

BZA Case No. 7-87 - Health Concepts Foundation & Presbyterian Manor, Inc. request an exception to permit the establishment of an adult care center on property zoned the "AA" One-family Dwelling District & generally located on the corner of Robinson & Smith

POSTED 2-25-87 622

ACTION

B.Z.A. 7-87 Approved 3/24/87
DATE
4-6-88 Appl. requests reconsideration of conditions

BZA No Action Taken 4/27/87
4-27-87 Appl. agent called and said they had decided to make the improvements and comply with the conditions established on March 24, 1987. Boyd

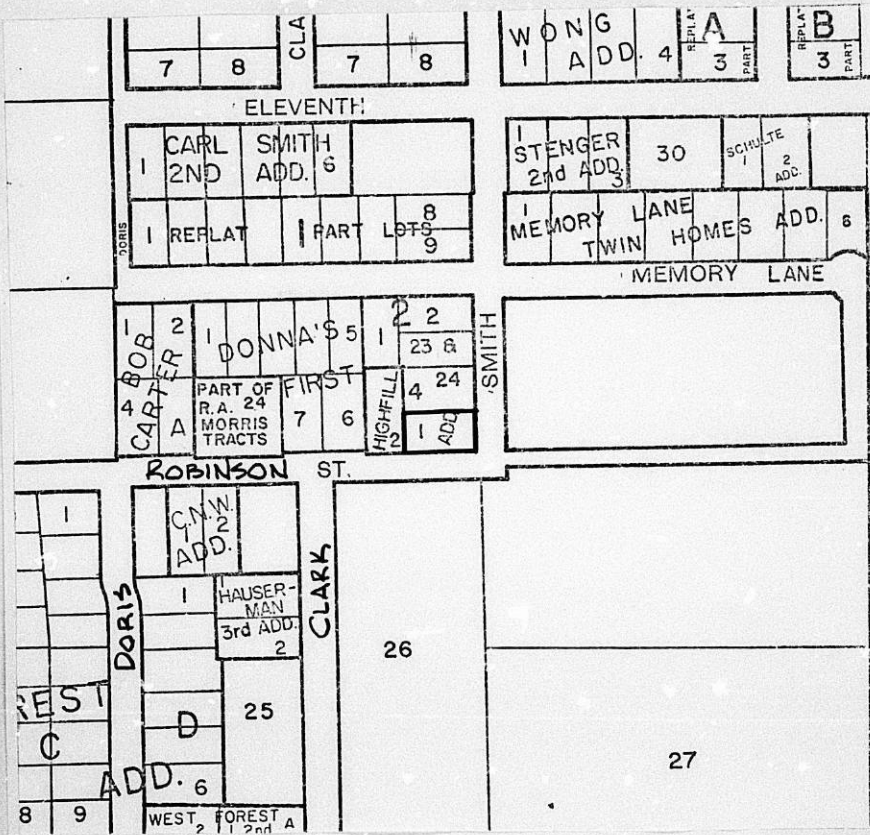
200'4 Sec 4-30-87
Shot 5-1-87
Record

Map No. 5148 D

BZA 7-87
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "AA" S "AA" W "AA" N "AA"
3. Land Use: East Vacant South Park
West I-F North I-F
4. Area (is) (~~is~~) platted.



LOS ANGELES REGISTERED
MEMBERSON 44-100001870007, SA
U.S.A.

Standard
No. 2-153C
HARTING, IN

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE March 23, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 7-87: Northwest corner of
Robinson and Smith-5004 Robinson

CPO Council "N" considered the captioned case at its March 18th meeting and voted 3-1 to recommend that the exception to permit the establishment of an adult care center be approved subject to the conditions recommended in the MAPD secretary's report.

Nancy Wiebe, Executive Director of Health Concepts Foundation, Inc. and Ronald D. Mathis, agent, were present to describe the request and respond to questions. Four (4) adjoining property owners and area residents were present concerning the case. Of those who spoke, the following concerns were stated:


- The adult care center is a business and that if this business is permitted, it sets a precedent for others in the residential neighborhood; opposed to any business establishment in a residential neighborhood;
- increased traffic that will be generated from the business, and that parking problems currently exist on Robinson Street;
- who will be responsible for the general upkeep of the adult care center's property; and
- the adult care center's hours of operation. (The one dissenting Council vote, indicated he concurred with the sentiments of the residents.)

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 7-87 is considered.

Please note that the current membership of CPO Neighborhood Council "N" is six (6) members, therefore, four (4) members is a majority of members of the Council and constitutes a quorum.


Shirley Mast
Administrative Aide III

SM:dm
Noted:


Annie K. Montgomery
CRS Director

April 28, 1987

Ronald D. Mathis, Executive Director
Wichita Presbyterian Manor
4700 West 13th Street
Wichita, Kansas 67212

Re: BZA 7-87 - Request for Exception (5004 Robinson)

Dear Mr. Mathis:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 24, 1987.

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

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Health Concepts Foundation, Inc., P. O. Box 20584, Wichita, KS 67208
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 7-87

WHEREAS, Health Concepts Foundation, P. O. Box 20584, Wichita, Kansas, 67208 and Presbyterian Manor, Inc., 4700 West 13th Street North, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of an adult care center on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 1, Highfill Addition to Wichita Sedgwick County, Kansas. Generally located on the northwest corner of Robinson and Smith (5004 Robinson).

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 March 24, 1987, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of an adult care center on property zoned the "AA" One-family Dwelling District; subject to the conditions outlined in Section 28.04.185, Code of the City of Wichita.

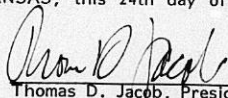
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of an adult care center on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 1, Highfill Addition to Wichita Sedgwick County, Kansas. Generally located on the northwest corner of Robinson and Smith (5004 Robinson).

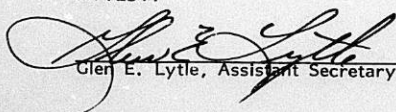
subject to the following conditions:

1. The facility shall comply with all state and local regulations including building and related codes, health, fire and licensing requirements.
2. The facility shall not provide care for more than ten (10) persons at any one time.
3. There shall be provided on the property not less than three (3) off-street parking spaces and one (1) off-street loading space in conformance with the City of Wichita standards.
4. The facility shall not be operated on a 24-hour basis and shall not be open between 10:00 p.m. and 6:00 a.m.
5. This exception shall exist only as long as it is operated by Presbyterian Manor, Inc. or until a permanent adult day care center is developed on the Presbyterian Manor campus at 4700 West 13th, whichever occurs first.

ADOPTED AT WICHITA, KANSAS, this 24th day of March, 1987.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary



Health Concepts Foundation

Nancy T. Wiebe, Executive Director

April 3, 1987

Board of Directors

Connie Eickhoff, Chairperson
Betty Arnold
Gary Bue
Kevin S. Jones
Marc L. Kapton
Ronald D. Mathis
Clifton C. Schopf, M.D.

TO: Wichita Central Inspection, Board of Zoning Appeals

FROM: Nancy Wiebe *N.W.*

RE: BZA 7-87 5004 W. Robinson

Please consider the following exceptions to the code requirements and zoning at the above site.

1. Because of the proximity of Presbyterian Manor (the managing organization) to the site, we request that the parking be reduced from three parking spaces and one unloading zone to one parking and one unloading space. This would allow parking for one staff car (staff would carpool from the Manor) and one unloading space (client arrival and departure times would be staggered). These two spaces would be directly in front of the garage.

If such a reduction in parking requirements is not possible, we request a 30- to 60-day grace period to begin the program under the conditions in the above paragraph until required parking can be provided.

2. We request that the handicap ramp not be required because the interior of the house is not negotiable by those in wheelchairs. We also feel the downward slope of a ramp is more difficult for a person using a walker than negotiating two short steps while being assisted by other persons.

If this requirement cannot be waived, we request a 30- to 60-day grace period to construct the ramp and to install fire resistant doors, frames and wall coverings as well as a pull alarm. We would provide assistance in entering the house to those who might need it in the meantime, and check all smoke detectors daily.



Wichita Presbyterian Manor

4700 West Thirteenth

Wichita, Kansas 67212

(316) 942-7456

March 16, 1987

Mr. Glen Lytle
Planning/Zoning
City Hall
455 North Main Street
Wichita, KS 67202

Dear Mr. Lytle,

Enclosed please find our reponse to the survey of the property at 5004 Robinson to comply with regulations to operate an Adult Day Care facility.

If you are aware of any further efforts we must make to expedite this process, I would certainly appreciate hearing from you this week.

Thank you for your time. We eagerly anticipate our hearing with the Board of Zoning Appeals on March 24th.

Respectfully,

Ronald D. Mathis
Executive Director

RDM/pv

RECEIVED

MAR 18 1987

METROPOLITAN PLANNING
ROUTE _____

A mission agency of the Presbyterian Church



Wichita Presbyterian Manor

4700 West Thirteenth

Wichita, Kansas 67212

(316) 942-7456

March 16, 1987

Ms. Delores Mast
Plan Examiner
Central Inspection Division
City Hall
455 North Main Street
Wichita, KS 67202

Dear Ms. Mast,

Thank you for your time in reviewing our plans to offer Adult Day Care Services through our Family Care Center. As I am aware of your busy schedule, I appreciate your willingness to discuss our program and offer your expert advice. Attached is a copy of the letter from Mr. Max Barker that has raised several questions and "roadblocks" to our progress. I am sure you will be able to clarify our concerns.

- (1.) Zoning - we are scheduled to appear before the Board of Zoning Appeals on March 24, 1987.
- (2.) Fire-resistive construction of basement ceiling - the furnace has been enclosed by a one hour fire-wall and therefore the major source of possible fire has been contained. The program design does not include use of the basement for any purpose by staff or client and therefore other possible sources of fire are virtually eliminated. The remainder of the basement is constructed properly.

We do intend to install fire-rated doors from the basement to the kitchen and from the garage into the utility room.

- (3.) Ramp for handicapped - Since the size of the house is not conducive to adequate care and comfort for persons in wheelchairs, this segment of our market will not be cared for at this time.
- (4.) Proper hardware has been installed on all doors.
- (5.) We intend to install the manually operated fire alarm system.

A mission agency of the Presbyterian Church

(6.) Fire extinguishers are prominently displayed in a bedroom, utility room and in the basement - next to the furnace room and in another bedroom.

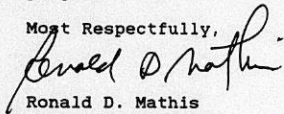
(7.) Plot Plans are attached here for your perusal.

I have attached a brief description of our program and would like to reiterate that this utilization of the property is of temporary intent in order that the program may become established properly and another building erected on our campus to provide these needed services. We respectfully ask you to grant a waiver in the requirements of the fire-rated ceiling from the basement and the ramp for wheelchairs.

I would like to meet with you and Mr. Jim Harris soon to discuss any further recommendations you may have. I will call for an appointment, perhaps late the week of March 16, 1987.

Thank you very much for your time and consideration of our project.

Most Respectfully,



Ronald D. Mathis
Executive Director

RDM/pv

cc: Mr. Jim Harris - Fire Department
Mr. Glen Lytle - Zoning Department



**Wichita Presbyterian
Manor**
4700 West 13th St.
Wichita, Kansas 67212
(316) 942-7456

Ronald D. Mathis
Executive Director

ADULT DAY CARE SERVICES

Adult Day Care is a generic term that applies to a variety of programs offering services that range from active rehabilitation to social and health related care. Programs are generally designed to provide services for persons with physical, mental, social or emotional impairments and who need supervision and service to maintain or improve their level of functioning and to provide family support. These programs may be free-standing, or connected with a nursing home or retirement center, hospitals, churches or schools.

Persons served by such programs might include:

- Adults in need of physical, social, emotional support.
- Adults living with families and who should not be alone during the day, or whose participation might relieve families of 24-hour responsibility.
- Adults living alone who need social interaction, meals, involvement with others.
- Persons discharged from hospitals who would benefit from rehabilitation or other therapy.
- Persons dismissed from hospital or nursing home who would be able to live in the community with this daily service.

Wichita Presbyterian Manor has designed The Family Care Center, a new concept in Adult Day Services. The Center is scheduled to open for operations January 5, 1987. We encourage anyone interested in a program of this nature to call the Manor office at (316) 942-7456.

THE CITY OF WICHITA



March 6, 1987

DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT

CENTRAL INSPECTION DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Mr. Ronald Mathis
Presbyterian Manor
4700 W. 13th
Wichita, Kansas 67212

Dear Mr. Mathis:

This building was inspected on March 2, 1987. Use of the building to house an adult day care center on the ground floor will require the following items:

- 3/24 / 1. The site is zoned "AA" and will require rezoning or granting of an exception to allow an adult day care center in the "AA" zone. Contact the Metropolitan Area Planning Commission, telephone number is 268-4421.
1. 2. The floor/ceiling structure between the basement and first floor is required to be protected on the basement side as required for one-hour fire-resistive construction. All unfinished ceiling areas are required to have a minimum of one-half inch Type "X" gypsum wallboard applied to existing wood joists. The doors from the basement to the kitchen area and from the basement to the garage are required to be self-closing, of noncombustible construction or solid wood core, not less than 1 3/4 inches in thickness. The one-hour ceiling may be omitted if the basement is protected by an automatic sprinkler system.

SUPERINTENDENT OF CENTRAL INSPECTION ... 268-4400
BUILDING CODE ENGINEER ... 268-4496
PLAN EXAMINATION ... 268-4477

HOUSING ... 268-4481
ZONING ... 268-4479
SIGNS ... 268-4475

BUILDING & CONSTRUCTION ... 268-4461
PLUMBING & MECHANICAL ... 268-4471
ELECTRICAL & ELEVATOR ... 268-4465

Mr. Ronald Mathis
March 6, 1987
Page Two

- 1.3. The building is required to be accessible to the physically handicapped by means of a ramp. The ramp construction shall be in accordance with the Uniform Building Code Section 3301.
- done* ✓ 4. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
5. Install an approved manually operated fire alarm system.
- done* ✓ 6. Provide fire extinguishers as required by the Uniform Fire Code.
- ⑦ Provide a plot plan and floor plan of each level showing compliance with listed requirements and obtain necessary permit(s) to meet code requirements. Permits for building construction are issued only to general contractors holding an "A" or "B" license.

In addition to the above requirements, all requirements imposed by the Board of Zoning Appeals shall be complied with.

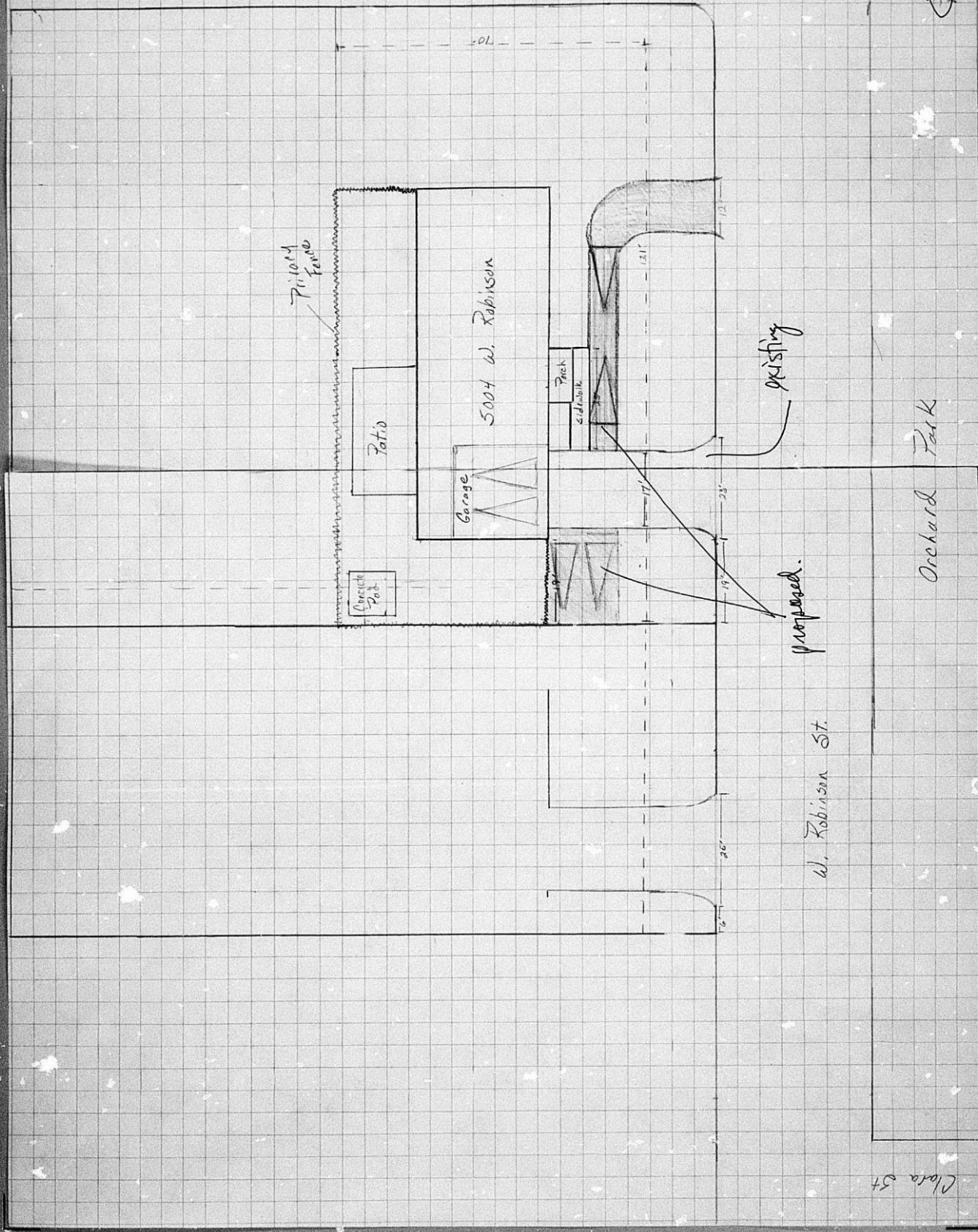
Sincerely,

Max Barker
Max Barker
Commercial Permit Examiner

MB:wgm

Smith St

Ret - possible ex via



Existing

Proposed

W. Robinson St.

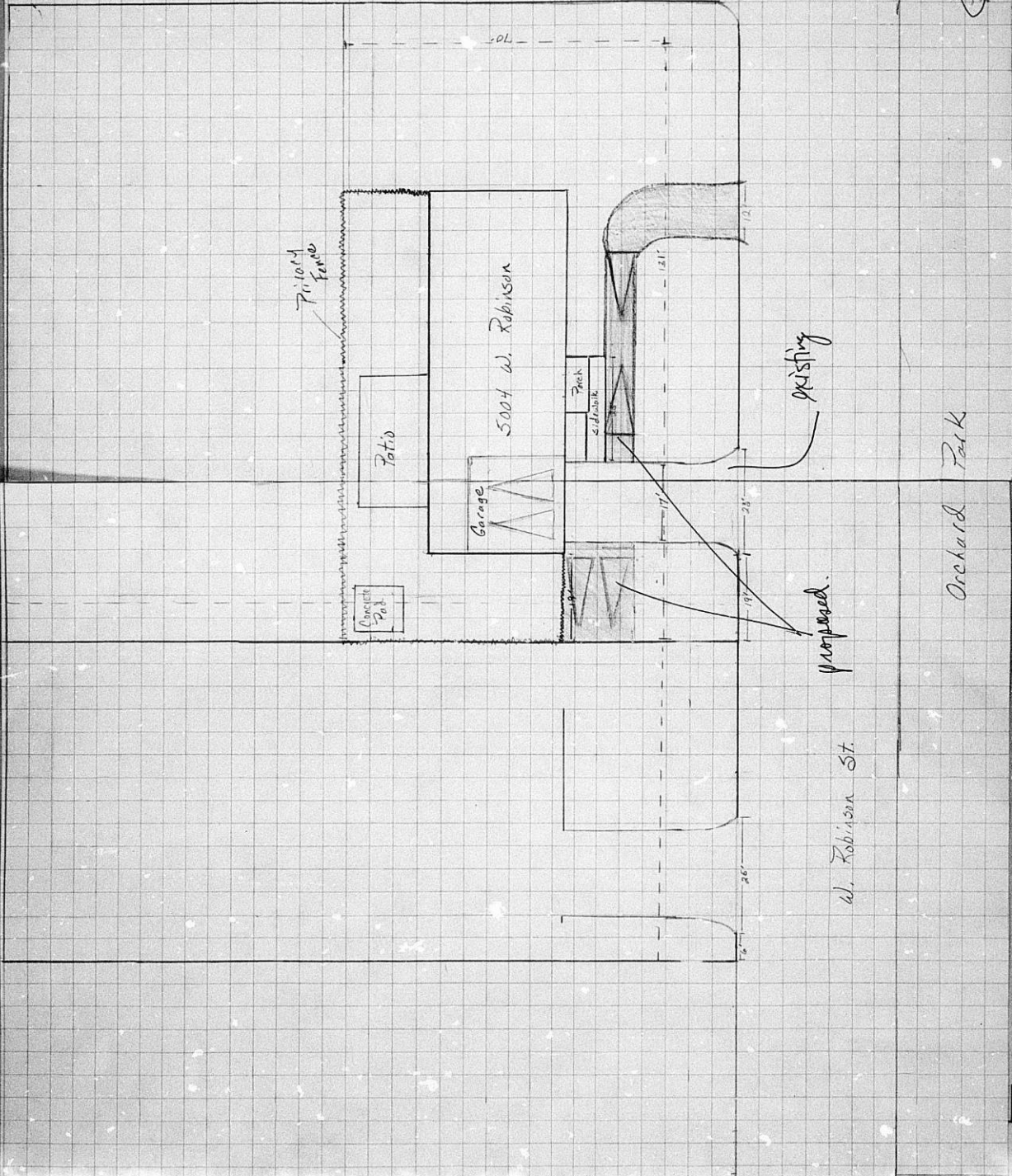
Orchard Park

Clara St

Smith St

Orchard Park

RP possible extra parking



existing

Proposed

W. Robinson St.

Orchard Park

SECRETARY'S REPORT
CASE NO. BZA 7-87

APPLICANT: Health Concepts Foundation, Inc., P. O. Box 20584, Wichita, KS 672; Wichita Presbyterian Manor, 4700 W. 13th, Wichita, KS

AGENT: Ronald D. Mathis, 4700 W. 13th, Wichita, KS 672

REQUEST: Exception pursuant to Section 28.04.185 Code of the City of Wichita to permit the establishment of an adult care center.

GENERAL LOCATION: On the northwest corner of Robinson and Smith (5004 Robinson).

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are the properties in all directions.

LAND USE: Subject property is a one-family dwelling. To the east is vacant. To the south a city park. To the west and north are one-family dwellings.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.185 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to convert an existing one-family dwelling into a facility to provide daytime care for elderly individuals. This is to be operated at this location only until a permanent facility is established at Presbyterian Manor at 4700 West 13th.

The existing structure has a double drive that would be utilized for loading and unloading clients during inclement weather. In addition the property is so situated that a circular driveway can be installed at the front of the house and an area to provide two off-street parking spaces can be provided on the west side of the driveway.

It is anticipated that not more than ten clients will be accommodated at this location. The applicants indicate that there would be a maximum of three employees at the property. The impact on the neighborhood should be negligible as long as adequate off-street parking and loading spaces are maintained.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the recommendation of the Secretary that the application be approved subject to the following conditions:

1. The facility shall comply with all state and local regulations including building and related codes, health, fire and licensing requirements.
2. The facility shall not provide care for more than ten (10) persons at any one time.
3. There shall be provided on the property not less than three (3) off-street parking spaces and two (2) off-street loading spaces in conformance with the City of Wichita standards.
4. The facility shall not be operated on a 24-hour basis and shall not be open between 10:00 p.m. and 6:00 a.m.

BZA CASE NO. 7-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>10</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>13</u>	TOTAL NOTICES SENT <u>2/27/87</u>

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

February 27, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 7-87

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 Health Concepts Foundation, P. O. Box 20584, Wichita, Kansas, 67208 and Presbyterian Manor, Inc., 4700 West 13th Street North, Wichita, Kansas requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of an adult care center on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 1, Highfill Addition to Wichita Sedgwick County, Kansas. Generally located on the northwest corner of Robinson and Smith (5004 Robinson).

This application has been assigned Case No. BZA 7-87. It will be considered by the Board of Zoning Appeals on March 24, 1987 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 exception, 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "N" will consider this case at their meeting to be held on Wednesday, March 18, 1987, at 7 p.m., in Senior Services, at Orchard Park Community Center, 4808 West 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

APPLICATION FOR EXCEPTION

I. Name of Applicant HEALTH CONCEPTS FOUNDATION, INC.
Mailing Address P. O. Box 20584 Wichita, KS 67208 Phone 683-6824
Name of Authorized Agent WICHITA PRESBYTERIAN MANOR
Mailing Address 4700 West 13th Street North Phone 942-7456
Relationship of applicant to property is that of Tenant/other
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of The Wichita Presbyterian Manor Family Care Center; program designed for services to the Adult Elderly and their families.

on property zoned "AA" Residential,
located at 5004 Robinson, 67212
and legally described as: Lot One Highfill Addition Wichita, Kansas

in the City of Wichita.

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

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

Applicant Health Concepts Foundation, Inc.

Authorized Agent Ronald D. Mathis
Ronald D. Mathis

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
2:00 (p.m.), FEB 23, 1987, together with appropriate
fee of 3.00.

Signed [Signature]



Wichita Presbyterian Manor

4700 West Thirteenth

Wichita, Kansas 67212

(316) 942-7456

February 24, 1987

Mr. Glen Lytle
City of Wichita
Planning Dept./Board of Zoning Appeals
10th Floor City Hall
455 North Main
Wichita, Kansas 67202

Dear Mr. Lytle,

Thank you for your advice in correcting our Application
for Exception for the property at 5004 Robinson.

Enclosed, please note the corrections to the application
as you suggested, as well as the certified listing of
other area property owners.

I trust this information will suffice. Please call again
if additional amendments are required.

Most Cordially,

Ronald D. Mathis
Executive Director

RDM:nr

Enclosure

P.S. Mr. Mike Malone of Fidelity Title Company will deliver
the list of area property owners by Friday morning,
February 27, 1987.

RECEIVED

FEB 26 1987

METROPOLITAN PLANNING
ROUTE _____



Wichita Presbyterian Manor

4700 West Thirteenth

Wichita, Kansas 67212

(316) 942-7456

February 9, 1987

Board of Zoning Appeals
City of Wichita, Kansas

The following is submitted in accordance to the Instructions
for Application for exception.

We respectfully request a variance in the zoning of the
property described for purposes of establishing Adult Day Care
Services for the elderly. This program will be operated by
Wichita Presbyterian Manor in conjunction with the Health
Concepts Foundation.

We understand the property to be currently zoned as "AA
Residential" and that this board has the authority to waive or
alter that condition, depending on a particular application.

The program which the property would house, would be operated
temporarily until construction of appropriate facilities would
be completed on the Manor's property. Participants in the
program would probably number no more than 10 per day.
Parking and access to the house should not be a problem, as
the Manor may offer regular transportation to/from the site in
one of its vehicles.

Thank you for your consideration of this important project.

RECEIVED

FEB 23 1987

METROPOLITAN PLANNING

ROUTE



A mission agency of the Presbyterian Church

Elzay J. Caywood, Jr.
or OCCUPANT
1115 Smith Street
Wichita, Kansas 67212

J. L. Trower
or OCCUPANT
1121 Smith Street
Wichita, Kansas 67212

OCCUPANT
1125 Smith Street
Wichita, Kansas 67212

Elmer E. Edgell
or OCCUPANT
1129 Smith Street
Wichita, Kansas 67212

Robert C. Bradshaw
or OCCUPANT
1220 West 9th Street
Wichita, Kansas 67212

Doug C. Davenport
or OCCUPANT
1221 West 9th Street
Wichita, Kansas 67212

Steve Lassiter
or OCCUPANT
1226 West 9th Street
Wichita, Kansas 67212

Jinshou Hseu
or OCCUPANT
1227 West 9th Street
Wichita, Kansas 67212

Ronnie L. Weiser
or OCCUPANT
1232 West 9th Street
Wichita, Kansas 67212

Robert L. Burroughs
or OCCUPANT
1233 West 9th Street
Wichita, Kansas 67212

Joseph M. Prewatt
or OCCUPANT
1238 West 9th Street
Wichita, Kansas 67212

Dale E. Roark
or OCCUPANT
1239 West 9th Street
Wichita, Kansas 67212

Janet S. Cooper
or OCCUPANT
5008 Memory Lane
Wichita, Kansas 67212

Julian Figueroa
or OCCUPANT
5009 Memory Lane
Wichita, Kansas 67212

Rollie Canary
or OCCUPANT
5014 Memory Lane
Wichita, Kansas 67212

Ronald L. Scrimager
or OCCUPANT
5015 Memory Lane
Wichita, Kansas 67212

James M. Hunter
or OCCUPANT
5102 Memory Lane
Wichita, Kansas 67212

Jas. E. Gordon
or OCCUPANT
5103 Memory Lane
Wichita, Kansas 67212

OCCUPANT
5108 Memory Lane
Wichita, Kansas 67212

Edward P. Limper
or OCCUPANT
5016 Robinson Street
Wichita, Kansas 67212

Mark A. Longwell
or OCCUPANT
5100 Robinson Street
Wichita, Kansas 67212

Loren B. Patterson
or OCCUPANT
5106 Robinson Street
Wichita, Kansas 67212

Eldridge H. George
or OCCUPANT
5110 Robinson Street
Wichita, Kansas 67212

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 200 feet of:
Lot 1, HIGHFILL ADDITION, Wichita,
Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTIONS

Lot 1, HIGHFILL ADDITION,

Lot 2, HIGHFILL ADDITION,

Part of Lot 25, R. A. MORRIS TRACTS, described as: beginning at the Northeast corner of said Lot 25, thence South on the East line of said Lot 25, 150 feet; thence West parallel to the North line of said Lot 25, 70 feet; thence North parallel with the East line of said Lot 25, 112 feet; thence East parallel with the North line of said Lot 25, 5.5 feet; thence North parallel with the East line of said Lot 25, 38 feet; thence East 64.5 feet to beginning

RECORD OWNERS

Health Concepts
Foundation, Inc.
1035 N. Emporia
Wichita, Kansas 67214

Edward Paul & Barbara A.
Limper
5016 Robinson
Wichita, Kansas 67212

Administrator of Veterans
Affairs
901 George Washington Blvd.
Wichita, Kansas 67211



DESCRIPTIONS

RECORD OWNERS

Lot 26, R. A. MORRIS TRACTS ADDITION, AND	✓	The Board of Park Commissioners of the City of Wichita 455 N. Main
Lot 27, R. A. MORRIS TRACTS ADDITION, AND		Wichita, Kansas 67202
Lot 29, R. A. MORRIS TRACTS ADDITION,		
Lot 1, Block 2, REPLAT OF PART OF LOTS 23 AND 24, R. A. MORRIS TRACTS,	✓	Julian & Virginia S. Figueroa 5009 Memory Lane Wichita, Kansas 67212
Lot 2, Block 2, REPLAT OF PART OF LOTS 23 AND 24, R. A. MORRIS TRACTS,	✓	Donald R. & Dorthy L. Williams 1825 N. Nevada Street Wichita, Kansas 67212
Lot 3, Block 2, REPLAT OF PART OF LOTS 23 AND 24, R. A. MORRIS TRACTS,	✓	Jimmy L. & Nancy J. Trower 1121 Smith Wichita, Kansas 67212
East 131 feet of Lot 4, Block 2, REPLAT OF PART OF LOTS 23 AND 24, R. A. MORRIS TRACTS,	✓	Elzay, Jr. and J. Almera Caywood 1115 Smith Wichita, Kansas 67212
Lot 3, DONNA'S 1ST ADDITION,		Robert E. Young ADDRESS UNKNOWN
Lot 4, DONNA'S 1ST ADDITION,	✓	James E. & Jacqueline Gordon 5103 Memory Lane Wichita, Kansas 67212
Lot 5, EXCEPT the South 5 feet, DONNA'S 1ST ADDITION,	✓	Ronald L. & Sharon A. Scrimager 5015 Memory Lane Wichita, Kansas 67212
South 5 feet of Lot 5 and all of Lot 6, DONNA'S 1ST ADDITION,	✓	Mark A. & Janelle S. Longwell 5100 Robinson Wichita, Kansas 67212
Lot 7, DONNA'S 1ST ADDITION,	✓	Loren E. & Vicki L. Patterson 5106 Robinson Wichita, Kansas 67212

Dated at Wichita, Kansas, this 23rd day of February, 1987 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina A. Sutter

By

Medina L. Sutter
Administrative Secretary

Tracer No. 73761



**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 2 21 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Fav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
600 104 2000 4 300 2	

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

SMITH ST

297

Red - possible extra parking

W. ROBINSON

Orchard Park

Clara St

Priory Lane

Patio

5004 W. Robinson

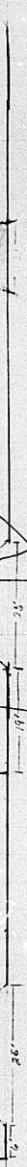
Garage

Concrete Pad

Porch
sidewalk

Proposed

Existing



Orchard Park

SMITH ST.

Ⓚid + possible extra parking

Primary Fence

Patio

5004 W. Robinson

Garage

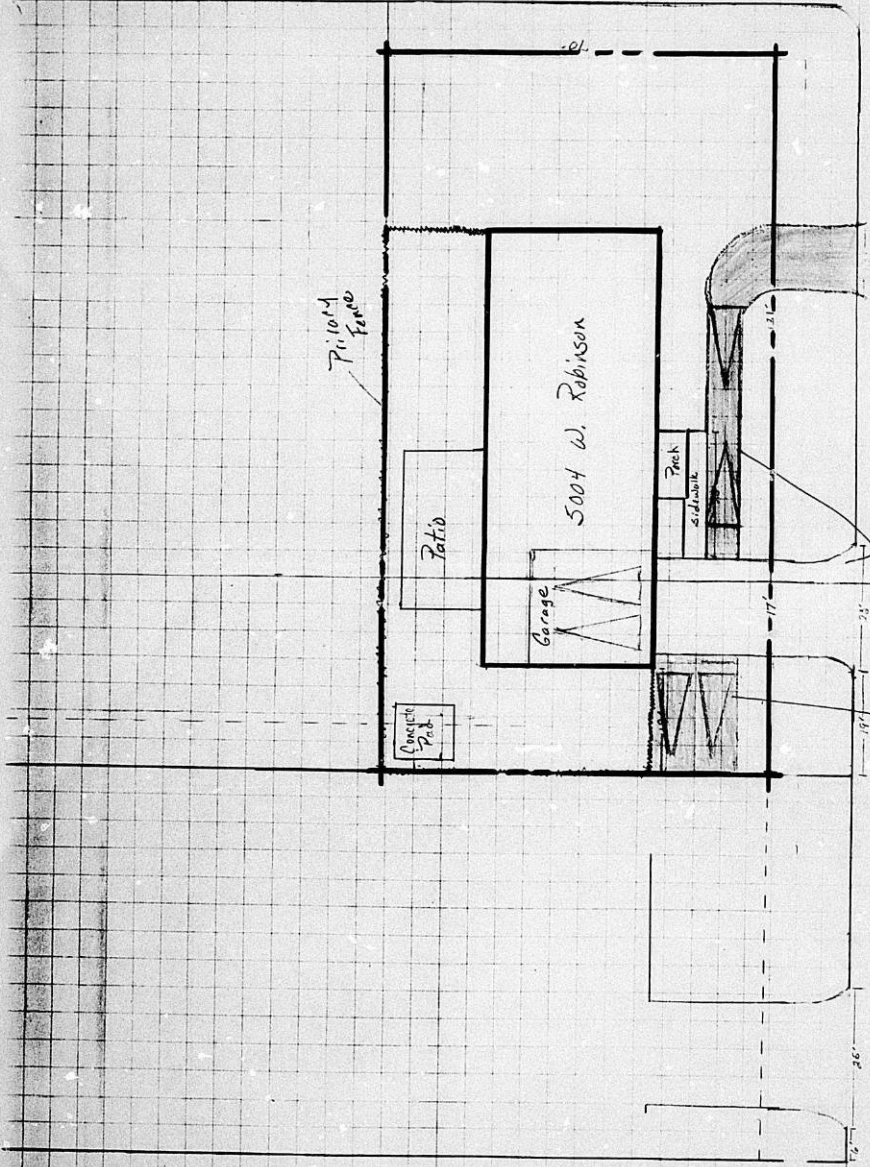
Concrete Pad

Porch
sidewalk

existing W. ROBINSON

proposed

Orchard Park



*

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

Roll # 3