

BZA 10-71 - Leslie W. Griffith  
requests Exception for off-street  
parking on the east side of Lorr-  
aine in area south of 8th Street

BZA 10-26-71 Approve

POSTED  
9-29-71  
MAPL  
e. I. V.  
9-15-72

BZA 10-26-71 Approve

BZA 10-71 - Leslie W. Griffith  
requests Exception for off-street  
parking on the east side of Lorr-  
aine in area south of 8th Street.

Map No. 5648  
 Sec. 15  
 Twp. 27  
 Range 1E

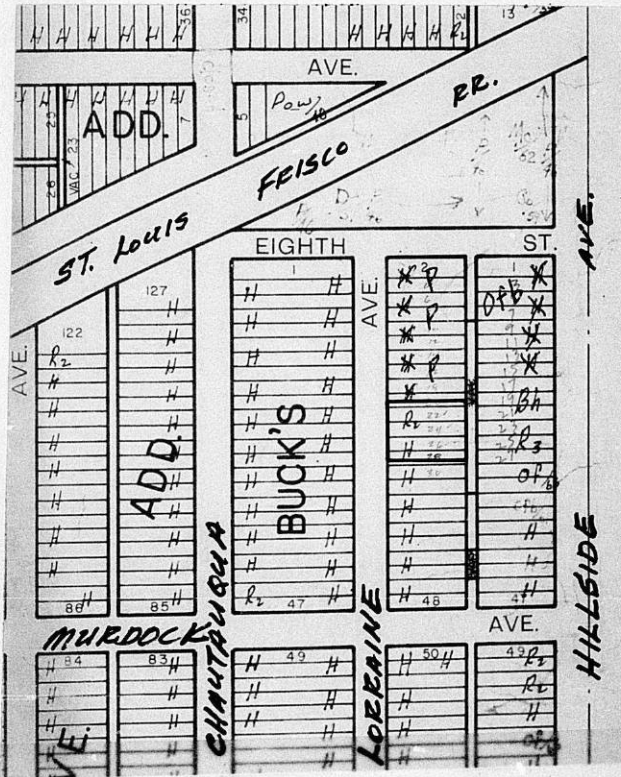
BZA 10-71  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.33 ( 105 ft. by 140 ft.)
2. Adjoining zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East BOARDING HOUSE THREE FAM South SINGLE FAM  
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: SINGLE & TWO FAM.
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



RESOLUTION NO. BZA 10-71

WHEREAS, Leslie W. Griffith, et. al., 127 South Edgemoor, Wichita, Kansas, by Robert H. Nelson, Suite 630-200 West Douglas, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and legally described as follows:

The south 9½ feet of Lot 20, all of Lots 22, 24 and 26, and the north 20½ feet of Lot 28, Lorraine Avenue, Resurvey of Buck's Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area south of 8th Street .

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 October 26, 1971, 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 installation or construction of an off-street parking lot, on property zoned "A" Two Family, subject to the conditions outlined in Section 28.04.145, 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 installation or construction of an off-street parking lot, on property zoned "A" Two Family, and legally described as follows:

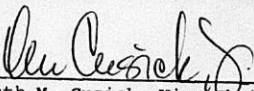
The south 9½ feet of Lot 20, all of Lots 22, 24 and 26, and the north 20½ feet of Lot 28, Lorraine Avenue, Resurvey of Buck's Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area south of 8th Street.

subject to the following conditions:

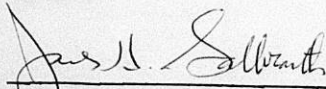
1. The parking areas shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash and debris.

5. Dedication by separate instrument a contingent dedication for an additional 2½ feet of alley right-of-way on both sides of the existing center line of the alley. This dedication is contingent that the City has the right-of-way at such time as the alley is paved.
6. Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. Without such paving, permanent physical barriers such as concrete rail or curb, fencing or chain shall be provided adjacent to the east side of the parking lot.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
9. A 5 to 8 foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the south line of the application area, except that said fence shall not be constructed in the required front yard setback of 25 feet.
10. A four foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the west 25 foot front yard setback line except for points of ingress and egress.
11. The required front yard setback on Lorraine, except for points of ingress and egress shall remain unpaved and shall be landscaped with trees, shrubs, and grass, and shall be maintained compatible with the residential area.
12. Existing structures shall be removed and all improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 26th day of October, 1971.

  
Kenneth M. Cusick, Vice Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

January 11, 1972

Mr. Robert H. Nelson  
Suite 630-200 West Douglas  
Wichita, Kansas 67202

Subject: Case No. BEA 10-71  
Request for Exception

Dear Mr. Nelson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 26, 1971, in connection with your request for an exception to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and generally located on the east side of Lorraine in an area south of 8th Street.

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

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

Sincerely,

Jack H. Galbraith  
Secretary

JHG:ls

Enclosure

cc Leslie W. Griffith, 127 South Edgemoor 67218  
John Darran, Attorney, Brown Building 67202  
Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Central Inspection  
Ralph Eberly, City Clerk

The east  $2\frac{1}{2}$  feet of the south  $9\frac{1}{2}$  feet  
of Lot 20, all of Lots 22, 24 and 26, and the  
north  $20\frac{1}{2}$  feet of Lot 28 on Lorraine Avenue  
and the west  $2\frac{1}{2}$  feet of the south  $9\frac{1}{2}$  feet of  
Lot 19, all of Lots 21, 23 and 25 and the  
north  $20\frac{1}{2}$  feet of Lot 27, all in Resurvey of  
Buck's Second Addition to Wichita, Sedgewick  
County, Kansas



*Guarantee Title Co., Inc.*  
TITLE HEADQUARTERS

PHONE (316) 363-9124 • 400 NORTH BROADWAY • WICHITA, KANSAS 67202

R. A. "Dick" Phillips  
PRESIDENT

December 1, 1971

Mr. Tommy Burns  
3rd Floor  
City Annex Building  
City Hall  
Wichita, Kansas

Re: Leslie W. Griffith  
Dedication For Alley

Dear Mr. Burns:

Enclosed please find Dedication For Alley, recorded Book 702, Page 76, together with Warranty Deeds from Mendell F. Butler, et ux, conveying All of Lots 28 and 30 and South 20 feet of Lot 22 and all of Lots 24 and 26 on Lorraine in Resurvey of Buck's Second

and

Warranty Deed from Evea LyVonne Meeds conveying Lots 23, 25 and 27 on Hillside in said addition.

We hereby certify that balance of the property was and is vested in Leslie W. Griffith and Barbara Sue Griffith.

Should you need any information, please feel free to call this office.

Sincerely,

R. A. Phillips  
President

RAP:no

cc: Leslie W. Griffith  
127 South Edgemoor  
Wichita, Kansas

(letter delivered 12-1-71)

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
4.20 8 M

NOV 15 1971

MISC BOOK 702 PAGE 76

NO. 24614 DEDICATION FOR ALLEY

JOHN HALE

REGISTER OF DEEDS

*Seal of John Hale*

WHEREAS, Leslie W. Griffith and Barbara Sue Griffith, husband and wife, are the owners of the following described real estate, to-wit:

South 10 feet of Lot 17 and all of Lots 19, 21, 23, 25 and 27, on Hillside Avenue, and the South 9 1/2 feet of Lot 20 and all of Lots 22, 24, 26 and the North 8 1/2 feet of Lot 28, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, The City of Wichita is requesting that a portion of said property be dedicated to the public for the use as an alley; and

WHEREAS, the present alley in said addition lying between Hillside and Lorraine was originally dedicated to be 15 feet in width and the City desires to have dedicated an additional 2 1/2 feet of each side of said present alley adjacent to the above described property for alley purposes; and

WHEREAS, it is the intention of the owners to dedicate to the public the said 2 1/2 feet on each side of the present alley immediately adjacent to the above described Lots only in the event that said alley is to be improved according to the City of Wichita specifications and to be used for alley purposes.

NOW, THEREFORE, the said owners as above set forth, to-wit:

Leslie W. Griffith, and Barbara Sue Griffith,  
husband and wife;

being the legal owners of the above described property do hereby dedicate to the public for alley purposes the following described property, to-wit:

The east 2 1/2 feet of the following Lots:

South <sup>4.5</sup>~~9.5~~ feet of Lot 20; the north 5 feet of Lot 22; the south 20 feet of Lot 22, and 24, 26 and 28 on Lorraine Avenue; and

The west 2 1/2 feet of Lots 19, 21, 23, 25 and 27 on Hillside;

All in Resurvey of Buck's Second Addition to Wichita, Sedgwick County, Kansas;

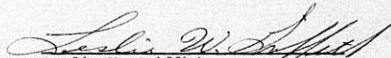
Original Compared  
With Record

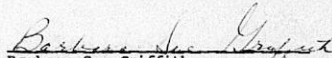
*440-35085 400*

but the right of the public and the City of Wichita to the use of said property herein dedicated shall occur only in the event that said alley is continued to be used as an alley and is improved according to specifications of the City of Wichita; otherwise this dedication shall be null and void.

It is the intent of the grantors herein that this shall be a covenant running with the land and shall be binding upon the heirs, assigns, successors and all subsequent owners of any part or parcel of said property covered by this dedication.

EXECUTED at Wichita, Kansas this 15 day of Nov, 1971.


  
Leslie W. Griffith

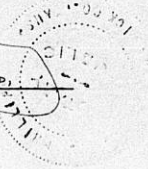
  
Barbara Sue Griffith

STATE OF KANSAS )  
                          )SS  
SEDGWICK COUNTY )

Before me, the undersigned, a notary public, within and for said county and state, on this 15 day of November, 1971, came LESLIE W. GRIFFITH and BARBARA SUE GRIFFITH, husband and wife, to me personally known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

  
Notary Public  
D.A. Phillips



My Commission Expires:  
4-28-1975

General Warranty Deed

STATE OF KANSAS, } ss.  
County, }

This instrument was filed for record on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in Book \_\_\_\_\_ of Deeds, at page \_\_\_\_\_

THIS INDENTURE, Made this 15th day of February A. D., 1971, between Evea LyVonne Meeds, a single person of Sedgwick County, in the State of Kansas of the first part, and Leslie W. Griffith, of Sedgwick County, in the State of Kansas of the second part:

By \_\_\_\_\_ Register of Deeds, Deputy.

FEES  
Register of Deeds, \_\_\_\_\_  
for recording, \_\_\_\_\_ \$ \_\_\_\_\_  
County Clerk, for Transfer \_\_\_\_\_  
Total, \$ \_\_\_\_\_

WITNESSETH, That said part Y of the first part, in consideration of the sum of TEN ----- and no DOLLARS <sub>100</sub> the receipt of which is hereby acknowledged, do es by these presents, Grant, Bargain, Sell, and convey unto said part y of the second part, his heirs and assigns, all the following-described real estate, situated in Sedgwick County and State of Kansas, to wit:

Entered in Transfer Record \_\_\_\_\_ in my office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_

Lots 23, 25 and 27, on Hillside Avenue in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas, (commonly known as 829 North Hillside, Wichita, Kansas).

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
NOV 17 1971  
24786  
JOHN HALE  
REGISTER OF DEEDS  
Pearl [Signature]  
Deputy

Original Compared  
With Record

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

And said Evea LyVonne Meeds, a single person, for \_\_\_\_\_, her heirs, executors or administrators, do es hereby covenant, promise and agree, to and with said part y of the second part, that at the delivery of these presents she is lawfully seized in her own right, of an absolute and indefeasible estate of inheritance, in fee simple, of, and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever; except easements and restrictions of record, and that she will warrant and forever defend the same unto said part y of the second part, his heirs and assigns, against said part y of the first part, her heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said part y of the first part hereunto set her hand, the day and year first above written.

ENTERED ON  
TRANSFER RECORD

Evea LyVonne Meeds  
Evea LyVonne Meeds

NOV 17 1971

MARIE WARDEN  
COUNTY CLERK

STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE REMEMBERED, That on this 15th day of February, 1971, before me, the undersigned, a notary public in and for the County and State aforesaid, came Evea LyVonne Meeds, a single person,

who is personally known to me to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires 6-24, 1971.

Linda Ayla  
LINDA AYLA  
Notary Public.

My commission expires

(This form is printed by the Bar Association of the State of Kansas solely for the use of its Members)

829 North Hillside  
Wichita

52-8850 35114 300

DEED BOOK 1540 PAGE 389

STATUTORY WARRANTY DEED

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
LEWIS

NOV 15 1971  
24613

NO. JOHN HALE  
REGISTER OF DEEDS  
Read Subur  
This space for Reg. Deeds  
Deputy

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Seller(s) convey(s) and warrant(s) to Buyers the hereinafter described real estate.

SELLER(S): MENDELL F. BUTLER and BETTY BUTLER,  
husband and wife

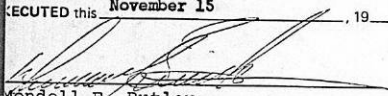
BUYERS: LESLIE W GRIFFITH and Barbara Sue Griffith

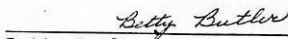
LEGAL DESCRIPTION:

All of lots 28 and 30, and  
The South 20 feet of Lot Twenty-two (22), and all of  
Lots Twenty-four (24, and Twenty-six (26), on Lorraine  
Avenue, in Resurvey of Buck's 2nd Addition to Wichita,  
Sedgwick County, Kansas

THE FEE SIMPLE TITLE conveyed hereby is subject to the following encumbrances: easements and restrictions of record if any.

EXECUTED this November 15, 1971

  
Mendell F. Butler

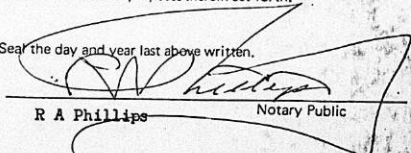
  
Betty Butler

STATE OF KANSAS, County of Sedgwick: ss

this 15 day of November, 1971 before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared: Mendell F. Butler and Betty Butler, husband and wife

me personally known to be the same person(s) who executed the within and foregoing instrument of writing and acknowledged me that the same was executed as a free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS WHEREOF, I have hereunto set my hand and Notary Seal the day and year last above written.

  
R A Phillips

Notary Public

Commission Expires:  
April 28, 1975

Guarantee Title Co., Inc.  
400 NORTH BROADWAY  
"TWIN HEADQUARTERS"

DEED BOOK 1540 PAGE 315

PM  
to 3508/5 100

October 27, 1971

Mr. Robert H. Nelson  
Suite 630-200 West Douglas  
Wichita, Kansas 67202

Subject: Case No. BEA 10-71  
Request for Exception

Dear Mr. Nelson:

At the regular meeting of the Board of Zoning Appeals on October 26, 1971, your request for an exception to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and generally located on the east side of Lorraine in an area south of 8th Street, was considered.

It was the action of the Board of Zoning Appeals to approve this request subject to the conditions set out in the Secretary's Report.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:ls

cc Leslie W. Griffith, et. al., 127 South Edgemoor 67218  
Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Central Inspection  
Ralph Eberly, City Clerk

*Send copy of Resolution to  
John Parkah Attorney*

SECRETARY'S REPORT  
CASE NO. BZA 10-71

**APPLICANT:** Leslie W. Griffith, et. al., 127 South Edgemoor,  
Wichita, Kansas

**AGENT:** Robert H. Nelson, Suite 630-200 West Douglas, Wichita,  
Kansas

**REQUEST:** Exception pursuant to Section 2.12.590.C, Code of the  
City of Wichita, to permit the installation or construc-  
tion of an off-street parking lot.

**GENERAL LOCATION:** On the east side of Lorraine in an area south  
of 3th Street

**LAND USE:** Subject property is occupied by a single family resi-  
dence and a duplex; south and west is single family;  
east is three family and boarding house; to the north  
is a parking lot

**ZONING:** Subject property is zoned "A" Two Family; to the north,  
south and west is "A"; east is "B" Multiple Family

**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 28.04.145 can be complied with.

**COMMENTS BY THE SECRETARY:**

The applicant is requesting an exception to permit the install-  
ation of an off-street parking lot on property zoned "A" Two  
Family to serve an adjacent building to be constructed facing  
Hillside.

It should be pointed out that a similar request (BZA Case  
No. 33-70) was approved by the Board of Zoning Appeals at their  
meeting of January 26, 1971 for the property adjacent on the north  
of the area contained in this application.

The plot plan submitted with the application has been  
approved by the City Traffic Engineer's Office and indicates the  
required 25 foot front yard setback, fencing adjacent to the south  
and west and steel posts with a link chain barrier parallel to  
and within 2½ feet of the rear property line.

It is the opinion of the Secretary that through the dedication of an additional 5 feet for alley purposes and proper screening for adjacent residential properties to the south and west, this parking lot would be compatible with the general area and is a logical use.

RECOMMENDATION:

It is the recommendation of the Secretary that the application to permit the installation or construction of an off-street parking lot be approved, subject to the following conditions:

1. The parking areas shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash and debris.
5. Dedication by separate instrument a contingent dedication for an additional 2½ feet of alley right-of-way on both sides of the existing center line of the alley. This dedication is contingent that the City has the right-of-way at such time as the alley is paved.
6. Direct vehicular access from the parking area to the north-south alley between Lorraine and Hillside shall not be permitted unless said alley is paved to City specifications. Without such paving, permanent physical barriers such as concrete rail or curb, fencing or chain shall be provided adjacent to the east side of the parking lot.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.

8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
9. A 5 to 8 foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the south line of the application area, except that said fence shall not be constructed in the required front yard setback of 25 feet.
10. A four foot solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be constructed along the west 25 foot front yard setback line except for points of ingress and egress.
11. The required front yard setback on Lorraine, except for points of ingress and egress shall remain unpaved and shall be landscaped with trees, shrubs, and grass, and shall be maintained compatible with the residential area.
12. Existing structures shall be removed and all improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

October 6, 1971

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 10-71

An application has been filed by Leslie W. Griffith, et. al., 127 South Edgemoor, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family, and legally described as follows:

The south 9½ feet of Lot 20, all of Lots 22, 24 and 26, and the north 20½ feet of Lot 28, Lorraine Avenue, Resurvey of Buck's Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area south of 8th Street.

This application has been assigned Case No. BZA 10-71, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 26, 1971, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH  
Secretary

31 Notices Mailed 10-6-71

**KAHRS, NELSON, FANNING, HITE & KELLOGG**

ATTORNEYS AT LAW

SUITE 630 - 200 WEST DOUGLAS AVENUE

WICHITA, KANSAS 67202

AREA 316  
262-3777

AUSTIN M. COWAN (1885-1949)

W. A. KAHRB

ROBERT H. NELSON

H. W. FANNING

RICHARD C. HITE

DARRELL D. KELLOGG

ROGER M. SHERWOOD

RICHARD L. HONEYMAN

LARRY A. WITHERS

GARY A. WINFREY

September 27, 1971

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas

Re: Application for Exception for Off-Street Parking  
South 9 1/2 feet of Lot 20, all of Lots 22, 24 and  
26, and the north 20 1/2 feet of Lot 28, Lorraine  
Avenue, Resurvey of Buck's Second Addition

Gentlemen:

On behalf of the owners of the above described property, it is the desire of said owners to construct an off street parking facility facing on Lorraine Avenue for the purpose of accommodating patients using doctors offices that are immediately across the alley to the east and facing Hillside.

This application for exception is being submitted under Ordinance No. 28.04.145 and the Board of Zoning Appeals has jurisdiction of this petition under said section. A plot plan submitted to the Traffic Engineer takes into consideration the dedication of 2.5 feet to the alley adjacent to the property on the east.

Yours very truly,



Robert H. Nelson  
Attorney for Petitioners

RHN:kp

BOARD OF ZONING APPEALS

CASE NO. 10-71

CITY OF WICHITA, KANSAS

FILED 9-27-71

APPLICATION FOR EXCEPTION

I. Name of Applicant Leslie W. Griffith and Barbara Sue Griffith  
Mendell F. and Betty Butler 4040 Countryside 67218  
Mailing Address 127 South Edge near Phone \_\_\_\_\_  
Name of Authorized Agent c/o Robert H. Nelson  
Mailing Address Suite 630, 200 W. Douglas Phone \_\_\_\_\_  
Relationship of applicant to property is that of \_\_\_\_\_  
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section  
28.04.145, Code of the City of Wichita, Kansas  
(Zoning Ordinance); to permit the installation or construction  
of an off-street parking facility

\_\_\_\_\_ on property zoned  
"A", located east side of Lorraine in an area  
south of 9th and legally described as:  
South 9 1/2 feet of Lot 20, all of Lots 22, 24 and 26,  
and the north 20 1/2 feet of Lot 28, Lorraine Avenue,  
Resurvey of Buck's Second Addition, 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. 24-606); and that the appropriate fee is herewith tendered;
  - c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
  - d. 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.

Leslie W. Griffith & Barbara Sue  
Applicant Mendell F. and Betty Butler

Authorized Agent Robert H. Nelson

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 3:30 (a.m. - (p.m.)), September 27, 19 71, together with appropriate fee of \$50.00.

T9-403

Signed G. Lynn Shively

CERTIFICATE OF OWNERSHIP  
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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 of Sedgwick County, Kansas, of

The South 9½ Feet of Lot 20, all of Lots 22-24-26 and the North 20½ Feet of Lot 28, on Lorraine Avenue, in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas,

together with all lots lying within a 200 foot radius thereof.

DESCRIPTION	OWNER/OWNERS	ADDRESS	
<u>Resurvey of Buck's 2nd Lorraine Avenue</u>			
N 10½' of Lot 12, all of 4-6-8-10 exc. E 2½' for alley	✓ T.F.R. Inc.	505 No. Hillside	67214
S 14½' of Lot 12, all of 14-16-18 and No. 15.5' of 20, Exc. E 2½' of 12-14 and N/2 of 16 for alley	✓ Wichita Urology Group, P.A.	851 No. Hillside	67214
S 9.5' of Lot 20 and N 5' of Lot 22	▷ Leslie W. Griffith and Barbara Sue	127 So. Edgemoor	67218
S 20' of Lot 22, all of 24-26-28-30-32-34	▷ Mendell F. Butler and Betty	4040 Countryside	67218
Lots 36-38	✓ Alberta I. Anderson (life estate) Russell E. Anderson and Joan E. Anderson (remainder)	820 No. Lorraine	67214
Lot 40 and N 20' of Lot 42	✓ Lydia Popp	810 No. Lorraine	67214
S 5' of Lot 42, all of 44 and N 10' of Lot 46	✓ Jen-Rentals, Inc.	127 S. Edgemoor	67218
E 113' of Lots 1 and 3	✓ Virginia J. Storm	853 No. Lorraine	67214
W 94' of Lots 1-3-5 and W 94' of N/2 of Lot 7	✓ Jerry Eugene Miller and Mary Lou	854 No. Chautauqua	67214
Lots 5-7-9, exc. W 94'	✓ James F. James and Barbara c/o Jerry Dalrymple	849 No. Lorraine	67214
S 23' of W 94' of Lot 7 and W 94' of Lot 9	✓ Audna B. Reeves	850 N. Chautauqua	67214
E/2 of Lots 11 and 13 and E/2 N 12' of Lot 15	✓ Wilbert S. Wells and Dorothy G.	843 No. Lorraine	67214
W/2 of Lots 11 and 13 and W/2 of N 12' of Lot 15	✓ Roy Louis and Selma	1403 E. McArthur	67216
E/2 of S 13' of Lot 15 and E/2 of Lots 17 and 19	✓ Albert R. Deckinger and Susie A.	1638 Park Place	67214

Lorraine Ave. continued

W/2 of Lots 17 and 19 and W/2 of the S 13' of Lot 15	✓ Mary Lou Harvey and Lloyd L.	838 No. Chautauqua	67214
E/2 of Lots 21-23	✓ Howard William Smith and Pearl E. Smith	833 No. Lorraine	67214
W/2 of Lots 21 and 23	✓ Manley L. Lewis and Vera H.	1400 No. Woodlawn Bldg. 101 Apt.	67206
E/2 of Lots 25 and 27	✓ Donald F. Smith and Ira B.	827 No. Lorraine	67214
W/2 of Lots 25 and 27	✓ Hugh Auchterlonie & Jean (life estate) Hugh Auchterlonie, Jr. and Charles and Kenneth Auchterlonie (remainder)	826 No. Chautauqua	67214
W/2 of Lots 29 and 31	✓ James D. Montague and Jeanna A.	822 No. Chautauqua	67214
E/2 of Lots 29 and 31	<sup>ret 10-12-71</sup> ✓ James Franklin Smith and Louise D. <sub>828 N. Lorraine</sub>	4541 Jade	67214 67216
E/2 of Lots 33 and 35	✓ R. Duane Prather and Georgianna	817 No. Lorraine	67214
W/2 of Lots 33 and 35	✓ Smith and Grove Realty, Inc.	838 So. Edgemoor	67218
Lots 37 and 39	✓ Oliver A. Witterman, Trustee	4111 E. 37th St. No.	67220
E/2 of Lots 41 and 43	✓ George W. Shepard	807 No. Lorraine	67214
<u>Hillside Avenue</u>			
Lots 3-5-7-9, exc. W 2½' for alley	Δ T.F.R. Inc.	505 No. Hillside	67214
Lots 11-13-15 and N 15' of Lot 17, exc. W. 2½' for alley	✓ Fourth National Bank and Trust Co. Trustee	200 E. Douglas	67202
S 10' of Lot 17, all of Lots 19 and 21	Δ Leslie W. Griffith and Barbara Sue	127 S. Edgemoor	67218
Lots 23-25-27	✓ Lola M. Smith (now dec'd) Eva Lyvonne Meed	829 No. Nillside	67214
Lots 29 and 31	✓ Bulah F. Beveridge	822 No. Broadview	67208
Lots 33 and 35	✓ Virgil LeRoy McVicker	815 No. Hillside	67214

Hillside Avenue

Lots 37 and 39

Lots 41 and 43

DJen-Rentals, Inc.

127 So. Edgemoor

67218

✓R. W. Womer c/o Womer Invnt.  
Co.

434 Ohio

67214

WITNESS our Hand and Seal this the 24th day of September, 1971 at 7:00 A.M.

GUARANTEE TITLE CO. Inc.

By *Nellie M. Lestinger*  
Vice-President.

Order No. 33814

Form 25 21

**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 Sanitation</i>	

Name

Address

Type

Due Date

Comments:

Date

By

*9-27-71*

*LS*

