

BZA 13-60 - TOM REED REQUESTS RIGHT  
TO ERECT THREE CARPORTS ON PROPERTY  
LOCATED AT 2635 S. HYDRAULIC

BZA September 27, 1960 defer

BZA 10-25-60 defer.

BZA 11-22-60 ~~app~~ <sup>obj to</sup> ~~app~~ <sup>set ground meeting</sup>

BZA adjourned meeting  
11-23-60 app

BOARD OF ZONING APPEALS

DECEMBER 5, 1960

S. B. MAPLE, BUILDING INSPECTION SUPERINTENDENT  
ALVIN J. KARETSKI, SECRETARY

BZA 13-60

ATTACHED IS THE ORIGINAL OF RESOLUTION No. 13-60, APPROVED  
BY THE BOARD OF ZONING APPEALS ON NOVEMBER 23, 1960. THE  
APPEAL PERIOD FOR THIS PARTICULAR CASE ENDED ON DECEMBER  
3, 1960, AND NO APPEAL WAS TAKEN TO THE CITY COMMISSION  
ON OR BEFORE THAT DATE. THE BOARD'S ACTION IS, THEREFORE,  
FINAL.

ALVIN J. KARETSKI  
SECRETARY

AJK:BER

ATTACHMENT

DECEMBER 5, 1960

MR. TOM J. REED  
2635 SOUTH HYDRAULIC  
WICHITA, KANSAS

DEAR MR. REED:

RE: BZA 13-60

ON NOVEMBER 28, 1960, WE ADVISED YOU THAT THE BOARD OF ZONING APPEALS HAD APPROVED SUBJECT APPLICATION CONCERNING ERECTION OF CARPORTS AT THE MOBILE HOME PARK LOCATED AT 2635 SOUTH HYDRAULIC. WE ALSO ADVISED THAT THE BOARD'S DECISION MIGHT BE APPEALED TO THE CITY COMMISSION, PROVIDED THAT SUCH APPEAL WAS FILED ON OR BEFORE DECEMBER 3, 1960.

THE CITY CLERK HAS ADVISED THAT NO APPEAL WAS FILED ON OR BEFORE THE DATE INDICATED, AND THE DECISION OF THE BOARD OF ZONING APPEALS IS, THEREFORE, FINAL.

A COPY OF THE RESOLUTION SETTING FORTH THE ACTION OF THE BOARD RELATING TO YOUR CASE IS ATTACHED FOR YOUR INFORMATION AND FILES.

VERY TRULY YOURS,

A. J. KARETSKI  
SECRETARY

AJK:BER  
ATTACHMENT

CC: S.S. MAPLE  
BUILDING INSPECTION SUPERINTENDENT

NOVEMBER 28, 1960

MR. TOM J. REED  
2635 SOUTH HYDRAULIC  
WICHITA, KANSAS

DEAR MR. REED:

RE: BZA 13-60

THIS IS TO ADVISE YOU THAT AT ITS ADJOURNED MEETING OF NOVEMBER 23, 1960, THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA CONSIDERED YOUR APPEAL FROM A DECISION OF THE SUPERINTENDENT OF BUILDING INSPECTION CONCERNING THE ERECTION OF THREE CARPORTS ON THE MOBILE HOME PARK AT 2635 SOUTH HYDRAULIC.

SECTION 2.12-610 OF THE CODE OF THE CITY OF WICHITA PROVIDES THAT THE DECISION OF THE BOARD OF ZONING APPEALS SHALL BE FINAL UNLESS IT IS APPEALED TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN DAYS OF THE DATE OF THE BOARD'S ACTION. ACCORDINGLY, AN APPEAL COULD BE FILED IN THIS CASE ON OR BEFORE DECEMBER 3, 1960.

SUBSEQUENT TO THE EXPIRATION OF THE APPEAL PERIOD, YOU WILL BE ADVISED WHETHER OR NOT AN APPEAL HAS BEEN FILED. IF NO APPEAL HAS BEEN FILED ON OR BEFORE DECEMBER 3, 1960, THE DECISION OF THE BOARD WILL BE FINAL AND THE SUPERINTENDENT OF BUILDING INSPECTION WILL BE IN A POSITION TO ISSUE THE APPROPRIATE PERMITS.

VERY TRULY YOURS,

A. J. KARETSKI  
SECRETARY

AJK:BER

BOARD OF ZONING APPEALS

NOVEMBER 25, 1960

C. H. FUNK, CITY CLERK

A. J. KARETSKI, SECRETARY, BOARD OF ZONING APPEALS

BZA 13-60

ATTACHED IS A COPY OF THE RESOLUTION PASSED BY THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA ON NOVEMBER 23, 1960, IN THE ABOVE SUBJECT CASE.

AS YOU KNOW, SECTION 1, PART D.1. OF THE CODE OF THE CITY OF WICHITA, AS AMENDED BY ORDINANCE No. 24-606, PROVIDES THAT ALL DECISIONS OF THE BOARD OF ZONING APPEALS ARE SUBJECT TO APPEAL TO THE BOARD OF CITY COMMISSIONERS WITHIN A PERIOD OF TEN DAYS SUBSEQUENT TO THE DATE ON WHICH THE ACTION WAS TAKEN BY THE BOARD. ACCORDINGLY, THE DECISION OF THE BOARD IN THIS CASE WILL BECOME FINAL ON DECEMBER 3, 1960, PROVIDED THAT NO APPEAL OF THE DECISION HAS BEEN FILED AS PROVIDED BY ORDINANCE.

WE WILL INQUIRE AT THE END OF THE TEN DAYS TO DETERMINE IF ANY APPEALS HAVE BEEN FILED.

A. J. KARETSKI  
SECRETARY

AJK:BER

ATTACHMENT

CITY OF WICHITA  
BOARD OF ZONING APPEALS

ROOM 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

NOTICE TO ADJOINING PROPERTY OWNERS

NOVEMBER 3, 1960

AN APPEAL OF A DECISION OF THE SUPERINTENDENT OF BUILDING  
INSPECTION HAS BEEN FILED BY \_\_\_\_\_  
TOM J. REED, 2635 SOUTH HYDRAULIC, WICHITA, KANSAS  
AS PROVIDED BY THE CODE OF THE CITY OF WICHITA.

THE APPLICANT DESIRES TO ERECT THREE CARPORTS IN ASSOCIATION  
WITH HIS EXISTING TRAILER PARK  
ON PROPERTY LOCATED AT 2635 SOUTH HYDRAULIC, WICHITA, KANSAS  
AND LEGALLY DESCRIBED AS

BEGINNING 435.6 FEET WEST OF SOUTHEAST CORNER OF N $\frac{1}{2}$   
SE $\frac{1}{4}$  NE $\frac{1}{4}$ , WEST 156 FEET; NORTH 509.5 FEET; EAST 591.6  
FEET; SOUTH 309.5 FEET; WEST 435.6 FEET; SOUTH 200  
FEET TO BEGINNING, EXCEPT WEST 117.35 FEET AND EXCEPT  
EAST 38.66 FEET OF WEST 156.01 FEET OF SOUTH 210.75  
FEET; SECTION 4, TOWNSHIP 28, RANGE 1 EAST,

LOCATED IN AN "AA" ZONING DISTRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 13-60. A RE-  
HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY,  
NOVEMBER 22, 1960 AT 1:30 P.M. IN ROOM 401 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.

Alvin J. Karetzki  
ALVIN J. KARETSKI, SECRETARY

TOM J. REED  
MARIE S. REED  
2635 SOUTH HYDRAULIC

CARL EUGENE JOHNSON  
VIOLET ROSE JOHNSON  
1705 CLASSEN

STANLEY R. GILLEY  
ANNE L. GILLEY  
2611 VICTORIA

WALLACE L. BLACKMORE  
MARJORIE E. BLACKMORE  
2153 SOUTH MAIN

ROSS G. TYSON  
GLENN TYSON  
2938 SOUTH MARTINSON

MAURICE LANGLEY, JR.  
KATHRYN JOANN LANGLEY  
9111 WEST MURDOCK

RICHARD J. PIATT  
PEGGY JOYCE PIATT  
2607 VICTORIA

LARRY W. SOOBY  
CARL M. SOOBY  
2623 VICTORIA

LOREN M. KORELL  
ANITA JEANE KORELL  
2629 VICTORIA

ROBERT E. FOX  
DONNA J. FOX  
1415 DONNELL

LEE E. JACKSON  
NADYNE JACKSON  
2641 VICTORIA

ERVIN E. DELLING  
LULU M. DELLING  
2647 VICTORIA

ROBERT B. SEAL  
EVA E. SEAL  
2653 VICTORIA

LEON ROBINSON  
PAULINE ROBINSON  
2602 VICTORIA

CRYSTAL MASSEY  
1021 DENKER

DAVID PARK  
2614 VICTORIA

J. A. HENDRICKSON  
204 NORTH MARKET

ALLEEN MAE COUSATTE  
2712 SOUTH HYDRAULIC

NEWTON N. GANN  
BETTY J. GANN  
2562 GREENWOOD

CLARENCE JAMES SCHROEDER  
DELORES J. SCHROEDER  
2620 VICTORIA

LEONARD L. RISING  
HELEN D. RISING  
2626 VICTORIA

INDIAN SOUTHERN BAPTIST CHURCH  
1550 DENKER

T. L. SHUART  
2659 SOUTH HYDRAULIC

CLIFFORD L. KENNEDY  
WANDA L. KENNEDY  
2580 SOUTH HYDRAULIC

GEORGE R. BAUMGARDNER  
RUTH BAUMGARDNER  
1707 MARION ROAD

GLENN O. WALTERS  
FERN WALTERS  
1710 CLASSEN

GERALD R. MCGINNIS  
ELLEN MCGINNIS  
2604 ROSE MARIE DRIVE

LUTHER T. MCFARLAND  
BARBARA J. MCFARLAND  
2610 ROSE MARIE DRIVE

HELEN L. HELSEL  
2616 ROSE MARIE DRIVE

LORENE B. WRIGHT  
2605 ROSE MARIE DRIVE

LLOY L. DOWNS  
EDITH M. DOWNS  
2627 ROSE MARIE DRIVE

**CITY OF WICHITA  
BOARD OF ZONING APPEALS**

**ROOM 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS**

**NOTICE TO ADJOINING PROPERTY OWNERS**

**NOVEMBER 3, 1960**

**AN APPEAL OF A DECISION OF THE SUPERINTENDENT OF BUILDING  
INSPECTION HAS BEEN FILED BY \_\_\_\_\_**

**TOM J. REED, 2635 SOUTH HYDRAULIC, WICHITA, KANSAS**

**AS PROVIDED BY THE CODE OF THE CITY OF WICHITA.**

**THE APPLICANT DESIRES TO \_\_\_\_\_ ERECT THREE GARPORTS IN ASSOCIATION  
\_\_\_\_\_ WITH HIS EXISTING TRAILER PARK**

**ON PROPERTY LOCATED AT \_\_\_\_\_ 2635 SOUTH HYDRAULIC, WICHITA, KANSAS**

**AND LEGALLY DESCRIBED AS**

**BEGINNING 435.6 FEET WEST OF SOUTHEAST CORNER OF N $\frac{1}{2}$   
SE $\frac{1}{4}$  NE $\frac{1}{2}$ , WEST 156 FEET; NORTH 509.5 FEET; EAST 591.6  
FEET; SOUTH 309.5 FEET; WEST 435.6 FEET; SOUTH 200  
FEET TO BEGINNING, EXCEPT WEST 117.35 FEET AND EXCEPT  
EAST 38.66 FEET OF WEST 156.01 FEET OF SOUTH 210.75  
FEET; SECTION 4, TOWNSHIP 28, RANGE 1 EAST,**

**LOCATED IN AN "AA" ZONING DISTRICT.**

**THIS APPLICATION HAS BEEN ASSIGNED CASE No. 13-60. A RE-  
HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY,**

**NOVEMBER 22, 1960 AT 1:30 P.M. IN ROOM 401 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.**

*Alvin J. Jaretski*  
**ALVIN J. JARETSKI, SECRETARY**

NOVEMBER 3, 1960

CERTIFIED MAIL

MR. TOM REED  
2635 SOUTH HYDRAULIC  
WICHITA, KANSAS

DEAR MR. REED:

YOUR APPEAL OF A DECISION OF THE SUPERINTENDENT OF BUILDING INSPECTION AS PROVIDED IN THE CODE OF THE CITY OF WICHITA, AND RELATING TO PREMISES LOCATED AT 2635 SOUTH HYDRAULIC, HAS BEEN GIVEN BOARD OF ZONING APPEALS CASE No. 13-60.

ALL INQUIRIES AND REFERENCES SHOULD ALWAYS BE MADE TO THAT CASE NUMBER WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR A RE-HEARING OF YOUR CASE ON TUESDAY, NOVEMBER 22, 1960, AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

VERY TRULY YOURS,

ALVIN J. KARETSKI  
SECRETARY

AJK:BER

No. 648174

RECEIPT FOR CERTIFIED MAIL—20¢		POSTMARK OR DATE
SENT TO	<i>Tom Reed</i>	
STREET AND NO.	<i>2635 So. Hydraulic</i>	
CITY AND STATE	<i>Wichita, Kansas</i>	
If you want a return receipt, check which		If you want re-
<input checked="" type="checkbox"/> It shows to whom and when delivered	<input type="checkbox"/> It shows to whom, when, and address where delivered	stricted delivery, check here
FEE ADDITIONAL TO 20¢ FEE		<input type="checkbox"/> 50¢ fee
POD Form 3800 Jul 1957		SEE OTHER SIDE

FRED W. LEE  
City Attorney  
THOMAS A. WOOD  
Chief Assistant  
LAWRENCE E. CURPHAN  
DOUGLAS E. SMAY  
PAUL J. DONALDSON  
ROBERT C. MEISEL  
EUGENE L. FETLE  
ARTHUR G. JOHNSON  
CHARLES A. SPARES  
Assistant City Attorneys



The City of Wichita, Kansas  
DEPARTMENT OF LAW      OFFICE OF CITY ATTORNEY

October 21, 1960

Mr. Leland Edmonds  
Secretary, Board of Zoning Appeals  
Planning Department  
City Building Annex  
Wichita, Kansas

Re: Blanchat Machine Company, BZA 3-54  
Tom J. Reed, BZA 13-60

Dear Mr. Edmonds:

Submitted herewith is opinion of the Legal Department in the above matters.

BZA 3-54, Blanchat Machine Company: Review of the Board of Zoning Appeals file, including Mr. Edmond's letter to Blanchat dated September 29, 1960, and the Building Inspector's letter of June 21, 1960, together with independent investigation, indicates that the conditional permit for construction, issued August 26, 1959 to O.L. Robson, contractor for Blanchat Machine Company, has not been performed. Driveway approaches to the Blanchat property were installed July 23 and July 24, 1958, ninety days before the Board of Zoning Appeals resolution and a year before the building permit was issued.

Inasmuch as the Board of Zoning Appeals has performed its function in directing the issuance of a conditional building permit, it will be the function of the Building Inspector and the Department of Law to obtain performance of these conditions. In the absence of voluntary cooperation by the Blanchat Machine Company, it will be necessary to obtain permission to bring a suit in the District Court of Sedgewick County, Kansas, for an order directing performance of the Board of Zoning Appeals resolution.

BZA 13-60, Tom J. Reed: Investigation shows that permits for the erection of carports have been previously issued, some carports have been built without permits and the problem becomes one of construction as to whether or not a carport is a new addition or an extension of a nonconforming use or an extension to an existing nonconforming use.

Mr. Leland Edmonds  
October 21, 1960  
Page 2

If the Board should determine the carports to be a new addition or extension of the nonconforming use, the Board would have no authority to allow the installation of these carports.

If the Board should determine as a matter of fact that the carports are merely an accessory to the existing use (protection of vehicles owned and used by trailer owners), the Board could authorize the issuance of building permits for the erection of the three carports.

Very truly yours,

*Eugene L. Pirtle*  
Eugene L. Pirtle,  
Assistant City Attorney

ELP:kla

No. 648239

RECEIPT FOR CERTIFIED MAIL—20¢

SENT TO TOM J. REED	POSTMARK OR DATE
STREET AND NO. 2635 SOUTH HYDRAULIC	
CITY AND STATE WICHITA, KANSAS	
<small>If you want a return receipt, check which fee shows to whom and when delivered</small> <input checked="" type="checkbox"/> 10¢ shows to whom and when delivered	<small>If you want restricted delivery, check here</small> <input type="checkbox"/> 50¢ fee
<b>FEES ADDITIONAL TO 20¢ FEE</b>	

POD Form 3800  
Jul 1957

SEE OTHER SIDE

#1-INSTRUCTIONS TO DELIVERING EMPLOYEE

Deliver **ONLY** to addressee  Show **me** where delivered

(Additional charges required for these services)

RETURN RECEIPT

Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)

*Tom Reed*

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

*Tom Reed*

DATE DELIVERED  
OCT 8 1960

ADDRESS WHERE DELIVERED (only if requested in item # 1)

No. 648239

RECEIPT FOR CERTIFIED MAIL—20¢

SENT TO TOM J. REED		POSTMARK OR DATE
STREET AND NO. 2635 SOUTH HYDRAULIC		
CITY AND STATE WICHITA, KANSAS		
<small>If you want a return receipt, check which</small>		<small>If you want re-</small>
<input checked="" type="checkbox"/> 10¢ shows to whom delivered	<input type="checkbox"/> 35¢ shows to whom, when, and address where delivered	<small>stricted delivery, check here</small>
FEEs ADDITIONAL TO 20¢ FEE		<input type="checkbox"/> 50¢ fee

POD Form 3800  
Jul 1957

SEE OTHER SIDE

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

RECEIVED  
OCT 10 1960  
METROPOLITAN PLANNING

PENALTY FOR PRIVATE USE TO AVOID  
PAYMENT OF POSTAGE, \$300

POSTMARK OF  
DELIVERING OFFICE

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

REGISTERED NO. 648239

CERTIFIED NO. 648239

INSURED NO.

NAME OF SENDER  
BOARD OF ZONING APPEALS

STREET AND NO. OR P. O. BOX  
CITY BLDG. ANNEX, 104 S. MAIN

CITY, ZONE AND STATE  
WICHITA, KANSAS

RETURN TO

POD Form 3811 Jan. 1958

CS-16-71248-6

CERTIFIED MAIL

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

OCTOBER 7, 1960

MR. TOM J. REED  
2635 SOUTH HYDRAULIC  
WICHITA, KANSAS

DEAR MR. REED :

YOUR APPLICATION FOR A (AN) APPEAL (APPEAL, VARIANCE,  
EXCEPTION) UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_, SECTION 21-27, CODE OF  
THE CITY OF WICHITA, AND RELATING TO PREMISES LOCATED AT: \_\_\_\_\_

2635 SOUTH HYDRAULIC

HAS BEEN GIVEN BOARD OF ZONING APPEALS CASE No. 13-60.

ALL INQUIRIES AND REFERENCES SHOULD ALWAYS BE MADE TO THAT CASE NUMBER  
WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF  
ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR <sup>RE-</sup>A/HEARING  
OF YOUR CASE ON TUESDAY, OCTOBER 25, 1960, AT 1:30 P.M. IN ROOM 401,  
CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

RESPECTFULLY,

\_\_\_\_\_  
SECRETARY, BOARD OF ZONING APPEALS

CITY OF WICHITA  
BOARD OF ZONING APPEALS

Room 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

NOTICE TO ADJOINING PROPERTY OWNERS

OCTOBER 7, 1960

AN APPEAL OF A DECISION OF THE SUPERINTENDENT OF BUILDING  
INSPECTION HAS BEEN FILED BY \_\_\_\_\_

TOM J. REED, 2635 SOUTH HYDRAULIC, WICHITA, KANSAS

AS PROVIDED BY SECTION 21-27 OF THE CODE OF THE CITY OF WICHITA.

THE APPLICANT DESIRES TO ERECT THREE GARPORTS IN ASSOCIATION  
WITH HIS EXISTING TRAILER PARK

ON PROPERTY LOCATED AT 2635 SOUTH HYDRAULIC, WICHITA, KANSAS,

AND LEGALLY DESCRIBED AS

BEGINNING 435.6 FEET WEST OF SOUTHEAST CORNER OF N $\frac{1}{2}$   
SE $\frac{1}{4}$  NE $\frac{1}{4}$ , WEST 155 FEET; NORTH 509.5 FEET; EAST 591.6  
FEET; SOUTH 309.5 FEET; WEST 425.6 FEET; SOUTH 200  
FEET TO BEGINNING, EXCEPT WEST 117.35 FEET AND EXCEPT  
EAST 33.66 FEET OF WEST 155.01 FEET OF SOUTH 210.75  
FEET; SECTION 4, TOWNSHIP 28, RANGE 1 EAST,

LOCATED IN AN "AA" ZONING DISTRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 13-60. A  
RE-HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY,  
OCTOBER 25, 1960, AT 1:30 P.M. IN ROOM 401 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.

*Leland R. Edmonds*  
LELAND R. EDMONDS, SECRETARY

NOTICES MAILED OCTOBER 7, 1960

LLOY L. DOWNS  
EDITH M. DOWNS  
2627 ROSE MARIE DRIVE

LORENE B. WRIGHT  
2605 ROSE MARIE DRIVE

HELEN L. HELSEL  
2616 ROSE MARIE DRIVE

LUTHER T. MCFARLAND  
BARBARA J. MCFARLAND  
2610 ROSE MARIE DRIVE

GERALD R. MCGINNIS  
ELLEN MCGINNIS  
2604 ROSE MARIE DRIVE

CARL EUGENE JOHNSON ✓  
VIOLET ROSE JOHNSON  
1705 CLASSEN

GLENN O. WALTERS  
FERN WALTERS  
1710 CLASSEN

GEORGE R. BAUMGARDNER  
RUTH BAUMGARDNER  
1707 MARION ROAD

CLIFFORD L. KENNEDY  
WANDA L. KENNEDY  
2580 SOUTH HYDRAULIC

T. L. SHUART  
2659 SOUTH HYDRAULIC

INDIAN SOUTHERN BAPTIST CHURCH  
1550 DENKER

TOM J. REED  
MARIE S. REED ✓  
2635 SOUTH HYDRAULIC

LEONARD L. RISING  
HELEN D. RISING  
2626 VICTORIA

CLARENCE JAMES SCHROEDER  
DELORES J. SCHROEDER  
2620 VICTORIA

NEWTON N. GANN

BETTY J. GANN  
2562 GREENWOOD

ALLEEN MARCOUSATTE  
2712 SOUTH HYDRAULIC

J. A. HENDRICKSON  
204 NORTH MARKET

DAVID PARK  
2614 VICTORIA

CRYSTAL MASSEY  
1021 DENKER

LEON ROBINSON  
PAULINE ROBINSON  
2602 VICTORIA

ROBERT B. SEAL  
EVA E. SEAL  
2653 VICTORIA

ERVIN E. DELLING  
LULU M. DELLING  
2647 VICTORIA

LEE E. JACKSON  
NADYNE JACKSON  
2641 VICTORIA

ROBERT E. FOX  
DONNA J. FOX  
1415 DONNELL

LOREN M. KORELL  
ANITA JEANE KORELL  
2629 VICTORIA

LARRY W. SOOBY  
CARL M. SOOBY  
2623 VICTORIA

RICHARD J. PIATT  
PEGGY JOYCE PIATT  
2607 VICTORIA

MAURICE LANGLEY, JR.  
KATHRYN JOANN LANGLEY  
9111 WEST MURDOCK

ROSS G. TYSON  
GLENN TYSON  
2938 SOUTH MARTINSON

WALLACE L. BLACKMORE  
MARJORIE E. BLACKMORE  
2153 SOUTH MAIN

STANLEY R. GILLEY  
ANNE L. GILLEY  
2611 VICTORIA

40

**CITY OF WICHITA  
BOARD OF ZONING APPEALS**

ROOM 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

**NOTICE TO ADJOINING PROPERTY OWNERS**

OCTOBER 7, 1960

AN APPEAL OF A DECISION OF THE SUPERINTENDENT OF BUILDING  
INSPECTION HAS BEEN FILED BY \_\_\_\_\_

TOM J. REED, 2635 SOUTH HYDRAULIC, WICHITA, KANSAS

AS PROVIDED BY SECTION 21-27 OF THE CODE OF THE CITY OF WICHITA.

THE APPLICANT DESIRES TO ERECT THREE GARAGES IN ASSOCIATION  
WITH HIS EXISTING TRAILER PARK

ON PROPERTY LOCATED AT 2635 SOUTH HYDRAULIC, WICHITA, KANSAS.  
AND LEGALLY DESCRIBED AS

BEGINNING 435.6 FEET WEST OF SOUTHEAST CORNER OF N $\frac{1}{2}$   
SE $\frac{1}{4}$  NE $\frac{1}{4}$ , WEST 156 FEET; NORTH 509.5 FEET; EAST 591.6  
FEET; SOUTH 309.5 FEET; WEST 435.6 FEET; SOUTH 200  
FEET TO BEGINNING, EXCEPT WEST 117.35 FEET AND EXCEPT  
EAST 38.66 FEET OF WEST 156.01 FEET OF SOUTH 210.75  
FEET; SECTION 4, TOWNSHIP 28, RANGE 1 EAST,

LOCATED IN AN "AA" ZONING DISTRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 12-60. A  
RE-HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY,  
OCTOBER 25, 1960, AT 1:30 P.M. IN ROOM 401 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.

  
LELAND R. EDMONDS, SECRETARY

BOARD OF ZONING APPEALS                      SEPTEMBER 28, 1960

EUGENE PIRTLE, CHIEF ASSISTANT CITY ATTORNEY

LELAND R. EDMONDS, SECRETARY, BOARD OF ZONING APPEALS

BZA 13-60

AT ITS REGULAR MEETING ON SEPTEMBER 27, 1960, THE BOARD OF ZONING APPEALS FAILED TO CONSIDER SUBJECT APPEAL FROM AN INTERPRETATION OF THE BUILDING INSPECTION SUPERINTENDENT. THIS WAS ON THE BASIS OF THE SECRETARY'S RECOMMENDATION THAT LEGAL ADVICE BE SOUGHT PRIOR TO DEFINITIVE BOARD ACTION.

IN THE PAST, THE BOARD OF ZONING APPEALS HAS TAKEN CERTAIN ACTIONS WHICH HAVE IN EFFECT PERMITTED THE EXPANSION OF A NUMBER OF NON-CONFORMING USES. AS EXAMPLES, THE BOARD HAS ALLOWED THE RECONSTRUCTION AND RELOCATION OF NON-CONFORMING BILLBOARDS AT VARIOUS LOCATIONS IN THE CITY; THE BOARD HAS ALLOWED THE CONSTRUCTION OF A BUILDING VALUED AT \$60,000 TO \$70,000 AS A PART OF A NON-CONFORMING MACHINE SHOP OPERATION; THE BOARD HAS ALLOWED EXPANSION AND REMODELING OF A NON-CONFORMING GREENHOUSE AND NURSERY OPERATION. OTHER EXAMPLES COULD BE FOUND UPON EXAMINATION OF THE OFFICIAL MINUTES.

IT HAS BEEN OUR IMPRESSION THAT BOARDS OF ZONING APPEALS IN GENERAL THROUGHOUT THE UNITED STATES, DO NOT HAVE THE RIGHT TO PERMIT EXPANSION OF NON-CONFORMING USES OF STRUCTURE OR LAND. WE RECOGNIZE THAT THE RECENT SUPREME COURT DECISION IN THE CASE OF KOCH VS. BOARD OF COUNTY COMMISSIONERS, APPEARS TO GIVE TO KANSAS BOARDS OF ZONING APPEALS VIRTUALLY UNLIMITED POWERS. WE ALSO RECOGNIZE, HOWEVER, THAT THE BOARD OF ZONING APPEALS ORDINANCE AS IT NOW EXISTS, WOULD NOT GIVE TO OUR BOARD THE AUTHORITY TO PERMIT NON-CONFORMING USE EXPANSION. WE UNDERSTAND FROM THE DEPARTMENT OF LAW THAT THIS AND OTHER CITY CODES ARE PRESUMED TO BE CONSTITUTIONAL AND VALID UNTIL THEY ARE DETERMINED OTHERWISE BY APPROPRIATE COURT ACTION.

IN THE PARTICULAR CASE AT HAND, THE BASIC QUESTIONS APPEAR TO BE:

1. DOES THE CONSTRUCTION OF THE PROPOSED CARPORTS TO COVER THE PARKING PAD AT EACH TRAILER SITE IN A NON-CONFORMING TRAILER COURT OPERATION CONSTITUTE EXPANSION OF A NON-CONFORMING USE?
2. IF SUCH CONSTRUCTION DOES CONSTITUTE EXPANSION OF A NON-CONFORMING USE, WOULD THE BOARD OF ZONING APPEALS HAVE THE LEGAL RIGHT TO RULE AGAINST THE INTERPRETATION OF THE BUILDING INSPECTION SUPERINTENDENT AND, IN EFFECT, PERMIT SUCH EXPANSION OF A NON-CONFORMING USE?

PAGE 2 - EUGENE PIRTLE  
SEPTEMBER 28, 1960

AGAIN, THERE ARE NUMEROUS SIDE ISSUES AND BASIC FACTS WHICH APPEAR TO BE PERTINENT IN THE CONSIDERATION OF THESE QUESTIONS. THESE INVOLVE ACTIONS AND CONTACTS BETWEEN THE APPLICANT AND THE OFFICE OF THE BUILDING INSPECTION SUPERINTENDENT. AGAIN, WE DO NOT PROPOSE IN THIS MEMORANDUM TO ATTEMPT TO SET OUT ALL OF THE FACTS WHICH WE WOULD CONSIDER PERTINENT.

WE WILL BE HAPPY TO COOPERATE WITH YOU, OR WHOMEVER YOU MAY SELECT, TO THE FULLEST EXTENT POSSIBLE.

LELAND R. EDMONDS  
SECRETARY

LRE:BER

cc: FRED W. ALEY

SEPTEMBER 28, 1960

MR. TOM REED  
2635 SOUTH HYDRAULIC  
WICHITA, KANSAS

DEAR MR. REED:

Re: BZA 13-60

AT ITS REGULAR MEETING OF SEPTEMBER 27, 1960, THE BOARD OF ZONING APPEALS DEFERRED ACTION ON YOUR APPEAL FROM AN ORDER OF THE BUILDING INSPECTION SUPERINTENDENT UNTIL IT COULD OBTAIN LEGAL ADVICE FROM THE CITY'S LEGAL COUNSEL REGARDING THIS PARTICULAR KIND OF ACTION.

YOUR CASE WILL BE SCHEDULED FOR FURTHER CONSIDERATION BY THE BOARD OF ZONING APPEALS ON OCTOBER 25, 1960. THE BOARD WILL MEET AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LRE:BER

CITY OF WICHITA  
BOARD OF ZONING APPEALS  
ROOM 402 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPEAL OF A DECISION OF THE SUPERINTENDENT OF BUILDING  
INSPECTION HAS BEEN FILED BY TOM J. REED  
OF 2635 SOUTH HYDRAULIC

AS PROVIDED BY SECTION 21-27 OF THE CODE OF THE CITY OF WICHITA.


THE APPLICANT DESIRES TO ERECT THREE CARPORTS IN ASSOCIATION WITH  
HIS EXISTING TRAILER PARK

ON PROPERTY LOCATED AT 2635 SOUTH HYDRAULIC  
WICHITA, KANSAS, AND LEGALLY DESCRIBED AS

BEGINNING 435.5 FEET WEST OF SOUTHEAST CORNER OF N $\frac{1}{2}$   
SE $\frac{1}{4}$  NE $\frac{1}{4}$ , WEST 156 FEET; NORTH 509.5 FEET; EAST 591.6  
FEET; SOUTH 309.5 FEET; WEST 435.6 FEET; SOUTH 200  
FEET TO BEGINNING, EXCEPT WEST 117.35 FEET AND EXCEPT  
EAST 38.66 FEET OF WEST 156.01 FEET OF SOUTH 210.75  
FEET; SECTION 4, TOWNSHIP 28, RANGE 1 EAST,

LOCATED IN AN "AA" ZONING DISTRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 13-60. A  
HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY,  
SEPTEMBER 27, 1960, AT 1:30 P.M. IN ROOM 401 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.

  
LELAND R. EDMONDS, SECRETARY  
BOARD OF ZONING APPEALS

J. A. HENDRICKSON  
204 NORTH MARKET

ALLEEN MAE COUSATTE  
2712 SOUTH HYDRAULIC

NOTICES SENT: 9-9-60

STANLEY R. GILLEY  
ANNE L. GILLEY  
2611 VICTORIA

WALLACE L. BLACKMORE  
MARJORIE E. BLACKMORE  
2153 SOUTH MAIN

ROSS G. TYSON  
GLENN TYSON  
2938 S. MARTINSON

MAURICE LANGLEY, JR.  
KATHRYN JOANN LANGLEY  
9111 WEST MURDOCK

RICHARD J. PIATT  
PEGGY JOYCE PIATT  
2607 VICTORIA

LARRY W. SOOBY  
CARL M. SOOBY  
2623 VICTORIA

LOREN M. KORELL  
ANITA JEANE KORELL  
2629 VICTORIA

ROBERT E. FOX  
DONNA J. FOX  
1415 DONNELL

LEE E. JACKSON  
NADYNE JACKSON  
2641 VICTORIA

ERVIN E. DELLING  
LULU M. DELLING  
2647 VICTORIA

ROBERT B. SEAL  
EVA E. SEAL  
2653 VICTORIA

LEON ROBINSON  
PAULINE ROBINSON  
2602 VICTORIA

CRYSTAL MASSEY  
1021 DENKER

DAVID PARK  
2614 VICTORIA

NEWTON N. GANN  
BETTY J. GANN  
2562 GREENWOOD

CLARENCE JAMES SCHROEDER  
DELORES J. SCHROEDER  
2620 VICTORIA

LEONARD L. RISING  
HELEN D. RISING  
2626 VICTORIA

TOM J. REED  
MARIE S. REED  
2635 SOUTH HYDRAULIC

INDIAN SOUTHERN BAPTIST CHURCH  
4550 DENKER

T. L. SHUART  
2659 SOUTH HYDRAULIC

CLIFFORD L. KENNEDY  
WANDA L. KENNEDY  
2580 SOUTH HYDRAULIC

GEORGE R. BAUMGARDNER  
RUTH BAUMGARDNER  
1707 MARION ROAD

GLENN O. WALTERS  
FERN WALTERS  
1710 CLASSEN

CARL EUGENE JOHNSON  
VIOLET ROSE JOHNSON  
1705 CLASSEN

GERALD R. MCGINNIS  
ELLEN MCGINNIS  
2604 ROSE MARIE DRIVE

LUTHER T. MCFARLAND  
BARBARA J. MCFARLAND  
2610 ROSE MARIE DRIVE

HELEN L. HELSEL  
2616 ROSE MARIE DRIVE

LLRENE B. WRIGHT  
2605 ROSE MARIE DRIVE

LLOY L. DOWNS  
EDITH M. DOWNS  
2627 ROSE MARIE DRIVE

SEPTEMBER 6, 1960

CERTIFIED MAIL

MR. TOM REED  
2635 SOUTH HYDRAULIC  
WICHITA, KANSAS

DEAR MR. REED:

YOUR APPEAL OF A DECISION OF THE SUPERINTENDENT OF BUILDING INSPECTION, AS PROVIDED BY SECTION 21-27 OF THE CODE OF THE CITY OF WICHITA, AND RELATING TO PREMISES LOCATED AT 2635 SOUTH HYDRAULIC, HAS BEEN GIVEN BOARD OF ZONING APPEALS CASE No. 13-60.

ALL INQUIRIES AND REFERENCES SHOULD ALWAYS BE MADE TO THAT CASE NUMBER WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR A HEARING OF YOUR CASE ON TUESDAY, SEPTEMBER 27, 1960, AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LRE:BER

August 12, 1960

MR. TOM J. REED  
2635 SOUTH HYDRAULIC  
WICHITA, KANSAS

SUBJECT: BZA 13-60

DEAR MR. REED:

THIS WILL ACKNOWLEDGE RECEIPT ON AUGUST 10, 1960, OF YOUR COMPLETED FORM APPEALING AN ORDER OF THE BUILDING INSPECTION SUPERINTENDENT. THIS FORM WAS ACCOMPANIED BY AN OWNERSHIP LIST, LISTING THE NAMES OF THE OWNERS OF PROPERTY WITHIN 200 FEET OF THE PROPERTY INVOLVED IN THE APPEAL. IT WAS ALSO ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$30 TO PAY THE FEE ESTABLISHED BY ORDINANCE.

THIS MATTER HAS BEEN TENTATIVELY SCHEDULED FOR HEARING BY THE BOARD OF ZONING APPEALS ON SEPTEMBER 27, 1960. IN ORDER FOR IT TO BE HEARD AT THAT TIME, HOWEVER, IT WILL BE NECESSARY FOR YOU TO OBTAIN AND SUBMIT TO THIS OFFICE THE CURRENT MAILING ADDRESSES OF THOSE PEOPLE LISTED ON THE OWNERSHIP LIST, IN SO FAR AS SUCH ADDRESSES ARE AVAILABLE. THESE ADDRESSES SHOULD BE SUBMITTED TO THIS OFFICE NO LATER THAN SEPTEMBER 1. IT IS ESSENTIAL THAT WE HAVE THESE ADDRESSES SO THAT APPROPRIATE NOTICES MAY BE MAILED TO THE INDIVIDUALS LISTED IN THE TIME PERIOD PRESCRIBED BY ORDINANCE.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, WE SHALL BE GLAD TO CONSULT WITH YOU ABOUT THEM.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SECRETARY

LRE:MLI

## OWNERSHIP LIST AND ADDRESSES

SUBJECT: BZA 13-60

Newton N. Gann Betty J. Gann	2562 Greenwood
Wallace L. Blackmore Marjorie E. Blackmore	2153 S. Main St.,
Ross G. Tyson Glenna Tyson	2938 S. Martinson
Maurice Langley Jr. Kathryn Joann Langley	9111 W. Murdock
Richard J. Piatt Peggy Joyce Piatt	2607 Victoria
Larry W. Sooby Carl M. Sooby	2623 Victoria
Loren M. Korell Anita Jeane Korell	2629 Victoria
Robert E. Fox Donna J. Fox	1415 Donnell
Les E. Jackson Nadyne Jackson	2641 Victoria
Ervin E. Delling Lulu M. Delling	2647 Victoria
Robert E. Seal Eva E. Seal	2653 Victoria
Leon Robinson Pauline Robinson	2602 Victoria
Crystal Massey	1021 Denker
David Park	2614 Victoria
Clarence James Schroeder Dolores J. Schroeder	2620 Victoria
Leonard L. Rising Helen D. Rising	2626 Victoria
Tom J. Reed Marie S. Reed	2635 S. Hydraulic
Indian Southern Baptist Church	1550 Denker
T. L. Shuart	2659 S. Hydraulic
Clifford L. Kennedy Wanda L. Kennedy	2580 S. Hydraulic
George R. Baumgardner Ruth Baumgardner	1707 Marion Road



(Over)

Glenn O. Walters Fern Walters	1710 Classen
Carl Eugene Johnson Violet Rose Johnson	1705 Classen
Gerald R. McGinnis Ellen McGinnis	2604 RoseMarie Dr.
Luther T. McFarland Barbara J. McFarland	2610 Rose Marie Dr.
Helen L. Helsel	2616 Rose Marie Dr.
Lorene B. Wright	2605 Rose Marie Dr.
Lloy L. Downs Edith M. Downs	2627 Rose Marie Dr.
Allean Mae Cousatte	2712 S. Hydraulic

*J. A. Hendrickson 204 W. Market*

*Frank Gilbert )  
Edna M. Gilbert ) no address*

*Stanley R. Killey 2611 Victoria  
Anne L. Killey*

*Blade J. Lienberger )  
Oral M. Lienberger ) no address*

*Felton E. Cox - no address*

KANSAS MOBILE HOME ASSOCIATION  
414 Capitol Federal Bldg.  
Topeka, Kansas



Board of Directors  
Jack E. Hoppe  
Wayne Jones  
B. A. Olson  
Frank Crocker  
Tom Reed  
Lester England  
Ralph Edson  
Elmer Womack

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To Tom Reed Owner Address 2635 South Hydraulic  
To Same Applicant Address \_\_\_\_\_

Dear Sir:

Your application Dated March 9, 1960

For a Permit for the erection of three carports  
\_\_\_\_\_ at the premises designated as  
2635 South Hydraulic

Is hereby refused on this 9th day of March, 1960,  
Under Section 21-22 of the Zoning Ordinance.

For the reason that this would be an extension and addition to a nonconforming  
use.



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  
CITY OF WICHITA, KANSAS

APPEAL FROM ORDER OF THE BUILDING INSPECTION SUPERINTENDENT

I. Name of Appellant Tom J Reed  
Mailing Address 2635 S HYDRAULIC Phone 46773  
Name of Agent \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_  
Relationship of Appellant to property is that of OWNER  
(Owner, tenant, lessee, other).

II. The appellant herein appeals from a decision, determination, or an order of the Building Inspection Superintendent, as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The decision was rendered on 3/9 1962 (date) and refers to Section 21/22 of the Code of the City of Wichita (Zoning Ordinance).

III. The appellant hereby declares that he believes the order, decision or determination of the Building Inspection Superintendent in enforcing Section 21/22 of the Code of the City of Wichita (Zoning Ordinance) is incorrect for the following reasons:

IV. The appellant herein, or his authorized agent, hereby acknowledges:

- a. That he has received an instruction sheet pertaining to the filing of this appeal.
- b. That he has been advised of his rights of appeal of the decision of the Board of Zoning Appeals to the Board of City Commissioners within ten (10) days of the date of that decision.

Tom J Reed  
Applicant

\_\_\_\_\_  
Authorized Agent

OFFICE USE ONLY

This appeal was received in the office of the Secretary, Board of Zoning Appeals, at \_\_\_\_\_ a.m., p.m. \_\_\_\_\_ (date).

\_\_\_\_\_  
Signed

## OWNERSHIP LIST

LOT	BLOCK	ADDITION	OWNER
26	C	Francis Harvey	Frank W. Gilbert Edna M. Gilbert
13	"	"	✓ Newton N. Gann ✓ Betty J. Gann
26	B	"	✓ Wallace L. Blackmore ✓ Marjorie E. Blackmore ✓
13	"	"	✓ Ross G. Tyson ✓ Glenna Tyson
22	2	Murray's	✓ Maurice Langley Jr. ✓ ✓ Kathryn Joann Langley
21	"	"	✓ Richard J. Piatt Peggy Joyce Piatt ✓
20	"	"	✓ Stanley R. Gilley Anne L. Gilley
19	"	"	Glade T. Lienberger Oral M. Lienberger
18	"	"	Larry W. Sooby ✓ Carl M. Sooby ✓
17	"	"	Loren M. Korell ✓ Anita Jeane Korell ✓
16	"	"	Robert E. Fox ✓ ✓ Donna J. Fox
15	"	"	Lee E. Jackson ✓ ✓ Nadyne Jackson
14	"	"	Ervin E. Delling ✓ ✓ Lulu M. Delling ✓
13	"	"	✓ Robert B. Seal ✓ Eva E. Seal
1		Reed-A-Way Park	Leon Robinson ✓ Pauline Robinson ✓
2		"	✓ Crystal F. Massey ✓
3		"	✓ David Park ✓
4		"	✓ Clarence James Schroeder ✓ Dolores J. Schroeder
5		"	✓ Leonard L. Rising ✓ Helen D. Rising
6		"	Tom J. Reed Marie S. Reed
7		"	"

PAGE-2

LOT	BLOCK	ADDITION	OWNER
8		Reed-A-Way Park	✓ Trustees of Indian Southern Baptist Church
9		"	"
10		"	"

LEGAL

OWNER

Beg. NE cor N $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 4-28-1E, th S 153', th W 591.6', th N 153', th E 591.6' to place of beg. exc N 30' street

✓ Tom J. Reed  
Marie S. Reed

Beg at a point in S line of N $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec 4-28-1E and 435.6' W of SE cor N $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec 4-28-1E, W 156', N 509.5', E 591.6' to E line NE $\frac{1}{4}$  Sec 4, S 309.5', W 435.6' of S 200' to beg exc W 117.35' and exc E 38.66' of W156.01' of S 210.75'

Tom J. Reed  
Marie S. Reed ✓

N $\frac{1}{2}$  of Tract Beg at SE cor N $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec 4-28-1E, N 200', W 435.6', S 200', E 435.6' to beg exc W 116.09'

T. L. Shuart

Beg at SE cor N $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec 4-28-1E, N 100', W 435.6', S 100', E 435.6' to beg exc W 116.09' and exc S 30' for street

✓ Theo L. Shuart

LOT	ADDITION	OWNER
1	Este Cate	Indian Southern Baptist Church ✓

LOT	BLOCK	ADDITION	OWNER
21	3	Don Dinning	✓ Clifford L. Kennedy Wanda L. Kennedy
20	"	"	✓ George R. Baumgardner Ruth Baumgardner
1	1	Classen Parked	Felton E. Cox
2	"	"	✓ Glenn O. Walters Fern Walters
1	3	"	✓ Carl Eugene Johnson Violet Rose Johnson


PAGE-3

LOT	BLOCK	ADDITION	OWNER
2	3	Classen Parked	✓ J. A. Hendrickson
19	"	"	✓ Gerald R. McGinnis ✓ Ellen McGinnis
18	"	"	✓ Luther T. McFarland ✓ Barbara J. McFarland
17	"	"	✓ Helen L. Helsel ✓
1	5	"	✓ Lorene B. Wright ✓
2	"	"	✓ Lloy L. Downs ✓ Edith M. Downs
N 270' of 14	"	"	✓ Alleen Mae Cousatte ✓

We hereby certify the foregoing to be a true and correct List of Property Owners within a 200 foot radius of: Beg 435.6 feet W of SE corner N $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$ , W 156 feet, N 509.5 feet, E 591.6 feet, S 309.5 feet, W 435.6 feet, S 200 feet to beg exc W 117.35 feet and exc E 38.66 feet of W 156.01 feet of S 210.75 feet Sec 4-28-1 East, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, on this the 25 day of July A. D. 1960 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE CO INC.

By

  
Vice President

Order No 75325  
NF

**#1 INSTRUCTIONS TO DELIVERING EMPLOYEE**

Deliver **ONLY** to addressee  Show address where delivered

(Additional charges required for these services)

**RETURN RECEIPT**

Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED: 11-14-60

ADDRESS WHERE DELIVERED (only if requested in item #1)

RECEIVED  
SEP 10 1960  
METROPOLITAN  
MANNING

CSB-16-71548-4 GPO

**#1 INSTRUCTIONS TO DELIVERING EMPLOYEE**

Deliver **ONLY** to addressee  Show address where delivered

(Additional charges required for these services)

**RETURN RECEIPT**

Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED: SEP 10 1960

ADDRESS WHERE DELIVERED (only if requested in item #1)

RECEIVED  
SEP 10 1960  
METROPOLITAN  
MANNING

CSB-16-71548-4 GPO

**RECEIPT FOR CERTIFIED MAIL—15¢**

No. 386392

SENT TO: Tom Reed

STREET AND NO.: 2635 So. Hydraulics

CITY AND STATE: Wichita Kansas

POSTMARK OR DATE:

If you want a return receipt check which:

7c shows to whom and when delivered  31c shows to whom, when, and address where delivered  20c for restricted delivery check here

PDD Form 3500 July 1955 Replaces previous editions of this form which MAY be used.

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE TO AVOID  
PAYMENT OF POSTAGE, \$300

WICHITA  
NOV 4  
8 PM  
1960  
KANS.

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

REGISTERED NO. \_\_\_\_\_ NAME OF SENDER  
Board of Zoning Appeals

CERTIFIED NO. 648174 STREET AND NO. OR P.O. BOX  
104 So Main

INSURED NO. \_\_\_\_\_ CITY, ZONE AND STATE  
Wichita Kansas

POD Form 3811 Jan. 1958

CSB-16-71848-4

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE TO AVOID  
PAYMENT OF POSTAGE, \$300

WICHITA  
NOV 3  
6 PM  
410  
KANS.

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

REGISTERED NO. \_\_\_\_\_ NAME OF SENDER  
Board of Zoning Appeals

CERTIFIED NO. 6386392 STREET AND NO. OR P.O. BOX  
104 So Main

INSURED NO. \_\_\_\_\_ CITY, ZONE AND STATE  
Wichita, Kansas

POD Form 3811 Jan. 1958

CSB-16-71848-4

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO Tom Reed

STREET AND NO. 2635 So Hydraulics

CITY AND STATE Wichita Kansas

POSTMARK OR DATE

If you want a return receipt, check which:  
 It shows to whom and where delivered  
 It shows to whom, when, and address where delivered

If you want restricted delivery, check here  
 20¢ fee

No 3886392

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.