

*POSTED*  
*4-8-81*

**ACTION**

*BZA*  
*14-81* COMMITTEE *Approved* DATE *4-28-81*  
M.A.P.C. \_\_\_\_\_  
B.C.C./B. CO. C. \_\_\_\_\_

*received to post*  
*6-7-81*  
*200' 4 Sec 5-7-81*  
*Checked 5-8-81*  
*Box 5-13-81*  
*Recorded 5-15-81*  
*5800B*

BZA 14-81 - Carl Chuzy - requests a variance to permit twelve ground signs to be erected on a zoning lot in lieu of one; and to increase the permitted area of two ground signs from 32 square feet to 90 square feet on property zoned "BB" Office District

Map No. 5848 B  
 Sec. 13  
 Twp. 27  
 Range 1E

BZA- 1A-81  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:  
 1. Acres: 8.8 (IRREGULAR) ( 330 ft. by 1270 ft.)  
 2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
 3. Land Use: East SINGLE FAM South OFFICE  
 West UNDEVELOPED North APARTMENTS  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use if for: OFFICE BLDG  
 6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

APRIL 6, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 14-81

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Carl Chuzy, Plaza del Sol, Inc., 555 North Woodlawn, Bldg. 1, Suite 105, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B of the Code of the City of Wichita, the applicant is requesting a variance to permit twelve ground signs to be erected on a zoning lot in lieu of one; and to increase the permitted area of two ground signs from 32 square feet to 90 square feet on property zoned "BB" Office District. A legal description of the applicant's property is as follows:

That part of Lots 8 and 9, Kapaun 1st Addition to Wichita, Sedgwick County, Kansas, described as beginning at the southwest corner of Lot 8; thence east along the south line of Lot 8 750.47 feet more or less to the west line of Lot 9; thence north 30 feet; thence east 197 feet more or less; thence south 57 feet more or less; thence east to the east line of Lot 9; thence north along said east line to the northeast corner of Lot 9; thence north 50 feet; thence west along the north line of Kapaun 1st Addition to the Northwest corner of Lot 8; thence south to point of beginning, except cul-de-sac along west line of Lot 8. Generally located on the west side of Woodlawn and north of Central approximately 800 feet.

This application has been assigned Case No. BZA 14-81. It will be considered by the Board of Zoning Appeals on April 28, 1981, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, 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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

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Tenth Floor - City Hall  
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Jack H. Galbraith  
Secretary

May 6, 1981

Carl Chuzy  
Plaza del Sol, Inc.  
555 N. Woodlawn, Bldg. 1, Suite 105  
Wichita, Kansas 67208

Re: Case No. BZA 14-81  
Request for Variance

Dear Mr. Chuzy:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 28, 1981.

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 questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad  
Enclosure

cc: Robert W. Kaplan, 430 North Market, Wichita, Kansas 67202  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 14-81

WHEREAS, Carl Chuzy, Plaza del Sol, Inc., 555 North Woodlawn, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to permit twelve ground signs to be erected on a zoning lot in lieu of one; and to increase the permitted area of two ground signs from 32 square feet to 90 square feet on property zoned the "BB" Office District and legally described as follows:

That part of Lots 8 and 9, Kapaun 1st Addition to Wichita, Sedgwick County, Kansas, described as beginning at the southwest corner of Lot 8; thence east along the south line of Lot 8, 750.47 feet more or less to the west line of Lot 9; thence north 30 feet; thence east 197 feet more or less; thence south 57 feet more or less; thence east to the east line of Lot 9; thence north along said east line to the northeast corner of Lot 9; thence north 50 feet; thence west along the north line of Kapaun 1st Addition to the Northwest corner of Lot 8; thence south to point of beginning, except cul-de-sac along west line of Lot 8. Generally located on the west side of Woodlawn and north of Central approximately 800 feet.

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 28, 1981, 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 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 inasmuch as the property is approximately 8.8 acres in size and is contiguous to only one major street with a frontage of approximately 330 feet and a depth of 1270 feet; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the applicant is installing indirectly lighted directory type ground signs in lieu of permitted lighted building signs.

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 constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would be unable to carry out uniform and pleasing graphics to enhance the office park; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the signs will not be located to interfere with any public right-of-way or easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the intent of the regulations was to permit each office adequate identification, but does not take into account a large office park development as is being developed on this property; 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 been found to exist.


NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to permit twelve ground signs to be erected on a zoning lot in lieu of one; and to increase the permitted area of two ground signs from 32 square feet to 90 square feet on property zoned the "BB" Office District and legally described as:

That part of Lots 8 and 9, Kapaun 1st Addition to Wichita, Sedgwick County, Kansas, described as beginning at the southwest corner of Lot 8; thence east along the south line of Lot 8 750.47 feet more or less to the west line of Lot 9; thence north 30 feet; thence east 197 feet more or less; thence south 57 feet more or less; thence east to the east line of Lot 9; thence north along said east line to the northeast corner of Lot 9; thence north 50 feet; thence west along the north line of Kapaun 1st Addition to the Northwest corner of Lot 8; thence south to point of beginning, except cul-de-sac along west line of Lot 8. Generally located on the west side of Woodlawn and north of Central approximately 800 feet.


be approved subject to the following conditions:

1. The number of ground or pole signs may be increased from 1 to 12, provided this shall not permit more than two signs for any individual building.
2. Two identification signs may be increased in area from the permitted 32 square feet to 90 square feet, with only one adjacent to Woodlawn.
3. No building signs as set forth in Section 28.04.139 (E-2) shall be permitted.

ADOPTED AT WICHITA, KANSAS, this 28th Day of April, 1981.

  
Earl Henderson, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

April 30, 1981

Carl Chusy  
Flass del Sol, Inc.  
555 North Woodlawn, Bldg. 1, Suite 105  
Wichita, Kansas 67208

Re: Case No. EEA 14-81  
Request for Variance

Dear Mr. Chusy:

At the regular meeting of the Board of Zoning Appeals on April 27, 1981, your request for a variance to permit the number of signs to be increased from 1 to 12; and to permit the increase in area of two ground signs from 32 square feet to 90 square feet was considered.

It was the action of the Board to approve your request subject to the following conditions:

1. The number of ground or pole signs may be increased from 1 to 12, provided this shall not permit more than two signs for any individual building.
2. Two identification signs may be increased in area from the permitted 32 square feet to 90 square feet, with only one adjacent to Woodlawn.
3. No building signs as set forth in Section 28.04.139 (E-2) shall be permitted.

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.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary  
GEL:mad

cc: Robert W. Kaplan, 430 North Market, Wichita, Kansas 67202  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Giesick, City Clerk

**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE April 23, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruithof, Administrative Aide III

SUBJECT EZA 14-81: West of Woodlawn  
and 800 feet north of Central

At its April 21st meeting, CPO Council Area "I" considered the captioned case. Keith Parker was present representing the applicant. No area residents attended the meeting concerning the case.

The Council voted unanimously, 5-0, to recommend approval of the requested variance.

Please inform the Board of Zoning Appeals of the Council's recommendation when this case is considered by them on April 28th. Thank you.

*Dean Kruithof*  
Dean Kruithof  
Administrative Aide III

DK:dm

Noted:

*Sarah Gilbert*  
Sarah Gilbert  
CP Coordinator

SECRETARY'S REPORT  
CASE NO. BZA 14-91

APPLICANT: Carl Chuzy, Plaza del Sol, Inc., 555 North Woodlawn, Bldg. 1, Suite 105, Wichita, Kansas

AGENT: Robert W. Kaplan, 430 North Market, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to permit the number of signs to be increased from 1 to 12; and to permit the increase in area of two ground signs from 32 square feet to 90 square feet.

GENERAL LOCATION: Subject property is located on the west side of Woodlawn and approximately 800 feet north of Central.

ZONING: Subject property is zoned "BB" Office District. Property to the north is zoned "R-5" General Residence District. Property to the east and west is zoned "AA" One-family and to the south "LC" Light Commercial.

LAND USE: Subject property is partially developed with an office complex. Property to the south is developed with a mixture of office and commercial and to the north are attached one-family dwellings.

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 and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting two variances from the limitations on signs located in the "BB" Office District. One is to increase the number of ground signs from one to twelve; the other is to increase the permitted area on two of these signs from 32 square feet to 90 square feet.

It should be noted that the zoning lot included in the application is approximately 8.8 acres and is being developed with a number of free standing buildings as an office park. The applicant is proposing that a directory type ground sign be permitted at the main entrance to each building; and that two major identification signs be permitted that will exceed the 32 square feet in area, one of which is now located adjacent to Woodlawn.

It should also be noted that the directory type signs to be provided for each building will be unlighted ground signs in lieu of what would be permitted under the ordinance. This could be a 32 square foot lighted building sign for each major tenant.

The increase in size of the two identification signs from 32 feet to 90 feet is requested on the basis that the signs will be located on a major street (Woodlawn) or located on an interior circulation driveway that should not be objectionable to adjacent properties.

UNIQUENESS:

It is the opinion of the Secretary that this property is somewhat unique inasmuch as the property is approximately 8.8 acres in size and is contiguous to only one major street with a frontage of approximately 330 feet and a depth of 1270 feet.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the applicant is installing unlighted directory type ground signs in lieu of permitted lighted building signs.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to carry out uniform and pleasing graphics to enhance the office park.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the signs will not be located to interfere with any public right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the regulations was to permit each office adequate identification, but does not take into account a large office park development as is being developed on this property.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variances be granted subject to the following conditions:

1. The number of ground or pole signs may be increased from 1 to 12, provided this shall not permit more than two signs for any individual building.
2. Two identification signs may be increased in area from the permitted 32 square feet to 90 square feet, with only one adjacent to Woodlawn.
3. No building signs as set forth in Section 26.04.139 (E-2) shall be permitted.

BZA CASE NO. 14-81

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

57 NOTICES SENT TO ADJOINING PROPERTY OWNERS

69 TOTAL NOTICES SENT 4-6-81

LAW OFFICES  
KAPLAN, MCMILLAN AND KLINGE

ROBERT W. KAPLAN  
CALVIN MCMILLAN  
RICHARD M. KLINGE  
CHARLES F. HARRIS

LAW BUILDING  
430 NORTH MARKET  
WICHITA, KANSAS 67202  
316-262-5175

April 7, 1981

City of Wichita  
Board of Zoning Appeals  
Planning Department  
455 North Main, City Hall  
Wichita, Kansas 67202

Attention: Mr. Glen Lytle

Re: Letter of Justification  
Plaza del Sol Signage  
Central and Woodlawn  
Wichita, Kansas

RECEIVED

APR 8 1981

METROPOLITAN PLA

ROUTE  *lytle*

Gentlemen:

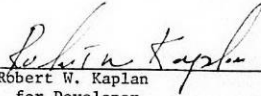
The intent of Chapter 28.04.139 (E) of Title 28 of the Code of the City of Wichita, Kansas, stating that identification signs, provided they shall not exceed thirty-two square feet in area and one per zoning lot is creating a hardship of tenants within buildings because of the size of the lot in question and the large number of buildings being constructed on the lot. The lot in question is 394,941+ square feet (approximately 9 acres) and will house numerous buildings.

When many buildings and accesses are incurred on one lot, the need for direction and identification becomes increasingly complex in order to promote safe and efficient circulation drives throughout the lot.

Without the flexibility to provide signage at specific and numerous locations, visitors must park at undesignated areas and interrupt businesses to ask the location of other businesses on the lot or they simply return to their origins without any transaction of essential business meetings, deliveries, etcetera.

Our plan is to use numerous coordinated small ground mounted signs instead of larger more obtrusive internally lighted buildings mounted signs.

Because of the nature of the lot size and the number of buildings existing and proposed, we feel our case should be considered an exception to the intent of the existing zoning ordinance.

  
Robert W. Kaplan  
for Developer

RWK:mjm

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Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

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Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 14-81  
FILED 3-30-81

APPLICATION FOR VARIANCE

- I. Name of Applicant Carl Chuzy, Plaza del Sol, Inc.  
Mailing Address 555 N. Woodlawn, Bldg. 1, Suite 105  
Wichita, Kansas 67208 Phone 686-7274  
Name of Authorized Agent Robert W. Kaplan  
Mailing Address 430 North Market  
Wichita, Kansas 67202 Phone 262-5175  
Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)
- II. The variance requested is to permit the number of on-site ground  
signs to be increased from 1 to 12 and to increase the permitted area of  
two signs from 32 square feet to 90 square feet. DRA.  
for property located on the west side of Woodlawn and north of  
Central approximately 800 feet.  
and legally described as: see attached ownership list.

*Not  
ready for  
advertising*

in the City of Wichita; and which is presently zoned 'BB'

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
  - 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. 36-596); and that the appropriate fee is herewith tendered;
  - 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.
  - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Carl Chuzy, Plaza del Sol, Inc.

Authorized Agent Robert W. Kaplan  
AT&T

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:00 (a.m. - p.m.), MAR. 30, 1981, together with appropriate fee of 150.00.

Signed [Signature]

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Part of lot 6 des. as beg. at the NW corner; then south along the west line 194.3 ft.; then east along the north line of lot 7 200 ft.; then north 194.3 ft to the north line of lot 6; then west 200 ft. to beg.		Kapaun 1st Addition	✓ KCG Properties, 330 S. Main, 67202 <i>Returned "address unknown"</i>
Lot 6 exc. that part described immediately above		"	<i>Deed</i> Carl Chuzy, 6572 E. Central, 67208
7	-	"	✓ United American Bank and Trust Co., 6030 E. Central, 67208
South 90 ft. of the north 313 ft. of lot 9, except the west 355 ft. thereof		"	✓ Toke, Inc., 2630 E. Central, 67214
Lot 9 except that part described immediately above		"	<i>Deed</i> Plaza del Sol, Inc., c/o Bob Kaplan, 430 N. Market, 67202
Lot 8		"	"
1 except the south 100 ft.		Kretchmar Addition	<i>Deed</i> Raymond A. Kretchmar, 3205 Somerset, 67204
South 100 ft. of lot 1		"	✓ Raymond A. Kretchmar & Pauline Kretchmar, 3205 Somerset, 67204
South 210 ft. of lot 1		Huston 2nd Addition	✓ Andeel & Andeel Properties, 5900 E. Central, 67208; John G. McCune, 6226 E. 8th, 67208; Don J. Schreck, 1101 Gretchen Lane, 67206; and Donald K. Stephan, 11906 E. Central, 67206
North 80 ft. of lot 1		"	✓ Leslie Rudd, 3641 N. Hillside, 67219
8 exc. the A south 283 ft. of the west 375 ft.		First Addition to Woodlawn Village	✓ Normandie Village Associates, 8900 Ward Parkway, Kansas City, Mo., 64114

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	J	First Addition to Woodlawn Village	✓ Everett A. Miller & Marjorie E. Miller, 6135 E. Central, 67206
2	J	"	✓ James E. McGuigan & Karen D. McGuigan, 6411 Claytonia, 67208
West 110 ft. of 19	J	"	✓ Raymond R. Billings & Edythe L. Billings, 6404 E. Elm, 67206
19	K	"	✓ Vernon W. Hawthorne & Sally S. Hawthorne, 6404 Claytonia, 67206
1	-	Replat of Lots 1 Through 7, Block A, First Addition to Woodlawn Village	✓ Raymond C. Meng & Leota Meng, 6401 E. Elm, 67206
Parking Reserve B		"	<i>DOB</i> Normandie Village Associates, 8900 Ward Parkway, Kansas City, Mo., 64114
1	-	Kapaun 2nd Addition	✓ R.D. Martens, 4th Financial Center, 67202
2	-	"	✓ Dorothea R. Kurt, 641 N. Woodlawn #2, 67208
3	-	"	✓ Mary E. Hess, 641 N. Woodlawn #3, 67208
4	-	"	Ashbriar Estates Inc., Address Unknown
5	-	"	✓ Gene Friedman, 641 N. Woodlawn #5, 67208
6	-	"	✓ Wichita Builders Supply Co. Inc., 1316 S. Mosley, 67211
7	-	"	✓ Alice B. Brown, 641 N. Woodlawn #7, 67208
8	-	"	✓ Kenneth L. Jones & Dale A. Jones, 641 N. Woodlawn #8, 67208
9	-	"	✓ Rita Ann West, 641 N. Woodlawn #9, 67208
10	-	"	✓ Terry D. Lincoln & Sharon T. Lincoln, 641 N. Woodlawn # 10, 67208

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
11	-	Kapaun 2nd Addition	Lawrence L. Hill & Evelyn A. Hill, 641 N. Woodlawn, 67208 # //
12	-	"	Michael F. Beets & Rebecca A. Beets, 641 N. Woodlawn #12, 67208
13	-	"	James R. Vosburgh & Mary K. Vosburgh, 1316 S. Mosley, 67211
14	-	"	William C. Goffrier Jr. & Bernadine E. Goffrier, 641 N. Woodlawn #14, 67208
15	-	"	Martha Belle Rolph, 641 N. Woodlawn #15, 67208
16	-	"	Michael Robert Meacham, 641 N. Woodlawn #16, 67208
17	-	"	Virginia S. Fabian, 641 N. Woodlawn #17, 67208
18	-	"	<i>Det.</i> James R. Vosburgh & Mary K. Vosburgh, 1316 S. Mosley, 67211
19	-	"	Dorothy Holm, 641 N. Woodlawn #19, 67208
20 & the north 8.33 ft. of 21	-	"	Jack P. DeBoer & Marilyn S. DeBoer, 565 N. Broadmoor, 67206
South 17 ft. of 21 & north 17 ft. of 22	-	"	Odon S. Davis & Therese P. Davis, 641 N. Woodlawn #21, 67208
South 8.33 ft. of 22 & all of 23	-	"	Charles W. Black & Elizabeth Black, 641 N. Woodlawn #22, 67208
24 exc. the west 2.6 ft.	-	"	Merrill I. Carter & Carolyn E. Carter, 641 N. Woodlawn # 24, 67208
West 2.6 ft. of 24 and 25 exc. the west 2.6 ft.	-	"	Barbara Keating, 641 N. Woodlawn #25, 67208
West 2.6 ft. of 25 & 26 exc. the west 2.6 ft.	-	"	Esther M. Mustard, 641 N. Woodlawn #26, 67208

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
West 2.6 ft. of 26 & all of 27		Kapaun 2nd Addition	✓ Jack Freeman & Zina Freeman, 641 N. Woodlawn #27, 67208
28 & the south 8.33 ft. of 29		"	✓ Maurice M. Tinterow & Jean H. Tinterow, 641 N. Woodlawn #29, 67208
North 17 ft. of 29 & south 17 ft. of 30		"	✓ Glen L. Montague & Betty M. Montague, 641 N. Woodlawn #30, 67208
South 8.33 ft. of 30 & all of 31		"	✓ Opha Beal, 641 N. Woodlawn #31, 67208
All of 32 & 33, and 34 exc. the south 7.99 ft.		"	<i>Duf</i> ✓ James R. Vosburgh & Mary K. Vosburgh, 1316 S. Mosley, 67211
South 7.99 ft. of 34 & all of 35		"	✓ Lucille M. Wilkerson, 641 N. Woodlawn #34, 67208
West 1 ft. of the south 66.83 ft. of 36, and all of 37		"	✓ Thelma E. Carpenter & Doris E. Groves, 641 N. Woodlawn #37, 67208
36 exc. the west 1 ft. of the south 66.83 ft.		"	✓ Mary F. Ewals, 641 N. Wood- lawn, 67208
All of 38 and the east 1 ft. of the south 66.83 ft. of 39		"	✓ Pera Beth Swenson, 641 N. Woodlawn, 67208
39 exc. the east 1 ft. of the south 66.83 ft.		"	✓ Robert A. Rawcliffe, Jr. & Mary E. Rawcliffe, 641 N. Woodlawn #39, 67208
All of 40 & the south 7.99 ft. of 41		"	✓ Andrew J. Shirk, 641 N. Woodlawn #41, 67208
North 17.34 ft. of 41 & the south 16.66 ft. of 42		"	✓ Paula J. Harris, 641 N. Woodlawn #42, 67208
North 8.67 ft. of 42 & all of 43		"	✓ Fred W. Carroll & Norma L. Carroll, 641 N. Woodlawn #43, 67208
44		"	✓ Elsebeth Sivley, 641 N. Woodlawn #44, 67208
45 beg. at the NW corner; then south 9 ft. then east to a pt. on the east line 8.53 ft. south of the NE corner; then north 8.53 ft. to the NE corner; then west 81 ft. to pt. of beg.		"	<i>Duf</i> ✓ James R. Vosburgh & Mary K. Vosburgh, 1316 S. Mosley, 67211

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
45 except that part described immediately previous		Kapaun 2nd Addition	E. Morton Heller & Geraldine R. Heller, 641 N. Woodlawn #45, 67208
46 beg. at the NW corner; then south 20.65 ft.; then east to a pt. on the east line 20.29 ft. south of the NE corner; then north 20.29 ft. to the NE corner; then west along the north line 81 ft. to pt. of beg.		"	"
46 exc. that part described immediately above		"	<i>Def</i> James R. Vosburgh & Mary K. Vosburgh, 1316 S. Mosley, 67211
47		"	"
48 & the east 3 ft. of 49		"	Charmaine M. Anderson, Address Unknown
49 exc. the east 3 ft. & the east 4 ft. of 50		"	Nellie M. Coons, 641 N. Woodlawn #49, 67208
50 exc. the east 4 ft.		"	<i>Def</i> James R. Vosburgh & Mary K. Vosburgh, 1316 S. Mosley, 67211
51 beg. at a pt. on the east line, said pt. being 25.75 ft. south of the NE corner; then south along the east line 41.08 ft. to the SE corner; then west along the south line 4.86 ft.; then north 41.08 ft.; then east 4.86 ft. to beg.		"	"
51 exc. that part described immediately above		"	Otis E. Wells & Marian R. Wells, 641 N. Woodlawn #51, 67208
52 thru 57 odd & even inclusive		"	<i>Def</i> James R. Vosburgh & Mary K. Vosburgh, 1316 S. Mosley, 67211
58		"	Hugh P. Quinn & Margaret Jane Quinn, 641 N. Woodlawn #58, 67208
Reserves A, B, & C		"	Ashbriar Estates Homeowners Association Inc., Address Unknown

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Reserves D, E, & F		Kapaun 2nd Addition	Carl Chuzy, 6572 E. Central, 67208

74 thru 82,  
odd & even  
inclusive

"

"

Tract in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of 13-27-1E  
beg. at the SW corner of lot 8, Kapaun  
1st Add.; then north along the west lines  
of Kapaun 1st and Kapaun 2nd additions to  
the NW corner of lot 56, Kapaun 2nd Add.;  
then west 210 ft. more or less; then south  
to the north line of Huston 2nd Add.; then  
east 210 ft. more or less to pt. of beg.

~~Herbert M. Bruce & Rose M.  
Bruce, 440 N. Quentin, 67208~~

802 N. Edgemoor  
67208

page 7

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of

That part of Lots 8 and 9, Kapaun 1st Addition to Wichita, Sedgwick County, Kansas, described as beginning at the southwest corner of lot 8; thence east along the south line of lot 8 750.47 ft. more or less to the west line of lot 9; thence north 30 ft.; thence east 197 ft. more or less; thence south 57 ft. more or less; thence east to the east line of lot 9; thence north along said east line to the northeast corner of lot 9; thence north 50 ft.; thence west along the north line of Kapaun 1st Addition to the Northwest corner of lot 8; thence south to point of beginning, except cul-de-sac along west line of lot 8

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 23rd day of March, 1981 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Vice-President

Order No. 297208  
GE

WICHITA - SEDGWICK COUNTY

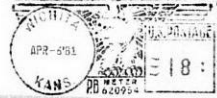
**W.S.C.**

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

*BZA  
14-81  
resent  
4-9-81*

SCH 01 070727N1 04/07/81

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD



*Don J. Schreck  
101 Green Lane  
Wichita, Ks. 67206*

*81 Via Verde  
67230*

POSTAGE TO SENDER

WICHITA - SEDGWICK COUNTY

**W.S.C.**

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

*BZA  
14-81*

*mk #217*

*KCG Properties  
330 South Main  
Wichita, Ks. 67202*



POSTAGE TO SENDER

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 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.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
Chg. B7A 1/1	150 <sup>00</sup>

NAME *2622 1st St. W.*

ADDRESS *430 N. W. 1st 19702*

FUND *110-11071-023* DUE DATE *1-1-80*

COMMENTS

DATE *7/16/80, 1981* BY *[Signature]*

\*

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

Roll # 2