F FOSTER
EDITH N FOSTER
446 N EMPORIA
WICHITA KS 67202

FRAN MAR INVESTMENT INC
420 S SENECA
WICHITA KS 67213

IMPORTANT MESSAGE

FOR Alex

DATE 10-29 TIME 11:55 A.M. P.M.

WHILE YOU WERE AWAY

BY Robin

OF CID

PHONE No. _____

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE 250 # / 1 ap

SIGNED [Signature]

FORM 000-017

$$\begin{array}{r} 50 \\ 85 \\ \hline 4250 \end{array}$$

(17)

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2000

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←

BOARD OF ZONING APPEALS

CASE NO. 58-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Bicycle Pedaler
 Mailing Address 500 E. Central, Wichita 67202 Phone 262-8029
 Name of Authorized Agent Robert Holliday
 Mailing Address 500 E. Central, Wichita 67202 Phone 262-8029
 Relationship of applicant to property is that of Owner & Contr. purchaser
 (Owner, Tenant, Lessee, Other)

II. The variance requested is See attached sheet.
to reduce the required number of off-street
parking spaces from 17 spaces to 6 spaces.
 for property located 500 E. Central; 504 N. Emporia; 506 N.
Emporia; & 508 N. Emporia.
 and legally described as: Lots 26 and 28 on Central, J.P. Hilton
Addition to the City of Wichita.

in the City of Wichita; and which is presently zoned E'.

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board. 8
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant *Robert Holliday*
 Authorized Agent *Robert Holliday*

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 2:00 (a.m./p.m.), October 25, 1985, together with appropriate fee of 300.00.

Signed *A. Lytle*



**Doc Holliday's
Bicycle Pedaler**

500 E. Central • Wichita, KS 67202 • 262-8029



II. The variance requested is concerning the city ordinance requiring one parking space per 250 square feet of retail floor space, in addition to one parking space for every three employees.

Bicycle Pedaler would like to remove the Apartment building north of its location at 506 N. Emporia, as well as the building at 504 N. Emporia. This would facilitate the expansion of, and improvement of its service and warehouse facilities.

Currently Bicycle Pedaler has 1,750 sq. ft. of retail floor space, and 200 sq. ft. for service and repair, with the remaining area used for storage and bathroom facilities. In addition, Bicycle Pedaler has a warehouse space of 800 sq. ft. located over three miles away! We would like to expand the service and repair dept. and centralize our warehouse by adding 2,000 sq. ft. in the location north of the current building. (See attached architectural sketch.)

Bicycle Pedaler would like to use the existing parking lot intended for the apartment building at 506 N. Emporia, which accommodates six parking spaces. (See attached architectural sketch.) Most of our customers ride bicycles and park in the bicycle rack provided in front of the store. All three employees of Bicycle Pedaler ride bicycles to work. There is adequate on-street parking for any overflow needs.

DEPEW AND GILLEN

ATTORNEYS AT LAW

621 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

316.265.9621

October 25, 1985

SPENCER L. DEPEW
DENNIS L. GILLEN
RANDALL K. RATHBUN
JAMES P.

Mr. Robert R. Holliday
Mrs. Ruth C. Rutschman Holliday
500 East Central
Wichita, Kansas 67202

Dear Mr. and Mrs. Holliday:

On behalf of LeRoy Pierce, Trustee of the Laurence S. O'Hara Testamentary Trust, we do hereby advise you that the Trustee gives you permission to demolish the frame residential dwellings located at 504 North Emporia and 506 North Emporia, Wichita, Kansas, which are situated upon land you are purchasing on an Escrow Contract dated July 1, 1983 from said Trust, provided that the following conditions are met:

1. You agree to indemnify and hold harmless the Trust and the Trustee from any and all liability arising in connection with said demolition.

2. You agree that the property will be kept free of all mechanic's liens in connection with said demolition and any construction thereon.

3. The work is not being done by you on behalf of the Trust and you are not acting as an agent of the Trust.

4. You will carry adequate liability insurance for the demolition and any contractor you have to do the work will have such insurance.

5. This instrument will in no way be construed as waiving any other rights which the Trust and the Trustee may have under said Escrow Contract.

If the conditions meet with your approval, please indicate the same by accepting and approving this letter and by returning a copy to the undersigned.

Very truly yours,

Spencer L. Depew
OF DEPEW AND GILLEN

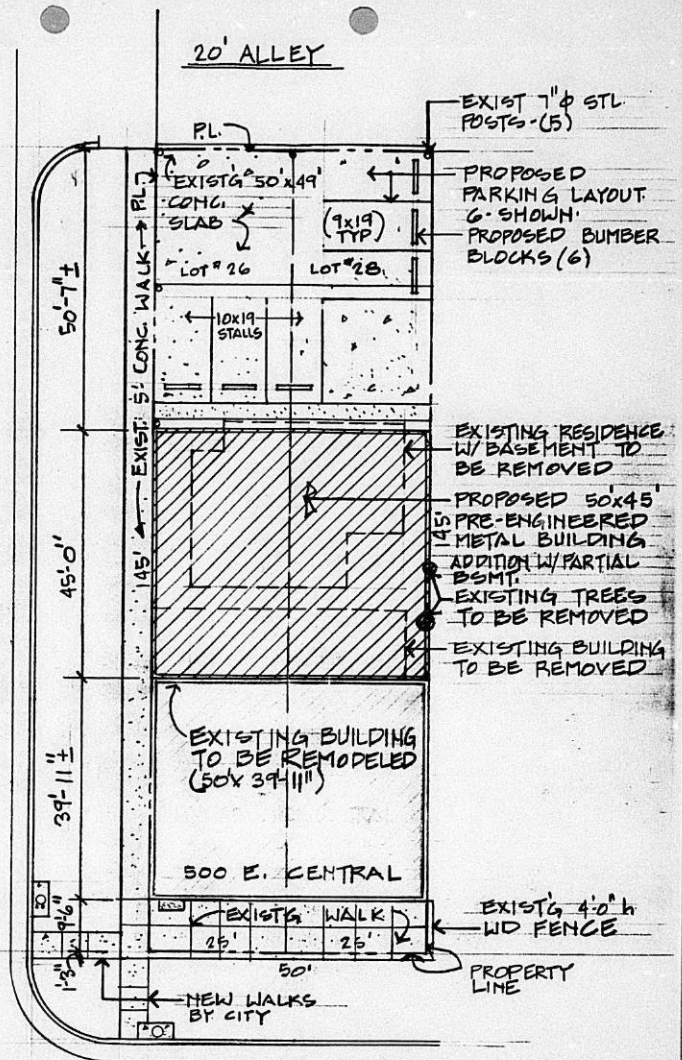
ACCEPTED AND APPROVED THIS 25 day of October, 1985.

Robert R. Holliday
Robert R. Holliday

Ruth C. Rutschman Holliday
Ruth C. Rutschman Holliday

cc: LeRoy Pierce

← EMPORIA (80' ROW)



← CENTRAL (90' ROW)

SITE PLAN



DATE:
10-17-85
BY: B.P

BICYCLE PEDALER.
500 E. CENTRAL,
REMODEL & ADDITION

SHEET 1 OF 1
PROJECT NO.
8500B

OWNERSHIP LIST

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 16 & 18	J. P. Hiltons, on Central	✓ K & S Enterprises, Inc. 404 E. Central Wichita, KS 67202
Lots 20, 22 & 24	"	✓ Elvin H. Henry Martha Jane Henry 1608 N. Clarence Wichita, KS 67203
North 45 feet of Lots 26 and 28	"	✓ L. S. O'Hara Grace L. O'Hara c/o LeRoy Pierce, Trustee of Laurence S. O'Hara Testamen- tary Trust 1049 S. Waco Wichita, KS 67203
North 36 feet of the South 100 feet of Lots 26 and 28	"	Laurence S. O'Hara Grace O'Hara c/o LeRoy Pierce, Trustee of Laurence S. O'Hara Testamentary Trust 1049 S. Waco Wichita, KS 67203
North 14 feet of the South 64 feet of Lots 26 and 28	"	Laurence O'Hara c/o LeRoy Pierce, Trustee of Laurence S. O'Hara Testamentary Trust 1049 S. Waco Wichita, KS 67203
South 50 feet of Lots 26 and 28	"	Same As Above
Lots 30 & 32	"	✓ Grover Marks 3720 S. Broadway Wichita, KS 67216
Lots 34, the East 5 feet of Lot 36 and all of Lot 38	"	✓ Martel Investment Company 415 S. St. Francis Wichita, KS 67202
All Lots 40 & 42 and the West 23 Feet of Lot 44	"	✓ Stocking Investments a General Partnership Harold F. Stocking Nancy R. Stocking 203 E. Kirby Wichita, KS 67233 AND Bradley S. Stocking Address Unknown

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
East 2 feet of Lot 44	J. P. Hiltons, on Central	✓ S & W Investment Company 530 E. Central Wichita, KS 67202
Lot 2 & the South 11 feet of Lot 4	J. P. Hiltons, on Emporia	K & S Enterprises Inc. 404 E. Central Wichita, KS 67202
South 31 feet of the North 39 feet of Lot 4	"	✓ Irene McMurtray 526 N. Topeka, Apt. 1 Wichita, KS 67214
North 8 feet of Lot 4 and the South 1/2 of Lot 6	"	✓ Elvin H. Henry Martha Jane Henry 1608 N. Clarence Wichita, KS 67203
North 1/2 of Lot 6 and the South 16 2/3 feet of Lot 8	"	William F. Middleton Address Unknown Affidavit of Notice of Interest: Caliendo Investment Corp. 1310 Gretchen Wichita, KS 67206
North 33 1/3 feet of Lot 8	"	✓ Caliendo Investment Corp. 1310 Gretchen Wichita, KS 67206
Lot 3	"	✓ Lillian C. Brady (n/k/a Lillian Demmin) 1818 W. 18th St. North Wichita, KS 67203
Lots 5, 7 & 9	"	Cities Service Gas Co. ✓ n/k/a Northwest Central Pipeline Corp. 522 N. Emporia Wichita, KS 67214
Lots 2 & 4	J. P. Hiltons, on St. Francis	✓ Hollywood Associates c/o Larry E. Bottenberg 727 N. Waco Wichita, KS 67203
North 5 feet of Lot 6	"	✓ Howard W. Pechin Paula L. Pechin 415 S. Main Wichita, KS 67202
South 45 feet of Lot 6	"	✓ Edward C. Burke Arlene E. Burke 9726 Birch Lane Wichita, KS 67212

Lot	Addition	Property Owner
South 1/2 Lots 11, 13 & 15	J. R. Mead's, on Central	✓ William C. Farmer Clarice Farmer 823 N. Brookfield Wichita, KS 67206
North 1/2 Lots 11, 13 & 15	"	✓ Government Employees Credit Union 405 E. Central Wichita, KS 67202
North 90 feet of Lots 17 & 19	"	✓ Alan L. Smith 501 E. Central Wichita, KS 67202
South 40 feet of Lots 17 & 19	"	✓ John F. Foster Edith N. Foster 446 N. Emporia Wichita, KS 67202
Lot 21 & the West 25 feet of Lot 23	"	✓ Fran Mar Investment Inc. 420 S. Seneca Wichita, KS 67213
East 12 1/2 feet of Lot 23 & all of Lot 25	"	Same As Above
Lots 27 & 29	"	✓ H. C. Brady c/o Lillian Demmin 1818 W. 18th St. North Wichita, KS 67203

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

Lots 26 and 28 on Central, J. P. Hilton Addition to the City of Wichita: The South 50 feet of Lots 26 and 28 on Central, the North 14 feet of the South 64 feet of Lots 26 and 28, on Central and the North 36 feet of the South 100 feet of Lots 26 and 28 on Central, and the North 45 feet of Lots 26 and 28 on Central, J. P. Hiltons Addition to the City of Wichita.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 24th day of October, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Stabile
Sr. Vice-President

Order No: 352590

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-1111

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
CITY BKA VEH	500.00
NAME	GEORGE PEDALEZ
ADDRESS	300 E CE AVE
FUND	715-40710-103
COMMENTS	
DATE	Oct 25 1985
BY	[Signature]