

B.C.C./B. CO. C.

mzm
BZM
10-11-69

BZA-16-68 - Lutheran Church requests
variance to reduce off-street parking
spaces on southeast corner of Kellogg
and Mission Road.

ACTION

BZA COMMITTEE Approves ^{DATE} 5-28-68 ^{POSTED} 5-2-68

M.A.P.C. _____

B.C.C./B. CO. C. _____

MZM
BZM

10-11-69

BZA-16-68 - Lutheran Church requests
variance to reduce off-street parking
spaces on southeast corner of Kellogg
and Mission Road.

RESOLUTION NO. BZA 16-68

WHEREAS, The Evangelical Lutheran Church of the Reformation, 6909 E. Kellogg, Wichita, Kansas, by Benjamin C. Langel, 600 Fourth National Bank Building, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 57 spaces to 33 spaces, on property zoned "A" Two Family Residential, and legally described as follows:

Lots 1, 2, and 3, East Mission Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Kellogg and Mission Road.

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 May 28, 1968, 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 other off-street parking facilities are available in the area and are being utilized by the church; 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 there would be substantially no change in the conditions that now exist; 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 church is in need of expanding its facility and would have to pave their front yard and demolish an existing structure which is utilized for Sunday School purposes; 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 inasmuch as there is no on-street parking problem in the area; 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 application does meet the four previous requirements; 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, have been found to exist.

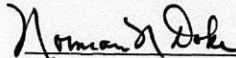
Page 2
Resolution No. BZA 16-68

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this request for a variance of the reduction of the required number of off-street parking spaces from 57 to 33 on property zoned "A" Two Family Residential and legally described as:

Lots 1, 2, and 3, East Mission Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Kellogg and Mission Road.


be approved.

ADOPTED AT WICHITA, KANSAS, this 28th day of May, 1968.



NORMAN N. DOKE, Vice-Chairman

ATTEST:


JACK H. GALBRAITH, Secretary

June 3, 1968

Mr. Benjamin C. Langel
600 Fourth National Bank Bldg.
Wichita, Kansas 67202

Subject: Case No. BZA 16-68
Request for a Variance

Dear Mr. Langel:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 28, 1968, in connection with your request for a variance to reduce the required parking spaces from 57 to 33 on property zoned "A" Two Family Residential and generally located on the southeast corner of Kellogg and Mission Road.

This Resolution reflects the official action of the Board and indicates the reasons for approval. It is forwarded to you for your information and files.

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

Very truly yours,

Jack H. Galbraith
Secretary

JHG:js
Attachment

cc: Robert Feldner, Superintendent
of Central Inspection

Evangelical Lutheran Church
of the Reformation
6909 E. Kellogg
Wichita, Kansas 67207

Ralph Eberly,
City Clerk

May 29, 1968

Mr. Benjamin C. Langel
600 Fourth National Bank Bldg.
Wichita, Kansas 67202

Subject: Case No. EZA 16-68
Request for Variance

Dear Mr. Langel:

At the regular meeting of the Board of Zoning Appeals on May 28, 1968, your request for a variance to reduce the required number of off-street parking spaces from 57 spaces to 33 spaces on property zoned "A", generally located on the southeast corner of Kellogg and Mission Road, was considered.

It was the action of the Board to approve this request for the variance reducing the number of required spaces from 57 to 33.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js
cc: Robert Feldner, Superintendent
of Central Inspection

Ralph Eberly,
City Clerk

Evangelical Lutheran Church
of the Reformation
6909 E. Kellogg
Wichita, Kansas 67207

Jim Smith, Traffic Eng.

SECRETARY'S REPORT
CASE NO. BZA 16-68

APPLICANT: The Evangelical Lutheran Church of the Reformation
6909 East Kellogg, Wichita, Kansas

AGENT: Benjamin C. Langel, 600 Fourth National Bank Bldg,
Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the
City of Wichita, to reduce the required number of
off-street parking spaces from 57 spaces to 33 spaces.

GENERAL LOCATION: Southeast corner of Kellogg and Mission Road.

ZONING: Subject property is zoned "A" Two-Family residential
as is that to the west and south, to the east is
"LC" Light Commercial, property to the north is un-
zoned (City of Eastborough).

LAND USE: Subject property is occupied by a church and off-
street parking lot, to the north and south are single
family residences, to the east is a restaurant with
a music store and company garage to the west.

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 un-
necessary 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.)

Comments by the Secretary

The Evangelical Lutheran Church of the Reformation is currently in the process of planning for the construction of an addition to their present church for worship facilities and to remodel its present worship facilities for use for religious education and fellowship. Upon submission of the building plans to the Central Inspection Division, the applicant was informed that the plot plan as submitted required 54 off-street parking spaces, however, the church proposes to change the seating arrangement which will increase the requirement to 57 spaces.

The applicant points out in his statement of justification that in order to provide the off-street parking spaces required by ordinance that it would be necessary to pave the front yard of the church and also remove an existing residence, on Orme, directly south of the church which is being utilized as a "Sunday School Building". The applicant also points out that off-street parking facilities are available to the church on the property directly to the west and by property occupied by a bowling alley separated from the church by a restaurant to the east.

UNIQUENESS

It is the opinion of the Secretary that this is somewhat of a unique request inasmuch as the church wishes to preserve the aesthetic value provided the church by the existing lawn and does have other off-street parking facilities available for their use in the general area.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance would not adversely affect the rights of adjacent property owners or residents inasmuch as there would be substantially no change in the conditions that now exist.

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Case No. BZA 16-68

HARDSHIP

It is the opinion of the Secretary that if the variance were not granted it would constitute an unnecessary hardship upon the property owner inasmuch as the church is in need of expanding its facility.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as 6 additional spaces will be provided in the event the Board approves associated case BZA 15-68.

SPIRIT AND INTENT

It is the opinion of the Secretary that the granting of the variance would not be opposed to the general spirit and intent of Title 28 inasmuch as the application does meet the four previous requirements.

RECOMMENDATION

It is the recommendation of the Secretary that all five conditions can be found to exist and, therefore, it is recommended that the variance reducing the number of required spaces from 57 to 33 be granted.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

May 8, 1968

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 16-68

An application has been filed by The Evangelical Lutheran Church of the Reformation, 6909 E. Kellogg, Wichita, Kansas, by Benjamin C. Langel, 600 Fourth National Bank Building, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required number of off-street parking spaces from 57 spaces to 33 spaces, on property zoned "A" Two Family Residential, and legally described as follows:

Lots 1, 2, and 3, East Mission Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Kellogg and Mission Road.

This application has been assigned Case No. BZA 16-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 28, 1968, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

*P.O.N.'s
mailed 5-8-68*

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 10-68
FILED 4-30-68

APPLICATION FOR VARIANCE

1. Name of Applicant The Evangelical Lutheran Church of the Reformation, Inc.

Mailing Address 6909 E. Kellogg, Wichita Phone MU 28021

Name of Authorized Agent Benjamin C. Langel

Mailing Address 600 Fourth Nat'l Bank Bldg. Phone AM 40372

Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other)

II. The variance requested is reduction of ~~57~~ ^{required} off-street parking
spaces from 57 automobiles to 33 automobiles

for property located 6909 E. Kellogg

and legally described as all of East Mission Addition to the City
of Wichita, Sedgwick County, Kansas

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

(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.

THE EVANGELICAL LUTHERAN CHURCH OF THE
Applicant REFORMATION, INC.

By: Benjamin C. Langel
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals
4:00 (a.m. - (p.m.)), April 30, 1968, together with
appropriate fee of \$50.00.

Lyons Kirkley - Planner I
Signed

STATEMENT IN JUSTIFICATION OF REQUESTED VARIANCE

Applicant, The Evangelical Lutheran Church of the Reformation, Inc. (hereinafter referred to as "Reformation") is a relatively small congregation of about 130 families that was established in 1952. In 1955 the congregation built its present small church structure location on the property involved in this application at 6909 East Kellogg.

Reformation has enjoyed moderate growth during the years subsequent to the construction of the original building and, because of such growth, new facilities for worship, religious education, and fellowship are presently badly needed by Reformation. Because of the youth and relatively small number of adult members of the congregation and because of the present credit situation, Reformation is very severely limited in the size of facilities it can build at this time. There simply are not enough financial resources available to the congregation to build facilities adequate for all the various needs of the congregation.

Reformation has, therefore, been forced to make some harsh compromises in the type of building it is erecting and in the site on which it is being built. Reformation is only able, at this time, to build an addition for worship facilities and to remodel its present worship facilities for use for religious education and fellowship. The remodeled main building, however, is still not going to be adequate for religious education needs of the congregation. The church is therefore going to need to continue using a small frame house that is also owned by Reformation which is located on property immediately South of the property in question.

Because of the relatively small size of Reformation's lot, however, Reformation was forced to file a parking plan with the Central Inspection and Traffic Engineering Departments showing off-street parking provided both in the front yard of the new

addition being constructed and on the lot where the present "Sunday School" building or small residence owned by Reformation is now located in order to provide the number of off-street parking spaces required by city ordinances.

The plans presently on file show a capacity for the remodeled church building of 270 persons so that off-street parking for 54 cars is required. Very recently a decision has been made (subject to the approval of the appropriate agency of the Lutheran Church in America which has the right to approve all plans) to change the seating arrangement so as to allow additional seating for a total of 284 persons. This will mean that 57 cars will be required for off-street parking unless the requested variance is granted.

An existing parking lot (which is located on the only available space other than the front yard of the church or on the site of auxiliary "Sunday School building") will have a capacity for 33 cars if a variance that is being requested in a companion application is granted to permit Reformation to park cars 19.45 feet from the street rather than only up to 25 feet from the property line.

The effect of the two requested variances is to permit Reformation to provide only 33 off-street parking spaces rather than the 54 or 57 that the ordinance technically requires. It should be pointed out, however, that there is off-street parking presently available which, although it does not meet one or more of the technical requirements of the various off-street parking ordinances, does serve to provide off-street parking for the members of Reformation on Sunday morning.

Directly across Mission Street to the West of the property in question, there is a large building which is currently partially vacant and which has on its East and South sides a partially paved lot which holds more than 30 automobiles. Reformation has been permitted to use this parking lot for years in exchange for

permission given by Reformation for parking privileges for customers and employees of the occupants of that building. The former occupant, King Van Lines and Storage Company, has within the past few years vacated the large portion of the building it was using and the owners of the building are presently seeking a new tenant. Although, Reformation is unable to receive any formal assurance that a new tenant would continue to permit the members of Reformation to park on the present lot (and thus Reformation is unable to make such a representation in good faith to the Board), the fact of the matter is that the property has remained unleased for many months so the probability is that it will remain vacant for a considerable time into the future.

Moreover, the chances are also quite excellent that a new tenant would continue the present policy of permitting the members of Reformation to park on the East lot on Sunday morning.

Similarly, a bowling alley located on the East of Reformation and separated from Reformation only by a restaurant, has ample parking facilities on Sunday morning and has permitted the members of Reformation to use such facilities for years. Again, this parking space, while readily available, does not technically comply with the ordinances because the bowling alley does not have sufficient parking in excess of the number required by the ordinance for the bowling alley even though there are parking spaces available in excess of the number used by people who want to bowl on Sunday mornings.

Finally, it is contemplated by the members of Reformation that the two small houses located on Orme between the small house already owned by Reformation and Mission and which are immediately adjacent to the property in question, will be purchased by Reformation in the future and that a parking facility will be built on all or a portion of the three lots. Again, in all candor, we cannot in good faith represent to the Board that either of these

houses are presently for sale or that Reformation would necessarily be the buyer when the two houses in question do come on the market, but we can say in good faith that every reasonable effort will be made by Reformation to acquire these two lots.

Having outlined the factual background relating to our application, we shall turn to the five statutory conditions that must be satisfied before a variance such as requested by Reformation may be granted.

- I. THE VARIANCE REQUESTED ARISES FROM A CONDITION WHICH IS UNIQUE TO THE PROPERTY IN QUESTION AND WHICH IS NOT ORDINARILY FOUND IN THE SAME ZONE OR DISTRICT. SUCH CONDITION WAS NOT CREATED BY AN ACTION OR ACTIONS OF THE PROPERTY OWNER OR APPLICANT.

As heretofore indicated in the factual summary, Reformation's problem is quite unique. Because of its limited financial resources, it is unable to utilize its land in the most efficient manner. Were it able to build at this time a larger building containing a multi-story education wing, it probably would be able to provide enough parking by using the property it owns on Orme.

Likewise, were the property to the West being used by its owner or under a long-term lease, there would be no substantial problem in obtaining the necessary agreement for the members of Reformation to "share" that lot pursuant to Section 28.04.141 of the Code of the City of Wichita which permits churches to pool parking facilities with commercial establishments that are not open on Sunday mornings.

There is no question, therefore, but that Reformation is in a unique situation on this lot and that such a situation results from causes other than actions by applicant.

- II. THE GRANTING OF THE PERMIT FOR THE VARIANCE WILL NOT ADVERSELY AFFECT THE RIGHTS OF ADJACENT PROPERTY OWNERS.

The granting of the requested variance will not have any effect on adjacent property owners or residents as it will not

alter the present situation in the slightest. There is currently no appreciable inconvenience to the neighboring property owners or residents by reason of the parked automobiles of the members of Reformation and the granting of the variance will not change this.

Moreover, each passing day will bring us closer to the time when Reformation expects to acquire the two adjoining houses on Orme which will make available additional off-street parking.

III. 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.

The unnecessary hardship involved in the literal application of the off-street parking requirements has impelled the filing of this and the companion application. There is simply no way for Reformation to build a large enough addition to its present facility so as to be able to operate its Sunday School program adequately without the use of the small house located on Orme immediately behind the church building proper. No doubt there is a day in the near future when this will be possible, but for the immediately foreseeable future, the destruction of that educational facility for the construction of a parking lot for automobiles which can just as well be parked across the street creates a wholly unnecessary hardship. The new addition is not going to have any drastic immediate effect on the number of automobiles that will be parked around the church so there is no reason to compel Reformation to tear down a badly needed educational facility.

Similarly, the paving of the front yard of the church is a needless requirement that will only result in detracting from the appearance of the church with no corresponding benefit to the community. There is no getting around the fact that the construction of the new facility is not going to have any great effect on the parking needs of the congregation in the next few years and there has been no problem for either the neighbors of Reformation or

the city traffic authorities under the present parking arrangement.

The burden of any lack of convenient on-premises off-street parking facilities will continue to fall only on the members of Reformation who have determined that they would prefer that a house of worship be surrounded by inspirational beauty of the handiwork of the Lord rather than by the secular and depressing handiwork of an asphalt paving contractor. Such a feeling is certainly in keeping with the purpose for which a church is built. It can well be argued that in a situation where there are only a few hours of the week where any appreciable amount of parking is required and where the persons who will need that parking are willing to walk a little further from other readily available parking, it is to the advantage of the City to have attractively landscaped areas adjoining major traffic arteries such as Highway 54 from which both resident and visitors to the City may derive inspiration and pleasure.

Such an argument might well be out of place if made by a commercial organization seeking to gain a profit from the community from whose regulation it seeks relief. But applicant herein is not a commercial organization; applicant is a church whose only function is to provide a place of worship and instruction. We submit that applicant is correct in believing that it can best serve the community and its members by having an attractive front lawn.

IV. THE VARIANCE DESIRED WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, MORALS, ORDER, CONVENIENCE, PROSPERITY, OR GENERAL WELFARE.

This statutory consideration is pretty much irrelevant in the instant situation. Obviously, the requested variance has nothing to do with the public health, order, morals, convenience, prosperity or general welfare. Of the various statutory elements to be considered under this section, the only one conceivably affected would be the public safety.

We submit that there is no substantial danger of any traffic hazard inherent in the requested variance. We have already shown that there will be no dangerous traffic disruption if the requested variance is allowed.

V. THE GRANTING OF THE DESIRED VARIANCE WILL NOT BE OPPOSED TO THE GENERAL SPIRIT AND INTENT OF TITLE 28.

Broadly speaking, the general spirit and intent of Title 28, the Wichita zoning ordinance, is to provide for a comprehensive scheme for the orderly use of property within the City of Wichita so as to maximize the value of the use to which the total property in the City may be put. The general spirit and intent of the off-street parking section of such ordinances is generally to require owners of property to use that property to store the automobiles owned by the users of that property so as to relieve the streets of congestion from numerous parked cars.

Applicant is proposing to use a portion of its property to store well over half the number of automobiles that will be used by members of the congregation on Sunday mornings. Many of the rest of such automobiles will be parked on neighboring off-street parking.

Thus, the spirit and intent of the off-street parking ordinance will be satisfied by the granting of the requested variance, and the greater spirit and intent of Title 28 as a whole will be more fully served by permitting Reformation to make the highest use of each portion of its property that it is presently able to do.

CONCLUSION

Reformation filed the parking plan now on file at the time it obtained its building permit in complete good faith. Although it did intend at that time to file the two companion applications for variances, in the absence of a granting of relief by this Board, that plan will be followed.

But denial of either application will create a great hardship on the members of Reformation with little or no corresponding benefit to the members of the community. Such a denial would mean that a parking lot must be constructed on substantially the entire front yard of the church and/or that a nearly vital auxiliary building must be replaced by a parking lot.

Reformation had no choice when it filed its plans. The new addition was essential to the very survival of the congregation, there was no alternative way to design it to add more parking, and construction could not be delayed until this matter was finally resolved. The filing of this application first and then waiting for a ruling would have been pointless as Reformation had to build an addition; it can only finance a certain type of addition; and there is nothing it can do to improve its situation if this application is denied.

The present parking plan represents a needless burden. This Board can and should relieve applicant from that burden so that it may better serve its members.

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

450.00

DESCRIPTION	AMOUNT
-------------	--------

B.30.

Name

Reformation of the Church

Address

6909 C. Kellogg

Type

R-71-C

Due Date

Comments:

Date

4-30-68

By

Gary Smith

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:
 Lots 1, 2 & 3, East Mission Addition to Wichita, Kansas.


Fidelity
Title
Company,
inc.

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

LOT	BLK	ADDITION	OWNER
1, 2, 3,		<u>EAST MISSION</u>	<input checked="" type="checkbox"/> The Evangelical Lutheran Church of the Reformation, 6909 E. Kellogg 07 (Inc.)
1,	A	<u>McHUGH</u>	Ferris Enterprises, Inc. an Oklahoma Corp. No Address Available
1,		<u>RIPSTRA</u>	<input checked="" type="checkbox"/> J. G. & Hazel A. Ripstra, ux # 61 Stratford 07
7 (W 35')	1	<u>EASTRIDGE</u>	<input checked="" type="checkbox"/> John M. & Jennie Nolan, ux 6818 E. Orme 07
7 (W 38') & 8 (W 16')	1		<input checked="" type="checkbox"/> Paul L. & Paula L. Whisenant 1806 E. Kellogg 11 ux
8 (E 60')	1		<input checked="" type="checkbox"/> James S. Carpenter 6830 E. Orme 07



LOT	BLK	ADDITION	OWNER
1 (W 65')	10	<u>EASTRIDGE</u>	Bartina Warner Beschke & Joe E. Beschka, vir. 6902 E. Orme 07
1 (E 19') & W 41' Lot 2,	10		George E & Cora G. Meade, ux No Address Available
2 (E 39') & W 21' of Lot 3,	10		D The Evangelical Lutheran Church of the Reformation, Inc. 6909 E. Kellogg 07
3 (E 59') & W 1' of Lot 4,	10		B. J. & Alice C. Schroeder, ux 6906 E 11th St. 08
4 (E 56' of W 57')	10		Una Camien & Gwenda Faye Matheny, 723 S. Madison 11
4 (E 23') & W 33' of Lot 5,	10		E. J. & Corinne B. Squire, ux 6932 E. Orme 07
28	9	Replt Part Eastridge	James M. & Lillian C. Hall, ux 305 S. Mission Rd. 07
1	2	<u>EASTRIDGE 5th</u>	Ralph S. Lightner 219 N. Market 02
15	2		George I. & Martha Forabaugh, ux 503 Drury Lane 07
Beg 914.5 ft W & 64.10' S of NE cor NW $\frac{1}{4}$ Sec. 30, Twp 27, R 2 East; th W 250'; S 280'; E 250'; N 280' to beg.			W. C. King 6809 E. Kellogg 07
13, exc S 25'	Blk Y,	<u>EASTBOROUGH 3rd.</u>	Clarence H. & Ruth O. Dirks, ux 8207 Willowbrook Rd. 07
8, exc S 25'	Blk AZ,		Vincent L. & Rea M. Scott, ux # 72 Mission Rd. 07
9, exc S 25'	Blk AZ,		Clifford H. & Mary W. Pugh, ux # 19 Drury Lane 07

Dated at Wichita, Kansas this 29th day of April, 1968 at 7:00 A. M.

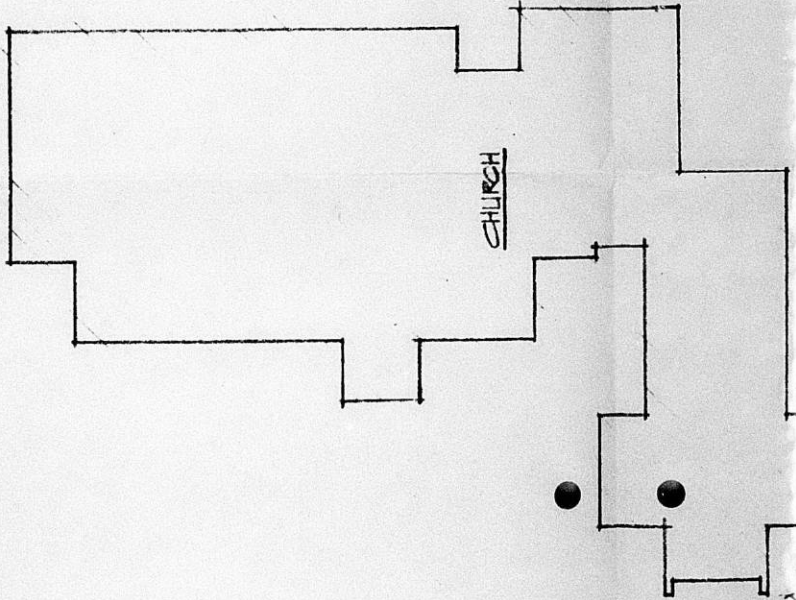
FIDELITY TITLE COMPANY, INC.

By Clive M. Jarrell Sec. OEM

Tracer # 88413

ONE WAY (Either Way)
ONE WAY (Signed)

10' MIN



BUILDING SETBACK LINE

Accordingly

