

Case No. BZA 3-81 - Goer, Inc.
requests a variance to reduce
the required 5 acre minimum
area for "G" Mobile Home...
District to 3.5 acres on
property zoned "AA" One-family
Dwelling District and generally
located on the east side of

POSTED
2-5-81
CH

BZA
3-81

ACTION

COMMITTEE *Withdrawn by applicant - see minutes of mtg.* DATE 2-24-81

M.A.P.C. _____

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

Case No. BZA 3-81 - Goerl, Inc.
requests a variance to reduce
the required 5 acre minimum
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District to 3.5 acres on
property zoned "AA" One-family
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Map No. 5450
 Sec. 5
 Twp. 27
 Range 1E

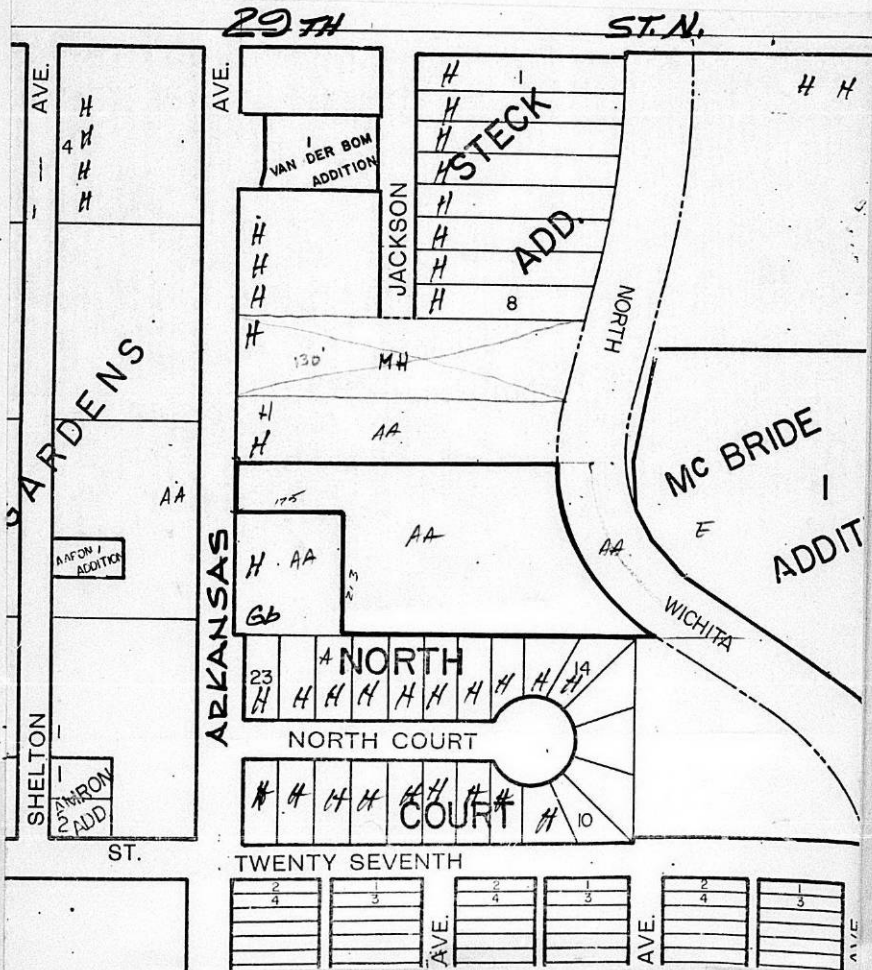
BZA- 3-81
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 4.96 (338 (IRREGULAR) ft. by 579 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East UNDEVELOPED South SINGLE FARM
 West _____ North SINGLE FARM
 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 _____



PART OF ORD. 27-552

26.01.070—26.04.080 TRAILERS AND TRAILER CAMPS

ing and easements; location, size and specifications of buildings, sewers, water lines and gas lines; the location and specifications of any sewage disposal system and water supply system; the existing topography and a drainage grading plan. The submitted plans may be approved by the inspection officer for construction only after they have been reviewed and approved by the health officer. One set of the approved plans shall be retained by the health officer, one by the inspection officer, and one returned to the applicant. Approval and issuance of a park license for such new parks shall not be made until construction in accordance with the approved plans has been completed. (Ord. No. 27-552, § 6.)

26.04.070 Park location. All parks shall be located in accordance with the provisions of Title 28 of the Code of the City of Wichita, Kansas and shall be located on a well drained site properly graded to insure adequate drainage and freedom from stagnant pools of water. (Ord. No. 27-552, § 7.)

26.04.080 Park layout. A. AREA. At least one mobile home space in each park shall contain not less than forty-five hundred square feet. All additional mobile home spaces in each park shall contain a minimum of fifteen hundred square feet for each such additional space with the boundaries properly marked.

B. SIDE SETBACK AND CLEARANCE. All mobile homes or house trailers shall be so located on the mobile home space as to maintain no less than five feet setback clearance from any side boundary line and no less than twenty feet side clearance from another mobile home, house trailer or building.

C. FRONT SETBACK. All mobile homes or house trailers shall be so located on the mobile home space as to maintain a front setback of no less than twenty feet from the center line of a park roadway or twenty-five feet from any public street or highway right-of-way, and in no instance, shall such setback be less than five feet from the edge of the park roadway.

D. REAR SETBACK AND CLEARANCE. All mobile homes or house trailers shall be so located on the mobile home space as to maintain no less than five feet setback clearance from the rear boundary of the mobile home space and no less than twelve feet rear clearance from another mobile home or house trailer.

E. ABUTTING ON ROADWAYS. All mobile home spaces shall abut upon a roadway or street of not less than thirty feet in width. Each park roadway shall be continuous.

F. IDENTIFICATION OF ROADWAYS AND SPACES. All park roadways and mobile home spaces shall be clearly identified with letters or numerals of a light reflecting material. Such letters or numerals are

to be a minimum of two inches in height. Such identification shall be in complete agreement with the plan prepared under Section 26.04.050 or 26.04.060 of this chapter.

G. OFF-STREET PARKING. Off-street parking shall be provided as required by Title 28 of the Code of the City of Wichita, Kansas; provided that, park roadways shall not be used to provide the required off-street parking.

H. LIGHTING. All park roadways shall be lighted at night with fifty-watt lamps at a maximum interval of two hundred feet located approximately twenty feet from the ground. (Ord. No. 27-552, § 8.)

26.04.090 Service buildings. Each park serving one or more house trailers shall be provided with one or more service buildings which shall:

- (a) Be located no nearer than fifteen feet from any mobile home space.
- (b) Be so located that any house trailer which it serves shall not be parked more than two hundred feet from it.
- (c) Be of permanent type construction and be adequately lighted.
- (d) Be of moisture resistant material to permit frequent washing and cleaning.
- (e) Have one flush type toilet, one lavatory and one shower or bathtub for females; and one flush type toilet, one lavatory and one shower or bathtub for males for up to nine house trailers. One additional unit of the above plumbing facilities shall be provided for each sex for each ten additional house trailers served or major fraction thereof. All lavatories, bathtubs and showers shall be connected with both hot and cold running water.
- (f) Have adequate heating facilities to maintain a temperature of seventy degrees Fahrenheit in the building and provide hot water (140° F.) at a minimum rate of eight gallons per hour for the required fixture units.
- (g) Have an accessible, adequate, safe and potable water supply of cold water.
- (h) Have all rooms well ventilated with all openings effectively screened.
- (i) Have at least one slop water closet or other facility suitable for the cleaning and sanitizing of bedpans or other waste receptacles.
- (j) Apply with all applicable chapters of the Code of the City of Wichita, Kansas regarding the construction of buildings, and the installation of electrical, plumbing, heating and air-conditioning systems.
- (k) Be maintained in a clean, sanitary condition and kept free of any condition that will menace the health of any occupants or the public or constitute a nuisance. (Ord. No. 27-552, § 9.)

26.04.100 Water supply. A. **REQUIRED.** An accessible, safe and

THE CITY OF WICHITA, KANSAS
CENTRAL INSPECTION DIVISION
DEPARTMENT OF PUBLIC WORKS

File No. 126
Date April 24, 1964

LICENSE APPLICATION FOR OPERATION OF A MOBILE HOME PARK
(Submit in triplicate)

New
Existing

APPLICATION IS HEREBY MADE for license to operate a Mobile Home Park (one or more mobile homes or house trailers) in conformance with the ordinances of the City of Wichita, Kansas. I hereby certify that the statements made on this application and the attached exhibits are true and correct to the best of my knowledge.

C. Louise Hughes
Signature of Applicant

C. Louise Hughes
Signature of Owner

Legal Description of Proposed Park: 100-200

B. E. 502.2 Ft. S. NW Cor. N1/4 S 122.3 Ft. E. 624 Ft. to City N. to
PT 502.2 Ft. E. Line N1/4 N 7000ft to B. E. 5-27-10

Owner: C. Louise Hughes

Address: 2850 Arkansas Tel: TE 3-3653

If Applicable:
Name of Park: Hughes Trailer Court

Address: 2850 Arkansas Tel: TE-3-3653

Name of Operator: C. Louise Hughes

Address: 2850 Arkansas Tel: TE-3-3653

Number of Spaces: Mobile Home 16-24 House Trailer 1

Water: City _____ Sewage: City _____ Fuel: Public 1

Private 17 Private 17 Private 16

Electricity: 17

Applicable to parks accommodating one or more HOUSE TRAILERS only:

Sanitary Facilities:

No. of toilets(M) 4 No. of lavatories(M) 3 No. of showers or tubs(M) 4

No. of toilets(F) 4 No. of lavatories(F) 2 No. of showers or tubs(F) 4

Required Exhibits: Plat of proposed park (in triplicate). Min. Scale 1" equals 30'.

Include: Park dimensions.

Number, location and size of spaces.

Location and size of buildings, sewers, water lines, gas lines,
sewage disposal system and water supply wells.

Applicable to new parks only: Layout shall include topographical contours,
drainage and grading plans.

OFFICE USE ONLY:

In compliance with park layout requirements: no Electricity: NO

APPROVAL

WICHITA-SEDGWICK COUNTY HEALTH DEPT.

By Earl Jordan, Jr.

Date 1-22-65

CENTRAL INSPECTION DIVISION

By [Signature]

Date 1-22-65

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

February 3, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 3-81

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 Goer, Inc., 11323 West Kellogg, 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 5 acre minimum area for "G" Mobile Home District to 3.5 acres on property zoned "AA" One-family Dwelling District. Should the variance be granted, the applicant will then be permitted to file for "G" Mobile Home District zoning. A legal description of the applicant's property is as follows:

Commencing at the northwest corner of said northeast quarter, thence south along the west line of said northeast quarter 758.8 feet to point of beginning; thence south along the west line of said northeast quarter 94.5, thence east parallel to the north line of said northeast quarter 175.0 feet; thence south parallel to the west line of said northeast quarter 213 feet, thence east parallel to the north line of said northeast quarter 740 feet, more or less, to the center of Chisholm Creek; thence northwest along the center of said creek to a point 758.8 feet south of the north line of said northeast quarter, thence west 653 feet, more or less, to place of beginning, except canal. Generally located on the east side of Arkansas approximately 900 feet south of 29th Street North.

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

Jack H. Galbraith
Secretary

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

February 3, 1991

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February 3, 1931

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Jack H. Galbraith
Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 23, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Ginny Schrag, Administrative Aide III

SUBJECT EZA 3-81: East Side of Arkansas
South of 29th Street North

At its February 19 meeting, the Area "J" CPO Council considered the captioned case. Bill Barclay, applicant, was present to explain his request for a variance to reduce the required 5 acre minimum area for "G", Mobile Home District, to 3.5 acres on property currently zoned "AA", single-family. Several area residents were also present in opposition to the request.

Area residents questioned whether 3.5 acres allowed adequate room for a park, and expressed concern about increased traffic and noise in the area, access to the property, upkeep of existing mobile home park, size of mobile homes, possible devaluation of their property and no separation between the park and the adjacent single-family homes.

The Council voted unanimously, 4-0, to recommend denial of the requested variance. There are currently 7 members on Council "J".

Please inform the Board of Zoning Appeals of the Council's action and the residents' concerns when the case is considered on February 24.



Ginny Schrag
Administrative Aide III

Noted:



Sarah Gilbert
Assistant CP Coordinator

RECEIVED
FEB 23 1981
METROPOLITAN PLANNING
ROUTE Lytle

SECRETARY'S REPORT
CASE NO. BZA 3-31

APPLICANT: Coer, Inc., 11323 West Kellogg, Wichita, Kansas

AGENT: William C. Barclay, 11323 West Kellogg, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required 5 acre minimum area for "G" Mobile Home District to 3.5 acres.

GENERAL LOCATION: Subject property is located on the east side of Arkansas Avenue approximately 900 feet south of 29th Street North.

ZONING: Subject property is presently zoned "AA" One-family Dwelling District as are the properties to the north and west. Property to the south is zoned the "A" Two-family Dwelling District. The property across the drainage channel is zoned the "E" Light Industrial District.

LAND USE: Subject property is vacant as is the east part of the property to the north. North Court Addition to the south is developed as one-family dwellings. Properties to the west are developed as one-family dwellings and also a nonconforming business. Property across the drainage channel to the east is also undeveloped.

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 that the minimum area, as set forth in Section 28.04.135 for a mobile home park, be reduced from 5 acres to 3.5 acres. Should the application be approved, the applicant will then be permitted to make an application for the "G" Mobile Home District.

The Planning Department has met with the applicant on several occasions in an effort to resolve his problems with various codes and regulations pertaining to mobile home parks, construction codes and subdivision requirements. The applicant has indicated that he is attempting to provide rental housing at a reasonable cost, and at first indicated his intentions of trying to establish mobile homes as two-family dwellings at a much higher density than is permitted in the "G" Mobile Home District.

It was suggested that the applicant resolve the building code problems of the units proposed to be located on the property and develop the site as an apartment complex. This would then have only required a change of zoning to permit multiple-family dwellings.

Another suggestion made to the applicant was to include his existing nonconforming mobile home park to the north, which contains approximately 1.3 acres, and this site which together would exceed the 5 acre minimum for the "G" Mobile Home District.

This also would not have required an application to the Board of Zoning Appeals for a variance of any kind. It would, however, require that the existing mobile home park comply with the standards established for mobile home parks in 1964 which are more lenient than are required for the development of new parks. In accordance with the plan on file in the office of Central Inspection, it would be necessary to modify the existing mobile home park considerably to maintain the minimum separations between mobile homes and provide minimum lot sizes for each mobile home space.

It is the opinion of the Secretary that "G" Mobile Home District zoning is appropriate in the general area based on the existing uses and the location being adjacent to an arterial street. It is however, difficult to find justification for reduction of the minimum lot area by 30 percent. Once such a precedent is set, it will be difficult to not grant the same variance on other small tracts throughout the community.

UNIQUENESS:

It is the opinion of the Secretary that it is somewhat difficult to find uniqueness to the property inasmuch as the property can be developed as one or two-family dwellings or as a multiple-family dwelling project.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance may adversely affect the rights of adjacent property owners inasmuch as a mobile home park will permit the location of a mobile home within ten feet of the property line whereas most other residential zoning districts will require a minimum rear yard of twenty feet.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of Title 29 (Zoning Ordinance) would not constitute an unnecessary hardship upon the applicant inasmuch as the property can be developed residentially without the requirement of any variance.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would not affect the public interest inasmuch as the requested variance would relate only to the lot area of this particular property.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of Title 20 (Zoning Ordinance) inasmuch as the intent of the minimum lot area is to discourage the use of small tracts of land throughout the community for mobile home parks, and to encourage mobile home development on large tracts thereby minimizing the effect on adjacent properties.

RECOMMENDATION:

It is the opinion of the Secretary that the five conditions necessary to the granting of the variance cannot be found to exist and the application should be denied.

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February 3, 1931

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Jack H. Galbraith
Secretary

BZA CASE NO. 3-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

24 NOTICES SENT TO ADJOINING PROPERTY OWNERS

37 TOTAL NOTICES SENT 2-2-81

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 3-81
FILED 1-12-81

APPLICATION FOR VARIANCE

I. Name of Applicant GOER, INC.
Mailing Address 11323 W. Kellogg Phone 722-4344
Name of Authorized Agent William G. Barclay

Mailing Address 11323 W. Kellogg Phone 722-4344
Relationship of applicant to property is that of Prospective Purchaser
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required 5 acre minimum area for 6" Mobile Home District to 3.5 acres.
Home Park to provide modern, moderate priced housing for minority and

Hispanic ethnic people in the area that are sorely in need of housing of this nature.
for property located on the east side of 29th Street approximately 900 feet south of 29th Street North in the Northeast Quarter of Section 5, Township 27 South, Range 1 East of the 6th P.M. in Sedgwick County, Kansas.

and legally described as: Commencing at the Northwest corner of said Northeast Quarter, thence South along the West line of said Northeast Quarter 758.8 feet to point of beginning; thence South along the West line of said Northeast Quarter 94.5, thence East parallel to the North line of said Northeast Quarter 175.0 feet; thence South parallel to the West line of said Northeast Quarter 213 feet, thence East parallel to the North line of said Northeast Quarter 740 feet, more or less, to the center of Chisholm Creek; thence Northwest along the center of said creek to a point 758.8 feet South of the North line of said Northeast Quarter, thence West 658 feet, more or less, to place of beginning, except canal.
in the City of Wichita; and which is presently zoned A-A 44.

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

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596) and that the appropriate fee is herewith tendered;
- That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Goer Inc.

Authorized Agent William G. Barclay

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 2:30 (a.m.-p.m.), Jan 12, 1981, together with appropriate fee of 75.00.

Signed J. Lytle

*Also -
Send notice to
Reese & Hardness Eng.
3101 Parkview
2160 W. 21, 67003*

JUSTIFICATION OF REQUESTED VARIANCE FOR
PROPOSED BARCLAY MOBILE HOME PARK

It is our wish to establish a mobile home park on a 3.5 acre tract of land located in an area of like development east of Arkansas Street, between 27th and 29th Street North. Presently zoned "A-A", we plan to proceed with "G", Mobile Home Park Zoning, once a variance of Chapter 28.04.135 from the City of Wichita Zoning Ordinance can be obtained. Said chapter states under the heading "Area Regulations, Minimum Lot Area":

"Mobile home parks, five acres, and complying with all standards in Title 26 of this code."

As the sketch plan indicates, we have met all the requirements of Title 26 concerning mobile home park regulations; including density, setbacks, mobile home separation, patio space, and recreational open space, etc. The only requirement of Mobile Home District Zoning that we do not strictly comply with is that of total mobile home park area. This condition is a result of the property involved being the maximum acquirable acreage available to the developer. In establishing a mobile home park, it is the developer's hope to provide modern, moderately priced housing for minority and Hispanic ethnic people in the area that are sorely in need of housing of this nature.

The property in question is bounded to the south, north, and west by modest homes on larger than average size lots whose structures do not closely abutt the proposed mobile home park. The lot to the north of the proposed park property lies adjacent to another mobile home court to the north of it; being between Arkansas Street and the North Wichita (Chisholm Creek) Drainage District. This mobile home court is currently providing moderate priced housing for minority and lower income peoples of the area. The mobile home park as proposed would help relieve the moderate priced housing needs in the area. The east side of the proposed mobile home park property is also bounded by the 120 foot wide Chisholm Creek Drainage District.

Frontage of this property is 94.5 feet wide on Arkansas Street. It remains this width for a depth of 125 feet east of Arkansas Street's right-of-way line. The property then opens up into a large rectangular lot. This relatively narrow yet adequate entrance off Arkansas Street which subsequently opens widely into the heart of the development area should prove an enhancing feature to the park. Besides having a well-defined and singular point of access control, it will provide the mobile home park with a high degree of privacy, as well as an ideal set-up for efficient mobile home park management, providing good accessibility yet able to provide an orderly situation for a mobile home park. In retaining its own degree of privacy, the park will fully respect the rights and privacy of adjacent property owners by complying with all the required setbacks as set forth by Title 26 (Mobile Home Park Regulations).

The strict application of the minimum area requirements for mobile home parks will adversely affect the developmental capacity of the property in concern. The size and shape of the lot along with the needs and character of the neighboring areas leave the developer of this land with few, if any, viable options. Access onto the property is limited to the extreme north side (See Sketch).

If this land were platted for single-family or duplex homes with said entrance from the extreme north side, any street would then have to turn sharply diagonally across the property towards the southeast corner in order to plat lots on both sides of the street. This would be unfeasible for it and would create few and necessarily oversized lots once required frontage were allotted. Another residential alternative on the currently "A-A" zoned property which proves undesirable in the area are apartment complexes. The extreme costs per unit involved in this type of development would make it cost prohibitive for the developer, and for the low-income and minority residents for whom development is desired. Thus, we feel a mobile home park presents itself as the best residential alternative and the only cost-effective method for developing this land, from a developer's standpoint as well as from the standpoint of the moderate price housing needs present in the area.

It is our view that establishing a mobile home park on the 3.5 acre tract of land in question will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; nor will the granting of a variance for our concern be opposed to the general spirit and intent of Title 28 (Zoning Ordinance). Within the boundary of the proposed mobile home park, the public's and resident's health and safety would be protected by full compliance with Title 26 (Mobile Home Park Regulation) just the same as if the park were five acres or more. It's location and shape proves its ease in accessibility and manageability, both essential in maintaining the convenience and order of a mobile home park. Furthermore, mobile home housing currently exists in the immediate neighborhood, and our park as planned would further the availability of such a needed housing type. The granting of the desired variance would also enhance the public prosperity and general welfare of the area. Establishing a mobile home park would develop this somewhat odd-configured parcel of land to its upmost potential, as well as provide the modern, yet moderate priced housing for those in the area in need of it.

It is not our intent to oppose Title 28, where the five acre minimum lot size requirement for mobile home parks is spelled out, but rather to further promote the general spirit and intent of all zoning matters where both the public and private interests are at stake. In our case, we believe that the strict application of Title 28 would be detrimental to private and public concerns as well. It is our hope to maximize the development capability for the property through the intended use of establishing a mobile home park; for we feel this is what is most feasible and most needed for the area's best interests.

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1		Northcourt Add.	A.O. Leonard (Dec.) & Effie J. Leonard, 661 North Court, 67204
2		"	Charley Lloyd Wright & Joan E. Wright, 1538 Montana, 67203
3		"	James R. Gilliland & Dorothy L. Gilliland, 649 North Court, 67204
4		"	Carl N. Bishop & Gladys Maxine Bishop (Dec.), 643 North Court, 67204
5		"	E.H. Dieffenbaugh & Jackie Dieffenbaugh, 637 North Court, 67204
6		"	Paul L. Cibolski & Rajah Cibolski, 631 North Court, 67204
7		"	Lyle L. Palmer & Katherine S. Palmer, 625 North Court, 67204
8		"	Roger K. Miller & Brenda K. Miller, AND Eugene L. Miller & Dorothy M. Miller, 619 North Court, 67204
9		"	Michael J. Rogers & Brenda Beckner, 613 North Court, 67204
10		"	Florence M. Miller, Address Unknown
11		"	Bennie D. Giddeon & Doris G. Giddeon, 5710 Sullivan Rd., 67204
13	-	"	✓ Thomas H. Murrell & Inez Murrell, 2920 Mascot, 67204
14	-	"	✓ Orsemus C. Dill & Judith E. M. Dill, 2136 Gold, 67213
15	-	"	✓ Orval L. Henry & Joyce M. Henry, 614 North Court, 67204

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Reserve A Beg at the NW corner of said reserve, then S along the west line to SW corner, then south- easterly along south line to SE corner, then N along east line 100 ft. to a pt. 21.5 ft. S of the NE corner, then westerly to pt. of beg.	-	Northcourt Add.	✓ Danny Joe Jonker & Linda A. Jonker, 600 North Court, 67204
Reserve A, except that part described immediately above	-	"	<i>Dup.</i> Thomas H. Murrell & Inez Murrell, 2920 Mascot, 67204
16	-	"	Donald R. McGrath & Elsie A. McGrath, Address Unknown
17	-	"	✓ Mary Lynn Winey, 626 North Court, 67204
18	-	"	David E. Nutter & Ruth I. Nutter, Address Unknown
19	-	"	✓ Robert L. Simpson & Bertha B. Simpson, 638 North Court, 67204
20	-	"	✓ Tom Wilson Henry (Dec.) & Chleo Gesna Henry, 642 North Court, 67204
21	-	"	✓ Merle E. Lane & Delores J. Lane, 648 North Court, 67204
22	-	"	✓ Lora G. Swaim, 654 North Court, 67204
23	-	"	Terry A. Weatherson, Address Unknown
1	-	McBride Add.	✓ McBride Equipment Co., Inc., 3151 Somerset Dr., 67204

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
7		Steek Add.	Harold C. Williams & Iva Lee Williams, 2926 N. Jackson, 67204
8		"	Ruth N. Elmore, 2920 N. Jackson, 67204
1	-	Aaron Add.	Manley A. Parsons & Deanna J. Parsons, 700 N. Beech Ave., 67206
East 185 ft. of a tract Beg. 30 ft. W of the SE corner of lot 1, then N to south line of the north 3.77 acres of lot 1, then W along south line of said south line of the north 3.77 acres, 300 ft.; then S to south line of said lot 1, then E to beg., exc. the W 30 ft. of said tract for street		Gould Gardens	Carl J. Cunningham & Dorothy L. Cunningham, 2805 Arkansas, 67204
Beg. at SE corner of the north 3.77 acres of lot 1, then W 185 ft.; then N 130.955 ft.; then E 185 ft.; then S 130.955 ft. to pt. of beg., exc. E 30 ft. & S 30 ft. for street		Gould Gardens	Marshall L. Piper & Betty Piper, 2825 Arkansas, 67204
Beg. 65 ft. S of the NE corner of lot 1, then S 65.96 ft.; then W 313.5 ft.; then N 65.96 ft.; then E 313.5 ft. to beg., exc. the east 30 ft. for st. and exc. the West 13.5 ft.		Gould Gardens	Administrator of Veteran's Affairs, 5500 E. Kellogg, 67218
The North 65 ft. of the east 165 ft. of lot 1, exc. the east 30 ft. for street		Gould Gardens	Pearl Ada Wilkerson, Deceased
South 69.5 ft. of the east 165 ft. of lot 2 exc. the east 30 ft for street		Gould Gardens	Wilford W. Aaron, Address Unknown; Hilda Mae Rodgers, Address Unknown; Oscar L. Aaron, 1935 N. 135th St. West, 67235; Weldon E. Aaron, 1130 W. 52nd St South, 67217

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
West 135 ft. of the south 69½ ft. of the east 300 ft. of lot 2		Gould Gardens	Stanley Floyd Turner & Beulah I. Turner, Address Unknown
Beg. 165 ft. west of the NE corner of lot 1, then W 148.5 ft.; then S 65 ft.; then E 148.5 ft.; then N 65 ft. to beg. exc. the west 13.5 ft. for street		Gould Gardens	William Leonard Leaf & Alma M. Leaf, 2844 Shelton, 67204
The north 69.5 ft. of the south 139 ft. of the east 165 ft. of lot 2, exc. the east 30 ft. for st.	Gould Gardens		William Lloyd Walker & Donna J. Walker a/k/a Donna June Walker, 2843 Arkansas, 67204
The south 69.5 ft. of the north 208.37 ft. of the east 300 ft. of lot 2, exc. the east 30 ft. for street.	Gould Gardens		✓ Lola M. Eubanks, 2847 Arkansas, 67204
Beg. at a pt. on the east line of lot 2, 78.87 ft. south of the NE corner of said lot 2, then W 280 ft.; then S 60 ft.; then E 280 ft.; then N 60 ft. to beg.	Gould Gardens		✓ William R. Atterberry & Wilma Ruth Atterberry, 2849 Arkansas, 67204
Beg. 78.87 ft. south of the NE corner of lot 2, then W 140 ft.; then N 60 ft.; then E 140 ft.; then S to pt. of beg., exc. the E 30 ft. for street	Gould Gardens		✓ Max W. Ranney, 736 Dayton, 67213, AND Claudia M. Ranney, ✓ 1104 S. Pershing, 67218
Beg. on north line of lot 2, 330 ft. W of center line of Arkansas Ave., then S 138.37 ft.; then E 50 ft.; then N 60 ft.; then E 140 ft.; then N 60 ft.; then E 140 ft.; then N to NE corner of lot 2, then W to beg., exc. E 30 ft. & W 30 ft. for streets	Gould Gardens		"

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
The south 18.37 ft. of the east 165 ft. of lot 3, exc. east 30 ft. for street		Gould Gardens	✓ Melvin Alderson & Lillian Alderson, 2905 Arkansas, 67204
Beg. 18.37 ft. north of the SE corner of lot 3, then W 165 ft.; then N 128 ft.; then E 165 ft.; then S 128 ft. to beg., exc. the east 30 ft. for street.		Gould Gardens	"
Beg. 330 ft. west of the SE corner of lot 3, then N 146.37 ft.; then E 165 ft.; then S 146.37 ft.; then W 165 ft. to beg., exc. the north 22 ft. & the West 30 ft. for road		Gould Gardens	✓ Frank H. Hoover (Dec.) & Avis Ann Hoover, 2900 Shelton, 67204
The north 22 ft. of a tract beg. on the south line of lot 3, 330 west of the center line of Arkansas Ave., then N 146.37 ft.; then E 165 ft.; then S 146.37 ft.; then W to beg.		Gould Gardens	✓ Vernis F. Slaymaker & James H. Slaymaker, 2909 Arkansas, 67204
Beg. 73 ft. south & 30 ft. west of the NE corner of lot 3, then S 128 ft. to a pt. 146.37 ft. north of the south line of lot 3, then W 270 ft.; then N 128 ft. to a pt 73 ft. south of the north line of lot 3, then east to pt. of beg.		Gould Gardens	"
Tract in NE$\frac{1}{4}$ of 5-27-1E, Beg. 1164 ft. south of the NE corner of the West $\frac{1}{2}$ of the NE$\frac{1}{4}$, then west to the center line of Chisolm Creek, then southeasterly along creek to the east line of the West $\frac{1}{2}$ of the NE$\frac{1}{4}$, then north to beg.			Dorothy V. Hargis, Address Unknown
Tract beg. 630.5 ft. south of the NW corner of the NE $\frac{1}{4}$ of 5-27-1E, then E 200 ft.; then S 50 ft.; then W 200 ft.; then N 50 ft. to pt. of beg.			✓ Floyd J. Akers & Katherine M. Akers, Address Unknown; Ronnie Dale Miles & Nona L. Miles (contract purchasers from Akers); Jack Hamilton, (contract purchaser from Miles), Addresses Unknown for Miles & Hamilton

Tract

Property Owner

Tract in the NE $\frac{1}{4}$ of 5-27-1E, Com. at the NW corner of NE $\frac{1}{4}$, then south along the west line of NE $\frac{1}{4}$ 758.8 ft. to pt. of beg.; then south along the west line of the NE $\frac{1}{4}$ 94.5 ft.; then east 175 ft.; then south 213 ft.; then East 740 ft. more or less to the center of Chisholm Creek; then northwest along the center of said creek to a point 758.8 ft. south of the north line of the NE $\frac{1}{4}$; then west 658 ft., more or less, to pt. of beg., except canal.

✓ Gospel Lighthouse Pentecostal Church of God, Inc., 2356 Arkansas, 67204; Goer, Inc. (contract purchaser from the church), 11323 W. Kellogg, 67209

~~Tract in the NE $\frac{1}{4}$ of 5-27-1E, Beg. at a point in the west line of the NE $\frac{1}{4}$ and 502.2 ft. south of the Northwest corner of the NE $\frac{1}{4}$; then east 300 ft.; then north 61.116 ft.; then west 300 ft. to the west line of the NE $\frac{1}{4}$; then south 61.116 ft. to pt. of beg., exc. the east 30 ft.~~

~~Richard Paugh, Conservator of the Estate of Mary L. Lauer, an alleged incapacitated person, 933 Coolidge, 67203~~

Tract in the NE $\frac{1}{4}$ of 5-27-1E, Com. at the NW corner of the NE $\frac{1}{4}$, then south along the west line of the NE $\frac{1}{4}$ 853.3 ft. to pt. of beg.; then east 175 ft.; then south 73 ft.; then west 175 ft.; then north 73 ft. to pt. of beg.

✓ Fred J. Turnage a/k/a Fred Junior Turnage & Donna K. Turnage, Address Unknown

Tract in the NE $\frac{1}{4}$ of 5-27-1E, Beg. 926.3 ft. south of the NW corner of the NE $\frac{1}{4}$; then east 175 ft.; then south 140 ft.; then west 175 ft.; then north 140 ft. to pt. of beg.

✓ Doris N. Zeller a/k/a Doris Zeller, 2830 Arkansas, 67204

Tract in the NE $\frac{1}{4}$ of 5-27-1E, Beg. at a pt. 502.2 ft. south of the NW corner of the NE $\frac{1}{4}$; then south 128.3 ft.; then east 674 ft. more or less to the center of Chisholm Creek; then northeasterly along the center of the creek to a pt. 502.2 ft. south of the north line of the NE $\frac{1}{4}$; then west 700 ft. to pt. of beg.

✓ D. Goer Corporation, 11323 W. Kellogg, 67209

Tract in the NE $\frac{1}{4}$ of 5-27-1E Beg. 680.5 ft. south of the NW corner of the NE $\frac{1}{4}$; then south 78.3 ft.; then east 658 ft. more or less to the center of Chisholm Creek; then northeasterly along center of creek to a pt. 630.5 ft. south of the north line of the NE $\frac{1}{4}$; then west to a pt. 200 ft. east of the west line of the NE $\frac{1}{4}$; then south 50 ft.; then west 200 ft. to pt. of beg.

✓ Jack L. Hamilton & Reta L. Hamilton, 2844 Arkansas, 67204

Tract

Property Owner

Tract in the NE $\frac{1}{4}$ of 5-27-1E, Beg. 1320 ft. north of the southeast corner of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$, then west 599 ft. to a pt. 730 ft. east of the west line of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$; then north 394 $\frac{1}{2}$ ft. to a pt. 730 ft. east and 1066.3 ft. south of the NW corner of the NE $\frac{1}{4}$; then east 180 ft. to the center of Chisholm Creek; then southeasterly along the center of the creek to the east line of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$; then south 83.2 ft. to the pt. of beg., exc. canal.

~~Wilford J. Winey & Ruby L. Winey, Address Unknown.~~

~~Tract in the NE $\frac{1}{4}$ of 5-27-1E, Beg. 269 ft. west of the NE corner of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$; then west to the center of Chisolm Creek; then southeasterly along center of the creek to where it intersects a line 269 ft. west of the east line of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$; then north 1164 ft. to pt. of beg.; excepting therefrom a tract beg. at a pt on the north line of the NE $\frac{1}{4}$ 269 ft. west of the NE corner of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$; then west 100 ft.; then south 210 ft.; then east 100 ft.; then north 210 ft. to beg.; AND except that part platted in McBride Addition.~~

~~McBride Equipment Co., Inc.,
3151 Somerset Dr., 67204~~

~~Tract in the NE $\frac{1}{4}$ of 5-27-1E, Beg. 441.084 ft. south of the NW corner of the NE $\frac{1}{4}$, then east 300 ft.; then north 61.116; then west to the west line of the NE $\frac{1}{4}$; then south 61.116 to beginning.~~

~~George T. Kissire & Velma L. Kissire, 2906 Arkansas, 67204~~

We hereby certify the foregoing to be a true and correct list of the property owners within a ~~250~~²⁰⁰ foot radius of

A tract of land in the Northeast Quarter of Section 5, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South along the West line of said Northeast Quarter 758.8 feet to the point of beginning; thence South along the West line of said Northeast Quarter, 94.5 feet; thence East parallel to the North line of said Northeast Quarter 175 feet; thence South parallel to the West line of said Northeast Quarter 213 feet; thence East parallel to the North line of said Northeast Quarter 740 feet, more or less, to the center of Chisholm Creek; thence Northwest along the center of said creek to a point 758.8 feet South of the North line of said Northeast Quarter; thence West 658 feet, more or less, to the place of beginning, except canal

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 30th day of December, 1980, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Kable
Vice-President

Order No. 295051
GE

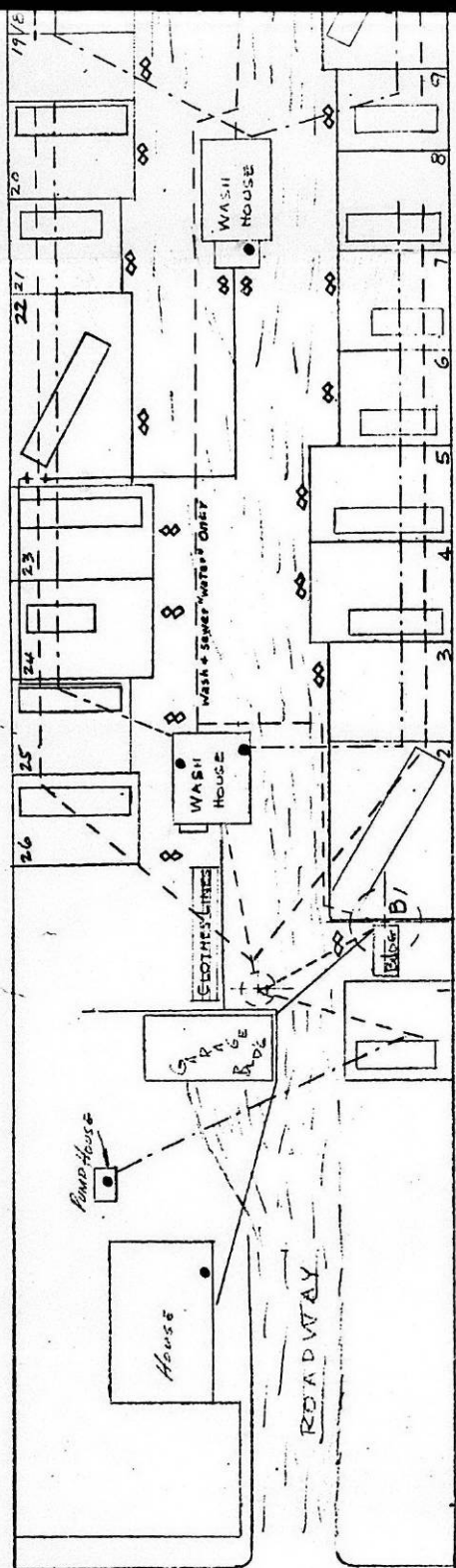
MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 20-021 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
Can 674	75.00

NAME _____
 ADDRESS _____
 FUND _____ DUE DATE _____
 COMMENTS _____
 DATE 1/12/11 BY [Signature]

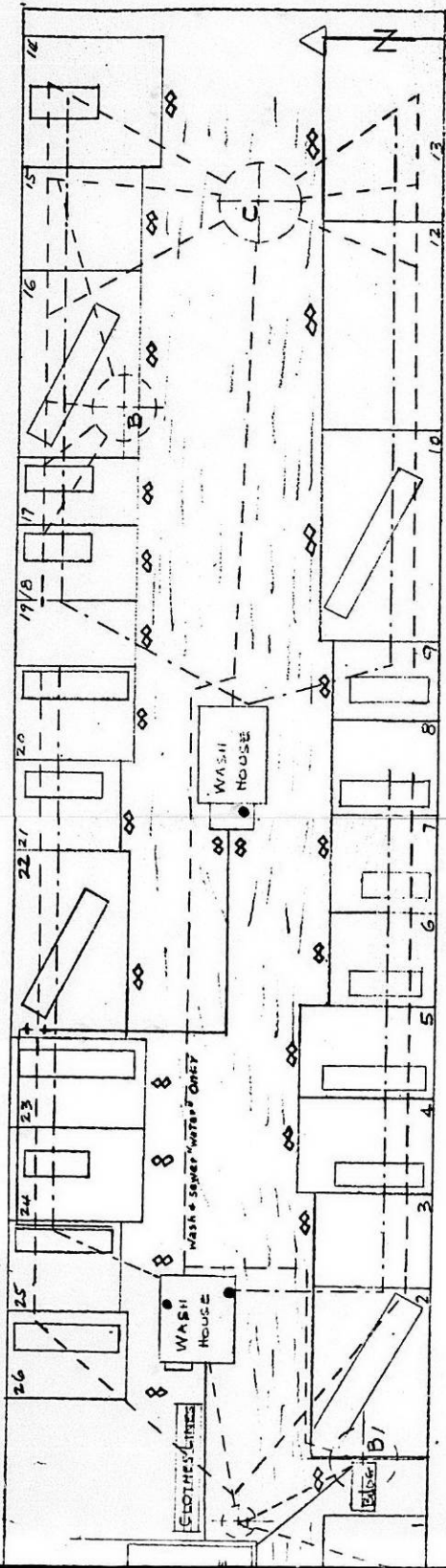


ARKANSAS AVENUE

HUGHES TRAILER COURT - 2850 - ARKANSAS
SCALE: 1" = 30' 0"

All Sewer Lines Are 4 inch
Each Trailer Has 110 * 220 Volt Electric Outlet (K.S.E.)
Each Trailer is 5 feet from Property Line

SEPTIC
• WATER



HUGHES TRAILER COURT - 2850 - ARKANSAS
 SCALE: 1" = 30' 0"

- GAS LINE
 - - - SEWER LINE
 - · · WATER LINE
 - SEPTIC TANKS NOT TO SCALE - DIMENSIONS ARE UNKNOWEN
 - WATER WELL LOCATIONS
 - ⊗ GAS METER LOCATIONS
 - ⊞ CAR PAVING
- A: 1400 SEPTIC TANK
 B: 2800 SEPTIC TANK
 C: 4200 SEPTIC TANK

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 2