

6882  
Res. 5-1-67  
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**ACTION**

*By a* COMMITTEE *Approved* \_\_\_\_\_ DATE *5-23-67*

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

BZA 15-67 - Unified School District  
No. 259 requests Variance to permit  
extension of roof into front yard;  
AND Variance to permit parking in  
front yard setback on the west side

May 26, 1967

Unified School District No. 259  
Sedgwick County, Kansas  
428 South Broadway  
Wichita, Kansas 67202

Gentlemen:

Re: Case No. BZA 15-67 - Request for  
Variance of setbacks on property  
zoned "A" Two Family Residential

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 23, 1967, in connection with your application for Variance of the setback requirements on property zoned "A" Two Family Residential and generally located on the southwest corner of Lincoln and Edgemoor. This Resolution reflects the official action of the Board and sets out the conditions of approval.

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

Very truly yours,

Ronald A. Williamson  
Assistant Secretary

RAW:kkq

Attachment

cc: Wendle Parks, Jr., Wendle B. Parks & Sons, Architects,  
101 North Clifton  
L. E. Wilbur, 428 South Broadway  
Glen Lytle, Superintendent, Central Inspection  
Ralph Eberly, City Clerk

RESOLUTION NO. BZA 15-67

WHEREAS, Unified School District No. 259, Sedgwick County, Kansas, 428 South Broadway, Wichita, by I. E. Wilbur, 428 South Broadway, Wichita, Kansas, requests variances as provided in Section 2.12.590.2, Code of the City of Wichita, to reduce the required setbacks on property zoned "A" Two Family Residential and set out below as three separate variances:

PART "A"

(A) A variance to permit the open porches to project 16 feet into the required 25 foot front-yard setback adjacent to the west side of Edgemoor from a point 253 feet 9½ inches south of the center line of Lincoln Ave. to a point 692 feet 9½ inches south of the center line of Lincoln Avenue.

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 considered said application at their regular meeting of May 23, 1967; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "A" Two Family Residential; and

WHEREAS, the Board of Zoning Appeals has found that the variance requested arises from such condition which is unique and 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 this is a large facility that already exists and additional space is needed and that the entrances which will be in violation of the ordinance will be open and unenclosed and will not hamper the view of traffic; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance would not adversely affect adjacent property owners or residents inasmuch as the school owns the entire frontage for several hundred feet and there is no one either to the north and south which would have their view blocked; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as the entrance or covered porch would not be in scale with the rest of the structure and would also not provide the protection which is intended; and

WHEREAS, the Board of Zoning Appeals found the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare inasmuch as the school site is substantial in size and the additional projection of the canopy into the setback area will not affect any of the surrounding properties; and

WHEREAS, the Board of Zoning Appeals found that the granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance) inasmuch as the main structure will still maintain the required 25 foot setback and all that will project is the open unenclosed entranceways; and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, necessary to be present before a variance can be granted, have been found to exist; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this request for a variance to permit the open porches to project 16 feet into the required 25 foot frontyard setback on property zoned "A" Two Family Residential and legally described as:

Beginning at a point on the west side of Edgemoor 253 feet 9½ inches south of the center line of Lincoln Avenue and extending to a point 692 feet 9½ inches south of the center line of Lincoln Avenue. Generally located on the southwest corner of Lincoln and Edgemoor.

be approved.

PART "B"

(B) A variance of the frontyard setback from 25 feet to 12.5 feet adjacent to the west side of Edgemoor from a point 762 feet 9½ inches south of the center line of Lincoln Avenue to a point 867 feet 9½ inches south of the center line of Lincoln Avenue in order to utilize the setback area for off-street parking.

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 considered said application at their regular meeting of May 23, 1967; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "A" Two Family Residential; and

WHEREAS, the Board of Zoning Appeals has found that the variance requested arises from such condition which is unique and 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 this is a large complex and the driveways, structures, and recreational facilities are already placed and only a limited area is left for utilization for off-street parking; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance would not adversely affect adjacent property owners or residents inasmuch as the school owns both the property to the north and south; and landscaping has been required to protect the view of the properties across the street; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as area which is of no practical value would have to be retained and could not be utilized for off-street parking; and

WHEREAS, the Board of Zoning Appeals found the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare inasmuch as there still will be 12.5 feet remaining in front which through intense landscaping can serve the same purpose as a 25 foot setback; and

WHEREAS, the Board of Zoning Appeals 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 a variance can be justified in circumstances such as this when the ownership is the same on both sides and provided that additional landscaping or screening is included to compensate for the loss in distance; and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, necessary to be present before a variance can be granted, have been found to exist; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this request for a variance of the frontyard setback from 25 feet to 12.5 feet on property zoned "A" Two Family Residential and legally described as:

Beginning at a point on the west side of Edgemoor 762 feet 9½ inches south of the center line of Lincoln Avenue and extending to a point 867 feet 9½ inches south of the center line of Lincoln Avenue. Generally located on the southwest corner of Lincoln and Edgemoor.

be approved to be utilized for off-street parking only subject to the following condition:

1. The 12.5 foot setback which will remain after the granting of the variance shall be left unpaved and shall be landscaped with trees, shrubs, and grass so as to provide a more pleasant view for the properties on the east side of Edgemoor.

PART "C"

(C) A variance of the frontyard setback from 25 feet to 5 feet adjacent to the south side of Lincoln from a point 544 feet west of the center line of Edgemoor Avenue to a point 1014 feet west of the center line of Edgemoor in order to utilize the setback area for off-street parking.

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 considered said application at their regular meeting of May 23, 1967; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "A" Two Family Residential; and

WHEREAS, the Board of Zoning Appeals has found that the variance requested arises from such condition which is unique and 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 existing structures on the property limit the usable space for parking, and that if the variance would not be granted there would be a considerable amount of space which would be wasted; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance would not adversely affect adjacent property owners or residents inasmuch as the school board owns the property on both sides and landscaping is being required on the remaining 5 foot setback to protect the properties across the street; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as it would be necessary to utilize property which has already been developed for recreational areas and further that there would remain a considerable amount of space that would be wasted; and

WHEREAS, the Board of Zoning Appeals found the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare inasmuch as the remaining 5 foot setback will be required to be landscaped to provide a screen and to break up the monotony of the parking lot; and

WHEREAS, the Board of Zoning Appeals 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 proper screening is being required to compensate for the loss in distance in the setback area; and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, necessary to be present before a variance can be granted, have been found to exist; and


NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this request for a variance of the frontyard setback from 25 feet to 5 feet on property zoned "A" Two Family Residential and legally described as:

Beginning at a point on the south side of Lincoln 544 feet west of the center line of Edgemoor Avenue and extending to a point 1014 feet west of the center line of Edgemoor. Generally located on the southwest corner of Lincoln and Edgemoor.

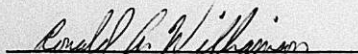
be approved to be utilized for off-street parking only subject to the following condition:

1. The remaining 5 foot setback area shall remain unpaved and shall be landscaped with trees, shrubs, and grass so as to provide a screen for the properties on the north side of Lincoln as well as to break up the view of the parking lot.

ADOPTED AT WICHITA, KANSAS, this 23rd day of May, 1967.

  
Kenneth Hartstein, Chairman

ATTEST:

  
Ronald A. Williamson  
Assistant Secretary

May 24, 1967

Unified School District No. 259  
Sedgwick County, Kansas  
428 South Broadway  
Wichita, Kansas 67202

Gentlemen:

Re: Case No. BZA 15-67 - Request for  
Variance of setbacks on property  
zoned "A" Two Family Residential

At the regular meeting of the Board of Zoning Appeals on May 23, 1967, your requests for variances of the required setbacks on property zoned "A" Two Family Residential and being located on the southwest corner of Lincoln and Edgemoor, were considered.

It was the action of the Board to approve these requests as follows:

- (a) A variance to permit the open porches to project 16 feet into the required 25 foot frontyard setback adjacent to the west side of Edgemoor.
- (b) A variance of the frontyard setback from 25 feet to 12.5 feet adjacent to the west side of Edgemoor subject to the following condition:
  1. The 12.5 foot setback which will remain after the granting of the variance shall be left unpaved and shall be landscaped with trees, shrubs, and grass so as to provide a more pleasant view for the properties on the east side of Edgemoor.

Unified School District No. 259  
BZA 15-67 Page 2  
May 24, 1967

(c) A variance of the frontyard setback from 25 feet to 5 feet adjacent to the south side of Lincoln subject to the following condition:

1. The remaining 5 foot setback area shall remain unpaved and shall be landscaped with trees, shrubs, and grass so as to provide a screen for the properties on the north side of Lincoln as well as to break up the view of the parking lot.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the Chairman and Secretary of the Board have signed it. If you have any questions, please call.

Very truly yours,

Ronald A. Williamson  
Assistant Secretary

RAW:kkq

cc: Wendle Parks, Jr., Wendle B. Parks & Sons, Architects,  
101 North Clifton  
L. E. Wilbur, 429 South Broadway  
Glen Lytle, Superintendent, Central Inspection  
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 15-67

APPLICANT: Unified School District No. 259, Sedgwick County, Kansas,  
428 South Broadway, Wichita

AGENT: L. E. Wilbur, 428 South Broadway, Wichita

REQUEST: Variance pursuant to Section 2.12.590.2, Code of the City  
of Wichita to:

(A) A variance to permit the open porches to project 16 feet into the required 25 foot front-yard setback adjacent to the west side of Edgemoor from a point 253 feet 9½ inches south of the center line of Lincoln Ave. to a point 692 feet 9½ inches south of the center line of Lincoln Avenue.

(B) A variance of the frontyard setback from 25 feet to 12.5 feet adjacent to the west side of Edgemoor from a point 762 feet 9½ inches south of the center line of Lincoln Avenue to a point 867 feet 9½ inches south of the center line of Lincoln Avenue in order to utilize the setback area for off-street parking.

(C) A variance of the frontyard setback from 25 feet to 5 feet adjacent to the south side of Lincoln from a point 544 feet west of the center line of Edgemoor Ave. to a point 1014 feet west of the center line of Edgemoor in order to utilize the setback area for off-street parking.

GENERAL LOCATION: Southwest corner of Lincoln and Edgemoor

ZONING: Subject property and that to the south and west is zoned "A" Two Family, to the north is "A" Two Family and "RB" Four Family, east is "LC" Light Commercial and "AA" Single Family

LAND USE: To the north is a service station, single family and four-plexes, to the east is service station and single family

JURISDICTION

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.2, 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.
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 actually asking for three separate variances and each variance will be set out separately.

PART "A"

A variance to permit the open porches to project 16 feet into the required 25 foot frontyard setback adjacent to the west side of Edgemoor from a point 253 feet 9½ inches south of the center line of Lincoln Avenue to a point 692 feet 9½ inches south of the center line of Lincoln Avenue.

The Board of Education is planning to add additional classroom space and new covered entrances on the Edgemoor side of Southeast High School. Section 28.04.188.2 states that "An open unenclosed porch may project into a required front yard for a distance not

exceeding 8 feet, and may project into a required rear yard for a distance not exceeding 5 feet." The entrances proposed by the architect extend into the setback a distance of 16 feet and, therefore, are 8 feet in violation and a variance has been requested.

#### Uniqueness

It is the opinion of the Secretary that this is a somewhat unique situation inasmuch as there is a large facility that already exists and additional space is needed and that the entrances which will be in violation of the ordinance will be open and unenclosed and will not hamper the view of traffic.

#### Adjacent Property

It is the opinion of the Secretary that the granting of the variance would not adversely affect the adjacent property inasmuch as the school owns the entire frontage for several hundred feet and there is no one either to the north or south which would have their view blocked.

#### Hardship

It is the opinion of the Secretary that if the variance is not granted this would create a hardship on the applicant inasmuch as the entrance or covered porch would not be in scale with the rest of the structure and would also not provide the protection which is intended.

#### Public Interest

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest inasmuch as the school site is substantial in size and the additional projection of the canopy into the setback area will not affect any of the surrounding properties.

#### Spirit and intent

It is the opinion of the Secretary that the granting of the variance would not be opposed to the spirit and intent of Title 28 inasmuch as the main structure will still maintain the required 25 foot setback and all that will project is the open unenclosed entranceways.

Recommendation

It is the opinion of the Secretary that all of the five conditions necessary to the granting of the variance can be found to exist and, therefore, it is recommended that the variance request be granted.

PART "B"

A variance of the front yard setback from 25 feet to 12.5 feet adjacent to the west side of Edgemoor from a point 762 feet 9½ inches south of the center line of Lincoln Avenue to a point 867 feet 9½ inches south of the center line of Lincoln Avenue in order to utilize the setback area for off-street parking.

The Board of Education is requesting a variance of the required 25 foot front setback down to 12.5 feet in order to utilize half of the front setback area for off-street parking. In viewing the area in the field it appears that the entire front setback area is being utilized for off-street parking at this time in violation of the ordinance. The parking layout is being redesigned and the parking lot is to be resurfaced and in so doing the school board is attempting to correct the violation that now exists. It is the opinion of the Secretary that the major problem involved with parking in the front setback is that the pavement runs clear up to the front property line leaving no area for landscaping to break up the monotony of the pavement. Inasmuch as the school does own both the property to the north and south it does not affect any adjacent properties; however, some relief should be given to the properties across the street and this could be accomplished through landscaping.

Uniqueness

It is the opinion of the Secretary that this is somewhat of a unique situation inasmuch as this is a large complex and the driveways, structures, and recreational facilities are already placed and only a limited area is left for utilization for off-street parking.

Adjacent Property

It is the opinion of the Secretary that the granting of the variance would not adversely affect the adjacent property inasmuch

May 23, 1967

as the school owns both the property to the north and south; however, there is some concern about the property across the street to the east and it is recommended that landscaping be required in order to preserve the view of these properties.

#### Hardship

It is the opinion of the Secretary that if this variance is not granted it would create a hardship for the School Board inasmuch as area which is of no practical value would have to be retained and could not be utilized for off-street parking.

#### Public Interest

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest inasmuch as there still will be 12.5 feet remaining in front which through intense landscaping can serve the same purpose as a 25 foot setback.

#### Spirit and Intent

It is the opinion of the Secretary that the granting of the variance would not be opposed to the spirit and intent of Title 28 inasmuch as a variance can be justified in circumstances such as this when the ownership is the same on both sides and provided that additional landscaping or screening is included to compensate for the loss in distance.

#### Recommendation

It is the opinion of the Secretary that all of the five conditions necessary to the granting of the variance can be found to exist and, therefore, it is recommended that the variance request be granted to reduce the required front setback from 25 feet to 12.5 feet subject to the following condition:

1. The 12.5 foot setback which will remain after the granting of the variance shall be left unpaved and shall be landscaped with trees, shrubs, and grass so as to provide a more pleasant view for the properties on the east side of Edgemoor.

PART "C"

A variance of the frontyard setback from 25 feet to 5 feet adjacent to the south side of Lincoln from a point 544 feet west of the center line of Edgemoor Avenue to a point 1,014 feet west of the center line of Edgemoor in order to utilize the setback area for off-street parking.

The third variance request by the Board of Education for Southeast High is to reduce the required front yard setback adjacent to Lincoln from 25 feet to 5 feet in order to utilize the area for off-street parking. Again, it is the opinion of the Secretary that inasmuch as the school board owns the property on both sides of the area and with the proper landscaping screening for the properties across the street that the request is justifiable.

Uniqueness

It is the opinion of the Secretary that this situation is somewhat unique inasmuch as the existing structures on the property limit the usable space for parking, and that if the variance would not be granted there would be a considerable amount of space which would be wasted.

Adjacent Property

It is the opinion of the Secretary that the granting of the variance would not adversely affect the adjacent property inasmuch as the Board of Education owns the property on both sides; however, the Secretary is concerned about the properties across the street and would recommend that the remaining 5 foot setback be more intensely landscaped so as to provide screening for the properties across the street.

Hardship

It is the opinion of the Secretary that if the variance were not granted it would create a hardship on the Board of Education inasmuch as it would be necessary to utilize property which has already been developed for recreational areas and further that there would remain a considerable amount of space that would be wasted.

Public Interest

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest if the front 5 foot setback which remains is adequately landscaped to provide a screen and to break up the monotony of the parking lot.

Spirit and Intent

It is the opinion of the Secretary that the variance is not opposed to the spirit and intent of Title 28 if proper screening is provided to compensate for the loss of distance of the setback area.

Recommendation

It is the opinion of the Secretary that all the five conditions necessary to the granting of the variance can be found to exist and, therefore, it is recommended that the variance request to reduce the front yard setback from 25 feet to 5 feet for off-street parking be approved subject to the following condition:

1. The remaining 5 foot setback area shall remain unpaved and shall be landscaped with trees, shrubs, and grass so as to provide a screen for the properties on the north side of Lincoln as well as to break up the view of the parking lot.

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

May 5, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 15-67

An application has been filed by Unified School District No. 259, Sedgwick County, Kansas, 428 South Broadway, by L. E. Wilbur, 428 South Broadway, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting:

(A) A variance to permit the open porches to project 16 feet into the required 25 foot front-yard setback adjacent to the west side of Edgemoor from a point 253 feet 9½ inches south of the center line of Lincoln Ave. to a point 692 feet 9½ inches south of the center line of Lincoln Avenue.

(B) A variance of the frontyard setback from 25 feet to 12.5 feet adjacent to the west side of Edgemoor from a point 762 feet 9½ inches south of the center line of Lincoln Avenue to a point 867 feet 9½ inches south of the center line of Lincoln Avenue in order to utilize the setback area for off-street parking.

(C) A variance of the frontyard setback from 25 feet to 5 feet adjacent to the south side of Lincoln from a point 544 feet west of the center line of Edgemoor Ave. to a point 1014 feet west of the center line of Edgemoor in order to utilize the setback area for off-street parking.

Generally located on the southwest corner of Lincoln and Edgemoor.

712  
692  
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867  
762  
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Case No. BZA 15-67

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May 5, 1967

This application has been assigned Case No. BZA 15-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 23, 1967, at 2:00 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.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 15-67  
FILED 4-25-67

**APPLICATION FOR VARIANCE**

1. Name of Applicant Unified School District No. 259, Sedgwick County, Kansas  
Mailing Address 428 S. Broadway, Wichita, Kansas Phone AM 7-8311  
Name of Authorized Agent L. E. Wilbur  
Mailing Address 428 S. Broadway, Wichita, Kansas Phone AM 7-8311  
Relationship of applicant to property is that of Clerk-Treasurer  
(owner, tenant, lessee, other)

II. The variance requested is to allow a 16' projection of the open porches'  
roofs into the required front yard area at four points along the Edgemoor addition.  
Reference: (Sec. 28.04.180 C,3 par. 2 or 3, page 83).

for property located at 903 South Edgemoor An area situated  
on W side of Edgemoor bet Lincoln & Boston  
and legally described as: East half of SW Quarter, Sec. 25, Township 27,  
R 1 E, except So. 687.92 feet,

in the City of Wichita; and which is presently zoned "A" Residential.  
(Give metes and bounds description below if appropriate):

- 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. 24-606); and that the appropriate fee is here-with tendered;
  - That he has been advised of his right to appeal of the deci-sion of the Board to the City Commission within ten (10) days of that decision;
  - That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Unified School District No. 259, Sedgwick County,  
Applicant State of Kansas

L. E. Wilbur  
Authorized Agent

-----  
OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeal  
(a.m. - p.m.), 4-25, 1967, together with  
appropriate fee of \$50.00.

Jack Sallersmith  
Signed Ego

BOARD OF ZONING APPEALS

CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Unified School District No. 259, Sedgwick County, Kansas  
Mailing Address 428 S. Broadway, Wichita, Kansas Phone AM 7-8311  
Name of Authorized Agent L. E. Wilbur  
Mailing Address 428 S. Broadway, Wichita, Kansas Phone AM 7-8311  
Relationship of applicant to property is that of Clerk-Treasurer  
(owner, tenant, lessee, other)

II. The variance requested is for permission to use some of the front yard for off-street parking. Reference: (Sec. 28.04.140 Off Street Parking Regulations 1.1)

for property located at 903 South Edgemoor On the W side of  
Edgemoor bet. Lincoln & Boston

and legally described as: East half of SW Quarter, Sec. 25, Township 27,  
R 1 E, except So. 687.92 feet,

in the City of Wichita; and which is presently zoned "A" Residential.

(Give metes and bounds description below if appropriate):

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 appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
- d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Unified School District No. 259, Sedgwick County,  
Applicant State of Kansas

L. E. Wilbur  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeal  
(a.m. - p.m.), 4-25, 1967, together with  
appropriate fee of \$50.00.

Jack Galbraith  
Signed

SOUTHEAST HIGH SCHOOL SUMMARY

EDGEMOOR ADDITION

- 9 - Classrooms
- 2 - Language Labs
- 1 - Science Room
- 1 - Typing Room
- 1 each boy & girl toilet
- \* 1 - EMH Classroom
- \* 1 - Special Reading

OFFICE ADDITION

- 3 - Offices
- 1 - Conference Room
- 1 - Secretary space
- \*\* 5 - Testing Rooms from Classroom conversion
- \*\* 4 - Classrooms from existing Library

COURT ADDITION

- 1 - Large Library
- 2 - Team Teaching rooms with 2 classrooms
- 12 - Classrooms
- 1 - Faculty Study Room
- 1 - Teacher work room
- 1 each Faculty men & women toilet
- 1 - Study Hall

ART WING ADDITION

- 2 - Art rooms
- 2 - Storage rooms

GYM ADDITION

- Additional Equipment Storage
- \* Existing Classroom enlarged
- \*\* Remodeled Areas

RECAP

- 24 Classrooms
- 1 Science Room
- 2 Language Rooms
- 1 Typing Room
- 2 Team Teaching Rms. w/2 C.R.
- 1 Study Hall
- 2 Art Rooms
- 1 Large Library
- 1 Boys Toilet
- 1 Girls Toilet
- Administration Offices
- Faculty Facilities
- Gym Equipment Storage

Existing Classrooms 63  
New (Equivalent) C.R. 37  
TOTAL 100

Wendell B. Parks & Sons  
Architects

PRELIMINARY FINISH SCHEDULE FOR SOUTHEAST HIGH SCHOOL ADDITION

Wendell B. Parks & Sons, Architects  
April 17, 1967

**CORRIDORS:** Floor - Terrazzo to match existing, Base - Glazed Tile, Wainscot - Glazed Tile, Walls - Smooth Plaster Painted, Ceiling - Acoustical Tile mechanically suspended at a height of 9' 1".

**CLASSROOMS, BUSINESS OFFICE, TEACHERS' WORK ROOM, JANITOR, BIOLOGY ROOM, FACULTY ROOMS, STORAGE, OFFICE, SPECIAL RESEARCH:** Floor - Vinyl Asbestos, Base - Glazed Brick, Walls - Painted concrete block, Ceiling - mechanically suspended mineral acoustical tile, except all rooms in Court Addition to have acoustical plaster ceilings.

**TOILETS:** Floor - Terrazzo with ceramic tile aprons at urinals, Base - Glazed Tile, Walls - Glazed Tile, Ceiling - mechanically suspended mineral acoustical tile.

**ADMINISTRATIVE OFFICES:** Floor - Vinyl asbestos, Base - Glazed brick and wood, Walls - Painted block and prefinished wood paneling on old walls, Ceiling - Fireguard acoustical tile mechanically suspended.

**ENLARGED CLASSROOMS:** Match existing finishes except provide new mechanically suspended ceiling where new construction.

**CONVERTED LIBRARY AREA:** Match existing finishes.

**LIBRARY AREA:** Floor - (Either carpet, rubber, custom vinyl tile, or sheet vinyl), Base - Glazed brick, Walls - Painted block, Ceiling - Acoustical Plaster.

**GYM STORAGE ADDITION:** Floors - cement topping, Base - Glazed brick, Walls - Exposed Block painted, Ceiling - none.

Preliminary Specifications  
Southeast High School Addition

Wendell B. Parks & Sons, Architects  
April 17, 1967

EDGEWOOD ADDITION

Reinforced concrete construction; drilled piers, formed grade beams, formed columns, beam and pan joist roof structure. Built up (20 year construction) tar and gravel deck over 2" rigid insulation. Exterior walls of 4" face brick, 1" foam board insulation and 6" light weight block. Floor construction of reinforced concrete slab with vapor barrier under on compacted sand fill.

Ceilings to be of suspended mineral acoustical tile; partitions of light weight concrete block and glazed tile wainscots, and block with plaster above wainscots; face brick and/or glazed tile walls in special areas. Floor finish to be thin set terrazzo in corridors, resilient floor tile in classrooms, and terrazzo in toilets. Doors to be solid core wood to match existing in hollow metal frames. All new areas air conditioned except corridors, janitor and storage areas.

COURT ADDITION

Fire protected steel construction; drilled concrete piers, steel columns and beams with steel joist and light weight concrete on corrugated roof construction. Second floor floor construction - light weight concrete on corrugated over steel joist. Roofing to be (20 year construction) tar and gravel, exterior walls made up of face brick, foam board insulation and light weight block. Ground floor to be reinforced concrete slab over vapor barrier on compacted sand fill. Insulation to be loose fill type on plaster ceilings in attic areas. Ceilings to be suspended acoustical plaster and mineral acoustical tile, partitions of light weight concrete block with corridor wall finishes to match existing. Floors to be terrazzo in corridors, resilient tile in classrooms, carpet or rubber tile in library. Doors to be solid core, to match existing; hollow metal frames. Windows to be steel or aluminum with solar type insulating glass.

All areas properly air conditioned except corridors, janitor and storage spaces.

ART WING ADDITION

Reinforced concrete construction, drilled piers, formed grade beams, formed concrete bents, with flat concrete slab spanning between bents. Roofing, exterior walls, floor slab, partitions and finish same as Edgewood Addition, except acoustical tile ceilings applied direct to roof slab. Air conditioned.

GYMNASIUM STORAGE ADDITION

Reinforced concrete construction; drilled piers, formed grade beams, concrete columns, beam and flat slab roof construction. Roofing, exterior walls, and floor slab to match existing construction.

OFFICE ADDITION

Masonry and fireproofed steel construction; concrete foundation walls, steel columns, beams with roof construction of open web steel joist and light weight concrete deck on corruforn. Roofing, walls, partitions and finishes similar to Edgemoor Addition. Air conditioned.

SOUTHEAST HIGH SCHOOL SUMMARY

EDGEWOOD ADDITION

- 9 - Classrooms
- 2 - Language Labs
- 1 - Science Room
- 1 - Typing Room
- 1 each boy & girl toilet
- \* 1 - EMH Classroom
- \* 1 - Special Reading

OFFICE ADDITION

- 3 - Offices
- 1 - Conference Room
- 1 - Secretary space
- \*\* 5 - Testing Rooms from Classroom conversion
- \*\* 4 - Classrooms from existing Library

COURT ADDITION

- 1 - Large Library
- 2 - Team Teaching rooms with 2 classrooms
- 12 - Classrooms
- 1 - Faculty Study Room
- 1 - Teacher work room
- 1 each Faculty men & women toilet
- 1 - Study Hall

ART WING ADDITION

- 2 - Art rooms
- 2 - Storage rooms

GYM ADDITION

Additional Equipment Storage

- \* Existing Classroom enlarged
- \*\* Remodeled Areas

RECAP

- 24 Classrooms
- 1 Science Room
- 2 Language Rooms
- 1 Typing Room
- 2 Team Teaching Rms. w/2 C.R.
- 1 Study Hall
- 2 Art Rooms
- 1 Large Library
- 1 Boys Toilet
- 1 Girls Toilet
- Administration Offices
- Faculty Facilities
- Gym Equipment Storage

Existing Classrooms 63  
New (Equivalent) C.R. 37  
TOTAL 100

Wendell B. Parks & Sons  
Architects

PRELIMINARY FINISH SCHEDULE FOR SOUTHEAST HIGH SCHOOL ADDITION

Wendell B. Parks & Sons, Architects  
April 17, 1967

**CORRIDORS:** Floor - Terrazzo to match existing, Base - Glazed Tile, Wainscot - Glazed Tile, Walls - Smooth Plaster Painted, Ceiling - Acoustical Tile mechanically suspended at a height of 9' 1".

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**LIBRARY AREA:** Floor - (Either carpet, rubber, custom vinyl tile, or sheet vinyl), Base - Glazed brick, Walls - Painted block, Ceiling - Acoustical Plaster.

**GYM STORAGE ADDITION:** Floors - cement topping, Base - Glazed brick, Walls - Exposed Block painted, Ceiling - none.

Preliminary Specifications  
Southeast High School Addition

Wendell B. Parks & Sons, Architects  
April 17, 1967

EDGE Moor ADDITION

Reinforced concrete construction; drilled piers, formed grade beams, formed columns, beam and pan joist roof structure. Built up (20 year construction) tar and gravel deck over 2" rigid insulation. Exterior walls of 4" face brick, 1" foam board insulation and 6" light weight block. Floor construction of reinforced concrete slab with vapor barrier under on compacted sand fill.

Ceilings to be of suspended mineral acoustical tile; partitions of light weight concrete block and glazed tile wainscots, and block with plaster above wainscots; face brick and/or glazed tile walls in special areas. Floor finish to be thin set terrazzo in corridors, resilient floor tile in classrooms, and terrazzo in toilets. Doors to be solid core wood to match existing in hollow metal frames. All new areas air conditioned except corridors, janitor and storage areas.

COURT ADDITION

Fire protected steel construction; drilled concrete piers, steel columns and beams with steel joist and light weight concrete on corruforn roof construction. Second floor floor construction - light weight concrete on corruforn over steel joist. Roofing to be (20 year construction) tar and gravel, exterior walls made up of face brick, foam board insulation and light weight block. Ground floor to be reinforced concrete slab over vapor barrier on compacted sand fill. Insulation to be loose fill type on plaster ceilings in attic areas. Ceilings to be suspended acoustical plaster and mineral acoustical tile, partitions of light weight concrete block with corridor wall finishes to match existing. Floors to be terrazzo in corridors, resilient tile in classrooms, carpet or rubber tile in library. Doors to be solid core, to match existing; hollow metal frames. Windows to be steel or aluminum with solar type insulating glass.

All areas properly air conditioned except corridors, janitor and storage spaces.

ART WING ADDITION

Reinforced concrete construction, drilled piers, formed grade beams, formed concrete bents, with flat concrete slab spanning between bents. Roofing, exterior walls, floor slab, partitions and finish same as Edgemoor Addition, except acoustical tile ceilings applied direct to roof slab. Air conditioned.

GYMNASIUM STORAGE ADDITION

Reinforced concrete construction; drilled piers, formed grade beams, concrete columns, beam and flat slab roof construction. Roofing, exterior walls, and floor slab to match existing construction.

OFFICE ADDITION

Masonry and fireproofed steel construction; concrete foundation walls, steel columns, beams with roof construction of open web steel joist and light weight concrete deck on corrugum. Roofing, walls, partitions and finishes similar to Edgemoor Addition. Air conditioned.

BOARD OF ZONING APPEALS

CITY OF WICHITA, KANSAS

APRIL 24, 1967

Supplemental data to the attached  
application for projection and parking  
variances at Southeast High School,  
903 South Edgemoor, Wichita, Kansas

1. With a projected enrollment of 3,000 by 1971-72 (2200 present) the Wichita Board of Education has authorized the building of additional classrooms to meet this need.

2. A thirteen (13) classroom (21,000 S.F.) addition is planned on Edgemoor Street.

An addition (44,000 S.F.) housing enlarged library and teaching facilities is planned for the present court area facing on Lincoln Street.

Two Art classrooms will be added to the art wing on Lincoln Street also.

Plus added administrative, storage and utility spaces.

3. To provide adequate space for our projected needs it has been necessary to make maximum use of our present building facility and the building site.

The Southeast High School grounds are south of Lincoln Street between Pinecrest and Edgemoor, extending south approximately 850 feet on Edgemoor and south to Boston on Pinecrest. Curtis Intermediate and Caldwell Elementary Schools are located south of Southeast High School on Edgemoor. The Wichita Board of Education is the sole owner of the entire tract of land, bounded by Lincoln St., Edgemoor, Boston and Pinecrest.

Your attention is called to the light commercial zoning across the street at Lincoln and Edgemoor. The Parklane Shopping Area is to the west at Oliver and there is commercial zoning at Harry and Edgemoor, all of which suggests a trend toward a more commercial area.

In the development of our expansion needs we are in variance with two sections of the specific terms of Title 28.

I. Section 28.04.180, 3 C, Area Regulations, paragraphs 2 or 3, page 83 of Zoning Ordinance City of Wichita, wherein the open porch roof (or canopies) project 16' into the required front yard area.

II. Section 28.04.140, Off Street Parking Regulations, paragraph 1.1, wherein we are using some front yard for off-street parking on Lincoln and Edgemoor Streets.

The attached drawings shows the location and extent of the variances.

I. Variance to Projections. Sec. 28.04.180 "C" Area Regulations, paragraphs 3 or 4, page 83.

1. It has been necessary to establish the main building line at the minimum front yard set back of 25 feet.

2. There are four (4) main entrances spaced from 108 to 117' apart serving the academic classroom wings which alone house some 1500 students.

Each entrance serves the loading and unloading zones on Edgemoor.

The entrances are also building exit requirements on the building code.

The overall length of the building frontage on Edgemoor is 439 feet.

3. The building floor level at the entrances is from two to three feet above the street sidewalk which calls for a large porch floor or landing area leading to steps down to the sidewalk level.

4. Each entrance requires ample porch or landing space outside the entrance doors to the steps to accommodate the student load in the morning and afternoon.

5. The open porch roof supports are 8' from the building wall line and the roof extends 16' from the building, two entrance roofs being 21' wide and two 41' wide. The underside of the flat roof construction is up 9½' above the porch floor level. The roof will be a 6" concrete slab. See the attached drawings.

We are requesting the variance:

1. To provide adequate shelter for students who wait in inclement weather outside the building. A 5' or 8' (Code limits) projection does not meet the required needs.

2. The entrances are the only architectural elements on this unusually long facade and it is most essential for the successful design of the building that they are of such size that they are in scale with the use and importance of their prominent locations along Edgemoor.

We trust that the Board will find that the conditions in this variance request are:

a. Not common to this zone and is an unusual condition not encountered in most instances where the porch shelter for loading areas is generally well within the building setback lines.

b. There are no adjacent property owners to be affected.

c. The strict application of Title 28 will constitute unnecessary and added hardship on the school administration in not providing adequate shelter for students who will stand in rain or inclement weather waiting for buses or other means of conveyance. Additional janitor and maintenance services are required on inadequately protected entrances.

d. The variance desired does not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, rather it presents a well designed and pleasing appearance to the benefit of the neighborhood and it will provide a convenient and comfortable outdoor waiting area as well as provide a dry covering in wet weather.

## II. VARIANCE TO OFF STREET PARKING REGULATIONS.

The present parking facilities at Southeast High School are used by the students at Southeast High School, the Staff of Southeast High School, and by the Curtis Intermediate Staff, visitors, and etc.

Our count of the cars using the facilities at Southeast High School and Curtis now is 537; 470 in the Southeast High School parking lot and 67 behind Curtis.

Minimum requirements based on a 3,000 student enrollment for 1971-72 is:

Southeast - 3,000 students	=	300 car spaces
Southeast - 165 teachers & employees	=	165 car spaces
Curtis - 100 teachers & employees	=	100 car spaces
TOTAL		565 car spaces

The present parking lot on Edgemoor has a 100' frontage, not including 30' drives on either side.

The lot is gravel surfaced and extends to the street line. Our plan is to hard surface the lot and rearrange the car spacing layout.

In our layout plan we are 12½ feet in the front yard. This is the desired variance we are requesting. This area has been used for parking since 1958 without a formal application for variance.

You will note we plan a low (4' maximum height) garden type wall parallel to the street and set back approximately 12½', with lawn space between the wall and sidewalk so as not to obstruct the view of egressing vehicles.

The distance across the street to the residential building line is approximately 100 feet.

The proposed parking lot on Lincoln Street will be using 21 feet of the 25' front yard area and will have a 370' frontage including the two approaches.

This lot is needed to get additional parking facilities nearer the administrative area for administrative personnel, and for public use to provide closer access to the Library and Gymnasium.

A low wall (4' maximum height) parallel to Lincoln Street and 4 feet inside the property line can be installed here if recommended. The nearness of the lot to the sidewalk would suggest only low planting (no wall) between the parking lot and the sidewalk, again to give clear view for the pedestrian for out going cars. The drive approaches will be 30 feet wide.

1. This application for additional off street parking space is based on the actual need and off street parking requirements of the City Code.

This need is created by the students who must drive long distances. The boundary lines of Southeast High School district are shown on the attached map.

2. Granting approval of the variances does not affect adjacent owners. Parking along Lincoln Street is prohibited, therefore an off street parking area here is extremely desirable.

3. The entire school property (building and grounds) is now used for educational purposes. The additional parking variance we are requesting does not encroach on the educational program. To provide parking in areas now used for educational purposes would deprive or limit the physical education to many students. This creates an undue hardship on the administration and the student.

The approval of variances requested is for the use of a very small percentage of the total front yard area.

The variance desired does not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the public, neighborhood or owners.

The location of the new parking areas provides:

a. A minimum distance from the building to the cars, providing less exposure to the elements to and from the cars.

b. Less crowded conditions in the parking areas, thus the safety aspects from less congestion for the child and adult are minimized.

c. Less congestion raises the moral standards eliminating accidents, controversies, fights, etc.

d. Sufficient available spaces produces order without the necessity of double parking in drives, corners, etc., all of which people will do when parking is not available.

e. The general welfare is improved in the entire neighborhood of the school served. Teachers, students, parents, neighbors, administration, employees, visitors, board members, and the general public benefit directly and indirectly due to more adequate and well arranged parking accommodations.

f. The area requested for parking and the care, maintenance and supervision of the area will not infringe on the attractiveness and comfort of the residential area. The upkeep and beauty of the school grounds will still be maintained and will provide ample lawn and planting space. The low walls with foundation planting will add to the attractiveness of the front yard area.

Thus, we are of the opinion that the general spirit and intent of Title 28 (Zoning Ordinance) is maintained and improved by these requests. We trust that the members of this Board of Zoning Appeals will approve these requests.

The attached plan showing the parking areas has been presented to the Traffic Engineering Department and has their stamp of approval.

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Thus, we are of the opinion that the general spirit and intent of Title 28 (Zoning Ordinance) is maintained and improved by these requests. We trust that the members of this Board of Zoning Appeals will approve these requests.

The attached plan showing the parking areas has been presented to the Traffic Engineering Department and has their stamp of approval.

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 )  
 Sedgwick County, )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft of:  
 Property lying North of, and within a radius of 200 ft from the South Line of Lincoln Street from a point 504 ft West of Edgemoor to a pt 974 ft West of Edgemoor,  
 and

Property lying East of and within 200 ft of, a pt 240 ft South of Lincoln on Edgemoor Ave. to a pt 824 ft South of Lincoln St., not including property of The Board of Education.

  
**Fidelity**  
**Title**  
**Company.**  
**inc.**

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:

DESCRIPTION	OWNER
Lot 1, Blk. 1, Purcell's 6th Add.	✓ Strong Hinman & Inez Goodin Hinman 5724 East 2nd St. 67208
Lot 2, Blk. 1, Purcell's 6th Add.	✓ Dana C. Wallick & Annetta B. Wallick, h/w jt 1008 So. Edgemoor. 67218
Lot 3, Blk. 1, Purcell's 6th Add.	X Tierney R. Hughes & Thelma M. Hughes, his wf. jt (not listed) <i>none found</i>
Lot 4, Blk. 1, Purcell's 6th Add.	✓ Wilbur M. Kellogg & Millie Lou Kellogg, h/w jt 1018 So. Edgemoor. 67218
Lot 5, Blk. 1, Purcell's 6th Add.	✓ Fred H. Cook & Una M. Cook, his wf jt 1024 So. Edgemoor. 67218



DESCRIPTION


OWNER

Lot 6, Blk. 1, Purcell's 6th Add.	✓ Kenneth D. Young & Ruth Nadine Young, wf jt 1030 So. Edgemoor. 67218
Lot 15, Blk. 1, Purcell's 6th Add.	✓ Ralph H. Baker & Ruby M. Baker, h/w jt 1031 So. Christine. 67218
Lot 16, Blk. 1, Purcell's 6th Add.	✓ Jessie L. Moynihan, as jt 1025 S. Christine. 67218
Lot 17, Blk. 1, Purcell's 6th Add.	✓ Lee A. Hurst & Iona B. Hurst, h/w jt 1019 S. Christine. 67218
Lot 18, Blk. 1, Purcell's 6th Add.	✓ Fred Reed Brown & Margaret A. Brown, h/w jt 1015 S. Christine. 67218
Lot 19, Blk. 1, Purcell's 6th Add.	✓ Edgar Shelton & Lorene E. Shelton, ux jt 1009 S. Christine. 67218
Lot 20, Blk. 1, Purcell's 6th Add.	X Darlen B. Tingle, sgle woman (Not Listed) <i>none found</i>
Lot 9, Blk. 10, Beverley Manor Add.	✓ Charles W. Hering & Pearl E. Hering, h/w jt 2318 So. Ridgewood. 67218
Lot 10, Blk. 10, Beverley Manor Add.	✓ Russell V. & Thelma H. Hyatt, ux jt 983 N. Robin. 67212
Lot 11, Blk. 10, Beverley Manor Add.	✓ LeRoy W. & Eleanor V. Pringle, wf jt 851 Marceline 67218
Lot 12, Blk. 10, Beverley Manor Add.	✓ Lyman F. T. Ray & Donna M. Ray, wf jt 8210 N. Oliver St.
Lot 13, Blk. 10, Beverley Manor Add.	✓ John E. & Beth L. Moore, h/w jt 858 Beverly 67218
Lot 14, Blk. 10, Beverley Manor Add.	X Frank B. & Barbara Maxine Bible, ux jt (not listed) <i>none found</i>
Lot 15, Blk. 10, Beverley Manor Add.	✓ Merlin F. & Delores L. Marshall, wf jt 848 Beverly 67218

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**



DESCRIPTION	OWNER
Lot 16, Blk. 10, Beverley Manor Add.	✓ Charles H. & Jeston P. Beckner, h/w jt 842 Beverly <i>67218</i>
Reserve B, Blk. 1, Replat of Part of Blk. 1, Purcell's 5th Add.	✓ Gage W. Lee and Esther E. Lee, wf jt 931 West 29th St. N. <i>67204</i>
Reserve C, Blk. 1, Replat of Part of Blk. 1, Purcell's 5th Add.	✓ Don G. & Margaret F. Purcell, ux 5051 East Lincoln. (Don G. is deceased) <i>67218</i>
Reserve A & C, Replat of Part of Blk. 1, Purcell's 5th Add.	D Don G. & Margaret F. Purcell, ux 5051 East Lincoln.
S 46 Ft N 506 Ft W 135 Ft Blk. 3, Beverly Terrace Add.	✓ G. S. & Clarice M. McMillan, ux 6029 East Bayley <i>67218</i>
S 46 Ft N 552 Ft W 135 Ft Blk. 3, Beverly Terrace Add.	✓ Dennis L. & Joan M. Ward, ux 852 So. Pinecrest. <i>67218</i>
S 47.67 Ft W 135 Ft Blk. 3, Beverly Terrace Add.	✓ Wilbur F. Poland, sgle. 858 So. Pinecrest. <i>67218</i>
S 108.5 Ft of N 538 Ft of E 135 Ft, Blk. 3, Beverly Terrace Add.	✓ <i>not 5-10-67</i> Victory Housing No. 2 1640 W. Douglas (not listed) <i>to Frank M. Revaler 7203 1905 Southwest Blvd.</i>
E 135 Ft of Blk. 3, exc N 538 Ft thereof, Beverly Terrace Add.	D Victory Housing No. 2 1640 W. Douglas (not listed)
S 108.5 Ft of N 538 Ft of Blk. 4, exc W 135 Ft, Beverley Terrace	D Victory Housing No. 2 Inc. 1640 W. Douglas (not listed)
S 72 Ft of Blk. 4, exc W 135 Ft, Beverley Terrace	D Victory Housing No. 2 Inc. 1640 W. Douglas (not listed)
S 108.5 Ft of N 538 Ft of W 135 Ft of Blk. 4, Beverley Terrace	D Victory Housing No. 2 Inc. 1640 W. Douglas (not listed)
S 72 Ft of W 135 Ft of Blk. 4, Beverley Terrace	D Victory Housing No. 2 Inc. 1640 W. Douglas
S 47.67 Ft of the W 135 Ft of Blk. 3, Beverly Terrace Add.	D Wilbur F. Poland, sgle man 858 So. Pinecrest.
S 46 Ft of N 552 Ft of W 135 Ft, Blk 3, Beverly Terrace Add.	D Dennis L. & Joan M. Ward, h/w jt 852 So. Pinecrest.
S 46 Ft of N 506 Ft of W 135 Ft of Blk. 3, Beverly Terrace Add.	D G. S. & Clarice M. McMillan, h/w jt 6029 So. Pinecrest.

  
**Fidelity**  
**Title**  
**Company,**  
*inc.*



DESCRIPTION

OWNER

Lot 3, Blk. 1, Purcell's 5th Add.

✓ Samuel S. & Barbara J.  
Cheeseman, wf jt  
914 So. Edgemoor. 67218

Lot 4, Blk. 1, Purcell's 5th Add.

✓ Leonard W. & Lois M.  
Vorderbruegge, wf jt  
918 So. Edgemoor. 67218

Lot 5, Blk. 1, Purcell's 5th Add.

✓ William E. & Lavona M.  
Ripper, h/w jt 2227 Pattie.  
67211

Lot 6, Blk. 1, Purcell's 5th Add.

✓ Tom & Edith B. Yazel, h/w jt  
1633 Lexington Ave. 67218

Lot 7, Blk. 1, Purcell's 5th Add.

✓ George F. & Harriet E.  
Lavener, wf jt 934 So.  
Edgemoor. 67218

Lot 8, Blk. 1, Purcell's 5th Add.

✓ Kenneth G. & Marie H.  
Wagoner, ux jt  
938 So. Edgemoor. 67218

Lot 9, Blk. 1, Purcell's 5th Add.

✓ James D. & Constance J.  
Cline, wf jt 944 So.  
Edgemoor. 67218

Lot 10, Blk. 1, Purcell's 5th Add.

✓ Joe E. & Margery D. Wilcox,  
j/w jt 1139 So. Kansas Ave.  
67211

Lot 11, Blk. 1, Purcell's 5th Add.

X Geo. L. & Josie B.  
Richeson, ux jt  
(Not Listed) none found

Lot 12, Blk. 1, Purcell's 5th Add.

✓ Harry F. Jr., & Allison D.  
Strattan, ux jt 958 So.  
Edgemoor. 67218

Lot 13, Blk. 1, Purcell's 5th Add.

✓ Robert W. & Ruby N.  
Chandler, ux jt  
(not listed) 961 So. Christine 67218

Lot 14, Blk. 1, Purcell's 5th Add.

✓ Alma Torkelson 214 Buckeridge.  
67203

Lot 15, Blk. 1, Purcell's 5th Add.


✓ Norman A. & Ruby I. Roberts,  
wf jt 949 So. Christine.  
67218

Lot 16, Blk. 1, Purcell's 5th Add.

✓ Nora May McCollum, widow  
(not listed)  
945 So. Christine 67218

Lot 17, Blk. 1, Purcell's 5th Add.

✓ Arthur M. & Mabel Dunn,  
ux jt 937 So. Christine.  
67218

  
Fidelity  
Title  
Company,  
inc.



DESCRIPTION

OWNER

Lot 18, Blk. 1, Purcell's 5th Add.

✓ James E. & Stella May  
Whipple, ux jt  
931 So. Christine. 67218

Lot 19, Blk. 1, Purcell's 5th Add.

✓ Alfonso F. & Angeline  
Amaro, h/w jt (Not Listed.)  
925 So. Christine  
67218

Lot 20, Blk. 1, Purcell's 5th Add.

✓ Arnold W. & Wilma W.  
Tegtmeier, h/w jt  
919 So. Christine. 67218

Lot 21, Blk. 1, Purcell's 5th Add.

✓ Leon L. & Dorothy J.  
Binkley, ux jt  
915 So. Christine. 67218

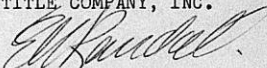
E $\frac{1}{2}$  SW $\frac{1}{4}$  Sec. 25-27-1E Exc S 20A  
(Exempt 193)

✓ Board of Education  
428 So. Broadway  
67202

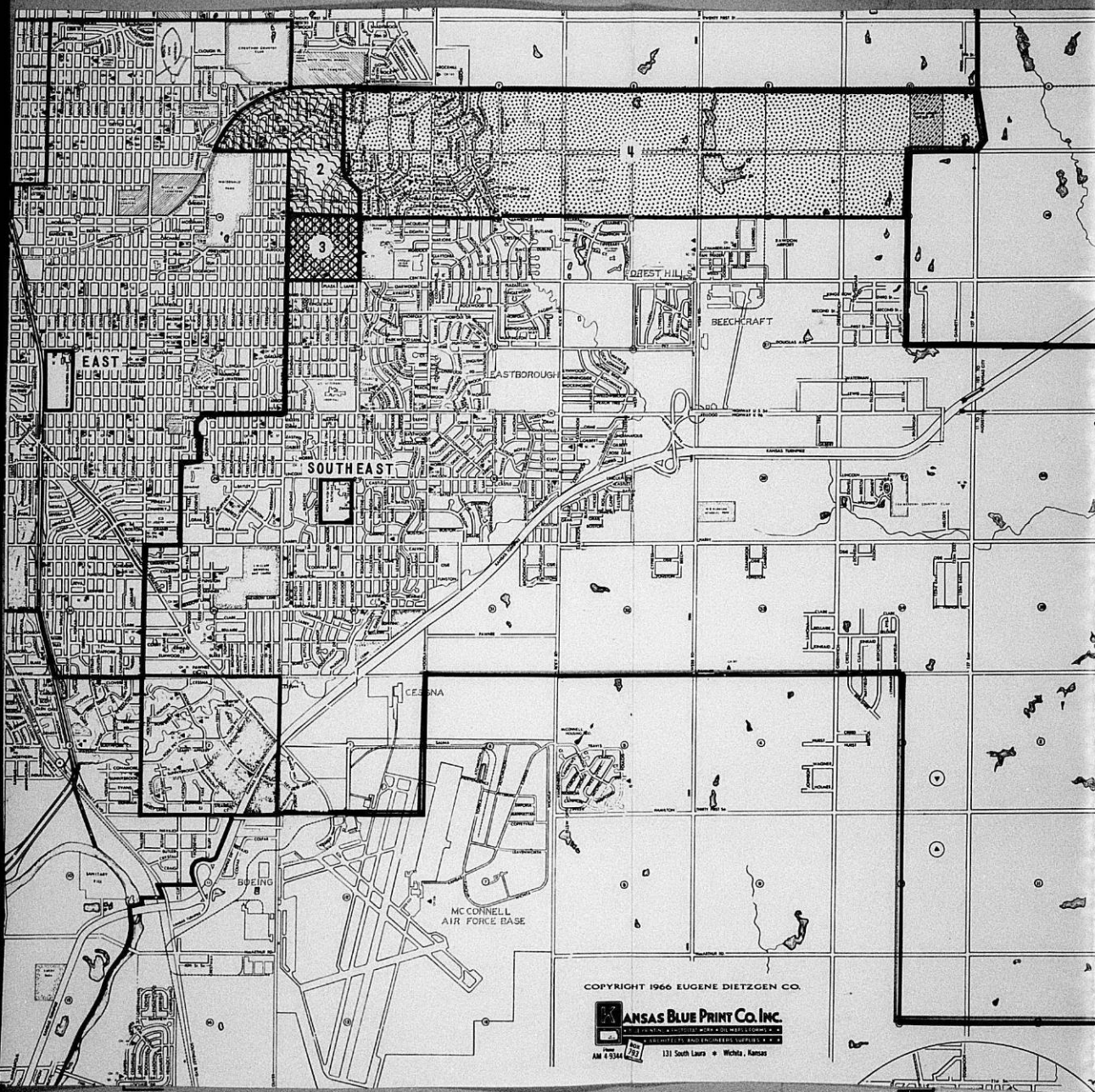
Dated at Wichita, Kansas, this 24th day of April, 1967 at 7 A. M.

  
Fidelity  
Title  
Company,  
inc.

FIDELITY TITLE COMPANY, INC.

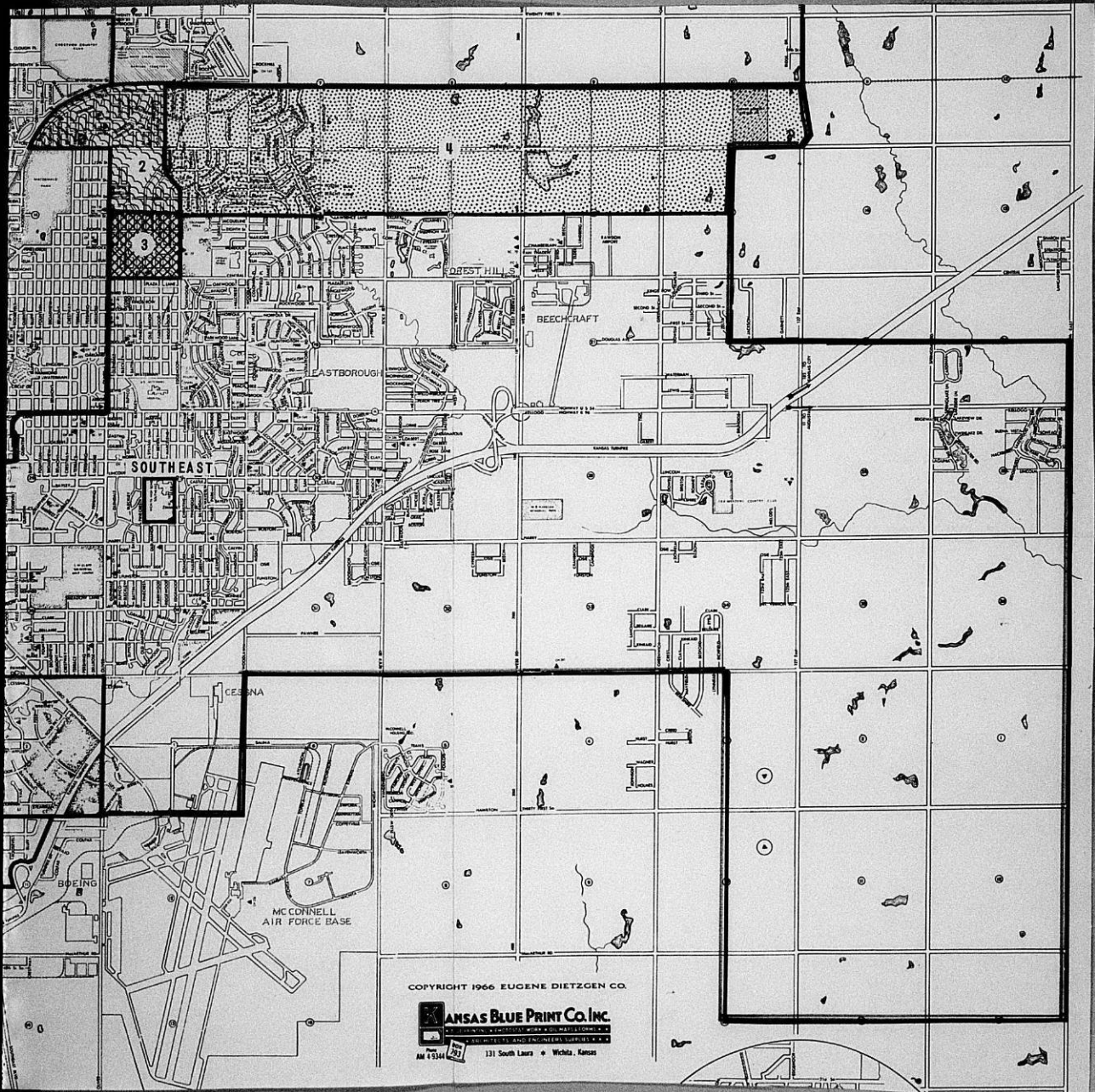
By   
Vice President.





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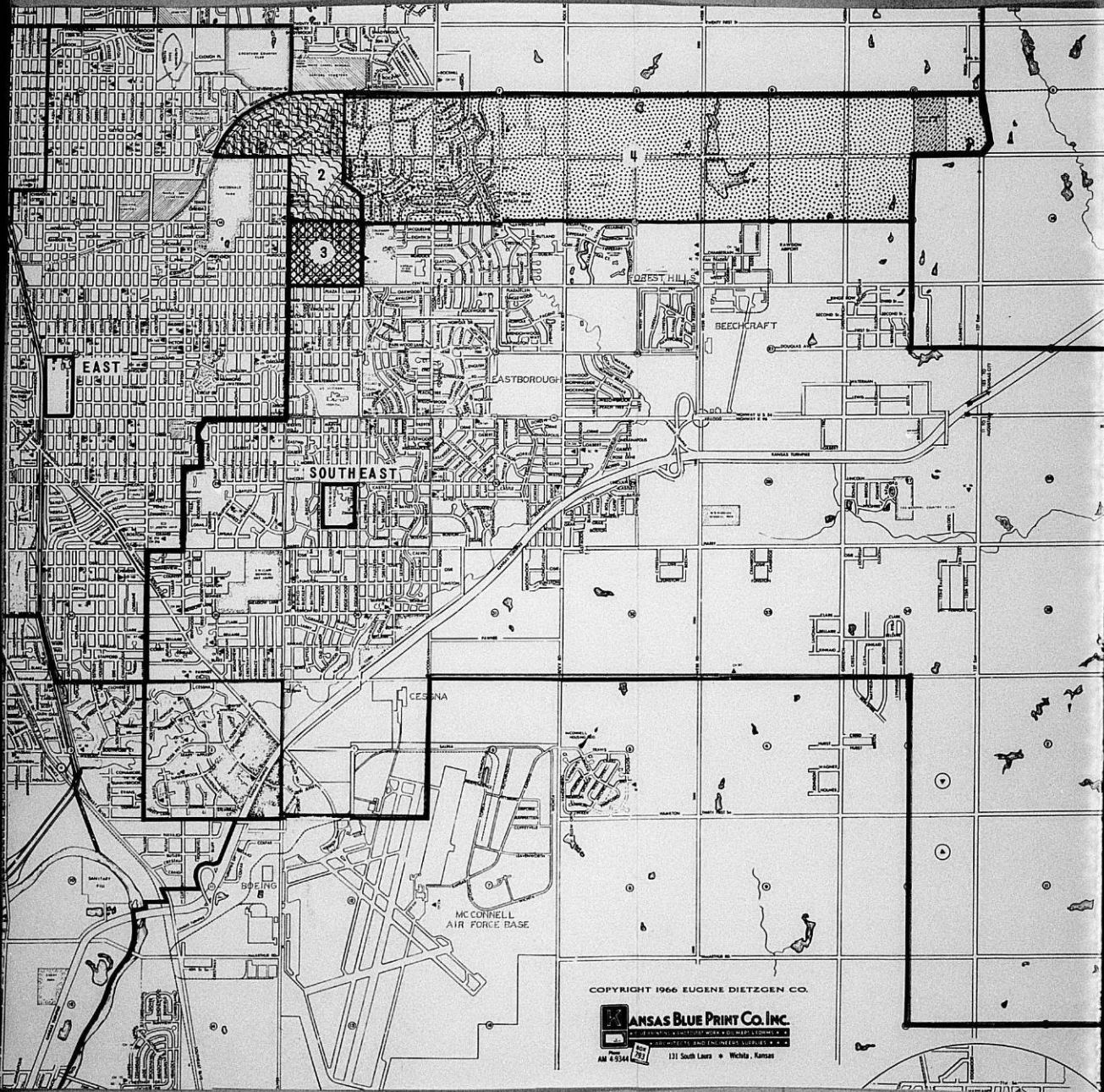
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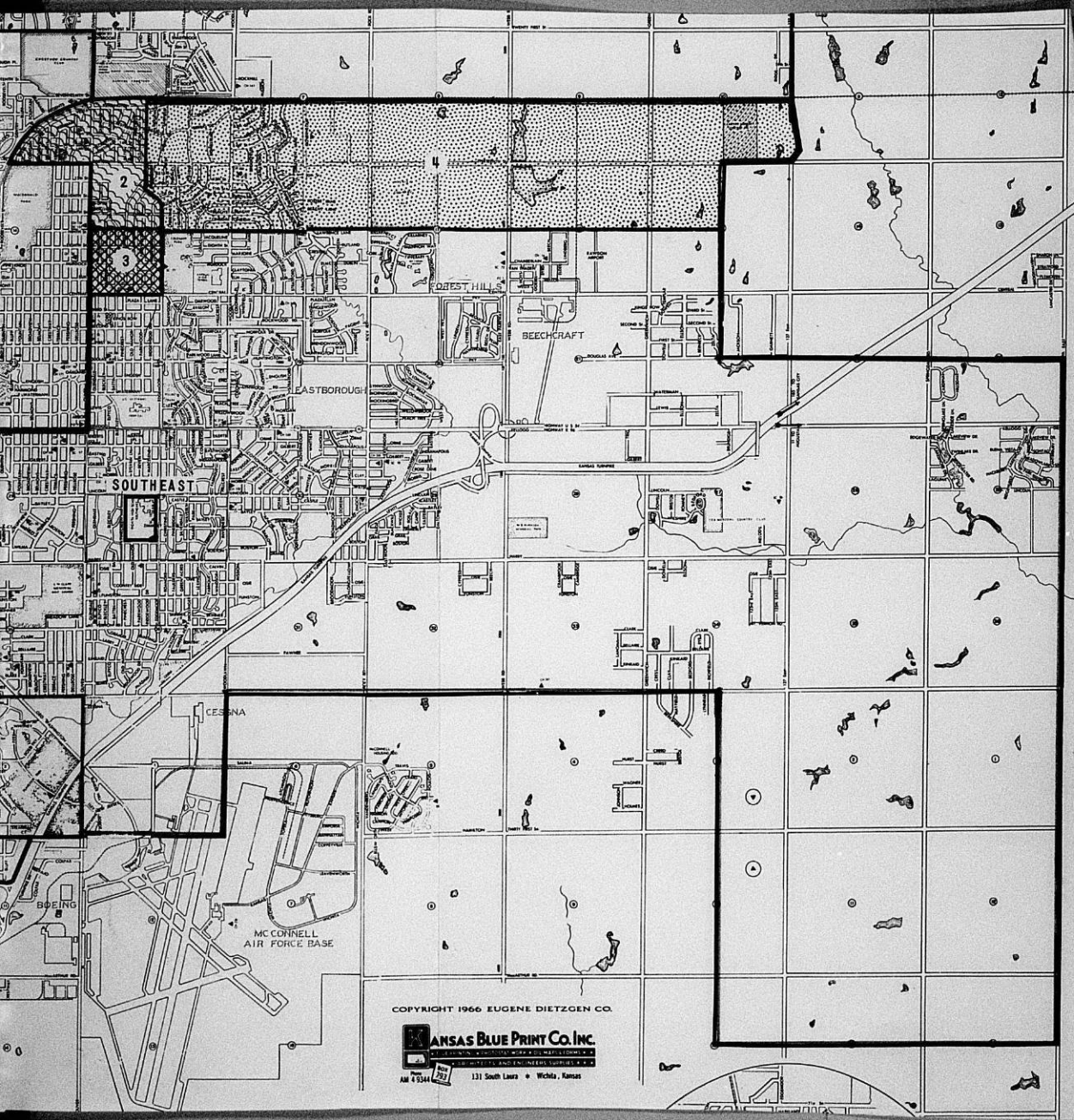
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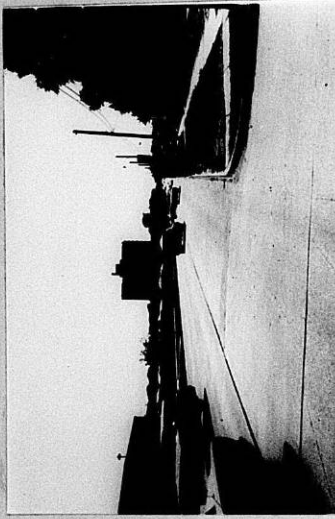
\*

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

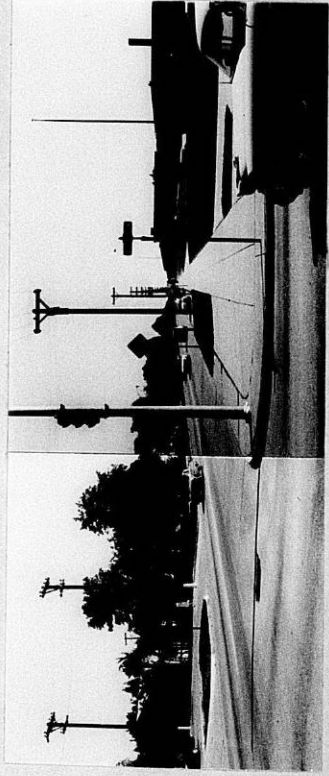
Map No. 5846  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

- AREA DATA:
1. Acres: \_\_\_\_\_
  2. Adjoining Zoning: \_\_\_\_\_
  3. Land Use: East \_\_\_\_\_  
West \_\_\_\_\_
  4. Sketch Plan Land Use \_\_\_\_\_
  5. Present Land Use \_\_\_\_\_
  6. Area (is) (is not) \_\_\_\_\_

PHOTO DATA:  
Taken by \_\_\_\_\_



1



2.



