

CASE NO. BZA 14-78 - G & L GARAGE
(George Bell) requests a variance
to reduce the required number of
off-street parking spaces from
34 to 21 spaces on property gen-
erally located at the northeast

OK
4-23-78
4-3-78
[Handwritten signatures]

ACTION

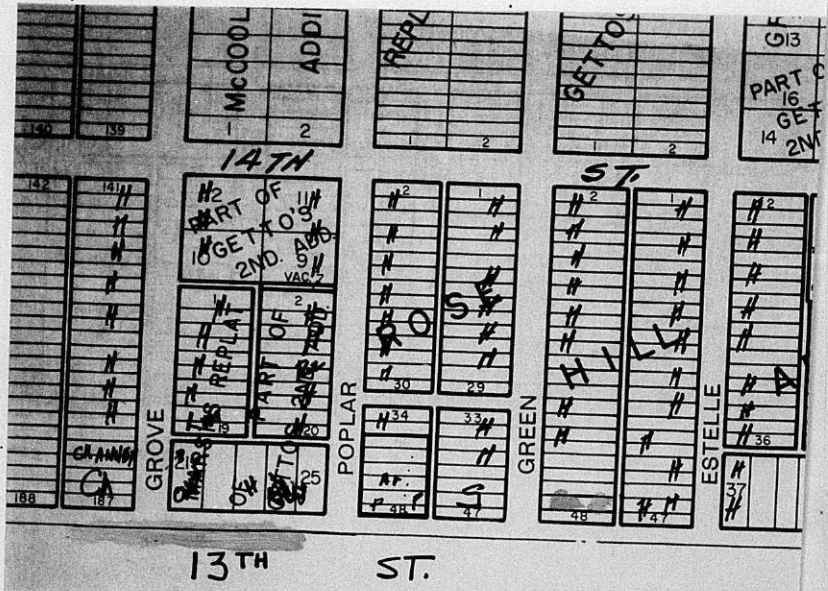
BZA 14-78 COMMITTEE defend
DATE 4-24-78
BZA MAPS: Denial
B.C.C./B.O.C.C. _____

Map No. 5649
 Sec. 10
 Twp. 27
 Range 1E

BZA- 14-78
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
- Acres: 0.43 (125 ft. by 150 ft.)
 - Adjoining Zoning: E _____ S _____ W _____ N _____
 - Land Use: East SEMI-STAT. & SINGLE FAM South LIVABLE STORE
 West GEN. BUSINESS North SINGLE FAM
 - Sketch Plan Land Use is for: _____
 - Present Land Use if for: AUTO GARAGE
 - Area (is) (is not) platted. _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____



S
 Standard
 No. 2433C
 NATIONAL MAP - LOS ANGELES
 LOCAL, OH - MEMPHIS, TX, U. S. A.

BZA 14-78

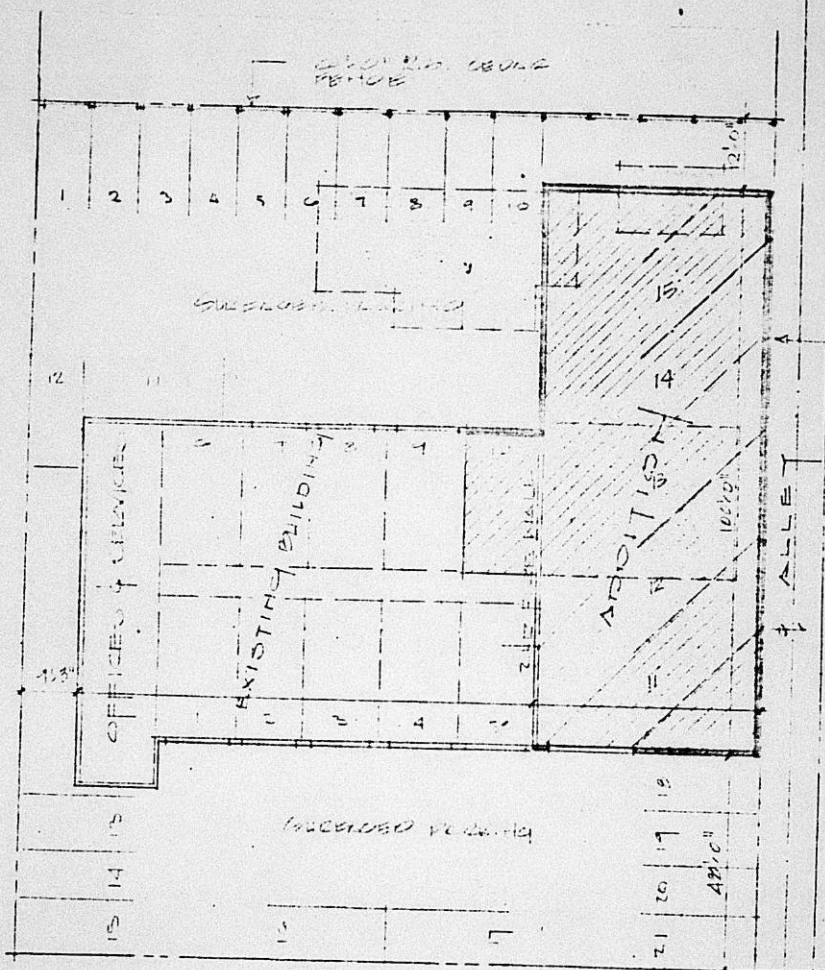
Done

agenda to:

George Bell, 2502 E. 13th Street 67214

Dean W. Felt, 1931 Gary Drive 67219

Leon McCraw, 1413 N. Green 67214



THIRTEENTH ST.

RESOLUTION NO. BZA 14-78

WHEREAS, G and L Garage, by George Bell, 2502 East 13th Street, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 34 spaces to 21 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 38, 40, 42, 44, 46 and 48 on Poplar Street in Rose Hill Addition, Sedgwick County, Kansas. Generally located on the northeast corner of 13th and Poplar (2502 E. 13th 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 April 25, 1978, consider said application; and

WHEREAS, the Board of Zoning Appeals did, at the applicant's request, defer action on said application to the scheduled meeting of May 23, 1978; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of May 23, 1978, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance does not arise 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 created by an action or actions of the property owner or the applicant inasmuch as the need for a variance arises solely from a proposed overutilization of the site; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will adversely affect the rights of adjacent property owners or residents inasmuch as on-street parking on Poplar would have to be utilized to handle any overflow parking and/or vehicles would be squeezed into every available space on the property, thereby giving a very cluttered look to the site; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested, will not constitute unnecessary hardship upon the property owner represented in the application inasmuch as he could expand his business to a lesser degree than proposed and provide the required parking; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that on-street parking would have to be used to supplement their parking needs; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as automotive repair garages are uniformly required to provide one parking space for each 250 square feet of floor area, not to include the bays in the garage to meet this requirement, and there has been nothing revealed about this use to distinguish it from any number of similar operations in the city; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has not been found to exist.

RESOLUTION NO. BZA 14-78

Page 2

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 34 spaces to 21 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 38, 40, 42, 44, 46, and 48 on Poplar Street
in Rose Hill Addition, Sedgwick County, Kansas.
Generally located on the northeast corner of 13th
and Poplar (2502 E. 13th Street),

be denied.

ADOPTED AT WICHITA, KANSAS, this 23rd day of May, 1978.


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

June 6, 1978

Dean Felt
1931 Gary Drive
Wichita, KS 67219

Subject: Case No. BIA 14-78
Request for Variance

Dear Mr. Felt:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 23, 1978, in connection with your request for a variance to reduce the required number of off-street parking spaces from 34 spaces to 21 spaces on property zoned the "LC" Light Commercial District and generally located at the northeast corner of 13th and Poplar (2502 East 13th).

This Resolution reflects the official action of the Board to deny your request. It is forwarded to you for your information and files.

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

Very truly yours,

Larry Dobson
Assistant Secretary

LD:vn
Enclosure

cc: George Bell, G & L Garage, 2502 E. 13th, 67214
Don Gisick, City Clerk
Robert Feldner, Superintendent, Central Inspection
Joe Donnelly, Housing and Zoning Administrator

Mr. Dean Felt
1931 Gary Drive
Wichita, Kansas 67219

Re: Case No. BZA 14-78
Request for Variance

Dear Mr. Felt:

At the regular meeting of the Board of Zoning Appeals on Tuesday, May 22, 1978, your request for a variance to reduce the required number of off-street parking spaces from 34 spaces to 21 spaces on property zoned the "LC" Light Commercial District and generally located at the northeast corner of 13th and Poplar (2502 East 13th) was considered.

It was the action of the Board to deny this request.

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 relative to this matter, please call our office.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Mr. George Bell, G and L Garage, 2502 E. 13th, 67214
NO - Mr. Leon McCraw, 1413 N. Green, 67214
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE April 24, 1978

TO Larry Dobson, Secretariat, Board of Zoning Appeals

FROM Mary Pitman, CPO Administrative Aide

SUBJECT BZA 14-78 (Northeast Corner of
13th and Poplar)

At their meeting on April 18, 1978, CPO Neighborhood Council Area "K" considered the captioned case, a request for a variance to reduce the required number of off-street parking spaces from 34 to 21 for the G & L Garage.

The applicant was present and one of the Council members owns a business near the applicant's property. The Council member reported that residents were in favor of the waiver.

The Council voted unanimously (6-0) to recommend approval of the waiver.

Mary Pitman

Mary Pitman
CPO Administrative Aide

MP:sm

Noted:

David Furnas
David Furnas
Citizen Participation Coordinator

April 26, 1978

Mr. George Bell
G and L Garage
2502 East 13th Street
Wichita, Kansas 67214

Re: Case No. BZA 14-78
Request for Variance

Dear Mr. Bell:

At the regular meeting of the Board of Zoning Appeals on Tuesday, April 25, 1978, your request for a variance to reduce the required number of off-street parking spaces from 34 spaces to 21 spaces on property zoned the "LC" Light Commercial District and generally located at the northeast corner of 13th and Poplar (2502 E. 13th) was considered.

It was the action of the Board to defer the case to its meeting of May 23, 1978, to afford you the opportunity to redesign your project in a manner to provide additional off-street parking spaces and a smaller addition to the building. Said redesign should be submitted to the Secretary of the Board no later than May 10, 1978. If this cannot be accomplished by the 10th of May, please advise.

If you have any questions, please call our office.

Yours very truly,

Larry Dobson
Assistant Secretary

LD:bh

cc: Dean W. Felt, 1931 Gary Drive, 67219
Leon McCrow, 1413 N. Green, 67214
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

We the undersigned hereby agree to Case No. BZA 14-78 as assigned by the Board of Zoning Appeals, that G and L Garage (George Bell), 2502 East 13th Street, Wichita, Kansas be allowed to operate his business providing, that he is required to construct a solid stockade fence with a minimum height of 6 feet, to block the view of his business from the residents in this area:

Property Owner's Name and Address

Mr. Leo McCrow 1413 No. Green, WICHITA, KANSAS
Bernice J. McCrow 1413 No. Green, Wichita, Kans.
Joan Smith 1417 N. Green Wichita, Kan.
Charlie Davis 1417 N. Poplar, Wichita, Kansas
Opal De Stays 1416 N. Poplar, Wichita, Mo.
Mrs. Mrs. Arthur Stewart 1424 N. Poplar, Wichita, Ks.
Mrs. Mrs. Arthur L. Stewart 1436 N. Poplar, Wichita, Ks.
Mrs. Mrs. Roosevelt Hill 1430 N. Poplar, Wichita, Ks.
Miss Alice F. Osann 1421 N. Poplar, Wichita, Kansas

Notary Public Seal

SECRETARY'S REPORT
CASE NO. BZA 14-78

APPLICANT: G and L Garage, 2502 E. 13th Street,
Wichita, Kansas.

AGENT: Dean W. Felt, 1931 Gary Drive, Wichita,
Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to reduce the
required number of off-street parking spaces
from 34 spaces to 21 spaces.

GENERAL LOCATION: Northeast corner of 13th and Poplar (2502
East 13th).

ZONING: Subject property is zoned the "LC" Light Com-
mercial District as are the properties to the
west and south. North is the "A" Two Family
Dwelling District. East is zoned "A", "LC"
and "BB" Office.

LAND USE: Subject property is developed with an auto-
motive repair garage. North is a single
family dwelling. East is a service station
and a single family residence. South is
a liquor store. West is a business school
and single family residence.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, 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 adversely 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 affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and

SECRETARY'S REPORT
CASE NO. BZA 14-78
Page 2

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 to reduce the required number of off-street parking spaces from 34 spaces to 21 spaces in connection with the proposed expansion of an automotive repair garage located at the northeast corner of 13th and Poplar.

The expansion plans would require the removal of three old structures from this site; an old house and garage and a quonset structure which is presently attached to the repair shop. The applicant's agent states that the expansion is needed to keep pace with a growing business and to adjust to changing technology required to service the newer cars of today. The addition to the existing shop would make a total of 15 work stalls available within a total floor space of 8,454 square feet. Based on the off-street parking requirement of 1 space for each 250 square feet of floor area, 34 spaces are required, but only 21 spaces can be provided on the site.

It is the opinion of the Secretary that the automotive repair garage is one that actually has off-street parking needs in excess of the minimum number of required off-street parking spaces. Having observed subject property on two or three separate occasions, it would appear that this garage has acute parking needs, and to expand the volume capabilities of the business without providing at least the minimum off-street parking would seem contrary to the best interests of the neighborhood.

UNIQUENESS:

It is the opinion of the Secretary that there is nothing unique about the property in question and that the need for a variance arises solely from a proposed overutilization of the site.

ADJACENT PROPERTY:

It is the opinion of the Secretary that it is difficult to determine that the granting of the desired variance would not adversely affect the rights of adjacent property owners inasmuch as on-street parking on Poplar would have to be utilized to handle any overflow parking and/or vehicles would be squeezed into every available space on the property, thereby giving a very cluttered look to the site.

HARDSHIP:

It is the opinion of the Secretary that the strict enforcement of the zoning ordinance would not create an unnecessary hardship upon the applicant inasmuch as he could expand his business to a lesser degree than proposed and provide the required parking.

SECRETARY'S RECORD
CASE NO. BZA 14-78
Page 3

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired would have an adverse affect on the public interest inasmuch as on-street parking would have to be used to supplement their parking needs.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as automotive repair garages are uniformly required to provide one parking space for each 250 square feet of floor area, not to include the bays in the garage to meet this requirement and there has been nothing revealed about this use to distinguish it from any number of similar operations in the city.

RECOMMENDATION:

It is the opinion of the Secretary that the five conditions necessary to the granting of a variance cannot be found to exist and therefore, it is recommended that the application be denied.

19 notices sent to applicant, agent and adjoining property owners
10 notices sent to MAPC members
1 notice sent to CPO,
30 total notices sent on BZA 14-78, 3-30-78

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202

March 30, 1978

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 14-78

An application has been filed by G and L Garage (George Bell), 2502 East 13th Street, Wichita, Kansas, requesting a variance to reduce the required number of off-street parking spaces from 34 spaces to 21 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 38, 40, 42, 44, 46, and 48 on Poplar Street
in Rose Hill Addition, Sedgwick County, Kansas.
Generally located on the northeast corner of 13th
and Poplar (2502 E. 13th Street).

This application has been assigned case No. BZA 14-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 25, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

5649

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant G. & L. GARAGE MR. GEORGE BELL
 Mailing Address 2502 E. 13TH STREET Phone 683 7501
 Name of Authorized Agent DEAN W. FELT FELT DESIGN SERVICE
 Mailing Address 1931 GARY DRIVE Phone 744 2516
 Relationship of applicant to property is that of OWNER
 (Owner, Tenant, Lessee, Other)

II. The variance requested is THE REDUCTION OF THE REQUIRED OFF STREET
PARKING SPACES OF 34 TO 21 AS CALLED FOR UNDER ORDINANCE 28.04.140 SINCE
EXISTING BUILDING AND PROPOSED ADDITION ARE FOR THE SERVICE AND TUNE UP OF
AUTOMOTIVE VEHICLES AND THEIR IS TO BE A TOTAL OF 15 SERVICE STALLS.....
 for property located 2502 E. 13TH STREET WICHITA, KANSAS 67214

and legally described as: LOTS NO. 38, 40, 42, 44, 46, & 48 ON
POPLAR ST. IN THE ROSEHILL ADDITION TO THE CITY OF WICHITA, SEDGWICK
COUNTY KANSAS.

in the City of Wichita; and which is presently zoned "LC"

- 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 bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

George Bell
 Applicant G. & L. GARAGE
GEORGE BELL
Dean W. Felt
 Authorized Agent
DEAN W. FELT FELT DESIGN SERVICE...

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 8:00 (a.m.) - p.m.), 3-28 1978 together with appropriate fee of \$50.00.

Subject to receiving abstract list today. OK

T9-402

N/E Corner Poplar & 13th

Larry Johnson
 Signed

FELT DESIGN SERVICE

1931 GARY DR. WICHITA, KANSAS 67219

316 / 744-2516



MARCH 27, 1978

BOARD OF ZONING APPEALS
CITY OF WICHITA,
WICHITA, KANSAS

RE: G & L GARAGE
2502 E. 13TH
REDUCTION OF OFF STREET PARKING REQUIREMENTS

WE FEEL THAT THE FOLLOWING STATEMENTS WILL ANSWER THE FIVE POINTS REQUIRED TO BE MEET IF THIS APPLICATION IS TO BE CONSIDERED.

1. THAT THE REDUCTION OF THE REQUIRED OFF STREET PARKING SPACES IS UNIQUE TO THE PROPERTY BECAUSE OF THE LONG TIME USE AS A MOTOR VEHICLE SERVICE AND TUNE UP BUSINESS BY THE PRESENT OWNER AND OTHERS BEFORE HIM. THIS BUSINESS HAS GROWN TO THE POINT THAT EXPANSION IS NEEDED FOR THE SERVICE OF THE NEWER CARS AND PICKUPS DUE THE SPECIALIZED TECHNICIANS THAT MR. BELL EMPLOYEES FOR THE PROMOTION OF GOOD SERVICE AND CUSTOMER RELATIONS.
2. THE GRANTING OF THIS VARIANCE WILL NOT ADVERSELY AFFECT THE RIGHTS OF ADJACENT PROPERTY OWNERS OR RESIDENCE BUT WILL IN EFFECT HELP THE NEIGHBORHOOD AS THE PROPOSAL IS TO REMOVE THREE (3) OLD STRUCTURES (HOUSE AND GARAGE ON POPLAR AND THE QUONSET TYPE STRUCTURE OF THE EXISTING BUILDING) AND THAT THE EXISTING STRUCTURE WILL BE REMODELED AS PHASE TWO OF THE EXPANSION PROGRAM TO MATCH THE PROPOSED NEW ADDITION.
3. THE STRICT APPLICATION OF THE PARKING PROVISIONS AS SET FORTH IN TITLE 28 "ZONING ORDINANCE" DO CONSTITUTE A HARDSHIP ON THE OWNER IF ENFORCED THAT WILL CAUSE THE STOPPING OF THE GROWTH OF THE SERVICES AVAILABLE AT THIS LOCATION AND WOULD CAUSE IN EFFECT THE LOSS OF BUSINESS BECAUSE OF NOT BEING ABLE TO HAVE SERVICE SPACE FOR NEW CUSTOMERS. RELOCATION WOULD ALSO CAUSE LOSS OF BUSINESS THAT MAY NOT BE PERMANENT BUT WOULD POSSIBLY BE ENOUGH TO CAUSE A GROWING BUSINESS TO BE SEVERELY HURT.
4. THE GRANTING OF THIS VARIANCE WILL NOT AFFECT THE HEALTH, SAFETY, MORALS, ORDER, CONVENIENCE, PROSPERITY, GENERAL WELFARE OF THE AREA, BUT WILL HELP THE MORAL AND GENERAL WELFARE OF THE AREA BY THE REMOVAL OF OLD STRUCTURES AS NOTED IN ITEM NO. 2; AND WILL HELP WITH THE PROSPERITY BY ALLOWING THE EMPLOYMENT OF ADDITIONAL SERVICE PEOPLE AND TECHNICIANS.

FELT DESIGN SERVICE

1931 GARY DR. WICHITA, KANSAS 67219

316 / 744-2516



5. THE GRANTING OF THIS VARIANCE WILL BE IN AGREEMENT WITH TITLE 28 "ZONING ORDINANCE" AS WE BELIEVE THAT IT WAS NOT WRITTEN TO STOP THE GROWTH OF BUSINESS AND EMPLOYMENT IN WICHITA, BUT IN EFFECT BUT TO AID IN AND ALLOW IT TO GROW IN A NORMAL MANNER TO AID BOTH THE COMMUNITY AND THE NEIGHBORHOOD WITH ADDITIONAL EMPLOYMENT AND SPECIALIZED AUTOMATIVE SERVICE AS REQUIRED ON THE CARS OF TODAY.

THANK YOU FOR YOUR TIME AND SERVICE TO THE COMMUNITY.

SINCERELY YOURS:

Dean W. Felt
DEAN W. FELT
FELT DESIGN SERVICE

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 6 & N 4' lot 8 on Poplar	Marsh's Replat	H. A. Jacobs ✓ 1806 S. Seneca 67213
S 21' lot 8 all lots 10 & 12 on Poplar	same	Adm. Veteran Affairs ✓ 5500 E. Kellogg 67218
lots 14 & 16 on Poplar	same	Reserve Savings & Loan ✓ 425 N. Broadway 67202
lots 18 & 20 on Poplar	same	Charlie Davis and Essie A. Davis ✓ 1417 N. Poplar 67214
E 14' lot 23 all lots 24 & 25 on 13th St.	same	Dean H. Hays and Reba M. Hays ✓ 1128 N. Market 67214
W 41' lot 23 on 13th St.	same	Adolphus D. Smith Margaret E. Smith ✓ 1425 W. 32nd St. N 67204
W/2 lots 2,4,6,8 on Poplar	Fairmount Park	Lawrence E. Black and Sara M. Black ✓ 1356 N. Poplar 67214
E/2 lots 2,4,6,8 on Poplar	same	Ernest R. Harness and Eva Harness address unknown <i>not in CD not in SB</i>
lots 10 & 12 on Poplar	same	Mt. Emblem Properties 3705 W. Douglas 67213 <i>mail return 4-7-78</i>
W 40' lots 1, 3 & 5 on Poplar	same	Irving U. Harris d/b/a Irving Realty Co. ✓ 2425 E. 13th 67214
lots 7 & 9 on Poplar	same	Irving U. Harris and Olive B. Harris D 2425 E. 13th 67214
E 95' lots 1, 3 & 5 on Poplar	same	Irving U. Harris D 2425 E. 13th 67214
lots 1,3,5,7,9 on Green	same	Ruby Mae Burdine ✓ 1932 E. 52nd St.S 67216
W 50' lots 2 & 4 on Green	same	Alfred M. Wilson and Carolyn A. Wilson ✓ 1358 N. Green 67214
lot 11 on Green	same	Christa A. Pounds address unknown <i>not in CD not in SB</i>

Lot	Addition	Property Owner
lot 22 on Poplar	Rose Hill	Arthur Lee Stewart and Leonie Stewart ✓ 1436 N. Poplar 67214
lots 24 & 26 on Poplar	same	D Adm. Veteran Affairs 5500 E. Kellogg 67218
lots 28 & 30 on Poplar	same	Urban Renewal Agency ✓ of Wichita 455 N. Main 67202
lots 34 & 36 on Poplar	same	D Adm. Veteran Affairs 5500 E. Kellogg 67218
lots 38 & 40 on Poplar	same	George Bell and Carol Bell ✓ 1745 N. Colorado 67212
W/2 lots 42 & 44 on Poplar	same	George Bell and Carol Bell D 1745 N. Colorado 67212
E/2 lots 42 & 44 on Poplar	same	George M. Bell and D Carol J. Bell 1745 N. Colorado 67212
W/2 lots 46 & 48 on Poplar	same	George Bell and D Carol Bell 1745 N. Colorado 67212
E/2 lots 46 & 48 on Poplar	same	George M. Bell and D Carol J. Bell 1745 N. Colorado 67212
lots 21 & 23 on Green	same	D Adm. Veteran Affairs 5500 E. Kellogg 67218
lots 25 & 27 on Green	same	X Joseph Craig, dec.
lot 29 on Green	same	D H. A. Jacobs 1806 S. Seneca 67213
lots 33 & 35 on Green	same	Joan Smith ✓ 1417 N. Green 67214
lots 37 & 39 on Green	same	✓ Leon McCraw and Bennie J. McCraw 1413 N. Green 67214
lots 41 & 43 45 & 47 on Green	same	X Bradford Hall and Kelsey Browne Hall address unknown

1108 W 13th

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of Lots 38, 40, 42, 44,
46 and 48, on Poplar, in Rose Hill Addition,
Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 17th day of February, 1978 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 261305
jc

FORM 223-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan-Rev.	Cement	M.S.P.

DESCRIPTION	AMOUNT
BZA Insurance	7.50 ⁰⁰
duplicate	
NAME <i>Don Felt</i>	
ADDRESS <i>1431 Gary Dr. Wichita</i>	
FUND <i>110-00-100-40071-0003-000-000</i>	DUE-DATE
COMMENTS	
DATE <i>3-28-78</i>	BY <i>SD</i>

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Important!
Notice of Hearings
Enclosed

**DAMAGED IN HANDLING
IN THE POSTAL SERVICE**

*check
cross*



14-78

RETURN TO
ADDRESSER UNKNOWN
CHISHOLM

*not in CD
not in SD*

Mt. Emblem Properties
3705 W. Douglas
Wichita, Kansas 67213

*

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