

Case No. EZA 63-81 - Alva D. Moore - requests a variance to reduce the front yard setback from 20' to 3.8' on property zoned the "RB" Four-family Dwelling District and generally located on the north side of Whitney Lane (4100 and

POSTED
1-6-82

ACTION

63-81
6

COMMITTEE Approved DATE 1-26-82

M.A.P.C. _____

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

5744A

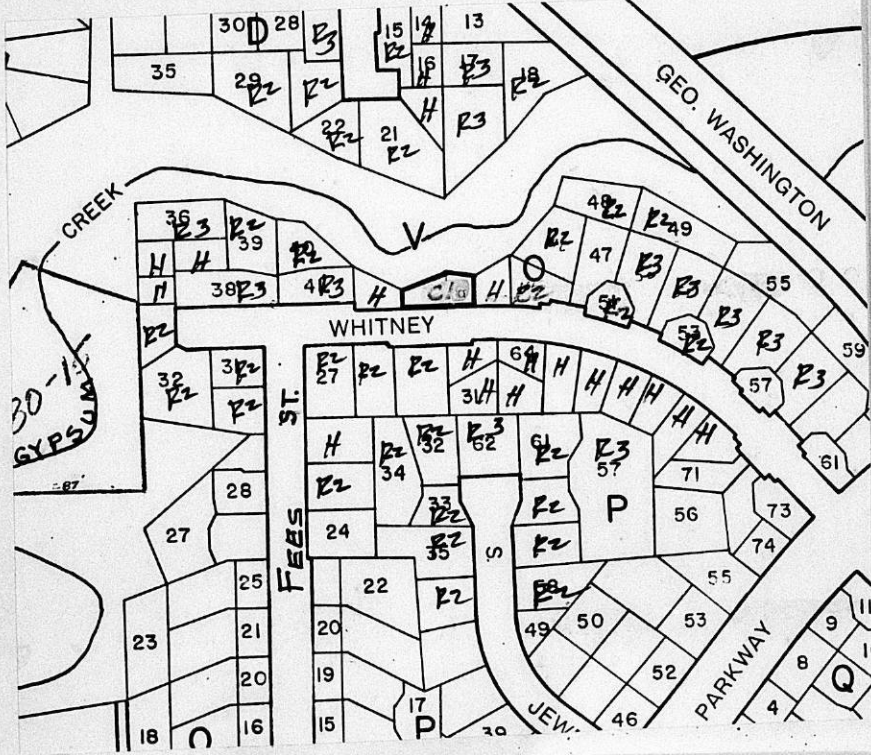
200' 14 Sec 2-1-82
checked 2-4-82
Shot 2-18-82
Recorded 2-21-82

Map No. 5744
 Sec. 2
 Twp. 28
 Range 1E

BZA- 63-81
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 0.13 (IRREGULAR) 55 ft. by 130 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South SINGLE & TWO FAM
 West SINGLE FAM North GYP SUM CREEK
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: CHURCH
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



Smith
 No. 2153C
 HASTINGS, MN
 LOS ANGELES, CHICAGO, LOGAN, OH
 McRENON, TX, LOCUST GROVE, GA
 U.S.A.

BZA

January 29, 1982

Alva D. Moore
P. O. Box 33
Andover, Kansas 67002

Re: Case No. MEA 63-81
Request for Variance

Dear Mrs. Moore:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 26, 1982.

This Resolution reflects the official action of the Board to approve 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

GEK:rad
Enclosure

cc: Robert P. Trimble, P. O. Box 2305, Wichita 67201
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesick, City Clerk

RESOLUTION NO. BZA 63-81

WHEREAS, Alva D. Moore, P. O. Box 33, Andover, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback from 20 feet to 3.8 feet on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lot 43, Block O, Plainview Subdivision No. 1,
in Sedgwick County, Kansas. Generally located
on the north side of Whitney Lane (4100 and 4108
Whitney Lane).

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 January 26, 1982, 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 excessive in area, yet has little developable area unobstructed by large utility easements and the general area does not comply with the setbacks of the "RB" Four-family Dwelling District; 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 adjacent structures on the east and west also are located approximately 4 feet from Whitney Lane which is in line with what is being requested on this property; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the utilities and easements cover a large part of the lot, and to vacate the easements by relocating the utilities at the expense of the owner would make the cost prohibitive for redevelopment; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the proposed structure will not interfere with the public right-of-way along Whitney Lane, and will be located so as to not interfere with any easements or utilities; 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 the ordinance creates uniformity in each district to protect adjacent properties, however, in this case the area was developed without a plat and outside of the zoning jurisdiction at the time, and most all the structures violate the front yard setback of the "RB" District; 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.

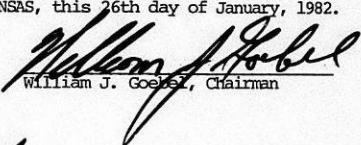
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the front yard setback from 20 feet to 3.8 feet on property zoned the "RB" Four-family Dwelling District and legally described as:

Lot 43, Block O, Plainview Subdivision No. 1,
in Sedgwick County, Kansas. Generally located
on the north side of Whitney Lane (4100 and 4108
Whitney Lane).

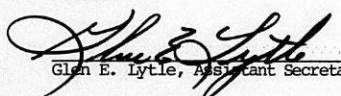
be approved subject to the following conditions:

1. The applicant shall secure the vacation of a portion of the utility easement to the north, or submit a site plan for the proposed structure located on the property in a location that will prevent any portion of the building or appertenance thereto encroaching into any easement or within 3 feet of the water line on the east side of the property. This shall be submitted to the Secretary for approval prior to the release of this Resolution.
2. The applicant shall provide surfaced off-street parking on the property in conformance with Sections 28.04.140, 28.04.141 and 28.04.143 of the zoning ordinance and be accessible to each dwelling unit.
3. The variance shall permit only a two-family dwelling on the property.

ADOPTED AT WICHITA, KANSAS, this 26th day of January, 1982.


William J. Goebel, Chairman

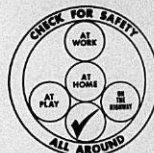
ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE January 22, 1982



TO Glen Lytle, Special Assistant for Zoning

FROM Robert Tillman, Administrative Aide III

SUBJECT BZA 63-81: Generally located on the north of Whitney Lane (4100 and 4108 Whitney Lane).

On Thursday, January 21st, CPD Neighborhood Council "D" considered the captioned case, a request for a variance to reduce the front yard setback from 20' to 3.8' on property zoned "RB", Four Family Dwelling District. The Council voted, 5-0, to recommend approval of the requested variance according to the BZA secretary's three recommendations.

There were no representatives for the applicant or area residents present to speak in support or opposition to the requested variance. Council members have spoken to two area residents and they did not oppose the request. Council members were provided a copy of the notice to adjoining property owners and BZA staff comments.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 63-81 is considered on Tuesday, January 26th.

Robert Tillman

Robert Tillman
Administrative Aide III

RT:mw

Noted:

Sarah Gilbert

Sarah Gilbert
CP Coordinator

SECRETARY'S REPORT
CASE NO. BZA 63-81

APPLICANT: Alva D. Moore, P. O. Box 33, Andover, Kansas

AGENT: Robert P. Trimble, P. O. Box 2305, Wichita, Kansas 67201

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback from 20 feet to 3.8 feet.

GENERAL LOCATION: On the north side of Whitney Lane (4100-4108 Whitney Lane).

ZONING: Subject property is zoned the "RB" Four-family Dwelling District as are all adjacent properties.

LAND USE: Subject property is vacant. Adjacent properties are developed as one and two-family dwellings.

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 of the front yard setback from 20' to 3.8' in order to construct a new two-family dwelling on a property recently occupied by a two-family dwelling. The previous structure was damaged beyond the point of rehabilitation and at the request of the Central Inspection Division, the structure was removed.

Properties in the Planeview area were developed without benefit of platted lots and easements as a war time housing project in the early 1940's. As a result, many of the structures in Planeview do not observe the front yard setbacks of the "RB" Four-family Dwelling District. Also, when the area was platted in 1955, extremely large utility easements were established to accommodate the utilities already in place.

In this particular instance, the lot is of more than adequate size for a two-family dwelling to comply with the lot area requirement. However, the lot is so limited in buildable area, due to the easements, that it would be nearly impossible to construct a dwelling of any size and comply with the minimum setbacks. In fact, the applicant will probably be required to vacate a portion of an easement in order to construct the proposed two-family dwelling with only a 3.8 foot front yard setback. It also appears that a water line adjacent to the east property line might prevent the location of the structure within 6 feet of the east property line.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the property is excessive in area, yet has little developable area unobstructed by large utility easements and the general area does not comply with the setbacks of the "RB" Four-family Dwelling District.

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 adjacent structures on the east and west also are located approximately 4 feet from Whitney Lane which is in line with what is being requested on this property.

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 utilities and easements cover a large part of the lot, and to vacate the easements by relocating the utilities at the expense of the owner would make the cost prohibitive for redevelopment.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the proposed structure will not interfere with the public right-of-way along Whitney Lane, and will be located so as to not interfere with any easements or utilities.

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 the ordinance creates uniformity in each district to protect adjacent properties, however, in this case the area was developed without a plat and outside of the zoning jurisdiction at the time, and most all the structures violate the front yard setback of the "RE" District.

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 applicant shall secure the vacation of a portion of the utility easement to the north, or submit a site plan for the proposed structure located on the property in a location that will prevent any portion of the building or appertenance thereto encroaching into any easement or within 3 feet of the water line on the east side of the property. This shall be submitted to the Secretary for approval prior to the release of this resolution.
2. The applicant shall provide surfaced off-street parking on the property in conformance with Sections 28.04.140, 28.04.141 and 28.04.143 of the zoning ordinance and be accessible to each dwelling unit.
3. The variance shall permit only a two-family dwelling on the property.

BZA CASE NO. 63-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

16 NOTICES SENT TO ADJOINING PROPERTY OWNERS

29 TOTAL NOTICES SENT 1-5-82

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

JANUARY 6, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 63-81

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 Alva D. Moore, P. O. Box 33, Andover, 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 front yard setback from 20' to 3.8' on property zoned "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 43, Block O, Plainview Subdivision No. 1,
in Sedgwick County, Kansas. Generally located
on the north side of Whitney Lane (4100 and 4108
Whitney Lane).

This application has been assigned Case No. BZA 63-81. It will be considered by the Board of Zoning Appeals on January 26, 1982, 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. 63-81
FILED 12-18-81

APPLICATION FOR VARIANCE

I. Name of Applicant ALVA D. MOORE
Mailing Address P.O. Box 33, Andover, Ks. Phone 682-6050
Name of Authorized Agent Robert P. Trimble
Mailing Address P.O. Box 2305, Wichita, Ks. 67201 Phone 682-1455
Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. The variance requested is New construction of structure to replace old duplex that was demolished as requested by the City of Wichita. New structure to be built on exact location of old building, and conforms to the Variance of the other buildings in the area.
to reduce the front yard setback from 20 feet to 3.8 feet
on the north side of Whitney Lane
for property located physical address of old structure:
(4100 and 4108 Whitney) Wichita, Ks.

and legally described as: Lot 43, Block O, Plainview Subdivision
No. 1, in Sedgwick County, Kansas. Together with all real estate lying
within a 200-foot radius thereof.

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

- 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 2.12.500 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 Alva D. Moore
Alva D. Moore
Authorized Agent Robert P. Trimble
Robert P. Trimble

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 2:00 ~~4:00~~ p.m., Dec 18, 1981, together with appropriate fee of 75.00.

Signed G. Lytle

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC. hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas, of:

Lot 43, Block O, Planeview Subdivision No. 1,
in Sedgwick County, Kansas, .

together with all real estate lying within a 200-foot radius thereof.

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>PLANEVIEW SUBDIVISION NO. 1</u>	
<u>BLOCK D</u>	
Lot 19	✓ The City of Wichita, Kansas — 455 N. Main Wichita, Kansas 67202
Lot 20	— The City of Wichita, Kansas 455 N. Main Wichita, Kansas 67202
Lot 21	— The City of Wichita, Kansas 455 N. Main Wichita, Kansas 67202
Lot 22	— The City of Wichita, Kansas 455 N. Main Wichita, Kansas 67202
<u>BLOCK O</u>	
Lot 40	— The City of Wichita, Kansas 455 N. Main Wichita, Kansas 67202
Lot 41	✓ Robert L. Dove & Berniece L. Dove 4021 Whitney Lane Wichita, Kansas 67210
Lot 42	✓ Robert W.W. Hiatt & Minnie M. Hiatt 4001 Whitney Lane Wichita, Kansas 67210
Lot 43	D Moore & Trimble Investments P.O. Box 2305 Wichita, Kansas 67201
Lot 44	✓ John David Cram & Marcella E. Cram 4116 Whitney Lane Wichita, Kansas 67210
Lot 45	✓ Miles Owens & Fay Owens 4132 Whitney Lane Wichita, Kansas 67210
Lot 46	— The City of Wichita, Kansas 455 N. Main Wichita, Kansas 67202
Lot 47	✓ Donald F. Hamm & Elsie Fern Hamm Rt. 2, Box 41 Derby, Kansas 67037

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>PLANEVIEW SUBDIVISION NO. 1</u>	
<u>BLOCK O</u>	
Lot 48	- The City of Wichita, Kansas 455 N. Main Wichita, Kansas 67202
Lot 51	✓ John Lester Moore & E. Eilene Moore c/o R.G. Rankin 3052 Bonn Wichita, Kansas 67217
<u>BLOCK P</u>	
Lot 26	✓ Catherine I. Plymale 2604 S. Fees Street Wichita, Kansas 67210
Lot 27	D Robert W.W. Hiatt & Minnie Myrtle Hiatt 4001 Whitney Lane Wichita, Kansas 67210
Lot 28	D Robert Lee Dove & Bernice Lorraine Dove 4021 Whitney Lane Wichita, Kansas 67210
Lot 29	D Robert W.W. Hiatt & Minnie M. Hiatt 4001 Whitney Lane Wichita, Kansas 67210
Lot 30	✓ James E. Musch & Edith L. Musch 2333 Richfield Wichita, Kansas 67207
Lot 31	✓ Dale T. Grey & Phyllis I. Grey 4121 Whitney Lane Wichita, Kansas 67210
Lot 32	✓ Lynn L. McCoskey & Sandra L. McCoskey 2605 S. Jewett Street Wichita, Kansas 67210
Lot 34	✓ William J. McKiernan & Essie May McKiernan 2617 S. Jewett Street Wichita, Kansas 67210
Lot 62	✓ Ira A. Hyde & Mary Dorothy Hyde 2601 S. Jewett Street Wichita, Kansas 67210
Lot 63	✓ Terry N. Farr & Cindy B. Farr 4141 Whitney Lane Wichita, Kansas 67210
Lot 64	✓ David R. Bridgewater & Mildred Minta Bridgewater 4161 Whitney Lane Wichita, Kansas 67210

Certificate of Ownership
Planeview Sub. No. 1
Page 3

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>PLANEVIEW SUBDIVISION NO. 1</u>	
BLOCK P	✓ David M. Thompson & Wanda F. Thompson Route 1, Box 163 Mulvane, Kansas 67110
BLOCK V	Dedicated to Public in recorded plat

Dated at Wichita, Kansas, this 9th day of November, 1981.

REALTY TITLE CO., INC.

BY: Judy Kowalski
Judy Kowalski, Abstracter

December 18, 1981

Board of Zoning Appeals
City of Wichita, Kansas

Dear Sirs:

We respectfully submit the attached application for a zoning variance of the property located at 4100 and 4108 Whitney, Wichita, Kansas.

The existing structure was damaged beyond rehabilitation and per the request of the City of Wichita, was demolished. We are seeking to re-build this structure in exact accordance as the old building, conforming to the variances of the area in Plainview addition.

Your co-operation in this matter will be sincerely appreciated. I am sure you understand our need to expedite this problem.

Thank you.

Sincerely,



Alva D. Moore & Robert P. Trimble
enc:

WILLIAM L. KORBER

JOHN E. LUNDBLAD

JAMES E. JORDAN

N. BRENT WOOTEN



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

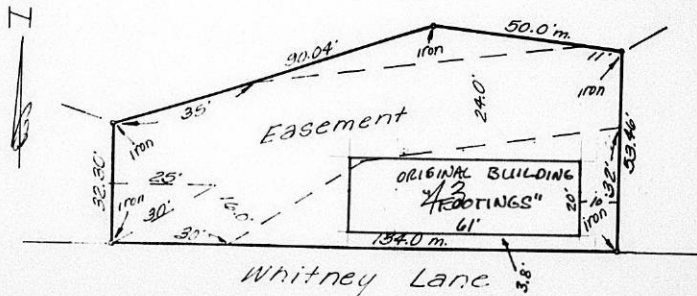
State of Kansas)
) SS
County of Sedgwick)

November 16, 1981

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we did on this 16th day of November, 1981, survey Lot 43, Block O, Plainview Subdivision No. 1, Wichita, Kansas.

The accompanying plat is a true and correct exhibit of said survey.

John E. Lundblad
Surveyor



WILLIAM L. KORBER

JOHN E. LUNDBLADE

JAMES E. JORDAN

N. BRENT WOOTEN



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

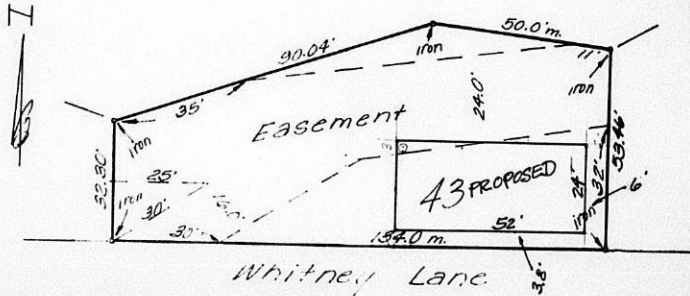
State of Kansas)
) SS
County of Sedgwick)

November 16, 1981

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The accompanying plat is a true and correct exhibit of said survey.

John E. Lundblade
Surveyor



NOW, THEREFORE, I, JOHNNIE DARR Sheriff of Sedgwick County, State of Kansas, in consideration of the premises, and by virtue of the authority in me vested by law, do hereby give, grant and convey unto said ALVA D. MOORE successors, heirs and assigns forever, the said lands and tenements so sold as aforesaid, and described as follows, to-wit:

Lot 43, Block O, Plainview Subdivision No. 1, being a subdivision in Section 2, Township 28 South, Range 1, East of the 6th p.m., Sedgwick County, Kansas

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging forever.

IN WITNESS WHEREOF, I, JOHNNIE DARR, as Sheriff of Sedgwick County, Kansas, have hereunto set my hand this 24th day of November, A. D. 1921.

JOHNNIE DARR As Sheriff of Sedgwick County, Kansas.

STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED, That on this 24th day of November, A. D. 1921, before me the undersigned Notary Public in and for the County and State aforesaid came

JOHNNIE DARR

as Sheriff of Sedgwick County, Kansas, who is personally known to me to be the same person who executed the within instrument of writing as grantor and such person duly acknowledged to me that the same was his voluntary act and deed, and that he duly executed the same for the purpose therein expressed.

Kathleen A. Gragg
Kathleen A. Gragg Notary Public.

My commission expires July 19, 1925.



Sheriff's Deed

FROM

As Sheriff,

TO

Entered in the Transfer Record in my office
this _____ day of _____
A. D. 19 _____

County Clerk.

STATE OF KANSAS, SEDGWICK COUNTY, ss.

This instrument was filed for record on
the _____ day of _____
A. D. 19 _____ at _____ o'clock _____ M.,
and duly recorded in book _____
on page _____ Fee \$ _____

Register of Deeds.

KNOW ALL MEN BY THESE PRESENTS, That on the 9th day of September, A. D. 1980 in an action then pending in the District Court of Sedgwick County, in the Eighteenth Judicial District of the State of Kansas, wherein ALVA D. MOORE

was Plaintiff and

KENNETH HANEY and CONNIE HANEY et al

Defendant s, judgment was rendered in favor of the said Plaintiff and against the said Defendant s for the sum of Ten Thousand and 00/100-----(\$10,000) DOLLARS debt, and for the further sum of Sixty Seven and 89/100----- (67.89)---DOLLARS, cost of suit:

AND WHEREAS, On said day in said cause, in said Court, it was further considered, ordered and adjudged and a further judgment was rendered against said Defendant s that in case said Defendant should fail to pay forthwith to Plaintiff the sum of \$ 10,000.00 together with the interest thereon, and the cost of said action, an order of sale issued to the Sheriff of said County of Sedgwick, in the State of Kansas, commanding him to advertise and sell according to law the following described lands and tenements, to-wit:

Lot 43, Block O, Plainview Subdivision No. 1, being a subdivision in Section 2, Township 28 South, Range 1, East of the 6th p.m., Sedgwick County, Kansas

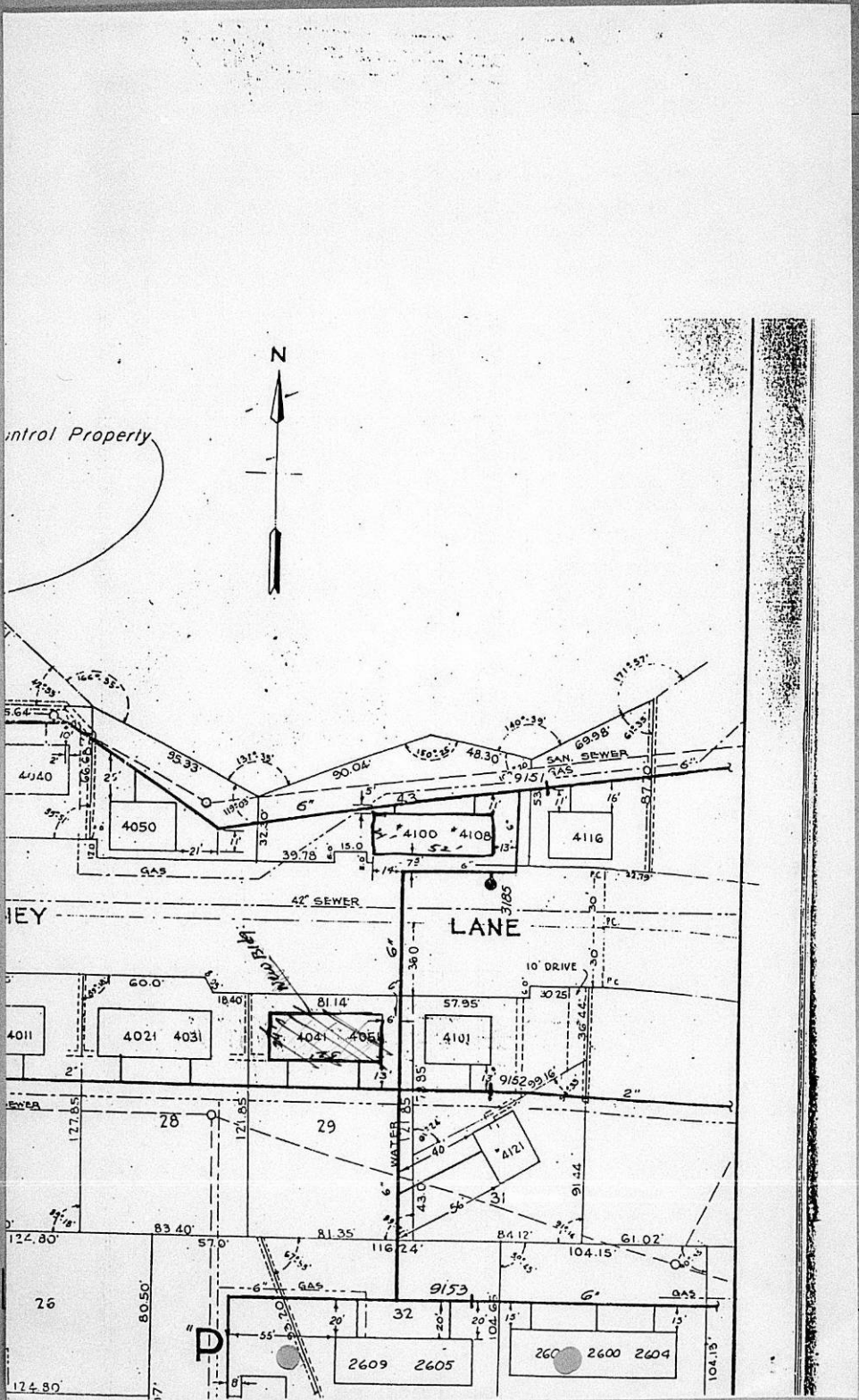
and apply the proceeds arising from said sale: First--In payment of the cost of said sale and of said action; Second--In payment of the taxes due and a lien upon said described premises; Third--In payment to said Plaintiff of the sum of \$ 10,000.00, with interest thereon from the 9th day of September, 1980, at 20 per cent per annum; Fourth--That the residue, if any, be paid into the court to abide its further orders:

AND WHEREAS, On the 3rd day of March, A. D. 1981, an order of sale was issued out of said Court upon said judgment, directed and delivered to the said Sheriff of Sedgwick County, Kansas, reciting the aforesaid judgment of said Court, as hereinbefore set out, and commanding said Sheriff to proceed according to law, and advertise and sell the aforesaid lands and tenements and apply the proceeds as directed by said judgment as aforesaid, which said order of sale afterwards, on the 3rd day of March, 1981, came into the hands of JOHNNIE DARR, Sheriff of Sedgwick County, Kansas, to be executed:

AND WHEREAS, Afterwards, on the 8th day of April, A. D. 1981, at the hour of 10 o'clock A. M., of said day, at the main door of the Court House in the City of Wichita, County of Sedgwick, State of Kansas, said Sheriff, having first given notice of the time and place of sale for more than thirty days prior to said sale day by advertisement published in the Plainedealer, a weekly newspaper of said County, printed and published continuously and uninterruptedly in said County during the period of fifty-two consecutive weeks immediately prior to the first publication of the notice or advertisement and of general circulation in said County of Sedgwick, sold said lands and tenements hereinafter described to ALVA D. MOORE for the sum of One Thousand Two Hundred Fifty and 00/100---(1,250.00)-- DOLLARS, it being the highest and best bid therefore:

AND WHEREAS, On the 10th day of April, A. D. 1981 the said order of sale and the proceedings of said Sheriff thereon, was returned into said District Court of Sedgwick County, Kansas, and afterwards, to-wit, on the 1st day of May, A. D. 1981, and the -- term of said District Court, the said Court having carefully examined the proceedings of said Sheriff in making said sale, and being satisfied that said sale had been made in all respects in conformity to law, and the statutes in such cases made and provided, it was on motion of the plaintiff in said action, considered, ordered and adjudged by the Court that such sale be, and the same hereby was confirmed and the Clerk of said Court was directed to make an entry in the journal that the Court was satisfied of the legality of said sale, and an order was made by the Court directing said Sheriff to execute at the expiration of six months from said sale to ALVA D. MOORE, the purchaser of said premises at said sale, a good and sufficient deed for said lands and tenements so sold as aforesaid:

AND WHEREAS, The 6 months has now expired, and no redemption of said property has been had according to law.



Control Property

HEY

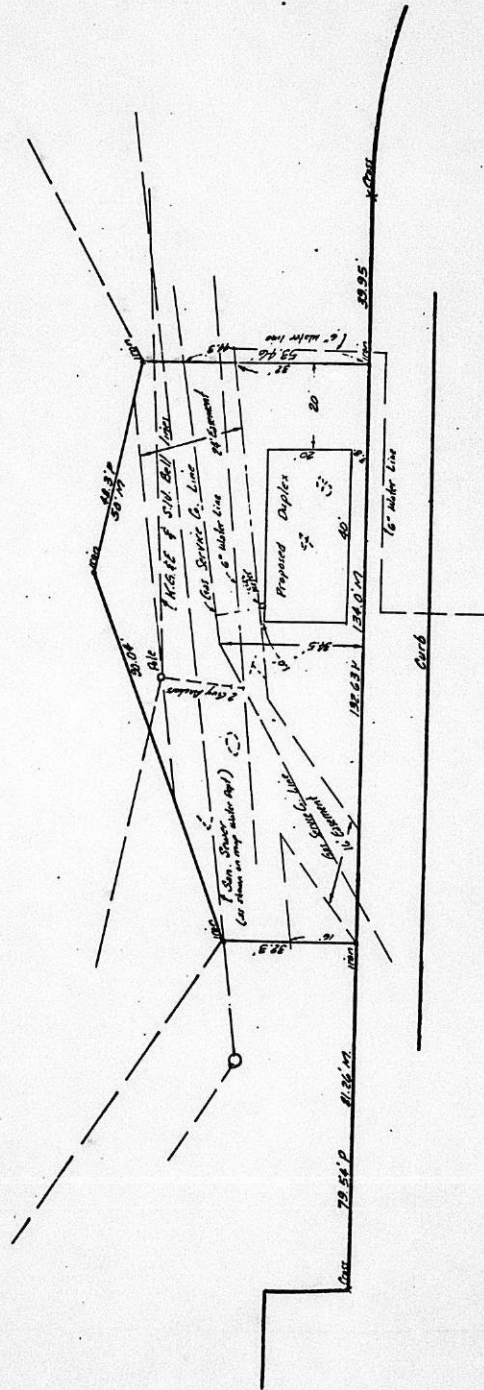
LANE

26

D

174.80'

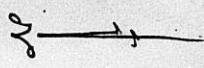
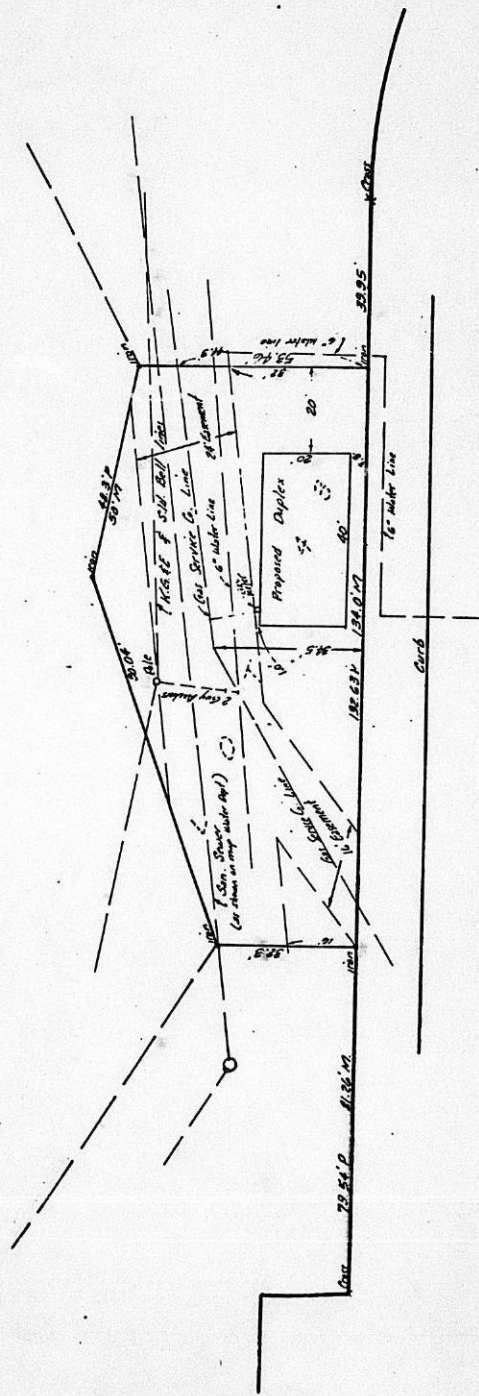
104.13'



WHITNEY LANE

B. Z. A. # 63-81 *ABJ* 9-11-82

LOT 49, BLOCK 'D', PLAINVIEW SUBDIVISION N.P. 1

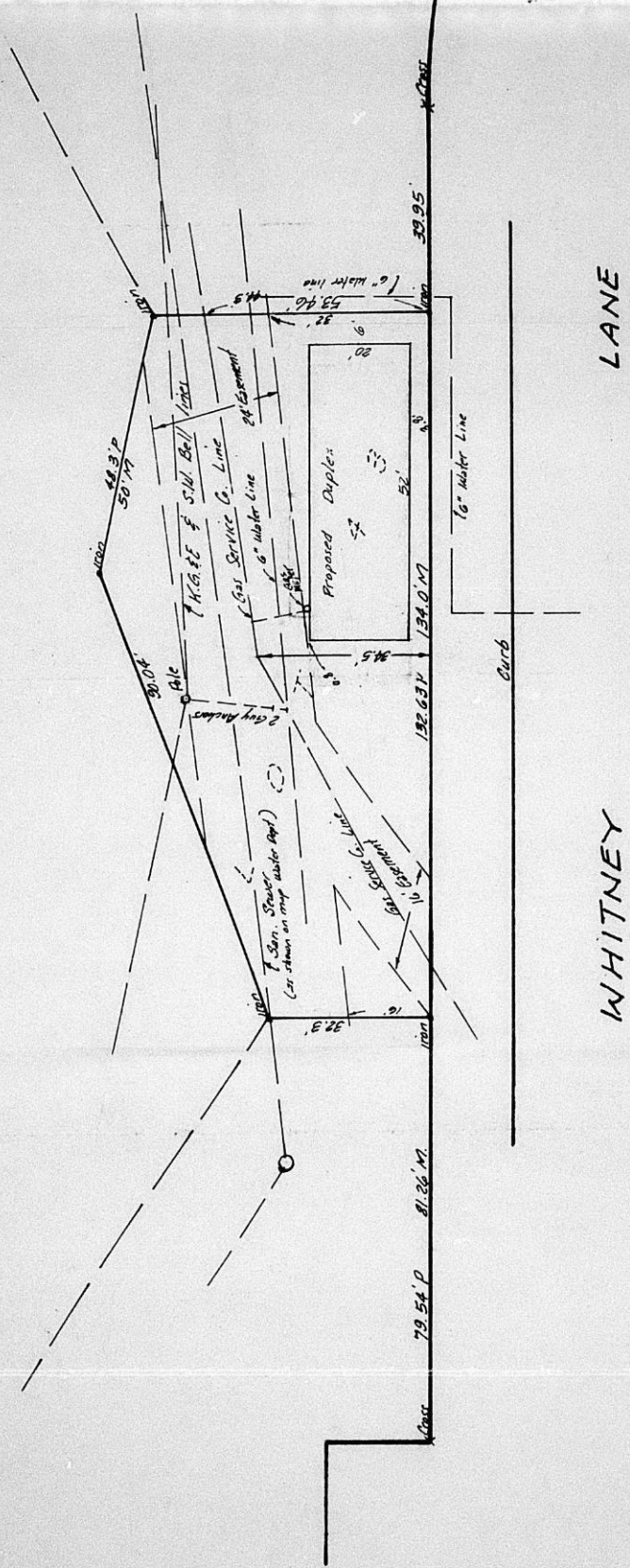


WHITNEY

LANE

B. Z. A. # 63-81 *ABJ*
9-11-82

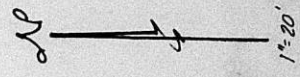
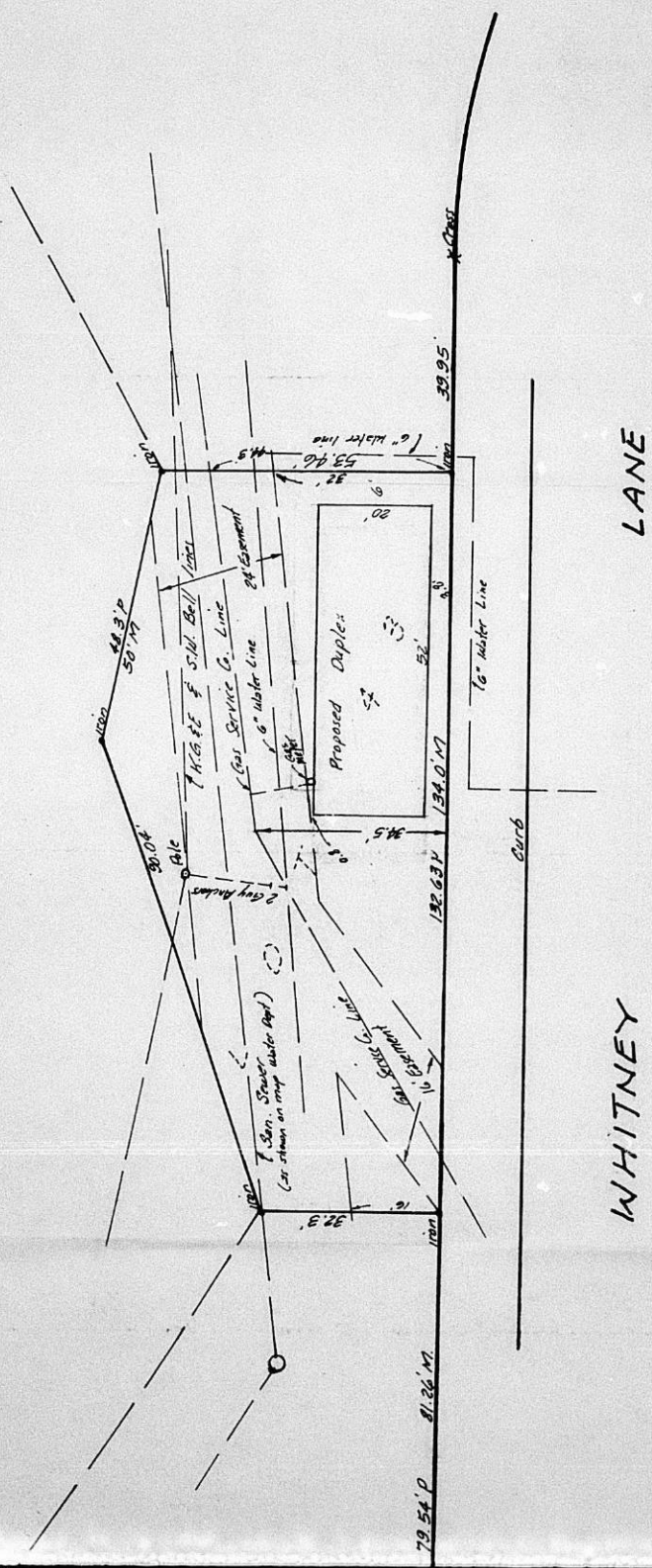
LOT 43, BLOCK 9, PLAINVIEW SUBDIVISION No 1



LANE

WHITNEY

LOT 43, BLOCK 'O' PLAINVIEW SUBDIVISION No. 1

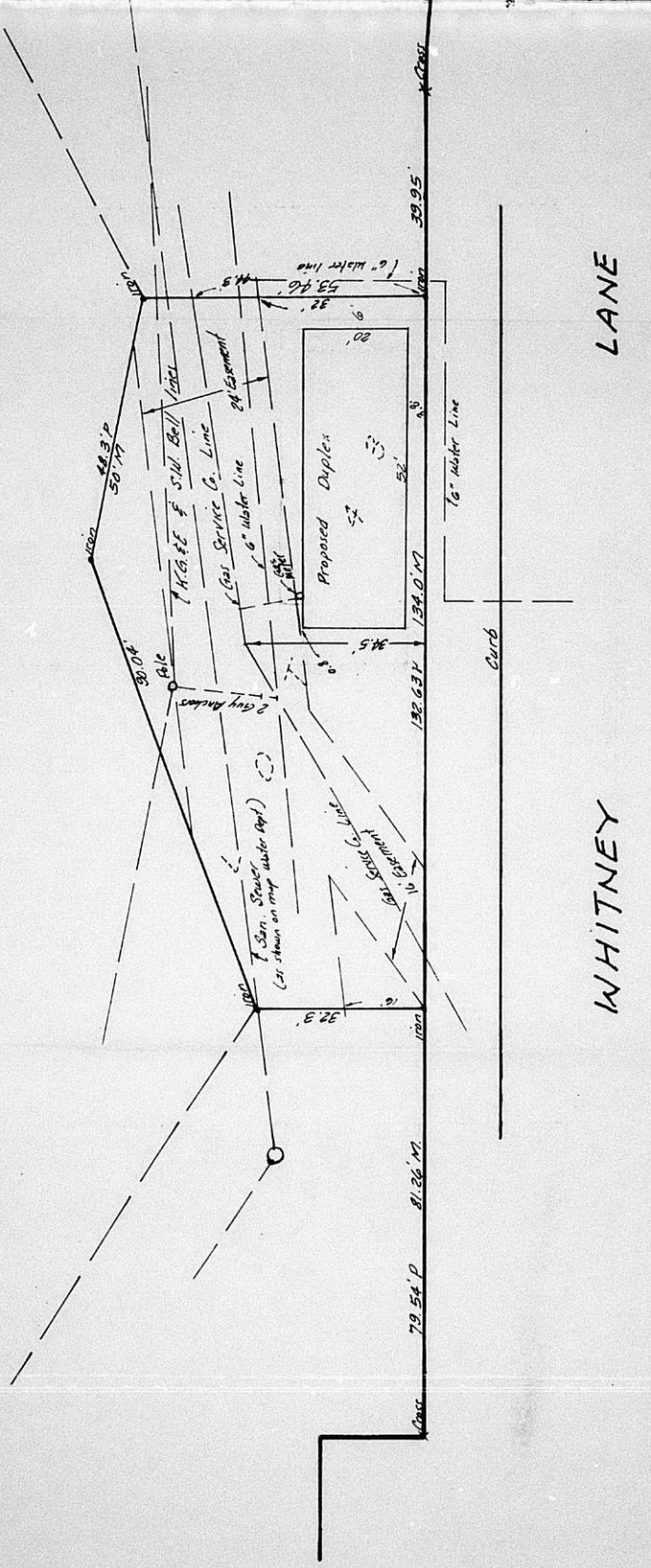


LANE

WHITNEY

K'O' PLAINVIEW SUBDIVISION No 1

Revised 1-18-82
Baughman Co. P.A. 12-30-81

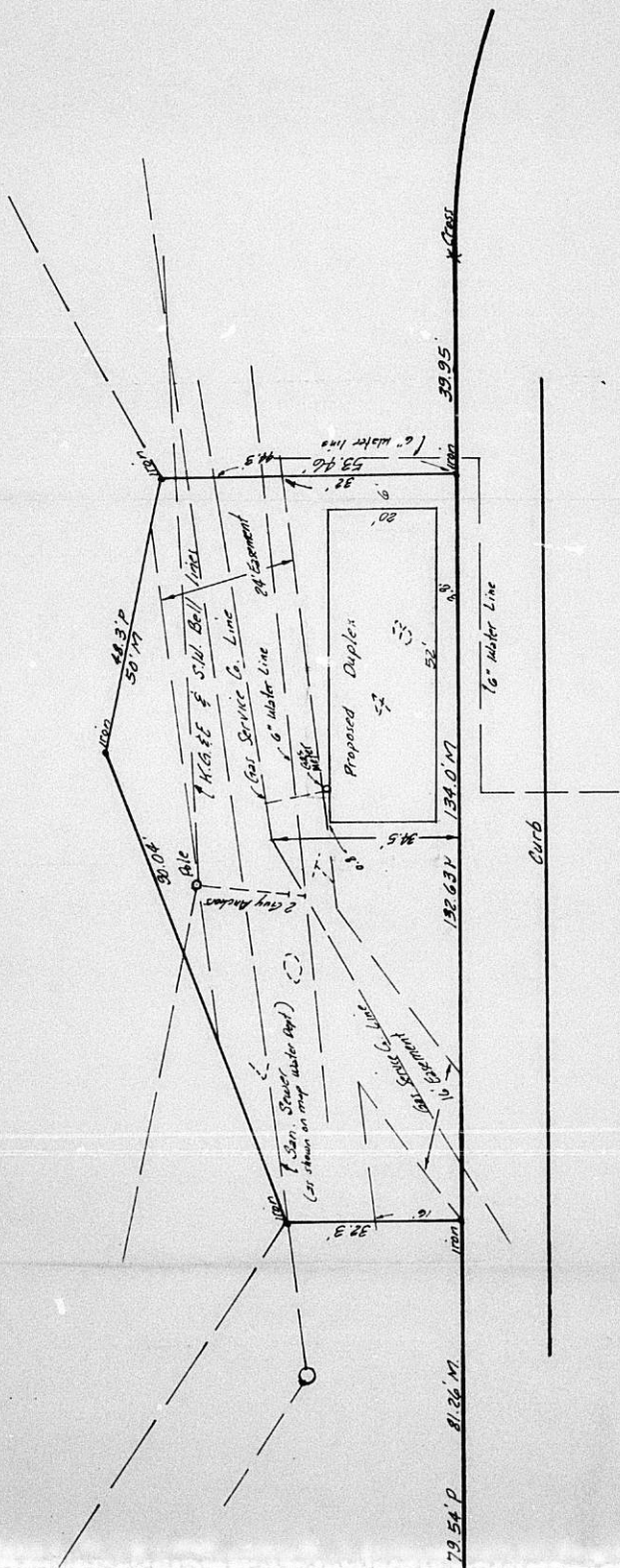


BZA 63-81

LANE

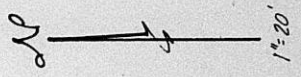
WHITNEY

LOT 43, BLOCK 'O' PLAINVIEW SUBDIVISION No 1



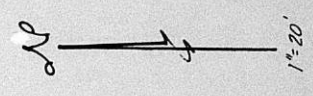
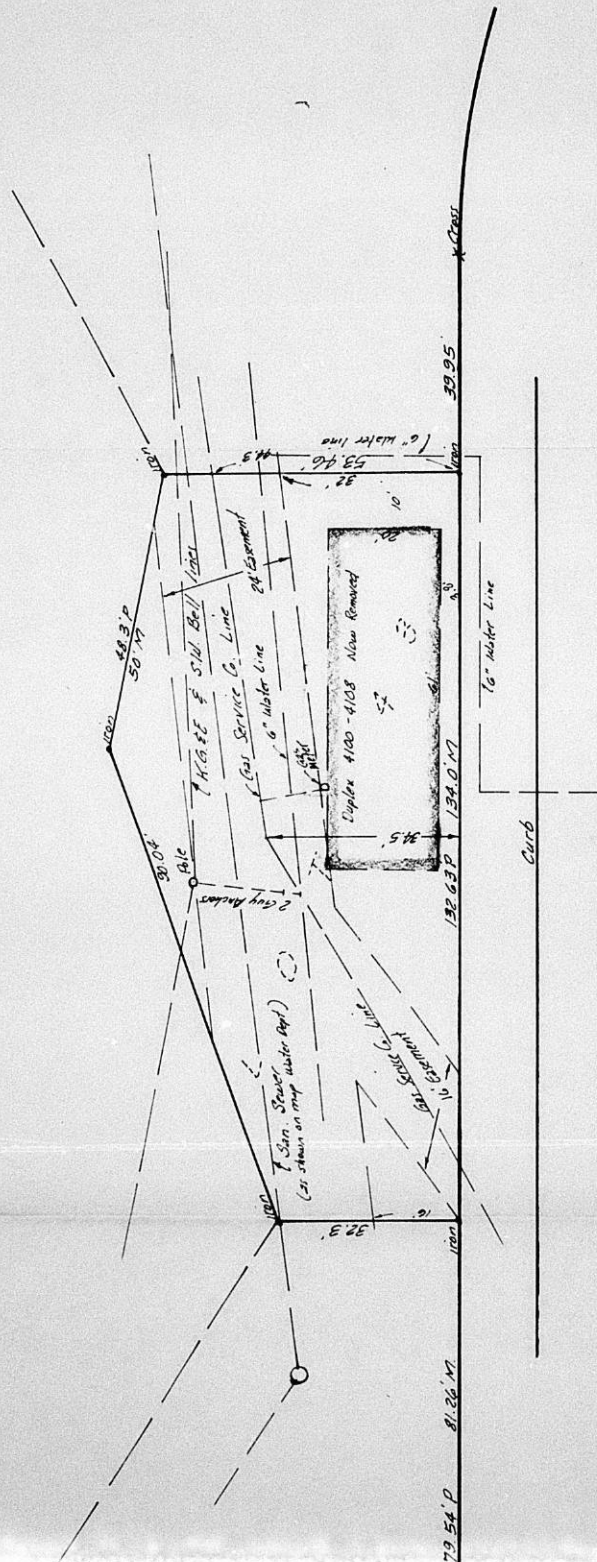
WHITNEY LANE

BZA 63-81



10' PLAINVIEW SUBDIVISION No 1

Revised 1-18-82
 Baughman Co. P.A. 12-30-81



WHITNEY
LANE
BZA 63-81

11' 0" PLATVIEW SUBDIVISION No 1

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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
<i>City of Wichita</i>	<i>75.00</i>

NAME *Ed Trumble*

ADDRESS *1111 N. 21st St. Wichita, KS 67201*

FUND *4-1071-113* DUE DATE *1-1-1971*

COMMENTS

DATE *12-1-70* BY *J. H.*