

BZA 1-64 - Catholic Diocese of
Wichita requests variance from set-
back requirements on E side of St.
Francis bet. Indianapolis & Gilbert

ACTION

Syc COMMITTEE *Approved* DATE *1-22-64*

no appeal

M.A.P.C. _____

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

BEFORE THE BOARD OF ZONING APPEALS, WICHITA, KANSAS

RE: APPLICATION BY CATHOLIC DIOCESE
FOR VARIANCE

CASE NO. BZA 1-64

*Rec + Del
BZA
1-28-64
DZ*

OBJECTION OF STANDARD PRECISION, INC.

COMES NOW Standard Precision, Inc., by and through its attorneys, Arn, Mullins, Unruh, Kuhn & Cates, and pursuant to written notice heretofore received by Standard Precision, Inc., herewith records its objection to the allowance of the requested variance for the reason that an allowance thereof would create additional traffic hazards endangering the lives and property of persons in and about St. Francis Street immediately west of the structures of the applicant for which the variance is requested.

Respectfully submitted,

ARN, MULLINS, UNRUH, KUHN & CATES
201-11 Beacon Building
Wichita, Kansas

By *[Signature]*
Attorneys for Standard Precision, Inc.

February 10, 1964

Mr. L. D. Klenda, Attorney
Jochens Sargent and Blas
500 Farmers & Bankers Life Building
Wichita, Kansas

Dear Mr. Klenda:

Re: Case No. BEA 1-64

On January 29, 1964, we advised you that the Board of Zoning Appeals had approved your request for a variance of side and front yard setbacks for property generally located on the east side of St. Francis in an area between Indianapolis and Gilbert, subject to certain conditions.

We also advised that the Board's decision might be appealed to the City Commission provided such appeal was filed on or before February 7, 1964. The City Clerk has advised that no appeal was filed on or before that date, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Robert A. Lakin
Secretary

RAL:JMH:ber
Attachment

cc: Catholic Diocese of Wichita
445 North Emporia

Milo Unruh, Attorney
Beacon Building

Glen Lytle, Superintendent
of Central Inspection

R E S O L U T I O N N O . B Z A 1-64

WHEREAS, Catholic Diocese of Wichita, 445 North Emporia, Wichita, Kansas, by Jochems Sargent and Blaes, attorneys, 500 Farmers & Bankers Life Building, Wichita, Kansas, has filed an application for variance, as provided in Section 2.12.590.2, Code of the City of Wichita, Kansas, to allow a new school building to be within 3 feet of the side property line (5 feet is the normal requirement) and to within 17 feet of the front property line (25 feet is the normal requirement), on property generally located on the east side of St. Francis between Indianapolis and Gilbert, and legally described as:

Lots 98, 100 and 102, Block 18, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas; and

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, in regular meeting consider said application on January 28, 1964; and

WHEREAS, the Board of Zoning Appeals has determined it has jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "C" Commercial, and in this instance requires a front yard setback of 25 feet and a side yard setback of 5 feet unless this variance is granted; and

WHEREAS, the Board of Zoning Appeals has found that the request for variance arises from a condition which is unique and not ordinarily found in the same zoning district inasmuch as there exists the necessary construction on the south side which must be retained until after the completion of the proposed building and which prohibits the proposed school building being placed additional feet to the south, and further, the proposed construction will provide greater frontage setback than the present construction; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance as approved, would not adversely affect the rights of adjacent property owners inasmuch as no one was present to register objections in this respect, and with respect to fire protection, it has been ascertained from the Fire Department that any fire at this location would be fought from the street or alley at the rear of the lot; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the Zoning Ordinance will constitute unnecessary hardship upon the applicant inasmuch as this is not a particularly wealthy area of town and consequently since most institutions of this type in this particular area, are hard pressed, they must obtain the maximum utilization out of the property and money they have available; and furthermore, to require the church to maintain the normal setback requirements would constitute an inequitable and unreasonable hardship upon the church inasmuch as there are a considerable number of structures in the area which do not meet the setback requirements; and

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare in view of the requirement for fencing as shown later in this resolution.


NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for a variance be approved to allow the applicant to construct a school building to within 3 feet of the side property line and to within 17 feet of the front property line on property generally located on the east side of St. Francis between Indianapolis and Gilbert, and legally described as:

Lots 98, 100 and 102, Block 18, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas,

subject to the following conditions and requirements:

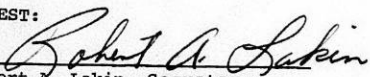
1. That a six foot high, or higher, woven wire or chain link fence be erected on the school property along St. Francis and along Gilbert Streets, except for those areas occupied by sidewalks.
2. All off-street parking for the new structure shall be provided in accordance with Section 28.04.140 of the ordinance.

ADOPTED AT WICHITA, KANSAS, this 28th day of January, 1964.



E. B. Law, Chairman

ATTEST:



Robert A. Lakin, Secretary

Board of Zoning Appeals

February 5, 1964

Robert G. Finch, City Clerk

Robert A. Lakin, Secretary

Case No. BZA 1-64

Attached is a copy of BZA Resolution No. 1-64, covering action taken by the Board of Zoning Appeals on the above numbered case.

This case was heard January 28, 1964, and an appeal may be filed in your office on or before February 7, 1964. If an appeal is filed, please advise.

Robert A. Lakin
Secretary

RAL:ber

Attachment

January 29, 1964

Mr. L. D. Klenda, Attorney
Jochems Sargent and Blaes
500 Farmers & Bankers Life Building
Wichita, Kansas

Dear Mr. Klenda:

Re: Case No. BZA 1-64

This is to advise you that at its regular meeting of January 28, 1964, the Board of Zoning Appeals of the City of Wichita considered your request for a variance of side and front yard setbacks for property generally located on the east side of St. Francis in an area between Indianapolis and Gilbert, and legally described as:

Lots 98, 100 and 102, Block 18, Orme and
Phillips Addition, in the City of Wichita,
Sedgwick County, Kansas.

It was the decision of the Board to approve this request subject to the following:

1. That a six foot high, or higher, woven wire or chain link fence be erected on the school property along St. Francis and along Gilbert Streets, except for those areas occupied by sidewalks.
2. All off-street parking for the new structure shall be provided in accordance with Section 28.04.140 of the ordinance.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before February 7, 1964.

Page 2 - Mr. L. D. Klenda, Attorney
January 29, 1964

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before February 7, 1964, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Robert A. Lakin
Secretary

RAL:JWH:ber

cc: Catholic Diocese of Wichita
445 North Emporia

Milo Unruh, Attorney
Beacon Building

Robert Finch
City Clerk

Glen Lytle, Superintendent
of Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 1-64

GENERAL LOCATION

The property represented in this application is generally located at the northeast corner of St. Francis and Gilbert.

EXISTING ZONING

The property in question is zoned "C" Commercial. The existing zoning to the north is "B" Multiple Family; east is "E" Light Industrial; and south and west is "C" Commercial.

EXISTING LAND USE

The property in question is occupied by a school and Our Lady of the Guadalupe Church Hall. The existing land use to the north is for off-street parking and single family; east is warehousing; south is single family and auto repair shop; west is single family, Our Lady of the Guadalupe Church and a small parking area.

REQUEST

The request is for a variance pursuant to Section 2.12.590.2, Code of the City of Wichita to allow a school to be constructed to within 3 feet of the side property lines (5 feet is the normal requirement) and to within 17 feet of the front property line (25 feet is the normal requirement).

The Board of Zoning Appeals has the authority under Section 2.12.590.2, to grant the variance request provided all four of the following conditions can be found to exist:

1. Variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
2. Granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. Strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. Variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The applicant has submitted a plot plan which is submitted as Attachment #1 to this report and a statement of justification which is included as Attachment #2 to this report.

COMMENTS BY THE SECRETARY

On the property in question there is presently located a school and a church hall. According to the plot plan the applicants are proposing to remove the church hall and erect a new school in its place. The school which presently exists on the property will also be removed; however, the building will not be razed until the new school building has been constructed. In discussions with the attorney for the applicant, it was determined that the existing school must be retained until after completion of the new school, since there is no where else to hold school classes other than in the existing school.

This variance is necessitated by the fact that where the frontage of a street between two intersecting streets is located partially in a dwelling district (the north half of this block is zoned "B" Multiple Family) the front yard requirements of the dwelling district shall apply

to the entire frontage of the block. Consequently, due to the application of the front yard setback formula and due to the location of the existing house on the north, this school must maintain a front yard setback of 25 feet. The request for a variance of the side yard requirement (from 5 to 3 feet) was requested due to the fact that when the boundary line of the "C" district adjoins any dwelling district, there shall be a side yard adjoining the dwelling district of not less than 5 feet.

UNIQUENESS

The attorney for the church is of the opinion that the variance desired arises from such conditions which are unique and not ordinarily found in the same zoning district in that

1. A church school arrangement on a corner location in a commercial -"B" zoned area.
2. There exists the necessary construction on the south side which must be retained until after the completion of the proposed building and which prohibits the proposed building being placed additional feet to the south.
3. The proposed construction will allow greater frontage setback than the present construction.
4. The plans for the proposed construction are already in existence and a variance must be had in order to execute them.

The Secretary has suggested that uniqueness should refer to the physical irregularity or differences as to the property which set it

apart from other properties in the same neighborhood or zone, i.e. rock outcroppings, unusual topographical characteristics, irregular and odd-shaped lots, unusual drainage problems, etc. The Board on several occasions in the past few months, has considered uniqueness as to the use of the property concerned. If this interpretation is used then reasons 2 and 3 appear to be valid, although 1 and 4 do not appear to establish uniqueness.

ADJACENT PROPERTY

In discussing the matter of fire protection with the Fire Department, it was determined that it really makes no difference how close the school sets to the existing house on the north, because any fire that might break out would be fought from the street or from the alley at the rear of the lot. Consequently, it is the opinion of the Secretary that the granting of the variance would have no adverse affect on the rights of adjacent property owners or residents.

HARDSHIP

The attorney has suggested that, "the strict application of the enforcement provisions of the zoning ordinance would constitute an unnecessary hardship upon the property owner in that a construction smaller than that proposed would be inadequate for school purposes." If the existing school is not retained there would be no place to carry on school activities during the interim period of construction. According to the statements submitted, it appears that a smaller school would not be adequate to facilitate a school the size the church wants.

Since all churches are hard-pressed for funds, and must consequently get the maximum utilization out of the property and money they have available, it is the opinion of the Secretary that hardship can be found to exist.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

It is the opinion of the Secretary that all conditions required to exist have been found, and it is therefore the recommendation of the Secretary that the variance be approved, subject to the following conditions and requirements:

1. All off-street parking for the new structure shall be provided in accordance with Section 28.04.140 of the ordinance.

Attachments #1 - Statement of justification
#2 - Plot Plan
#3 - Variance vote sheet

CATHOLIC RECOURSE OF WISCONSIN

APPLICATION FOR VARIANCE

The variance is requested from the provisions of Section 28.04, 100.D 2.2 and 28.04,070.C 1.2. In reference to the side requirement of five (5) feet, it is petitioned that a variance of two (2) feet be allowed and only three (3) feet be required. In reference to the frontage requirement of twenty-five (25) feet, it is petitioned that a variance of seven (7) feet and eight (8) inches be allowed and that the frontage requirement be seventeen (17) feet and four (4) inches.

The variance desired arises from conditions which are unique and not ordinarily found in the same zoning district, namely:

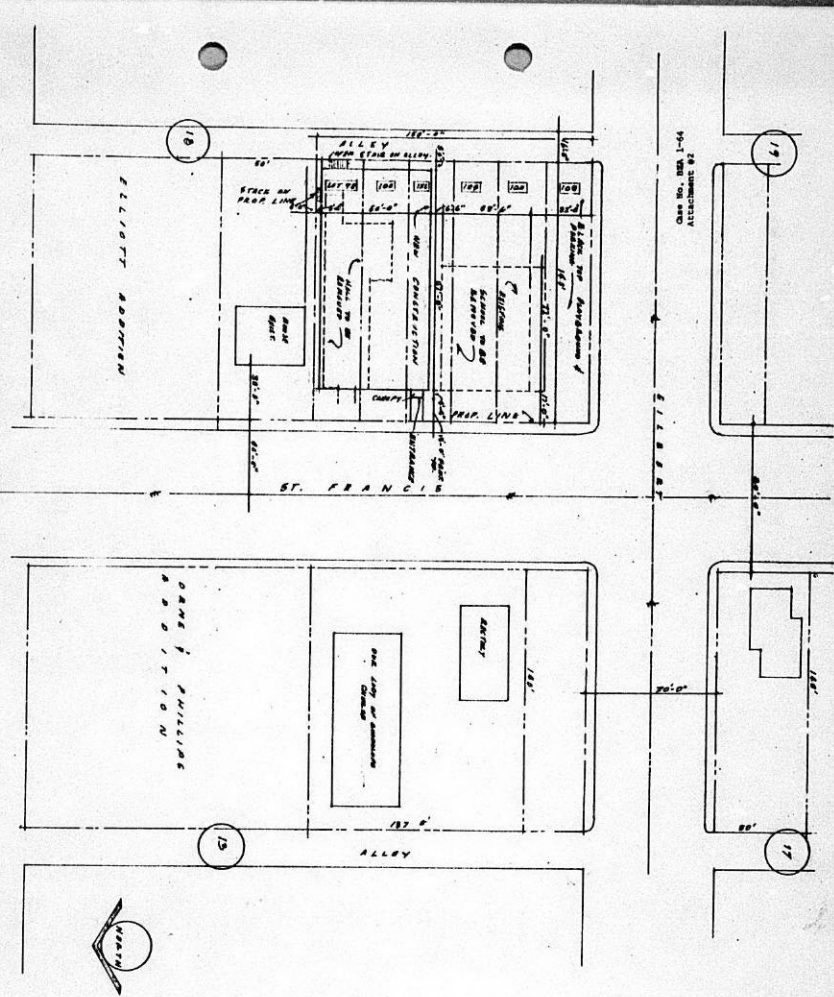
- (a) A church-school arrangement on a corner location in a "Commercial - B" zoned area.
- (b) There exists a necessary construction on the south side, which must be retained until after the completion of the proposed building, and which prohibits the proposed building being placed additional feet to the south.
- (c) The proposed construction will allow a greater frontage setback than the present construction.
- (d) The plans for the proposed construction are already in existence, and a variance must be had in order to execute them.

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

The strict application of the enforcement provisions of the zoning ordinance would constitute an unnecessary hardship upon the property owner in that a construction smaller than that proposed would be inadequate for school purposes.

The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

S I T E P L A N



Case No. 104
Attachment #2

<p>DATE: 10/1/54 BY: RPK CHECKED: RPK SCALE: AS SHOWN</p>	<p>PEAGINS and KIRSCH ARCHITECTS ENGINEERS 301 LAURA WICHITA 11 KANSAS AMHERST 2 0482</p>	<p>ROBERT KIRSCH REGISTERED ARCHITECT ROBERT P. PEAGINS REGISTERED ARCHITECT PROFESSIONAL ENG.</p>	<p>A I A</p>
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OUR LADY OF GUADALUPE SCHOOL WICHITA, KANSAS

BOARD OF ZONING APPEALS ACTION

Motion Made by	Seconded by	Action
		Jurisdictions
		<p>FINDINGS OF FACT</p> <p>1. Variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.</p>
		<p>2. Granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.</p>
		<p>3. Strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.</p>
		<p>4. Variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.</p>
		<p>DETERMINATION (Approve or Deny)</p>

CASE NO. BZA 1-64

PREPARATION OF THE SECRETARY'S REPORT
ON THIS CASE HAS BEEN DELAYED PENDING
SUBMISSION OF ADDITIONAL INFORMATION
BY THE ATTORNEY IN THIS CASE.

CASE NO. BZA 1-64

PREPARATION OF THE SECRETARY'S REPORT
ON THIS CASE HAS BEEN DELAYED PENDING
SUBMISSION OF ADDITIONAL INFORMATION
BY THE ATTORNEY IN THIS CASE.

CASE BZA NO. 1-64

NOTICES MAILED JANUARY 9, 1964 FOR MEETING ON JANUARY 28, 1964:

Arch A. Arther & Thelma L.
1103 South St. Francis

Martin Guerrero
920 South St. Francis

Trinidad A. More & Theresa
914 South St. Francis

Maria D. Villa
1240 South Topeka

Chas. T. Laham
1907 East Central

Consolidated Elevator Company
518 East Gilbert

Earl C. Treadkell & Hazel Q.
935 South St. Francis

Ninfa Miranda
917 South St. Francis

Wichita Council of Churches
511½ North Emporia

H. C. Brady
107 North Market

Standard Products, Inc.
4105 West Pawnee

Wm. L. McCoy and Frieda E.
1009 South Santa Fe

Jochems, Sargent & Blaes
500 Farmers & Bankers Life Building

Catholic Diocese of Wichita
445 North Emporia

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

January 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 1-64

An application has been filed by Catholic Diocese of Wichita, 445 North Emporia, Wichita, Kansas, by Jochems, Sargent & Blaes, 500 Farmers & Bankers Life Building, Wichita, Kansas, requesting a Variance, pursuant to Section 28.04.100.D.2.2 and 28.04.070C.1.2, Code of the City of Wichita, to allow a variance in the side yard and front yard setback requirements on property zoned "C" Commercial, and legally described as:

Lots 98, 100 and 102, Block 18, Orme and Phillips Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of St. Francis between Indianapolis and Gilbert.

This application has been assigned Case No. BZA 1-64, and will be considered by the Board of Zoning Appeals on Tuesday, January 28, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin
Secretary

*Case of St. Francis
St. Francis Hospital
Sick*

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Catholic Diocese of Wichita
Mailing Address 445 North Emporia Phone FO 3-6262
Name of Authorized Agent Jochems, Sargent & Blas
Mailing Address 500 Farmers & Bankers Life Build- Phone AM 2-8444
ing.
Relationship of applicant to property is that of owner
(owner, tenant, lessee, other)

II. The variance requested is 7 feet 8 inches from the front set-
back and 2 feet from the north side setback for Lots 98, 100,
and 102, Block 18, Orme and Phillips Addition to the City of
Wichita.

for property located 940 South St. Francis, Wichita, Kansas.

and legally described as: see above

in the City of Wichita; and which is presently zoned "C - Commercial"

(Give metes and bounds description below if appropriate):

- 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 here-with tendered;
 - c. That he has been advised of his right to appeal of the deci-sion of the Board to the City Commission within ten (10) days of that decision;
 - d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

CATHOLIC DIOCESE OF WICHITA
Applicant
[Signature]
Authorized Agent



OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,
(at _____ p.m.), _____, 19____, together with
appropriate fee of \$50.00.

Signed

CATHOLIC DIOCESE OF WICHITA

APPLICATION FOR VARIANCE

The variance is requested from the provisions of Section 28.04.100.D2.2 and 28.04.070C1.2. In reference to the side requirement of five (5) feet, it is petitioned that a variance of two (2) feet be allowed and only three (3) feet be required. In reference to the frontage requirement of twenty-five (25) feet, it is petitioned that a variance of seven (7) feet and eight (8) inches be allowed and that the frontage requirement be seventeen (17) feet and four (4) inches.

The variance desired arises from conditions which are unique and not ordinarily found in the same zoning district, namely:

(A) A church-school arrangement on a corner location in a "Commercial - B" zoned area.

(B) There exists a necessary construction on the south side, which must be retained until after the completion of the proposed building, and which prohibits the proposed building being placed additional feet to the south.

(C) The proposed construction will allow a greater frontage setback than the present construction.

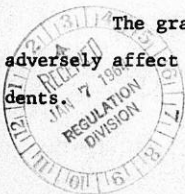
(D) The plans for the proposed construction are already in existence, and a variance must be had in order to execute them.

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

JOCHEMS,
SARGENT &
BLAES

500 FARMERS &
BANKERS LIFE
BUILDING

WICHITA 2, KANSAS
AMHERST 2-8444



The strict application of the enforcement provisions of the Zoning Ordinance would constitute an unnecessary hardship upon the property owner in that a construction smaller than that proposed would be inadequate for school purposes.

The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

CERTIFICATE OF OWNERSHIP

- - - - -

GUARANTEE ABSTRACT COMPANY, INC., hereby certifies the following to be a true and correct list of the property owners as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, of the real estate within a radius of 200 feet of the following tract:

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Lots 98 and 100, Block 18, in Orme and Phillips Addition to the City of Wichita, Sedgwick County, Kansas.

DESCRIPTION	OWNER/OWNERS
<u>ELLIOTT ADDITION</u>	
<u>Santa Fe Avenue</u>	
Lots 1 and 3	Wm. L. McCoy and Frieda E. 1009 South Santa Fe
Res. D and Lots 2-4-6-8 on Indianapolis	Standard Products, Inc. 4105 West Pawnee
Lots 10 and 12 on Indianapolis	H. C. Brady 107 North Market
<u>ORME-AND PHILLIPS ADDITION</u>	
<u>Block 13</u>	
Lots 81-83	Wichita Council of Churches 511 1/2 North Emporia
Lots 85 and 87	Ninfa Miranda 917 south St. Francis
Lots 89-91-93-95-97 and N/2 of 99	Catholic Diocese of Wichita 445 North Emporia
S/2 of 99, all of 101-103	Earl C. Treadkell & Hazel Q. 935 South St. Francis.
W 70' of 105-107	Consolidated Elevator Co. 518 East Gilbert
105-107, exc. the W. 70' of said lots.	Chas. T. Laham 1907 E. Central
<u>Block 14</u>	
Lots 109-111	Catholic Diocese of Wichita 445 No. Emporia.
<u>Block 18</u>	
82-and N 3' of 84	Maria D. Villa 1240 South Topeka
84, exc. N 3' and all of 86 and 88	Trinidad A. More & Theresa 914 So. St. Francis.

AM-71645

ORME AND PHILLIPS ADDITION

Block 18

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E

Lots 90-92

Catholic Diocese of Wichita
445 North Emporia

Lots 94-96

Martin Guerrero
920 So. St. Francis.

Lots 98-100-102-104-106-
108

Catholic Diocese of Wichita
445 North Empria

Block 19

110-112

Arch A. Arther
Thelma L.

1103 So. St. Francis.

A
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C.

December, 1963.

WITNESS our Hand and Seal this the 26th day of

GUARANTEE ABSTRACT COMPANY, INC.,

By *Nellie M Pestinger*
Vice-President.

Order No. 56762

CERTIFICATE OF OWNERSHIP

GUARANTEE ABSTRACT COMPANY, INC., hereby certifies the following to be a true and correct list of the property owners as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, of the real estate within a radius of 200 feet of the following tract:

Lots 102-104-106 and 108, Block 18, in
Orme and Phillips Addition to the City of Wichita.

G U	DESCRIPTION	OWNER/OWNERS
A	<u>ELLIOTT ADDITION</u> Santa Fe	
R A	Lots 1-3-5-7-9-11	Wm. L. McCoy and Frieda E. 1009 So. Santa Fe.
N T	Res. D and Lots 2-4-6-8 on Indianapolis	Standard Products, Inc. 4105 West Pawnee
E	Lots 10-12 on Indianapolis	H. C. Brady 107 North Market
E	<u>ORME AND PHILLIPS ADDITION</u> <u>Block 13</u>	
A	Lots 85-87	Ninfa Miranda 917 So. St. Francis
B	Lots 89-91-93-95- 97 and n/2 of 99	Catholic Diocese of Wichita 445 No. Emporia
S T	s/2 of 99, all of 101-103	Earl C. Treadkell & Hazel Q. 935 So. St. Francis
R A	W 70' of 105-107	Consolidated Elevator Co. 518 East Gilbert
C	103 and 107, exc. the W. 70'	Chas. T. Laham 1907 E. Central
T	<u>Block 14</u>	
	109-111	Catholic Diocese of W. 445 No. Emporia
C O.,	113-115	Ethel M. Patterson & Darrel c/o Carmen Camargo 1007 So. St. Francis
I	117	H. May Phillips 1009 1/2 So. St. Francis
N C.		



ORME AND PHILLIPS ADDITION

Block 18

G	86-88	Trinidad A. Mora & Teresa 914 So. St. Francis.	_____
U	90-92	Catholic Diocese of Wichita 445 No. Emporia	_____
A	94-96	Martin Guerrero 920 So. St. Francis.	_____
R			_____
A	98-100-102-104-106-108	Catholic Diocese of Wichita 445 No. Emporia.	_____

Block 19

T	110-112	Arch A. Arther & Thelma L. 1103 So. St. Francis	_____
E	114-116	Isaac C. Magdaleno & Guadalupe	_____
E		1018 So. St. Francis	_____
A	118-120	George C. Christopher 1220 Blaine	_____

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C.

WITNESS our Hand and Seal this the 4th day of
December, 1963, at 7:00 o'clock A.M.

GUARANTEE ABSTRACT COMPANY, INC.,

By *Neve M. Pestinger*
Vice-President.

Order No. 56614

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bl'g & Elev. _____ Elec. _____ Elev. Insp. _____
 Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
 Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
 Plan. _____ Plb'g. _____ Plb'g. Cert. _____
 Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
 Street _____ Trailers _____

DESCRIPTION	AMOUNT
Gas Application	50.00
5-117	

Name John ...

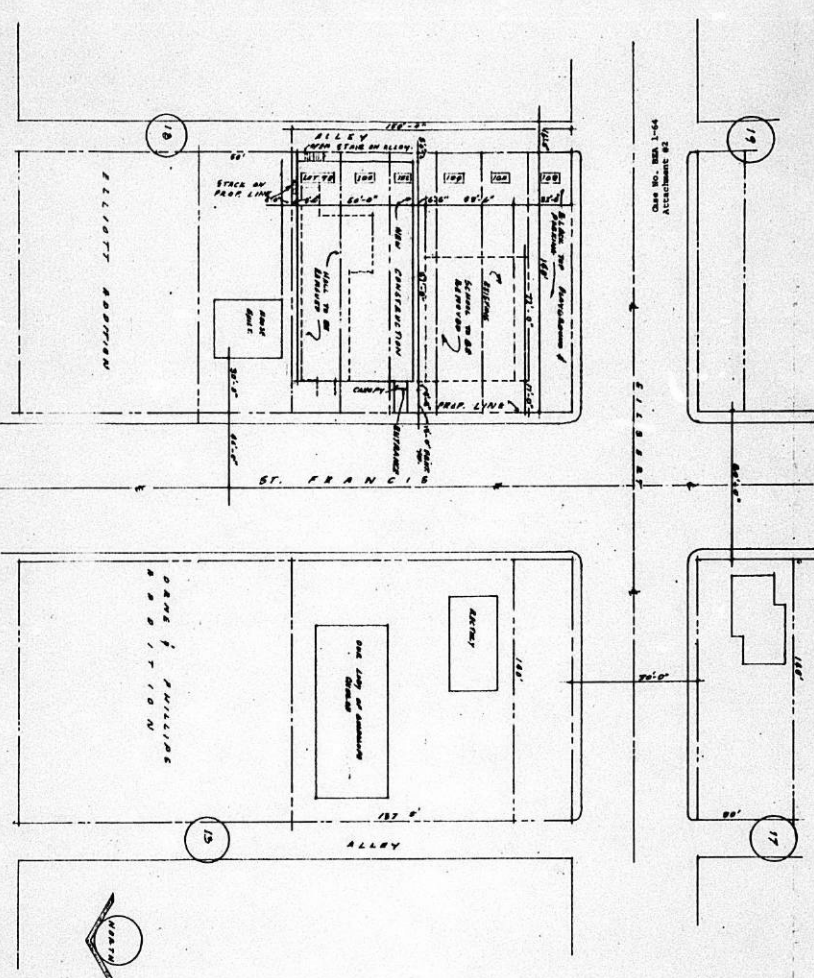
Address ...

Type _____ Due Date 1-7-64

Comments: _____

Date 1-7-64 By _____

S I T E P L A N
 11-28-01



DATE	11-28-01
SCALE	AS SHOWN
PROJECT	OUR LADY OF GUADALUPE SCHOOL
ARCHITECT	PEAGINS & KIRSCH
ENGINEER	ROBERT T. SPADING

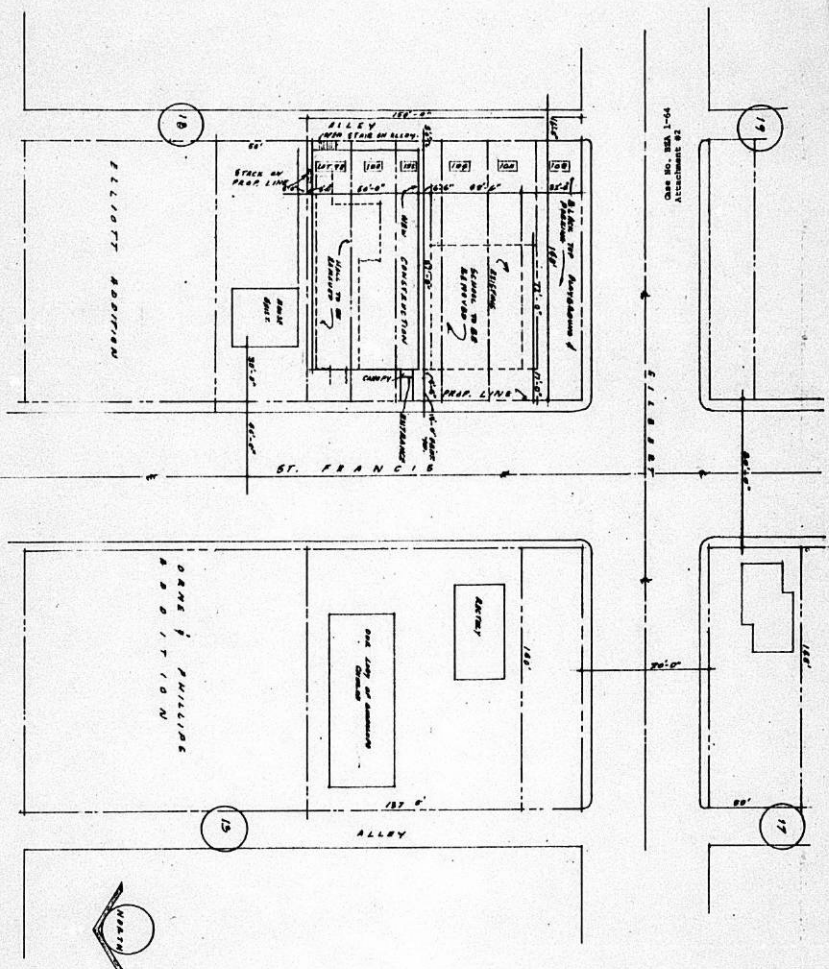
PEAGINS and KIRSCH
 ARCHITECTS ENGINEERS
 301 LAUREL WICHITA 11 KANSAS
 ANHERST 2-0487

ROBERT T. SPADING
 ARCHITECT
 ROBERT T. SPADING
 ARCHITECT
 PROFESSIONAL ENG.

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OUR LADY OF GUADALUPE SCHOOL WICHITA, KANSAS

617 E. P. & A. N.
 20-20-00



NO.	DATE	REVISION
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PEAGINS and KIRSCH
 ARCHITECTS ENGINEERS
 301 LAURA WICHITA 11 KANSAS
 AMHERST 2-0482

ROBERT V. KIRWAN
 ARCHITECT
 ROBERT E. PEAGINS
 ENGINEER
 PROFESSIONAL REG.

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OUR LADY OF GUADALUPE SCHOOL WICHITA, KANSAS

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This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1