

CASE NO. 12-53

LIST OF PROPERTY OWNERS WITHIN A RADIUS OF 300 FEET  
OF THE W. 22 ST. of LOT 5, AND of Lots 6 & 7, AND THE E. 38 (17) BLK. C. Edgemoor  
of Lot 8) PLAZA.

LOT	BLK	ADDITION	OWNER
2, exc S. 4'	C	Edgemoor Plaza	Otto R. Coffman & Zella A. Coffman 2717 East 7 <sup>th</sup> WICHITA.
2 (S. 4' of W. 38')	C	"	Claude J. Martin & Shirley M. 161 Morningside, WICHITA.
2 (S. 4' of E. 12')	C	"	A. H. Parrott & Minnie L. Parrott ✓ 5526 Plaza Lane, WICHITA.
3 (E. 28')	C	"	Opal J. Cotton 449 South Hillside, WICHITA
3 (W. 22')	C	"	George W. McEachern & Hallie P. McEachern 5311 East Central, WICHITA.
4	C	"	Same
5 (E. 50')	C	"	Don E. Markland & Dewey M. Markland 5301 East Central, WICHITA.
5 (W. 22.3)	C	"	Virginia E. Currie 802 Kiarn Boulevard, WICHITA
6	C	"	Same
7	C	"	Same
8 (E. 28')	C	"	Same
8 (W. 22')	C	"	E. R. Fink & Helen A. Fink 825 North Pershing, WICHITA
9 (E. 28')	C	"	Same
9 (W. 22')	C	"	John P. Bonicamp & Freda E. Bonicamp 34 Mission, Eastwingside, WICHITA
10	C	"	Same
11	C	"	Same
12	C	"	Darwin W. Reed & Candace C. Reed 5204 Plaza Lane, WICHITA.
13 (W. 75')	C	"	Wilbur W. Youle & Mildred H. Youle 5210 Plaza Lane, WICHITA.
13 (E. 30')	C	"	Clarence B. Staley & Colette Staley ✓ 5210 Plaza Lane, WICHITA.
14 (W. 30')	C	"	Same
14 (E. 60' of W. 90')	C	"	Howard F. Harris & Patricia S. Harris 5224 Plaza Lane, WICHITA.
14 (E. 15')	C	"	Laman A. Wick & Mildred A. Wick ✓ 5224 Plaza Lane, WICHITA.
15 (W. 39')	C	"	Same
15 (E. 66')	C	"	James R. Stark & Elmira Stark ✓ 5302 Plaza Lane, WICHITA.
16 (W. 72')	C	"	G. R. Glasgow & Eloix I. Glasgow 5314 Plaza Lane, WICHITA
16 (E. 36')	C	"	John J. Jabara & Betsy Sue Jabara ✓ 5318 Plaza Lane, WICHITA.
17 (W. 36')	C	"	Same
17 (E. 72')	C	"	A. H. Parrott & Minnie L. Parrott 5522 Plaza Lane, WICHITA.

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LOT	BLK	ADDITION	OWNER
3 (E. 90')	D	Edgemoor Plaza	Virgil Davis & Nellie Davis 4903 ALAMO LAKE, WICHITA
3 (W. 13')	D	"	Minnie A. Swope, Marle N. Slesse & Robert C. Fouliston, Trustees of Sidney M. Swope, deceased. 5225 PLAZA LAKE - WICHITA.
4 (E. 75')	D	"	Same
4 (W. 30')	D	"	Robert E. Buck & Virginia D. Buck 1522 South PINECREST - WICHITA.
5 (E. 45')	D	"	Same
5 (W. 60')	D	"	John E. Lacy & Gertrude A. Lacy 5211 PLAZA LAKE, WICHITA
27	12	East Highlands	Grace Grimsley 5408 East CENTRAL, WICHITA
28	"	"	George W. Brown & Edna M. Brown WILLARD L.
29	"	"	Same 5327 East CENTRAL, WICHITA.
30	"	"	Same
31 (W $\frac{1}{2}$ )	"	"	Same
31 (E $\frac{1}{2}$ )	"	"	Juanita Genevieve Smith 5314 East CENTRAL, WICHITA.
32	"	"	Same
33	"	"	Same
34	"	"	Jewell Owens 5320 East CENTRAL, WICHITA.
35	"	"	Same
36 (W $\frac{1}{2}$ )	"	"	Same
36 (E $\frac{1}{2}$ )	"	"	Howard R. Sutherland & Annie L. Sutherland 5326 East CENTRAL, WICHITA.
37	"	"	Same
38	"	"	Same
39	13	"	R. J. King & Roselind J. King 1613 South HILLEBEE - WICHITA
40	"	"	Same
41	"	"	Same
42	"	"	Same
43	"	"	Same
44 (W. 1')	"	"	Same
44 (E. 26')	"	"	R. A. King 152 NORTH WEST SPRING - WICHITA.
45	"	"	Same
46	"	"	Same
47	"	"	Same
48	"	"	Same

We hereby certify the foregoing to be a correct list of property owners as above described, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, this 31st day of July A. D. 1955 at 7 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Vice-President.



Board of Zoning Appeals

ZONING PETITION\*

ACCEPTED AS TO FORM

Date Aug 10, 1953

WICHITA CITY PLANNING COMMISSION

By B. Rathke

No. 10394

Seth Wright

446 N. Delaware

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To Virginia E. Currie Owner Address 802 No. Broadway City  
To Seth ~~Wise~~<sup>Wright</sup> Applicant Address 444 North Dellrose

Dear Sir:

Your application Dated July 24, 1953

For a Permit for the remodeling of the kitchen of the restaurant  
\_\_\_\_\_ at the premises designated as  
5231 East Central

Is hereby refused on this 24th day of July, 1953,  
Under Section 18 of the Zoning Ordinance.

For the reason that this is a non-conforming usage of the property, a restaurant  
not being permitted in the "B" zone. This building has been used as a  
restaurant since long before annexation to the City of Wichita, but since  
the work contemplated involves practically rebuilding the room, it would not  
be permissible.

Respectfully,

*S. B. Maple*  
S. B. Maple

Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of  
Zoning Appeals (Room 304, City Hall) within ninety (90) days after  
the date of this refusal. For further information, take this notice  
to the Planning Department, Room 304, City Hall.

BOARD OF ZONING APPEALS

Case No. 12-53

Filed 8-10-1953

APPEAL UNDER THE ZONING ORDINANCE

To: The Board of Zoning Appeals  
Room 304, City Building  
Wichita, Kansas

The undersigned, Virginia E. Currie hereby appeals from the decision of the Building Inspector wherein a Building Permit is Refused for Rebuilding a portion of the kitchen on the premises located at 5231 East Central Wichita, Kansas.

OR

Order or Decision Rendered Because This is non-conforming usage of the property

The Plans, application, and all data heretofore filed with said Building Inspector are attached hereto and made a part of this appeal.

I have not made a previous application or appeal under the Zoning Ordinance affecting these premises.

I hereby declare that all the statements contained in all of the information transmitted herewith are true.

Virginia E. Currie  
Appellant

NAMES AND ADDRESSES

Appellant Virginia E. Currie Address 802 North Broadview, Wichita  
Owner Virginia E. Currie Address 802 North Broadview, Wichita  
Lessee Seth Wright Address 5231 East Central Wichita

INSTRUCTIONS

1. This appeal must be typewritten and filed within ninety (90) days after the date of the decision of the Building Inspector from which this appeal is taken.
2. The appellant must file an explicit typewritten statement setting forth:
  - a. The principal points on which this appeal is made. These points shall be the same as those under which the Building Inspector issued a refusal, order, or decision.
  - b. A clear and accurate description of proposed work or use.
  - c. Specific reference to that section of the Zoning Ordinance under which it is claimed permit should be issued.
  - d. Names and addresses of all owners and residents within a distance of 200 feet of the property concerned.

August 3, 1953

Board of Zoning Appeals,  
Room 304,  
City Building,  
Wichita, Kansas.

Gentlemen:

Attached hereto is Item 1, as outlined in your instructions to appellants. Such is a certified list of the names and addresses of all property owners within a radius of 200 ft. of the following described property:

The West 22 ft. of Lot 5, all of Lots 6 and 7, and the East 28 ft. of Lot 8, Block C in Edgemoor Plaza, an Addition to Wichita, Kansas, also commonly known as 5231 East Central, Wichita, Kansas.

Item 2. Are the two typewritten copies of the appeal statement properly filled in and signed. Also, under Item 2, Paragraph "A", there is attached hereto a plan or drawing of the proposed work to be done.

Item 2 (b). The points under which this work was refused by the building inspector is that this is a non-conforming usage of the property as a restaurant, which is not permitted in "B" zoning. Also, this building has been used as a restaurant since before being annexed to the City of Wichita, but since the work contemplated the building of a room, it is not permissible to issue such permit, which is shown as per attached form, signed by Mr. S. B. Maple, City Building Inspector.

Under Section 2 (c), Paragraph 2. The granting of this permit for these improvements definitely will not adversely affect the rights of adjacent owners or resident, but to the contrary, should be of interest to said adjoining property owners, because of the more sanitary conditions, which will be involved with the new room added, as is requested.

Paragraph 3 under "c" Section. The strict application of the terms of this ordinance constitutes unnecessary hardship upon the operator of the restaurant in that it is most difficult to keep this portion of his kitchen sanitary. Also under Paragraph 4 Section "c", the exception, or variance, desiring that we be allowed to rebuild the adjoining room to the present structure is definitely not against public interest, but in favor of it.

Trusting that this Board may see fit to issue the permit for these improvements, as requested, I am

C.W

Yours very truly,

*Virginia E. Currie*  
Virginia E. Currie,  
802 North Broadview, Owner

August 3, 1953

Board of Zoning Appeals,  
Room 304,  
City Building,  
Wichita, Kansas.

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C.W

Yours very truly,

*Virginia E. Currie*  
Virginia E. Currie,  
802 North Broadview, Owner

BOARD OF ZONING APPEALS  
Room 303, City Hall  
Wichita, Kansas

NOTICE TO PROPERTY OWNERS

~~August 10~~, 19~~33~~

An appeal has been filed by Virginia E. Currie  
(Address) 802 Broadview on behalf of \_\_\_\_\_  
\_\_\_\_\_  
(Address) \_\_\_\_\_

as provided by Section 33 of the Zoning Ordinance. The appel-  
lant desires to remodel the kitchen of a non-conforming  
restaurant on the premises  
located at 5231 E. Central

This appeal has been given Case No. 12-53  
and a hearing will be held by the Board of Zoning Appeals on  
August 17, 1953 at 1:30 p.m.  
at which time you may appear, if you so desire, either in  
person or by agent or attorney.

By order of the Board of Zoning Appeals.

George J. Fisher  
Secretary

Notice sent to property owners on August 10, 1953

Wilbur W. & Mildred H. Youle, 5210 Plaza Lane, City  
G. R. & Eloix I. Glasgow, 5314 Plaza Lane, City  
John J. & Betsy Sue Jabara, 5318 Plaza Lane, City  
Minnie A. Swope, Merle N. Slease & Robert C. Foulston, 5225 Plaza Lane,  
Robert E. & Virginia D. Buck, 1532 S. Pinecrest, City  
John E. & Gertrude A. Lacy, 5211 Plaza Lane, City  
Grace Grimsley, 5308 E. Central, City  
Willard L. & Edna M. Brown, 5327 E. Central, City  
Clarence B. Staley & Colette Staley, 5218 Plaza Lane, City  
Howard F. & Patricia S. Harris, 5224 Plaza Lane, City  
Luman A. & Mildred A. Wick, 5228 Plaza Lane, City  
James R. & Elmira Stark, 5302 Plaza Lane, City  
Virgil & Nellie Davis, 5303 Plaza Lane, City  
Juanita Genevieve Smith, 5314 E. Central, City  
Jewell Owens, 5320 E. Central, City  
Howard R. & Annie L. Sutherland, 5326 E. Central, City  
R. J. & Roselind J. King, 1613 S. Hillside, City  
R. A. King, 132 N. West Street, City  
Otto R. & Zella A. Coffman, 2717 E. 9th Street, City  
Claude J. & Shirley M. Martin, 101 Morningside, City  
A. H. & Minnie L. Parrott, 5322 Plaza Lane, City  
Opal J. Cotton, 449 S. Hillside, City  
George & Hallie P. McEachern, 5311 E. Central, City  
Don E. & Dewey M. Markland, 5301 E. Central, City  
Virgil E. Currie, 802 Broadview, City  
E. R. Fink & Helen A. Fink, 825 N. Pershing, City  
John P. & Freda E. Bonicamp, 34 Mission, Eastborough, Wichita, Ks.  
Darwin W. Reed & Candace C., 5204 Plaza Lane, City

\*

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

Roll # 1