

BZA 8-66 - Allen Bros. & O'Hara, Inc.  
request variance for waiver of set-  
back on S side of 22nd bet. Hillside  
& Chautauqua and the E side of Chau-  
tauqua, S of 22nd Street

JV  
5650

ACTION

Bza COMMITTEE <sup>DATE</sup> Approved 4-26-66

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

R E S O L U T I O N   N O .   B Z A   8 - 6 6

WHEREAS, Allen Brothers and O'Hara, Inc., 3762 Lamar Avenue, Memphis, Tennessee, by Edward Weil, Attorney, Union National Building, Wichita, Kansas, requests variance of the regulations of Section 28.04.070, Code of the City of Wichita, ("B" Multiple Family Dwelling district), to reduce the required 20-foot front yard setback adjacent to the south side of 22nd Street between Hillside and Chautauqua and adjacent to the east side of Chautauqua from 22nd Street a distance of 397 feet to the south, from 20 feet to 0 feet in order to utilize such setback areas for parking purposes, all as related to property zoned "B" and legally described as:

The north 20 feet of the west 455 feet and the west 20 feet of the north 397 feet of Lot 1, Campus Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the south-east corner of Chautauqua and 22nd Street; 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 April 26, 1966; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance requested arises from such condition which is unique and not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant inasmuch as the applicant is developing a dormitory complex which is virtually a privately financed urban renewal project; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, as approved, would not adversely affect adjacent property owners or residents in view of the fencing and landscaping requirement attached to the approval, and would actually tend to upgrade the characteristics of the neighborhood rather than be detrimental to existing development; 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 property owner represented inasmuch as approximately three million dollars has already been expended for dormitory construction and in order to make the project economically feasible all the area must be utilized; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare but will tend to improve the area from the standpoint of public improvements and very likely will tend to lead to redevelopment of adjacent properties; and

WHEREAS, the Board of Zoning Appeals has determined that the variance desired will not be opposed to the general spirit and intent of Title 28, Code of the City of Wichita; and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, necessary to be present before a variance can be granted, has been found to exist.

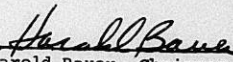
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that the requests be approved to permit waiver of the required 20-foot setback area adjacent to the south side of 22nd Street between Hillside and Chautauqua and adjacent to the east side of Chautauqua from 22nd Street a distance of 397 feet to the south, so that the setback areas can be utilized for off-street parking only, subject to the following:

1. A 4' - 5' solid wall, masonry, wood or louvered redwood fence shall be erected adjacent to Chautauqua and 22nd Street except for the points of access on said streets and except that the fence shall be reduced to the required height permitted in the sight triangle at the intersection of Chautauqua and 22nd Street.
2. The applicant shall install street trees in the parkway of both Chautauqua and 22nd Street. Varieties of plant material, location and spacing to be approved by the Park Department.
3. All conditions of approval of the Board must be complied with prior to the occupancy of the structures;

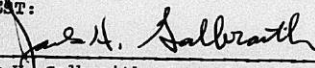
on property zoned "B" Multiple family, and legally described as follows:

The north 20 feet of the west 455 feet and the west 20 feet of the north 397 feet of Lot 1, Campus Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the south-east corner of Chautauqua and 22nd Street.

ADOPTED AT WICHITA, KANSAS, this 26th day of April, 1966.

  
Harold Bauer, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

COPY FROM  
HOLMES, THIESSEN AND DEKKER  
ATTORNEYS AT LAW  
SUITE 800 BROWN BUILDING  
WICHITA, KANSAS 67202

TELEPHONE  
ANNEX 2-4403  
AREA CODE 316

December 29, 1966

Mr. W. S. Barron  
Project Manager  
Allen Brothers & O'Hara, Inc.  
3742 Lamar Avenue  
Memphis, Tennessee



Re: Fairmount Towers  
Wichita, Kansas

Dear Mr. Barron:

We have discussed the matter of the fence at 22nd and Chautauqua Streets with both Mr. Paul B. Graves, City Traffic Engineer and Mr. Jack H. Galbraith, Secretary of the Board of Zoning Appeals. Mr. Graves has indicated that he would prefer that the fence be removed as set forth in his letter of December 9, 1966, and Mr. Galbraith has concurred in this recommendation. Therefore, we suggest that you remove thirty feet of the fence on the West property line and that portion of the fence on the North property line from the corner to the first drive-way.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Richard W. Thiesse".

OF HOLMES, THIESSEN & DEKKER

RWH/jmb

cc: Mr. Paul B. Graves  
Mr. Jack H. Galbraith  
Mr. Jack Moles  
Mr. John Borham  
Mr. Hal P. Bailey, Jr.

May 26, 1966

Allen Brothers & O'Hara, Inc.  
3742 Lamar Avenue  
Memphis, Tennessee

Gentlemen:

Re: BZA 8-66 - Request for waiver of  
setback requirements

We have completed the preparation of the Resolution adopted by the Board of Zoning Appeals in connection with the above-numbered case, which was heard by the Board on April 26, 1966, which Resolution has been signed by the Chairman and Secretary.

As indicated in our letter of May 4, 1966, we are enclosing a copy of this Resolution for your information and files. A copy has also been provided the Central Inspection Division, and you may now obtain the appropriate permit from that Division with respect to your use of property generally located at 22nd Street North and Hillside.

If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:ber  
Enclosure

cc: Edward Weil, Attorney, Union National Building  
Glen Lytle, Superintendent of Central Inspection  
L. L. Binkley, Maintenance Inspection Supervisor  
Ralph Eberly, City Clerk

May 4, 1966

Allen Brothers & O'Hara, Inc.  
3742 Lamar Avenue  
Memphis, Tennessee

Gentlemen:

Re: BZA 8-66 - Request for waiver of setback on south side of 22nd Street between Hillside and Chautauqua and the east side of Chautauqua south of 22nd Street

This is to advise you that at its regular meeting on April 26, 1966, the Board of Zoning Appeals of the City of Wichita considered your request for a variance of front yard setbacks in relation to the multiple housing development at 22nd Street North and Hillside.

It was the action of the Board to approve your request to permit complete waiver of the required 20-foot setback area along the south side of 22nd Street between Hillside and Chautauqua and the east side of Chautauqua from 22nd Street a distance of 397 feet to the south, so that it could be utilized for off-street parking only, subject to the following:

1. A 4' - 5' solid wall, masonry, wood or louvered redwood fence shall be erected adjacent to Chautauqua and 22nd Street except for the points of access on said streets and except that the fence shall be reduced to the required height permitted in the sight triangle at the intersection of Chautauqua and 22nd Street.
2. The applicant shall install street trees in the parkway of both Chautauqua and 22nd Street. Varieties of plant material, location and spacing to be approved by the Park Department.
3. All conditions of approval of the Board must be complied with prior to the occupancy of the structures.

Page 2 - Allen Brothers & O'Hara, Inc.  
May 4, 1966

A resolution effectuating the action of the Board will be mailed to you as soon as it can be prepared and signatures of the Chairman and Secretary of the Board obtained.

If you have any questions concerning this matter, please let us hear from you.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:RW:ber

cc: Edward Weil, Attorney  
Union National Building

Glen Lytle, Superintendent  
of Central Inspection

L. L. Binkley, Maintenance  
Inspection Supervisor

Ralph Eberly  
City Clerk

1. A 4'-5' solid wall, masonry, wood or louvered redwood fence shall be erected adjacent to Chautauqua and 22nd Street except for the points of access on said streets and except that the fence shall be reduced to the required height permitted in the sight triangle at the intersection of Chautauqua and 22nd Street.
2. The applicant shall install street trees in the parkway of both Chautauqua and 22nd Street. Varieties of plant material, location and spacing to be approved by the Park Department.
3. All conditions of approval of the Board must be complied with prior to the occupancy of the structures.



**SECRETARY'S REPORT**

**CASE NO. BZA 8-66**

**APPLICANT:** Allen Brothers and O'Hara, Inc., 3742 Lamar Avenue,  
Memphis, Tennessee

**AGENT:** Edward Weil, Attorney, Union National Building, Wichita,  
Kansas

**REQUEST:** Variance pursuant to Section 2.12.590.2, Code of the City  
of Wichita, requesting variance of the regulations of Section  
28.04.070, Code of the City of Wichita, to permit a waiver of the  
required 20-foot setback along the south side of 22nd Street  
between Hillside and Chautauqua and the east side of Chautauqua for  
a distance of 397 feet south, and to permit such setback area to  
be utilized for parking purposes.

**GENERAL LOCATION:** Southeast corner of Chautauqua and 22nd Street

**ZONING:** Subject property is zoned "B"; to the north, east and west  
is "AA"; south is "RB"

**LAND USE:** North is single family; south is a fourplex; east is a  
cemetery and west is single family

**JURISDICTION**

The Board has jurisdiction to consider the variance request  
under the provisions outlined in Section 2.12.590.2, Code of the  
City of Wichita. The Board may grant the request when all five of  
the following conditions are found to exist:

1. That the variance requested arises from such condition which  
is unique to the property in question and which is not ordinarily  
found in the same zone or district; and is not created by an  
action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not ad-  
versely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of  
which variance is requested will constitute unnecessary hardship  
upon the property owner represented in the application.
4. That the variance desired will not adversely effect the public  
health, safety, morals, order, convenience, prosperity or  
general welfare; and
5. That granting the variance desired will not be opposed to the  
general spirit and intent of Title 28 (zoning ordinance.)

COMMENTS BY THE SECRETARY

The applicant is requesting a variance of the 20-foot front yard setback on property zoned "B" multiple family, so that said area can be utilized for off-street parking. Off-street parking is first permitted in the "B" zone, except for the front yard setback requirement which is 20 feet. The purpose of the setback is to guarantee a certain amount of open space not devoted to paving, parking, structures, etc., so that the development will blend more easily with the surrounding residential area and will still retain a residential character. It should be further emphasized that the parking is for a residential use and is on residential streets and, therefore, should reflect a residential character. When front yards are eliminated, the development takes on a commercial appearance and in the opinion of the Secretary this should not be encouraged in a residential neighborhood.

The parking lot as indicated on the plan is approximately 260 feet by 400 feet. This is an extremely large area to be asphalted and covered with cars and no landscaping to break the monotonous effect. It should be pointed out that with a parking area this large, the 20-foot front yard becomes much more critical in offering some sort of protection for the properties facing the development.

Attached is the applicant's statement of justification indicating his reasons why the request should be granted.

UNIQUENESS

The applicant points out in his statement of justification (Section a), that this request is unique in that the entire area between 21st and 22nd and Chautauqua and Hillside, is essentially being developed as one complex and, therefore, the granting of the variance will not have an adverse effect on any adjacent properties. The statement further points out that the 20 feet is to serve as a buffer for adjacent property and since they own all adjacent property except for some "LC" on the southwest corner of 22nd and Hillside, no one will be affected.

The 20-foot front yard is not only to provide a buffer for adjacent properties but for those across the street as well. The residents on the west side must face this development and the elimination of 20 feet of front yard area would certainly have an adverse effect on their property. It is the opinion of the Secretary that there is nothing unique about this application inasmuch as uniqueness refers to some manner in which the land will not permit the normal usage due to topography, drainage or some similar reason and in this particular case, this problem does not exist.

ADJACENT PROPERTY

The applicant points out in his statement of justification (Section b.) that the variance would not adversely effect properties across the street inasmuch as both 22nd and Chautauqua are 30 feet in width.

It should be pointed out first of all that 22nd and Chautauqua have 60 feet of right-of-way and are unpaved. When the streets are paved, the pavement will probably be 34 feet in width. This means that there will only be 13 feet of parking and 4 feet of this will be paved for sidewalks, leaving only 9 feet of actual green area. It is readily apparent that 9 feet of parkway is not satisfactory to buffer a 260-foot x 400-foot parking lot. It is the opinion of the Secretary that the granting of the variance would have an adverse effect on the adjacent property inasmuch as it would eliminate any protection or buffer that might be provided and would cause a devaluation of the properties facing the development.

HARDSHIP

The applicant indicates in his statement of justification (Section c.) that it would create an unnecessary hardship if the variance is not granted. He states that an investment in excess of 3 million dollars is being used to develop this tract and that in order to make the project economically feasible all the area must be utilized. The applicant was aware of the required 20-foot front yard when his project was being planned and the economic feasibility was certainly considered at this time, based on this requirement. However, it was further stated that the off-street parking ordinance for dormitories was adopted subsequent to the purchase of the land by the applicant and that he is providing more off-street parking than nearby competition. The applicant was aware of the proposed off-street parking ordinance and was represented at the Planning Commission hearing when the ordinance was discussed. In actuality, the revision of the ordinance took place simultaneously with the rezoning and platting of subject property and was not a subsequent action. The applicant also points out that if this variance is not granted he will have to utilize property he owns adjacent to 21st Street for off-street parking and that this would preclude the orderly development of the area. Apparently from the plat plan submitted, the applicant is planning on additional structures adjacent to 21st Street. It is questionable as to whether this is orderly development or whether the applicant is overly developing the tract.

Based on the above remarks, it is the opinion of the Secretary that no hardship exists to justify the granting of this request.

PUBLIC INTEREST

It is the opinion of the Secretary that the request is not in the public interest inasmuch as it appears that the applicant is attempting to over develop the site and this should not be encouraged, especially in the crowded University area.

PURPOSE AND INTENT

It is the opinion of the Secretary that the request is opposed to the general purpose and intent of the ordinance inasmuch as the applicant has sufficient area to provide the regular off-street parking without utilizing the front yard and is, therefore, requesting permission to over-develop the site.

RECOMMENDATION

It is apparent that none of the five conditions necessary to the granting of the variance can be found to exist and, therefore, it is the recommendation of the Secretary that the application not be approved.

Attachment

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

April 4, 1966

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 8-66

An application has been filed by Allen Brothers and O'Hara, Inc., 3742 Lamar Ave., Memphis, Tennessee, by Edward Weil, Attorney, Union National Building, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a variance of the regulations of Section 28.04.070, Code of the City of Wichita, ("B" Multiple Family Dwelling district), to permit a waiver of the required 20-foot setback along the south side of 22nd Street between Hillside and Chautauqua and the east side of Chautauqua for a distance of 397 feet south, and to permit such setback area to be utilized for parking purposes, all as related to property zoned "B" and legally described as:

The North 20 feet of the west 455 feet and the west 20 feet of the north 397 feet of Lot 1, Campus Addition, in the City of Wichita, Sedgewick County, Kansas. Generally located at the southeast corner of Chautauqua and 22nd Street.

This application has been assigned Case No. BZA 8-66, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 26, 1966, at 2 p.m. in Room 201 of the 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.

21 Notices Mailed  
4-4-66 + B to P.C.

Jack H. Galbraith  
Secretary



MALCOLM WATTS

Board of Zoning Appeals  
City Annex  
Wichita, Kansas

Gentlemen:

Allen Brothers and O'Hara, Inc. desires a waiver of the twenty foot (20 ft.) setback provision of Section 28.04.070 of the Code of the City of Wichita, Kansas, to allow private parking on said twenty foot (20 ft.) setback area along the South side of Twenty-Second Street between Hillside and Chautauqua except the East one hundred thirty feet (130 ft.) and along the East side of Chautauqua for a distance of three hundred ninety-seven feet (397 ft.) South from Twenty-Second Street. Allen Brothers and O'Hara, Inc. is the owner of the entire two (2) square block area bordered by Twenty-First and Twenty-Second Streets and Hillside and Chautauqua Streets with the exception of three (3) small tracts consisting of sixty-seven feet (67 ft.) by one hundred thirty feet (130 ft.) at the Southwest corner of Twenty-Second and Hillside, ninety-two feet (92 ft.) by one hundred ninety-four feet (194 ft.) on the Northwest corner of Twenty-First and Hillside and fifty-six feet (56 ft.) by one hundred ninety-four feet (194 ft.) located at 3106 East Twenty-First Street. All three (3) of these tracts are zoned and developed as light commercial properties. The balance of the two (2) square block area is being developed by the owner through private enterprise to provide quality student housing for students at Wichita State University, including appropriate recreational and food service facilities for the students and a small proposed commercial development on Twenty-First Street.

The variance is requested in accordance with the provisions of the City Code of Wichita, Section 2.12.590 and

the applicant is of the opinion that such variance will meet all of the requirements of said Section of the City Code. The applicant states:

- a. The conditions existing which affect the property owned by applicant are unique in that the entire area is being developed as one complex and the waiver of the setback provision along Twenty-Second and Chautauqua will not adversely affect any other parties. The applicant owns the property up to the street line and the twenty foot (20 ft.) setback, which is ordinarily considered a buffer zone between B Zoning and higher zoned areas, is unnecessary inasmuch as there is no adjoining property which will be affected other than the small tract at Twenty-Second and Hillside which has already been zoned and is being used as light commercial. The necessity for a buffer zone is not present in this instance and as the area involved in the application is to be developed as parking area



for the dormitory development, it would appear appropriate to allow the parking to extend up to the property line.

- b. The granting of the permit will not adversely affect the rights of adjacent property owners or residents. There are no adjoining residential properties. The only adjoining property is the light commercial development at Twenty-Second and Hillside and the waiver of the twenty foot (20 ft.) setback will not interfere with or adversely affect the use of the property. The allowance of parking up to the property line will not adversely affect property owners or residents across the street inasmuch as Twenty-Second Street is thirty feet (30 ft.) in width and Chautauqua Street is thirty feet (30 ft.) in width. The applicant further shows to the Board that it is initiating proceedings for the paving of said streets.

c. The strict application of the provision of the Ordinance requiring the twenty foot (20 ft.) setback will constitute unnecessary hardship to the applicant. Applicant is spending private capital in excess of Three Million Dollars (\$3,000,000.00) on the dormitory complex alone and to make such expenditures economically feasible, all of the area must be utilized by the applicant. In addition, the provisions of the revised off-street parking ordinance which was passed in December, 1965, which was subsequent to the time that applicant purchased the property, makes it necessary for applicant to provide one parking space for each two (2) students to be housed in the dormitory complex. This requires applicant to provide more parking area per student than has been required of a previous dormitory which is in direct competition with applicant's development. It is applicant's understanding that this same

competition may be allowed to construct additional student housing without complying with the one for two parking ratio. The failure to grant a variance to applicant will require extending the parking area South to include applicant's property on Twenty-First Street and will preclude the orderly development of the area owned by applicant on Twenty-First Street.

- d. The development by applicant of this area will be to the advantage of all of the property owners in the neighborhood, will increase property values for the area, will increase the tax base of applicant's property and will not adversely affect public health, safety, morals, order, convenience, prosperity or the general welfare of the community.
- e. The granting of the variance will not be opposed to the general spirit and intent of the zoning ordinance in that the twenty foot (20 ft.) setback area ordinarily required in a B Zoning District is to provide a buffer zone between

the B Zoning development and adjoining properties which have a higher zoning classification. In the instant case, there are no such properties and a proper and orderly development of the entire project would indicate that the variance should be granted.

Respectfully submitted,

THE FOURTH NATIONAL BANK  
AND TRUST COMPANY, WICHITA, Trustee,

and

ALLEN BROTHERS AND O'HARA, INC.

BY: Edward Weil  
Its Agent and Attorney

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

1. Name of Applicant Allen Brothers and O'Hara, Inc.

Mailing Address 3742 Lamar Ave., Memphis, Tennessee Phone 363-1511

Name of Authorized Agent Edward Weil, Attorney

Mailing Address Union Nat'l Bldg., Wichita, Kansas phone AM 2-4401

Relationship of applicant to property is that of Owner  
(owner, tenant, lessee, other)

II. The variance requested is waiver of the twenty (20) foot setback  
provision of Section 28.04.070, Code of the City of Wichita, Kansas,  
to allow parking on such area

for property located South side of Twenty-Second Street between Hillside  
and Chautauqua and the East Side of Chautauqua for a distance of 397 feet  
South of Twenty-Second Street

and legally described as: The North 20 feet of the West 455 feet  
and the West 20 feet of the North 397 feet of Lot 1, Campus Addition,  
in the City of Wichita; and which is presently zoned B.

(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 herewith tendered;
- c. That he has been advised of his right to appeal of the decision 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.

THE FOURTH NATIONAL BANK AND TRUST  
COMPANY, WICHITA, Trustee, and  
ALLEN BROTHERS AND O'HARA, INC.

Applicant

Edward Weil  
Authorized Agent

-----  
OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,  
3:10 (a.m. - P.M.), March 24, 1966, together with  
appropriate fee of \$50.00,

T9-402

Ed Showers  
Signed

CERTIFICATE OF OWNERSHIP

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

C  
A  
L  
L  
A  
H  
A  
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G  
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C.

The North 20 feet of the West 455 feet and the West 20 feet of the North 397 feet of Lot 1, Campus Addition, Wichita, Sedgwick County, Kansas;

and the property within a 200 foot radius thereof.

Description	Owner
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In Hillside Gardens:

Lot 54, except the West 165'	✓ Harriett C. Brady & Emily L. Ragland 3348 Jeanette
West 165' of Lot 54, except West 30'	Southwest Realty and Insurance Co.
East 140' of Lot 55,	✓ Charles Latham, Jr. & Jerrydine Latham 2114 Pennsylvania Ave.
West 165' of Lot 55, except the West 30'	✓ Veterans Administration 5500 East Kellogg
East 140' of Lot 56	✓ Andrew A. Sheffler & Luella D. Sheffler 2225 N. Chautauqua
West 165' Lot 56, except West 30'	✓ Harley Johnson & Dorothy Johnson 2252 N. Erie
Note: The last deed of record on West 165' Lot 56, except the West 30' is a correction deed to A. G. Graham and Frances L. Graham, but it appears to be given to correct deed earlier in chain of title.	
Lot 57, except the West 165'	✓ First Federal Savings and Loan Association 123 South Market
West 165' of Lot 57, except the West 30'	✓ C. E. Whitworth & Wanda J. Whitworth 1415 N. Topeka
Lot 58, except the West 185'	✓ Annie Allen 2221 N. Chautauqua
West 185' of Lot 58, except West 30'	✓ C. E. Whitworth and Wanda J. Whitworth 1415 N. Topeka
Lot 59, except the West 30'	✓ Lawrence and Oma Jones 2211 N. Chautauqua
Lots 60 and 61	same
Lot 62	✓ D. V. McLaren and Valva McLaren 1108 Waverly

*no address found*

	Description	Owner
C	<u>In Replat of Part of Hillside Gardens:</u>	
A	Block A:	
L	Lot 8	La Casa, Inc. <i>no address found</i>
L	Lot 9	✓ Thomas M. Faust 2344 N. Lorraine
A	Lot 10	✓ Elmer H. Rossow & Irene G. Rossow 2350 N. Lorraine
H	Block B:	
A	North 30' Lot 8	✓ Troy Riggle & Chaslene Riggle 2319 N. Lorraine
N	South 30' Lot 8 and North 20' Lot 9	Richard Francis Nichol & Delores A. Nichol <i>no address found</i>
G	South 40' Lot 9 and North 10' Lot 10	↓ Wheeler E. Martin & Betty L. Martin 2307 N. Lorraine
U	South 51' Lot 10	↓ A. J. Miville & Marjorie C. Miville 3906 East Central
A	South 51' Lot 11	⊕ Veterans Administration 5500 East Kellogg
R	North 10' Lot 11 and South 40' Lot 12	Same
A	North 20' Lot 12 and South 30' Lot 13	John D. Jeffreys & Lecta Lucille Jeffreys <i>no address found</i>
N	North 30' Lot 13	⊕ Veterans Administration 5500 East Kellogg
T	Block C:	
E	South 30' Lot 5 and North 20' Lot 6	⊕ Veterans Administration 5500 East Kellogg
E	South 40' Lot 6 and North 10' Lot 7	Same
T	South 51' Lot 7	Same
I	South 51' Lot 8	✓ William LeRoy Lynch & Vivian M. Lynch 1824 East 17th
T	<u>In Hillside Gardens:</u>	
L	East 150' of Lot 11, except the East 20' deed for street	Emma J. Weaver <i>no address found</i>
E	Lots 17 and 18	✓ Gladys M. Burton - Bulleigh 1015 Mill Grove, Oklahoma
C	Lot 20	✓ A. J. Creekmore & Ruth Creekmore 2218 N. Lorraine
O.,	Lots 1 and 2, CAMPUS ADDITION	✓ Fourth National Bank and Trust Company, Wichita
I	WITNESS our Hand and Seal this the 18th day of March, 1966, at 7:00 A. M.	
N	CALLAHAN GUARANTEE TITLE CO., INC.	
C.	No. 8173	By <i>[Signature]</i> Vice President

Form 223-021

**PAYMENT NOTICE**

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Plan. Inscriptions</i>	<i>50<sup>00</sup></i>

Name *Shaw & Thiel*

Address *Various National Bldg.*

Type *R-712* Due Date *2-24-66*

Comments:

Date *2-24-66* By *Shaw*



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