

Case No. BZA 15-80 - Edward J. Martin - Requests a variance to reduce the rear yard from 5' to 0' for a detached garage on property zoned "AA" & "A" One-family & Two-family Dwellings

2000 1/4 Sec 7-10-80
checked out 7-10-80

B2A
15-80

POSTED
4-1-80
JH

ACTION

COMMITTEE APPROVED DATE 4-22-80
M.A.P.C. _____
B.C.C./B. CO. C. _____

200' 1/4 Sec 7-10-80
checked out 7-10-80

Case No. B2A 15-80 - Edward J. Martin Requests a variance to reduce the rear yard from 51' to 45' for a detached garage on property zoned "AA" & "AA" One-Family & Two-Family Residential

Map No. 5747
 Sec. 23
 Twp. 27
 Range 1E

NE

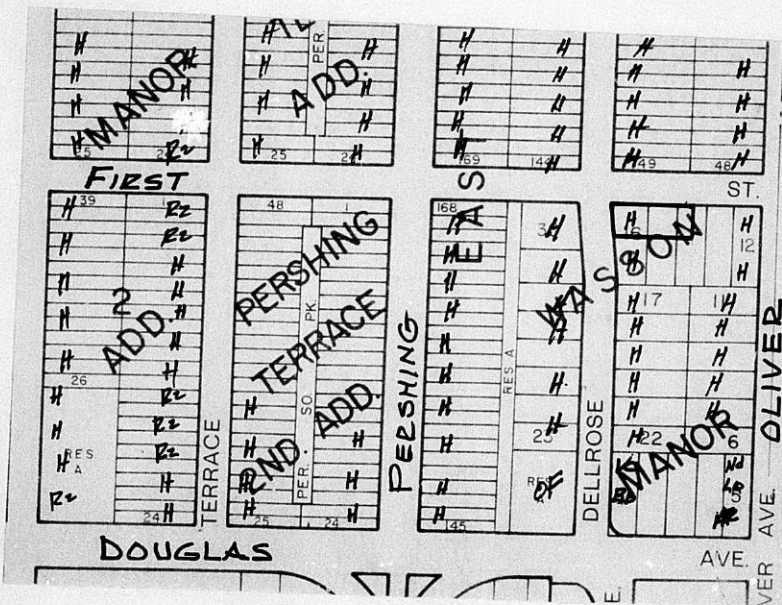
BZA- 15-80
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.18 (60 ft. by 135 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



June 30, 1980

Edward J. Martin
152 North Dellrose
Wichita, Kansas 67208

Re: Case No. BZA 15-80
Request for Variance

Dear Mr. Martin:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 22, 1980, in connection with your request for a variance to reduce the rear yard from 5' to 0' for a detached garage on property zoned "AA" and "A" One-family and Two-family Dwelling Districts and generally located on the southeast corner of Dellrose and First Street (152 North Dellrose).

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 Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 15-80

WHEREAS, Edward J. (Joe) Martin, 152 North Dellrose, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to vary the rear yard setback for an accessory structure from 5' to 0' on property zoned the "AA" & "A" One-family and Two-family Dwelling Districts and legally described as follows:

The north sixty feet of Lots 15 and 16, and the north sixty feet of the west half of Lot 14, in Wasson Manor, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the south-east corner of Dellrose and First Street (152 North Dellrose).

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 22, 1980, 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 present garage is constructed on the east property line and in the easement; 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 new garage will be located along the same line as the existing garage and will therefore not reduce the open space; 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 constitute unnecessary hardship upon the property owners represented in the application inasmuch as the location of the present garage prevents a logical location for a swimming pool in the rear yard; 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 inasmuch as the utilities involved have given consent for the location of the garage in the easement; 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 adjacent property owner has granted a maintenance access easement to allow maintenance of the 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.

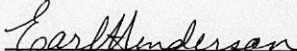
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the rear yard setback for an accessory building from 5' to 0' on property zoned the "AA" and "A" One-family and Two-family Dwelling Districts and legally described as:

The north sixty feet of Lots 15 and 16, and the north sixty feet of the west half of Lot 14, in Wasson Manor, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Dellrose and First Street (152 North Dellrose).


be approved subject to the following conditions:

1. Approval shall be only for that area indicated on the submitted plot plan from 5' to 0' for a one-story two-car garage and including space necessary for equipment in the operation of a swimming pool.
2. The applicant shall secure written permission from K.G.&E. the Electric Company, Southwestern Bell Telephone Company and the Superintendent of Sewer Maintenance to locate the garage in the utility easement.
3. The applicant shall secure and record a maintenance access agreement on the property to the east to permit maintenance of the garage.
4. Said agreements shall be provided to the Secretary prior to the release of this resolution.

ADOPTED AT WICHITA, KANSAS, this 22nd day of April, 1980.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
JUN 30 1980

FILM 425 PAGE 847

MAINTENANCE ACCESS AGREEMENT

NO. 4 S4334
BETTE F. MCCART
REGISTER OF DEEDS

THIS AGREEMENT made and entered into this 27th day of June, 1980,

BY AND BETWEEN

FORREST J. REYNOLDS and
ANN M. REYNOLDS, his wife,

hereinafter called "Reynolds"

AND

EDWARD JOSEPH MARTIN and
JOHNETTE F. MARTIN, his wife,

hereinafter called "Martins"

WITNESSETH:

WHEREAS, the Reynolds are owners of the following described real estate in Wichita, Sedgwick County, Kansas, to-wit:

The North 50' of Lots 12 and 13, and
The North 50' of the East-half of Lot 14,
Wasson Manor, Wichita, Sedgwick County, Kansas,

AND, WHEREAS, the Martins are owners of the following described real estate in Wichita, Sedgwick County, Kansas, to-wit:

The North 60' of Lots 15 and 16, and
The North 60' of the West-half of Lot 14,
Wasson Manor, Wichita, Sedgwick County, Kansas,

AND WHEREAS, the Martins desire to erect a one-story two-car garage and swimming pool on their property, adjacent to the line with the property of the Reynolds, which will require the removal of the Reynold's fence as well as a waiver by the City of Wichita of certain set-back requirements.

NOW, THEREFORE, in consideration of One Dollar and the mutual promises and agreements, and provided the City of Wichita authorizes said work, it is agreed as follows:

1. The Martins may remove the Reynolds' 5' cedar board fence now located along their common property line, at the time of the construction of the garage and swimming pool.
2. Thereafter the Martins will reinstall the fence, at their expense, along any portion of the common property line then unfenced, and will install the same or similar fencing along the south property line of Reynolds' property, to tie into the present fencing along said south line.

Copy

3. The Martins will take down and remove at their expense any fence line trees which must be removed to complete the fencing along Reynolds' south property line.

4. The Reynolds grant to the Martins and to their successor in title, to run with the land, the right to enter onto and across the west five feet (5') of Reynolds' property, for access to perform necessary maintenance on the Martin's garage, said easement being across the following property, to-wit:

The West five feet (5') of the North fifty feet (50') of the East-half of Lot 14, Wasson Manor, Wichita, Sedgwick County, Kansas.

5. The Martins agree to pay all costs in connection with this agreement and to hold the Reynolds harmless from cost or expense in connection with the same and any and all work covered by this agreement.

SIGNED AT WICHITA, KANSAS, this 30th day of June, 1980.

Forrest J. Reynolds
FORREST J. REYNOLDS

Ann M. Reynolds
ANN M. REYNOLDS

Edward Joseph Martin
EDWARD JOSEPH MARTIN

Johnette F. Martin
JOHNETTE F. MARTIN

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 30 day of June, 1980, before me, a Notary Public in and for said County and State, came Forrest J. Reynolds and Ann M. Reynolds, to me personally known to be the same persons who

executed the within instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed

my official seal on the day and year last above written.



My Commission expires January 20, 1981

Ethel B. Knaack
NOTARY PUBLIC Ethel B. Knaack

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 27th day of June, 1980, before me, a Notary Public in and for said County and State, came Edward Joseph Martin and Johnette F. Martin, to me personally known to be the same persons who executed the within instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.



Eileen L. Newton
NOTARY PUBLIC

RECEIVED

JUN 5 1980

METROPOLITAN PLANNING
ROUTE



KANSAS GAS AND ELECTRIC COMPANY

June 3, 1980

Metropolitan Area Planning Commission
455 North Main
7 Louise Oliveres
Wichita, Kansas 67202

Dear Ms. Oliveres:

In reference to my letter dated April 8, 1980 where I said Kansas Gas and Electric Company had no objection to Mr. Martin relocating his garage if he did not move it in an easterly direction.

At that time it was not apparent to me in the field where the property line was, therein lies the statement to not move garage in an easterly direction.

Mr. Martin has had his property surveyed, and after checking in the field on June 2, 1980 it appears to me property line is east of position I thought originally.

Therefore, in view of this, we would have no objection to Mr. Martin relocating his garage to his east property line.

Sorry about the confusion of the first letter.

Sincerely,

E. V. Moser
Senior Estimator

EVM:pw

cc: Mr. Joe Martin
152 N. Dellrose

BZA-15-80



Southwestern Bell

Engineering Operations
626 N. Broadway
Wichita, Kansas 67214
March 31, 1980

Mr. Joe Martin
152 N. Dellrose
Wichita, Kansas 67208

Dear Mr. Martin:

Per our conversation on March 31, 1980 at 2:05PM. SWBT will not be involved with the future construction. The aerial telephone cable and pole line will remain in the ten foot dedicated rear easement.

Sincerely,
Rick E. Jones
Rick E. Jones
Ntwk Svcs Supv.-OSP Engr.



KANSAS GAS AND ELECTRIC COMPANY

April 8, 1980

RECEIVED

APR 9 1980

METROPOLITAN PLANNING
ROUTE Louise

Metropolitan Area Planning Commission
455 North Main
% Louise Oliverex
Wichita, Kansas 67202

Dear Ms. Oliverex:

Mr. Joe Martin who lives at 152 North Dellrose has requested we write a letter stating our position in regards to him moving his garage at the above stated address.

Mr. Martin has a garage near his east property line, and is wanting to move it 15 feet north.

We have no objection to this as long as he does not move the garage in an easterly direction at all.

Also, he must meet National Electric Safety Codes requirements as to clearances from buildings to our wires.

I assume the building height is not to be increased.

Hope this is satisfactory with you.

Sincerely,

Eugene V. Moser
Senior Estimator

EVM:pw

THE CITY OF WICHITA

OFFICE OF Sewer Maintenance

DATE April 17, 1980

TO Jack Galbraith, Chief Planner

FROM D. R. Brewer, Jr.

SUBJECT EZA 15-80
Edward Martin

Please be advised that the Department of Water & Water Pollution Control, Sewer Maintenance Division does not have a public sewer in the following described easement.

The E 5' of the W $\frac{1}{2}$ of the N 50 ft. of Lot 14, Wasson Manor Addition.

No future extension of the sewer system will be required and access to the existing sewer is still available.



D. R. Brewer, Jr.
Superintendent
Sewer Maintenance Division

DRB:te

cc: Edward Martin, 152 North Dellrose

RECEIVED

APR 18 1980

METROPOLITAN PLANNING
ROUTE

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 23, 1980

Edward J. Martin
152 North Dellrose
Wichita, Kansas 67208

Re: Case No. BZA 15-80
Request for Variance

Dear Mr. Martin:

At the regular meeting of the Board of Zoning Appeals on April 22, 1980, your request for a variance to reduce the rear yard from 5' to 0' for a detached garage on property zoned "AA" and "A" One-family and Two-family Dwelling Districts and generally located on the southeast corner of Dellrose and First Street (152 North Dellrose) was considered.

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

1. Approval shall be only for that area indicated on the submitted plot plan from 5' to 0' for a one-story two-car garage and including space necessary for equipment in the operation of the swimming pool.
2. The applicant shall secure written permission from K.G.&E. The Electric Company, Southwestern Bell Telephone Company and the Superintendent of Sewer Maintenance to locate the garage in the utility easement.
3. The applicant shall secure and record a maintenance access agreement on the property to the east to permit maintenance of the garage.
4. Said agreements shall be provided to the Secretary prior to the release of this resolution.

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 and upon the receipt of the documents listed above.

THE CITY OF WICHITA 2

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad
cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE April 22, 1980

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, CPO Administrative Aide

SUBJECT BZA 15-80 (SOUTHEAST CORNER OF
DELLROSE AND FIRST STREET - 152
NORTH DELLROSE)

At their meeting of April 21, CPO Council "G" considered the captioned case. Joe Martin, applicant, was present and provided additional information to the Council and members of the public regarding the variance request. No one present spoke in opposition to the request.

The Council voted unanimously (6-0) to recommend approval of the variance to reduce the rear yard setback from 5 feet to 0 feet for a detached garage.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the April 22 meeting.

Shirley Mast
Shirley Mast
CPO Administrative Aide

SM:rs

Noted: *Sarah Gilbert/gaw*
Sarah Gilbert
Assistant CP Coordinator

RECEIVED

APR 22 1980

METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 15-80

APPLICANT: Edward J. Martin, 152 N. Bellrose, Wichita, Kansas.

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the rear yard setback from 5' to 0 for a detached garage.

GENERAL LOCATION: On the southeast corner of Bellrose and First Streets (152 North Bellrose).

ZONING: Subject property is zoned "AA" and "A" One-family and Two-family Dwelling Districts as are the surrounding properties.

LAND USE: Subject property is occupied by a single-family dwelling as are all adjacent properties.

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
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

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BZA 15-80
BZA AGENDA
4-22-80

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required rear yard setback for a detached garage from 5' to 0' adjacent to the east property line so that sufficient space may be provided for the installation of a swimming pool in the rear yard.

This area has been developed with single-family homes for approximately 45 to 50 years, with the subject property being developed with the existing garage on the east property line which is presently in a recorded easement. The area is platted in a block considered to have a reversal of frontage lots but all houses are oriented to the east and west toward Cliver and Dellrose.

The applicant has indicated that he is in the process of seeking permission, of all utilities having an interest in the easement, to rebuild in the easement. There are no underground utilities in the easement, so only those overhead utilities would apparently have a direct interest.

UNIQUENESS:

It is the opinion of the Secretary that this may be somewhat of a unique situation inasmuch as the present garage is constructed on the east property line and in the easement.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance may not adversely affect the rights of adjacent property owners or residents inasmuch as the new garage will be located along the same line as the existing garage and will therefore not reduce any open space.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the zoning ordinance would constitute an unnecessary hardship upon the applicant inasmuch as the location of the present garage prevents a logical location for a swimming pool in the rear yard.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would affect the public interest inasmuch as the new garage will be within 6' of the street right-of-way line which will not permit parking on the driveway without encroachment on public right-of-way.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance would be opposed to the spirit and intent of the zoning ordinance inasmuch as the intent of the ordinance is to locate all

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BZA AGENDA
4-22-80

structures on residential properties so that they can be maintained without having to use adjacent property.

RECOMMENDATION:

If the Board finds all five of the conditions necessary for the granting of a variance to exist, it is the recommendation of the Secretary that the variance be approved subject to the following conditions:

1. Approval shall be only for that area indicated on the submitted plot plan from 5' to 0 feet.
2. The applicant shall secure written permission from K.G.&E. the Electric Company, Southwestern Bell Telephone Company and the Superintendent of Sewer Maintenance to locate the garage in the utility easement.
3. The applicant shall secure and record a maintenance access agreement on the property to the east to permit maintenance of the garage.
4. Said agreements shall be provided to the Secretary prior to the release of this resolution.

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

April 1, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 15-80

An application has been filed by Edward J. (Joe) Martin, 152 North Dellrose, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the rear yard from 5 feet to 0 feet for a detached garage, on property zoned the "AA" & "A" One-family & Two-family Dwelling District and legally described as follows:

The North Sixty Feet of Lots 15 and 16, and the North Sixty Feet of the West Half of Lot 14, in Wasson Manor, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Dellrose and First Street (152 North Dellrose).

This application has been assigned case No. BZA 15-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 22, 1980, 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. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

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

BZA CASE NO. 15-80

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

26 NOTICES SENT TO ADJOINING PROPERTY OWNERS

38 TOTAL NOTICES SENT 4-1-80

BOARD OF ZONING APPEALS

CASE NO. 15-80

CITY OF WICHITA, KANSAS

FILED 3-24-80

APPLICATION FOR VARIANCE

I. Name of Applicant Edward J. (Joe) Martin

Wichita, Ks.
Mailing Address 152 N. Dellrose, 67208 Phone 685-2546

Name of Authorized Agent SAME

Wichita, Ks.
Mailing Address 433 S. Hydraulic 67211 Phone 267-0201

Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. *will proceed*
The variance requested is to reduce the rear yard from 5 feet
for the reconstruction of the existing garage
(currently located on the East Property Line with virtually no set back)
on the same East line but at the recognized side yard set back to allow
to 0 feet for a detached garage.
for proper utilization of the back yard for the construction of a pool.
on the southeast corner of Dellrose and First Street
for property located (152 North Dellrose) Wichita, Kansas

and legally described as: The North Sixty Feet of Lots 15 and 16, and the

North Sixty Feet of the West Half of Lot 14, in Wasson Manor, an Addition

to Wichita, Sedgwick County, Kansas.

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

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.

[Signature]
Applicant

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:45 (a.m. - p.m.), March 24 1980
together with appropriate fee of \$50.00.

T9-402

[Signature]
Signed

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____


APPLICATION FOR VARIANCE

I. Name of Applicant Edward J. (Joe) Martin
Wichita, Ks.
Mailing Address 152 N. Dellrose, 67208 Phone 685-2546
Name of Authorized Agent SAME
Wichita, Ks.
Mailing Address 433 S. Hydraulic 67211 Phone 267-0201
Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. The variance requested is For the reconstruction of the existing garage
(currently located on the East Property Line with virtually no set back)
on the same East line but at the recognized side yard set back to allow
for proper utilization of the back yard for the construction of a pool.
for property located 152 North Dellrose, Wichita, Kansas

and legally described as: The North Sixty Feet of Lots 15 and 16, and the
North Sixty Feet of the West Half of Lot 14, in Wasson Manor, an Addition
to Wichita, Sedgwick County, Kansas.
in the City of Wichita; and which is presently zoned "AA" & "A"

- 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. 74-606); 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.


Applicant

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals _____ (a.m. - p.m.), _____ 19____
together with appropriate fee of \$50.00.

Signed

OWNERSHIP LIST

Lot	Addition	Property Owner
north 28 ft lot 9 south 28 ft lot 10	Wasson Manor	✓ Alice N. Grimes 139 North Oliver 67208
north 22 ft lot 10 south 28 ft lot 11	Same	✓ Agnes L. Graalman 141 N. Oliver 67208
north 22 ft lot 11 south 34 ft lots 12 and 13, south 34 ft E½ lot 14	Same	✓ Estate of M. E. Ocker, dec. 145 N. Oliver 67208
south 60 ft of north 110 ft lots 12 & 13, south 60 ft of north 110 ft of E½ lot 14	Same	✓ Freida Nail 149 N. Oliver 67208
north 50 ft of lots 12 & 13, north 50 ft of E½ lot 14	Same	Forrest J. Reynolds and ✓ Ann M. Reynolds 153 N. Oliver 67208
south 30 ft of W½ lot 14, south 30 ft lots 15 & 16, north 20 ft lot 17	Same	✓ W. A. Michaelis Jr. 211 N. Broadway 67202
north 60 ft lots 15 & 16, north 60 ft W½ lot 14	Same	Edward Joseph Martin D 152 N. Dellrose 67208
north 54 ft of south 84 ft lots 15 & 16 north 54 ft of south 84 ft of W½ lot 14	Same	Norman T. Shawver and ✓ Nancy Shawver 148 N. Dellrose 67208
south 30 ft lot 18 north 20 ft lot 19	Same	✓ David J. Gegen & Joan E. 140 N. Dellrose 67208
south 30 ft lot 17 north 20 ft lot 18	Same	✓ Edna A. Marshall 142 N. Dellrose 67208
north 45 ft lot 26 south 15 ft lot 27	Same	Ronald D. Floyd and ✓ Paula S. Floyd 137 N. Dellrose 67208

Lot	Addition	Property Owner
north 35 ft lot 27 south 24 ft lot 28	Wasson Manor	✓ Harold Morton Greg, and Evelyn Rosenberg Gregg 430 N. Battin 67208
north 26 ft lot 28 south 24 ft lot 29	Same	✓ Selian Hebald and Betty Luellen Hebald 147 N. Dellrose 67208
north 36 ft lot 29 south 24 ft lot 30	Same	✓ Charlene B. Johnston 175 N. Dellrose 67208
north 60 ft lot 30	Same	✓ Winthrop H. Nolte and Marguerite L. Nolte 195 N. Dellrose 67208
north 5 ft lot 163 all lots 164 & 165 south 10 ft lot 166	East Lawn Addition	✓ James Arch Lewis and Rita Marie Lewis 154 N. Pershing 67208
north 15 ft lot 166 all lots 167 & 168	Same	✓ Clyde Wendelken and Lucy I. Wendelken 4601 East 1st St. 67208
lots 169 & 170	Same	✓ Martin E. Updegraff and Cheri M. Updegraff 200 N. Pershing 67208
lot 139	Same	✓ Lee H. Woodard & Nancy D. 207 N. Dellrose 67208
lots 140 & 141	Same	✓ Loren W. Anderson & Mary P. 205 N. Dellrose 67208
lots 142, 143, 144	Same	✓ Claude E. Mann & Alma F. 201 N. Dellrose 67208
lots 49 & 50, south 10 ft lot 51	Same	✓ Gerald E. Hoag & Maureen 200 N. Dellrose 67208
north 15 ft lot 51 all lot 52, south 20 ft lot 53	Same	✓ Gary L. Nichols and Jonna 204 N. Dellrose 67208
north 5 ft lot 53 all lot 54	Same	✓ James S. Crawford Jr. Nan Crawford 208 N. Dellrose 67208
lots 43 & 44 Oliver	Same	✓ Roger M. Tener & Cathy S. 215 N. Oliver 67208

Lot	Addition	Property Owner
lots 45 and 46 Oliver	East Lawn Addition	✓ Sam Eichman and Pearl Ruth Eichman 207 N. Oliver 67208
lots 47 and 48 Oliver	Same	✓ Estate of R. S. Errington 203 N. Oliver 67208
lots 1 and 3 Block 8	East Boulevard Addition	Shirley M. Martin Address Unknown

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

A 200 foot radius of: the north 60 feet of Lots 15 and 16, and the north 60 feet of the west half of lot 14, on First Street, Wasson Manor

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 24th day of March, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Hable

Vice President

Order No. 286654
wh

FORM 29-1

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. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION

AMOUNT

City BZA Case \$502

NAME JOE MARTIN

ADDRESS 132 N. DeRose

FUND 10-20-000-4071- DUE DATE 05-10-000

COMMENTS

DATE MAR 20 190 BY J Lytle

KEYNOLDS GARAGE

EAST PROPERTY LINE →

PROPOSED GARAGE

NORTH ←

24'

22'

24'

1ST ST. CURB →

10' 5' 6'

27'

SIDEWALK LINE →

NORTH PROPERTY LINE →

OCIOEE

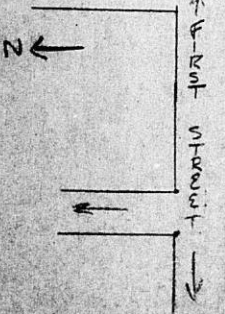
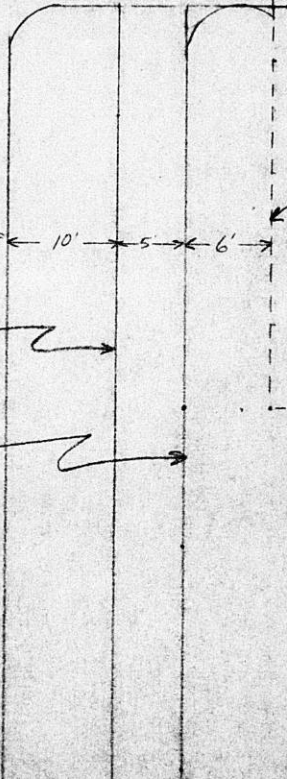
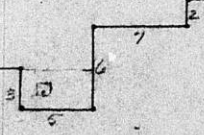
SUBJECT PROPERTY

DELLROSE →

N ←

↑ FIRST STREET ↓

HOUSE



REYNOLDS GARAGE

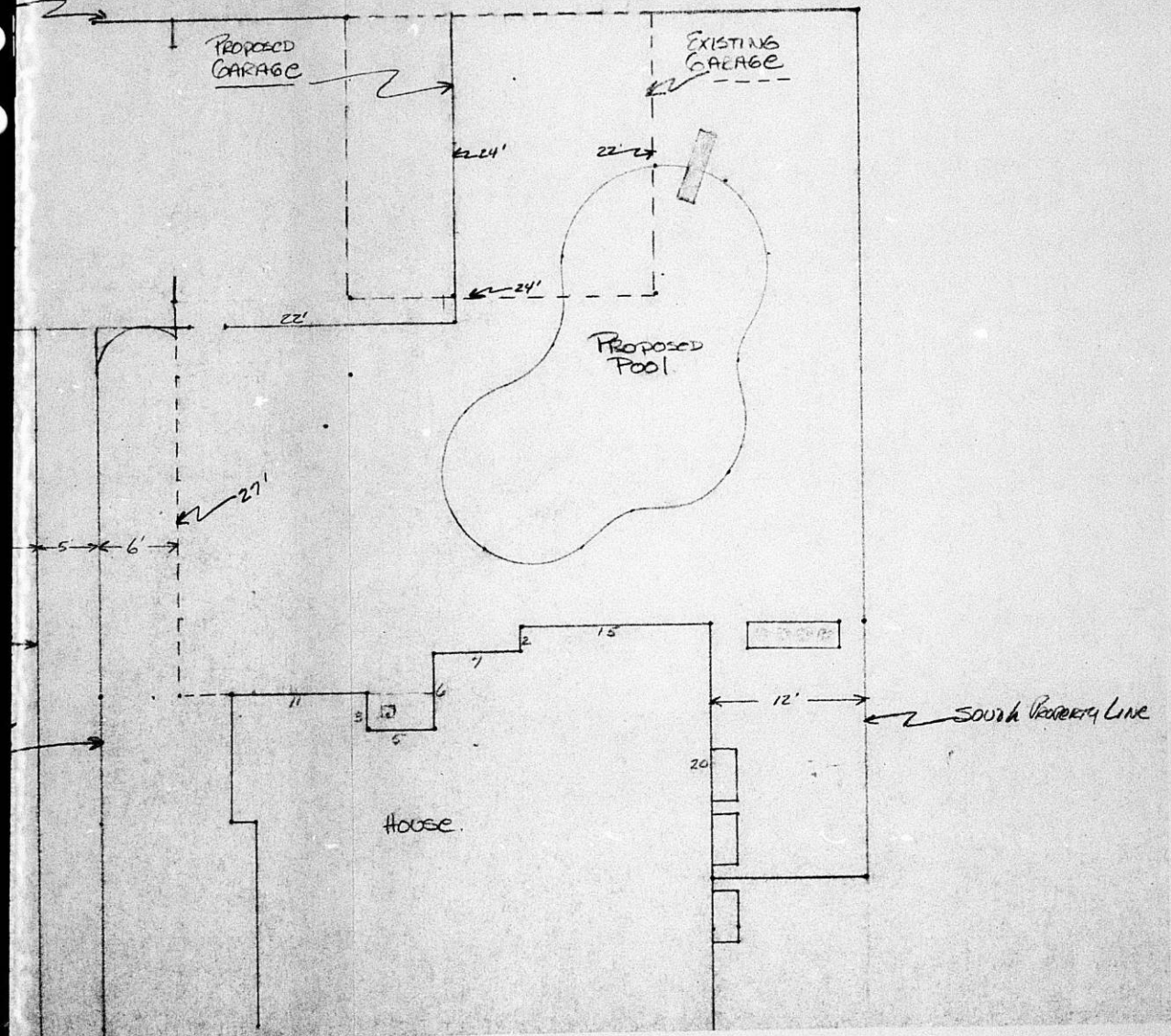
PROPOSED GARAGE

EXISTING GARAGE

PROPOSED POOL

House

SOUTH PROPERTY LINE



NORTH ←

EAST PROPERTY LINE →

KEYNOLDS GARAGE

PROPOSED GARAGE

22'-24"

← 24'

22'

27'

1ST ST. CURB →

← 10' → 5' → 6' →

SEWER LINE →

North. PROPERTY LINE →

CLIPPER

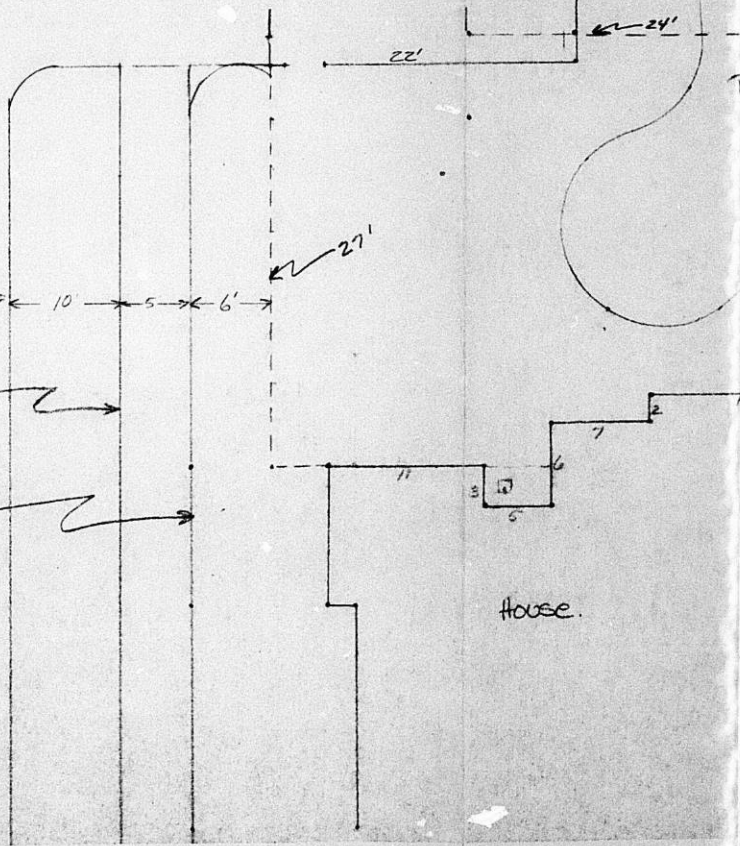
SUBJECT PROPERTY

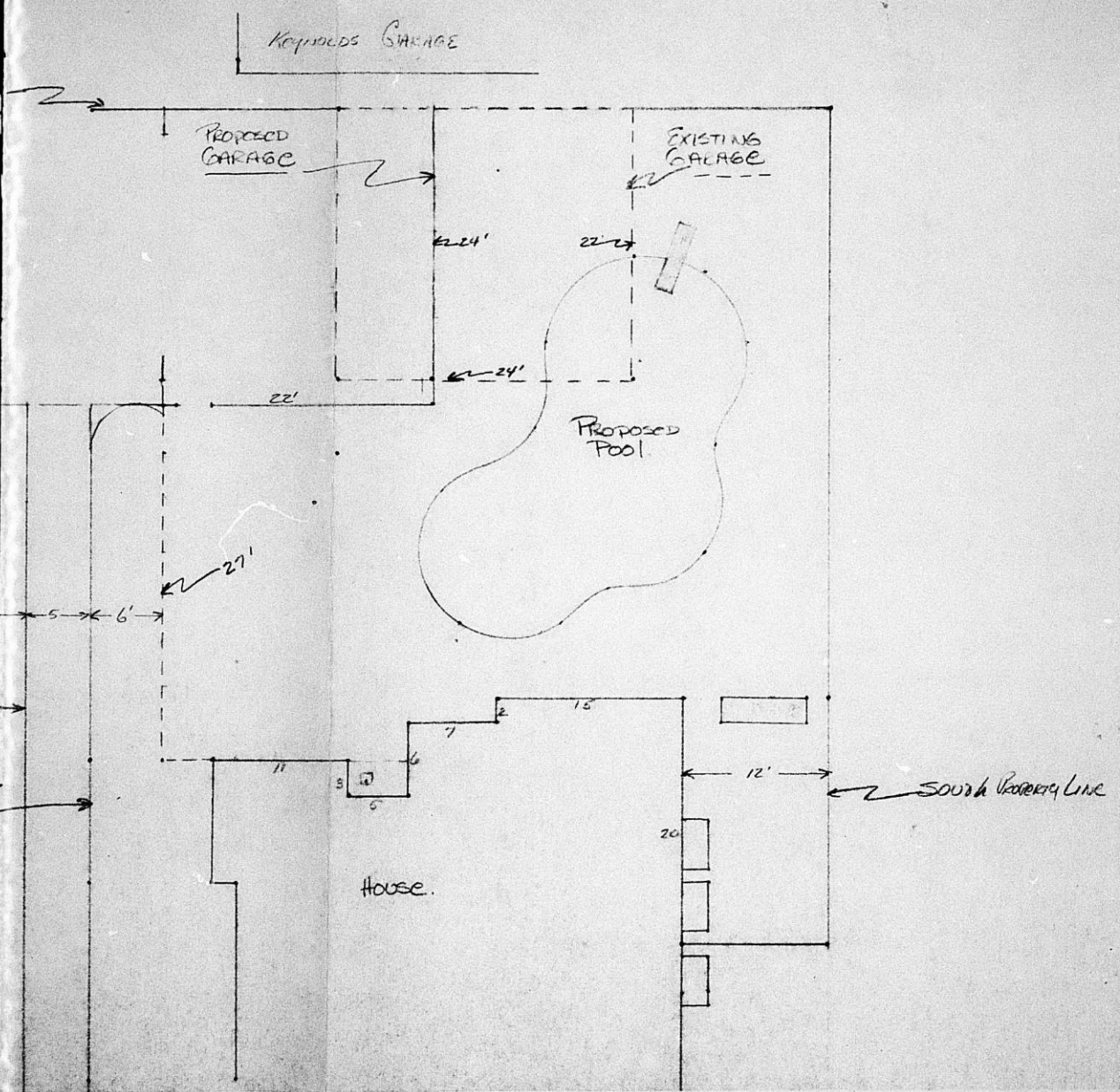
DELLROSE →

House.

N ←

↑ FIRST STREET ↓





REYNOLDS GARAGE

EAST PROPERTY LINE

NORTH ←

1ST ST. CURB

Sidewalk Line

North. Property Line

CLIQUE

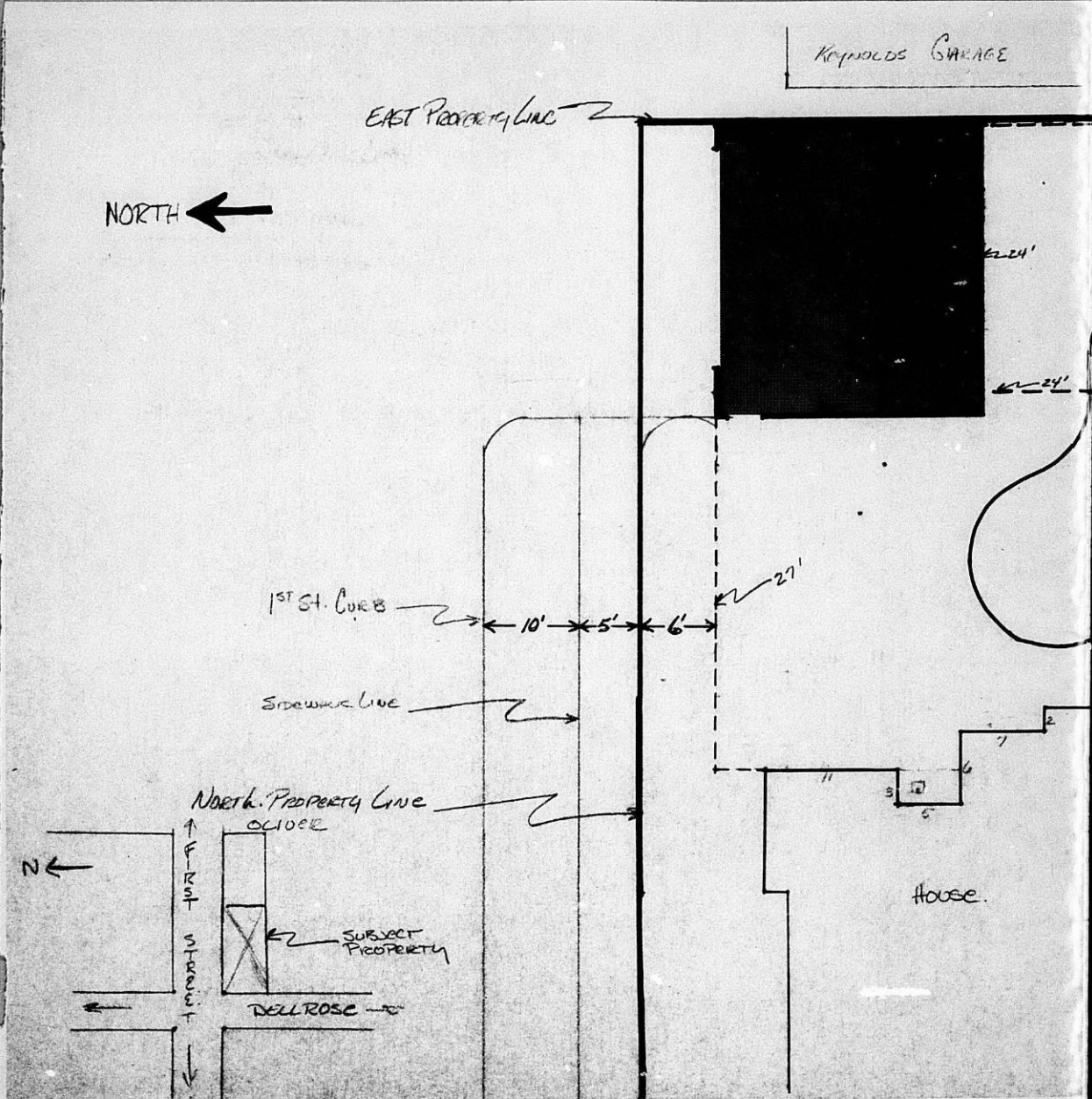
SUBJECT PROPERTY

DELL ROSE

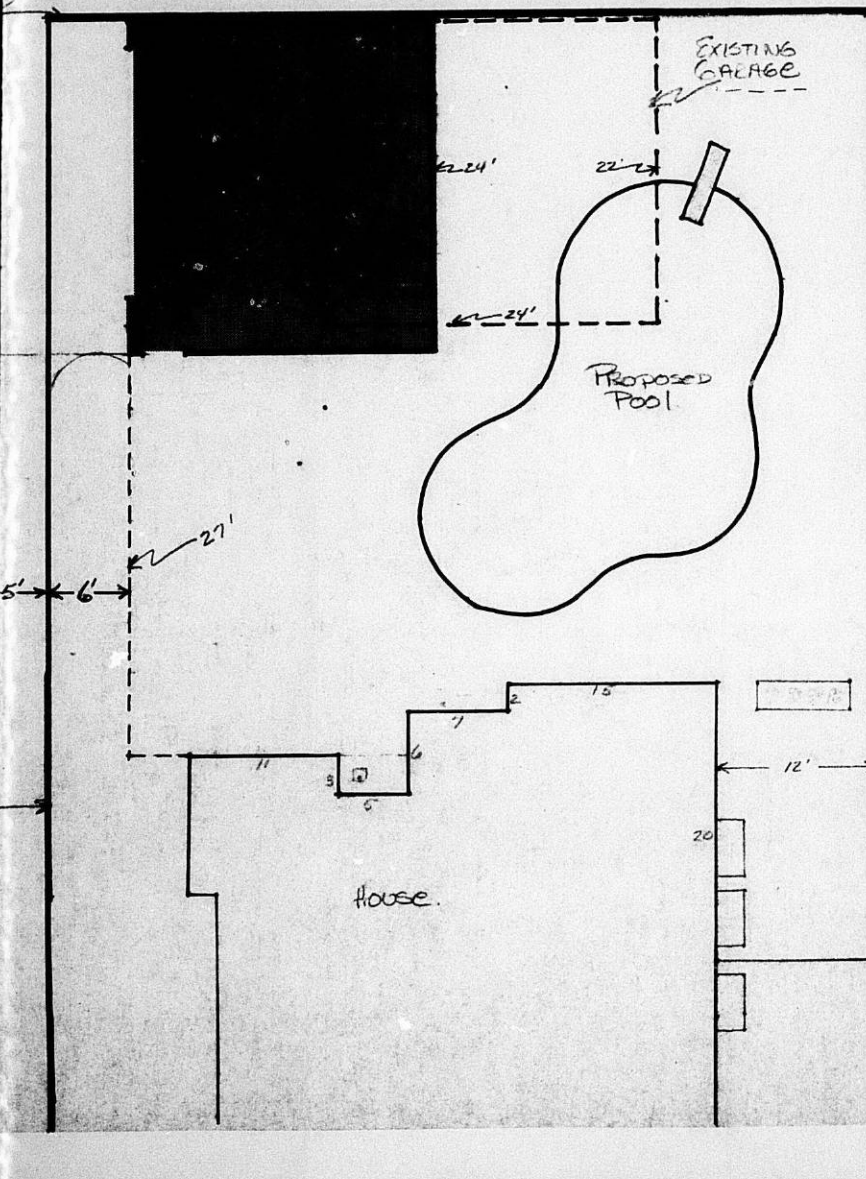
↑ FIRE
↑ STREET
↓

N ←

House



REYNOLDS GARAGE



South Property Line

BZA -15-80