

5545A 0-68
200' Sec. ✓
checked 9-28-83
spot

BZA 16-83 - Wichita Public Schools -
Unified School District #259, - request
variances to (1) reduce the required
number of off-street parking spaces
from 29 to 0; and (2) reduce the
required front yard setbacks from 25'
to 20', adjacent to Mt. Vernon & Laura

ACTION

B.Z.A. 16-83 APPROVED

5-31-83
DATE

POSTED
5-12-83

5545A 9-68
200' Sec. ✓
checked ✓
shot 9-28-83

BZA 16-83 - Wichita Public Schools -
Unified School District #219, - request
variances to (1) reduce the required
number of off-street parking spaces
from 29 to 0; and (2) reduce the
required front yard setbacks from 25'
to 20', adjacent to Mt. Vernon & Laura

Map No. 5546
 Sec. 33
 Twp. 27
 Range 1E

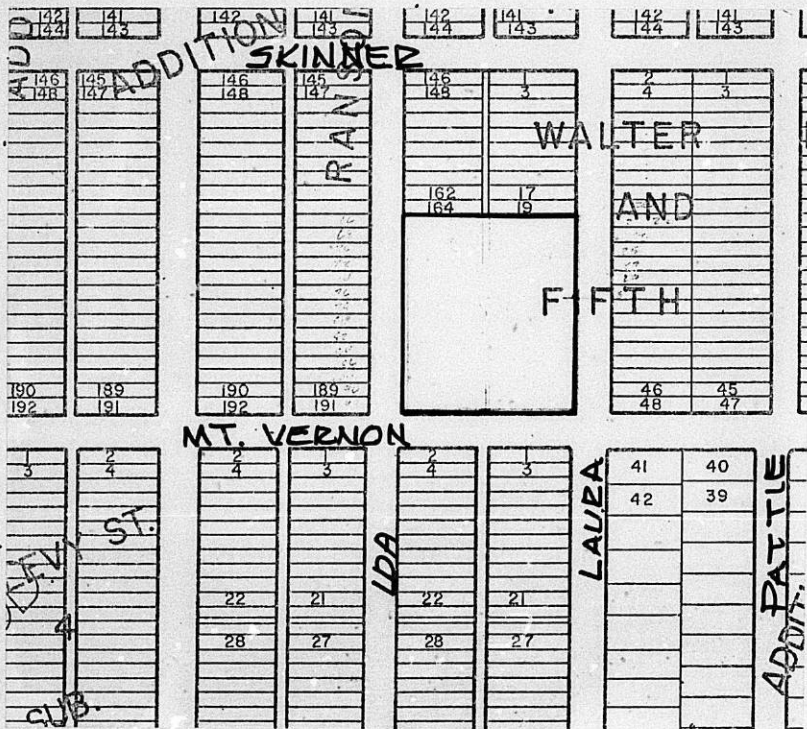
BZA- 16-83
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 2.41 (300 ft. by 350 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East _____ South _____
 West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: _____
6. Area (is) (is not) platted. *Land use needs updating*

PHOTO DATA:

Taken by _____ Date _____ Time _____



Shaw
 No. 2153C
 HASTINGS, MN
 LOS ANGELES, CALIF.
 MEMPHIS, TN
 MOBILE, ALA.
 NEW YORK, NY
 OMAHA, NE
 PHOENIX, AZ
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC
 WICHITA, KS
 U.S.A.

August 26, 1983

Wichita-Public Schools
Unified School District #259
428 South Broadway
Wichita, Ks. 67202

Re: BZA 16-83 - Request for Variances

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 31, 1983.

This Resolution reflects the official action of the Board to approve your requests, 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
Encl.

cc: Richard L. Halstead, Director-School Plant Planning & Operation
Services, 3850 North Hydraulic, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

BOARD OF EDUCATION
UNIFIED SCHOOL DISTRICT NO. 259
WICHITA, KANSAS

Central Vocational Building
324 North Emporia
May 16, 1983
7:00 p. m.

RECEIVED

MAY 13 1983
METROPOLITAN PLANNING
ROUTE ~~_____~~
 ~~_____~~

AGENDA
AND
RECOMMENDATIONS OF THE SUPERINTENDENT

PRELIMINARY ITEMS

1. Roll Call
2. Superintendent's Report
3. Board of Education Report/Request
4. Recognitions
 - Good Apple Awards. The Good Apple Award Program has been established by the Board of Education in order to recognize staff members and school volunteers who have demonstrated (1) outstanding and/or lengthy service to students and the school district or (2) outstanding service to the community, reflecting credit on the school district. Recipients of the May awards for staff members have been selected and have been invited to attend the meeting to receive the Board's congratulations. They are Ada Ruth Richardson, teacher, Allen Elementary School; and Jeanne Belew, Counselor, Truesdell Junior High School.
 - National Art Awards. Nine student artists in the Wichita Public Schools have received national awards in the 1983 National Scholastic Art Awards. Several works created by these students will be on display at the National High School Art Exhibition in Washington, D. C., from June 2-19. The nine junior and senior high school students have been invited to the meeting Monday night to receive the Board's congratulations. Dr. Dale Fitzner, director of art education, will introduce the students and answer questions about the competition.
5. Communications and Petitions*

Suzanne Koch, 261 Rutland, wishes to address the Board concerning the curriculum for seventh grade students.

Carolyn Gaughan, president of Wichita Federation of Teachers, will extend an invitation to the Board of Education to view WFT's new program, "Inside Your School," to be aired on Channel 5 beginning Tuesday, May 17, 1983.

Agenda and Recommendations
May 16, 1983

PRELIMINARY ITEMS (contd.)

5. Communications and Petitions* (contd.)

*A nonmember will be allowed to address the Board for not more than five (5) minutes provided that he/she notifies the Clerk of the Board prior to the meeting specifying the agenda item or items on which he/she wishes to speak. The presiding officer will recognize a new request from a non-member to speak on a specific agenda item for no more than five (5) minutes at the time the item is on the floor, providing a majority of the Board does not object.

ACTION ITEMS

6. Personnel Report

Personnel
Index F

Please see Index F.

RECOMMENDATION: It is recommended that the appointments, transfers and salary changes, leaves of absence (including sabbatical leaves of absence), terminations, additional days on contract, changes in additional days on contract, supplemental employment compensation, changes to supplemental employment compensation, and Project PRIDE awards as contained in the Personnel Report to the Superintendent be approved in accordance with the general policies of the Board of Education.

7. Short Term Disability Reserve Fund

Finance

KSA 72-8414 was amended by the 1983 Legislature to permit school districts to self fund short term disability benefits. This legislation was prepared by our Board attorney, introduced at our request by the Kansas Association of School Boards, and supported by K-NEA and other school districts in its movement through the legislative process.

To become a self-insurer of a short term disability benefit, KSA 27-8415a requires that the board of education, by resolution, create a separate disability income benefits reserve fund. This fund will be used strictly for the payment of claims, judgments, and expenses for the disability benefit provided to school district employees. A premium contribution for each eligible employee shall be paid monthly from the appropriate fund into the disability income benefits reserve fund. Any balance in the disability income benefits reserve fund at the end of a fiscal year will be carried forward into the disability income benefits reserve fund for the succeeding fiscal year. All interest income earned on the investment of idle funds from this fund will be credited monthly back to this fund.

ACTION ITEMS (contd.)

7. Short Term Disability Reserve Fund (contd.)

RECOMMENDATION: It is recommended that the Board of Education adopt the following resolution:

RESOLUTION

BE IT RESOLVED, By the Board of Education of Unified School District No. 259 (Wichita), Sedgwick County, Kansas, that a Disability Income Benefits Reserve Fund be created effective July 1, 1983, as authorized by KSA 72-8415a for the purpose of acting as a self-insurer to provide a disability benefit for eligible employees of Unified School District No. 259.

8. Direct Deposit of Payroll Checks

Finance
Index G

The concept of direct deposit of payroll checks was presented to the Board of Education at a committee-of-the-whole meeting on May 9, 1983. This concept was previously discussed with the Board president and resource person for finance.

Please see Index G for information concerning direct deposit--advantages and disadvantages; a letter from the district's four depository banks answering questions posed by the school district; banking services required by the school district; a cost analysis sheet regarding this service to employees; and additional information.

RECOMMENDATION: It is recommended that the process of direct deposit of payroll checks for those employees electing this service be implemented as soon as it is possible following the beginning of the 1983-84 fiscal year.

9. Summary of Expenditures

Finance
Index H

The summary of expenditures, including salaries, for the month of April, 1983, may be found in Index H.

RECOMMENDATION: It is recommended that the summary of expenditures, including salaries, for the month of April, 1983, as presented in Index H, be approved.

10. Gardiner Elementary School--Dedication of Easement

Physical
Plant

There is an existing sanitary sewer which runs down the middle of the block bisecting the Gardiner Elementary School site. The proposed location of the

Agenda and Recommendations
May 16, 1983

ACTION ITEMS (contd.)

10. Gardiner Elementary School--Dedication of Easement (contd.)

addition would be over the sanitary sewer. It has been determined that it would be desirable to relocate the sanitary sewer so that it does not go under the addition. In order to accomplish this, it is necessary to dedicate an easement for the relocated sanitary sewer line.

RECOMMENDATION: It is recommended that the Board of Education dedicate to the City of Wichita the following described easement for sanitary sewer purposes:

North 16 feet of lot 21 in Walter Morris and Sons Fifth Addition to the City of Wichita, Sedgwick County, Kansas

AND

An easement described as being 8 feet left of a line described as follows:

Beginning at the northeast corner of lot 21 in Walter Morris and Sons Fifth Addition to the City of Wichita, Sedgwick County, Kansas; Said point of beginning being on the west right-of-way line of Laura Street; Thence south along the said right-of-way line, a distance of 356.16 feet to a point on the north right-of-way line of Mt. Vernon Street to end the easement.

It is further recommended that the Board of Education authorize its President to sign the required easement form.

11. Gardiner Elementary School--Relocation of Sanitary Sewer

Physical
Plant

It will be necessary to relocate the sanitary sewer on the site of Gardiner Elementary School to clear the construction area for the planned addition to the building. Bids on the work are being received now so that the construction of the addition can proceed without delay in July. Notices were sent to six contractors, three of whom picked up plans and specifications.

The following bids were received and opened at 2:00 p. m. , May 10, 1983:

<u>Contractor</u>	<u>Bid</u>
Utility Contractors, Inc.	\$17,600.00 LB
Stannard Construction Company	18,950.00

ACTION ITEMS (contd.)

11. Gardiner Elementary School--Relocation of Sanitary Sewer (contd.)

RECOMMENDATION: It is recommended that the Board of Education accept the low bid of Utility Contractors, Inc. , in the amount of \$17,600.00 for providing all labor and materials necessary to relocate the sanitary sewer line at Gardiner Elementary School in accordance with the plans and specifications.

It is further recommended that the check/bid bond of the second bidder be returned upon execution of the contract with the low bidder.

12. New Elementary Schools--Contingency Fund Change

Physical
Plant

The construction contract for the two new elementary schools includes provisions for a microcomputer in each of the library media centers. It has now become apparent that provision should also be made for additional computers in the library media center and computers in the administrative areas. The provision of terminals in the administrative areas will provide access to the school district's main computer.

The proposed work includes additional conduit, electrical work, and cabinetry. At the present time, the cash contingency in the construction contract is \$72,840.00. This recommended expenditure of \$14,262.00 for the two schools will reduce the cash contingency to \$58,578.00.

RECOMMENDATION: It is recommended that the Board of Education authorize the expenditure of \$14,262.00 from the cash contingency fund included in the contract with E. W. Johnson, Inc. , in order to make provision for additional computers in the library media centers and administrative areas in the new elementary schools being constructed at 1830 South Cypress and 3240 North Rushwood.

13. Wichita High School Northwest--Additions and Alterations

Physical
Plant

The 1982-83 capital outlay budget includes funds to provide additional storage and work space for the Drama Department at Wichita High School Northwest. In order to accomplish this it is necessary that two PSA classes be relocated, requiring the enclosing of two existing open classrooms. Five prospective bidders received bid documents, but only one bid was received.

Contractor
Conco, Inc.

Bid
\$24,500.00 OB

Agenda and Recommendations
May 16, 1983

ACTION ITEMS (contd.)

13. Wichita High School Northwest--Additions and Alterations

RECOMMENDATION: It is recommended that the Board of Education approve the only bid of Conco, Inc., in the amount of \$26,500.00, which bid consists of the only bid of \$24,500.00 plus a contingency of \$2,000.00, to provide storage and work space in the Drama Department and enclose two rooms for PSA classes at Wichita High School Northwest.

14. Vocational-Technical Center--Expansion of Receiving/Shipping in Paper Storage Area of Production Print Center

Physical Plant Index I The area at the Production Print Center designated for receiving/shipping and paper storage has become inadequate in size to effectively allow for receiving, minimal storage of bulk paper, and the outward flow of printed materials. Providing a 420-square foot expansion of the present room would remedy this current storage problem.

Bids will be received on May 12, 1983, to expand the receiving/shipping and paper storage area of the Production Print Center located at the Vocational-Technical Center. A tabulation of bids and an administrative recommendation can be found in Index I on Monday evening.

15. Purchase of Data Processing Equipment

Purchasing It has been the practice of the school district to purchase data processing equipment when lease-purchase accruals reach a point that permits a reduction in future budget expenditures. The following Telex units have reached that point.

<u>Quantity</u>	<u>Unit Name</u>	<u>Monthly Maint.</u>	<u>Monthly Total Lease</u>	<u>Purchase Cost</u>
12	276R Terminal	\$ 384.00	\$ 1,800.00	\$ 54,000.00
13	276X Terminal	416.00	2,470.00	58,500.00
66	278 Terminal	990.00	4,752.00	105,600.00
4	287D Printer	160.00	780.00	18,400.00
2	286B Printer	72.00	356.00	6,000.00
7	286C Printer	252.00	1,372.00	25,900.00
17	281B Printer	459.00	969.00	11,985.00
		<u>\$2,733.00</u>	<u>\$12,499.00</u>	<u>\$280,385.00</u>

Should the district continue to lease this equipment in 1983-84 it would cost \$149,998.00. If it were to be purchased outright at this time, it

ACTION ITEMS (contd.)

15. Purchase of Data Processing Equipment (contd.)

would require only maintenance contracts in 1983-84 costing \$32,796.00. This would reduce the 1983-84 Data Processing budget by \$117,192.00-- and in 2.39 years the total purchase price would be completely recovered.

RECOMMENDATION: It is recommended that 91 CRT terminals and 30 printers be purchased from Telex Computer Products Company at a cost of \$280,385.00.

16. Bids and Purchases--Material

Purchasing
Index J

Please see Index J for a report of bids and purchases. A summary of the report is as follows:

Summary of Purchases--Material

<u>Item No.</u>		<u>Cost</u>	<u>Explanation</u>
a	Alternative Education Brochure (7235-40)	\$ 3,790.00	LB
b	Duplicator Paper (7227-70)	41,160.00	LB
c	Loader, Gas Powered (7229-70)	7,737.76	LB
d	Loaders, One-Half Yard (7228-70)	30,763.60	LB
e	Magazine Subscriptions (7210-50)	61,834.82	LB
f	Movable Walls (7209-40)	5,418.00	LB
g	Reefer Cooler (7234-70)	9,525.00	LB
h	Wichita Public Schools Directories (7225-40)	5,541.00	LB
i	Asphalt Paver (7231-70)	18,878.00	LBMS
j	Basketballs, Leather (7213-40)	3,984.00	LBMS
k	Basketballs, Rubber (7213-40)	5,400.00	LBMS
l	Classroom Furniture (7219-40)	8,050.40	LBMS
m	Loader, Articulated, Four- Wheel Drive (7232-70)	41,201.01	LBMS
n	Tractors, Four-Wheel Drive (7233-70)	24,160.00	LBMS

RECOMMENDATION: It is recommended that the Board of Education approve the recommendations for items (a) through (n) as found in the Report of Bids and Purchases--Material.

Agenda and Recommendations
May 16, 1983

ACTION ITEMS (contd.)

17. Bills and Claims

Purchasing
Index K

The report of bills and claims for the month of April, 1983, may be found in Index K.

RECOMMENDATION: It is recommended that the report of bills and claims for the month of April, 1983, as found in Index K, be approved.

18. Reports

The following reports are submitted to the Board of Education for review:

a) Energy Conservation Awards Program Report

Index L

A report on the Energy Conservation Awards Program for February, 1983, is included in Index L. Certificates have been sent to the winners for the month of February.

b) Report of Purchases Other than Low Bid for April, 1983

Index M

The report of purchases made during the month of April, 1983, which were based on other than low bid (either low bid meeting specifications, best bid, or only bid) between \$250.00 and \$3,000.00 for material and between \$250.00 and \$6,000.00 for food service items is included in Index M.

RECOMMENDATION: It is recommended that the following reports be received and filed:

- a) Energy Conservation Awards Program Report
- b) Report of Purchases Other than Low Bid for April, 1983

DISCUSSION ITEMS

19. Communications and Petitions

20. Correspondence

21. New Business

22. Executive Session

A motion should be adopted that the Board of Education recess forthwith to executive session for consultation with the representative of the Board in employer-employee negotiations, the open meeting to resume at approximately _____ p. m. in this room.

Agenda and Recommendations
May 16, 1982

-9-

DISCUSSION ITEMS (contd.)

23. Reconvene the Meeting

ADJOURNMENT

24. Adjournment

NOTE: The Board of Education will meet as a committee of the whole following adjournment of the regular meeting to review the following:

- a) Public Hearing on Chater 2
- b) Computer Literacy Plan

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

May 11, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 16-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Wichita Public Schools - Unified School District #259, 428 South Broadway, Wichita, Kansas, requesting 2 variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting 2 variances to (1) reduce the required number of off-street parking spaces from 29 to 0; and (2) reduce the required front yard setbacks from 25' and 20', adjacent to Mt. Vernon and Laura, to 0' for off-street parking and service drive purposes only, on property zoned "A" Two-family Dwelling District and the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Even Lots 166 through 192, on Ida Avenue, in Ranson and Kay's 3rd Addition to Wichita, Sedgwick County, Kansas
and

Odd Lots 21 through 31, on Laura Avenue, in Walter Morris and Son's 5th Addition to Wichita, Sedgwick County, Kansas
and

A tract in the NE 1/4 of Section 33, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, beginning 10' east of the southeast corner of Lot 192 on Ida Avenue in Ranson and Kay's 3rd Addition to Wichita; thence east 150'; thence north 206.15'; thence west 150' to a point 10' east of the north-east corner of Lot 178 on said Ida Avenue; thence south 206.46' to the point of beginning. Generally located on the north side of Mt. Vernon between Ida and Laura Avenues (1926 Ida).

This application has been assigned Case BZA 16-83. It will be considered by the Board of Zoning Appeals on May 31, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

RESOLUTION NO. BZA 16-83

WHEREAS, Wichita-Public Schools - Unified School District #259, 428 South Broadway, Wichita, Kansas, requests variances as provided in Section 2.12.590.B, Code of the City of Wichita, to (1) reduce the required number of off-street parking spaces from 29 spaces to 0 spaces; and (2) reduce the required front yard setbacks of 25 feet and 20 feet, adjacent to Mt. Vernon and Laura, to 0 feet for off-street parking purposes and loading area only on property zoned the "A" Two-family and "B" Multiple-family Dwelling Districts and legally described as follows:

Even Lots 166 through 192, on Ida Avenue, in Ranson and Kay's 3rd Addition to Wichita, Sedgwick County, Kansas
and
Odd Lots 21 through 31, on Laura Avenue, in Walter Morris and Son's 5th Addition to Wichita, Sedgwick County, Kansas
and

A tract in the NE 1/4 of Section 33, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, beginning 10' east of the southeast corner of Lot 192 on Ida Avenue in Ranson and Kay's 3rd Addition to Wichita; thence east 150'; thence north 206.15'; thence west 150' to a point 10' east of the north-east corner of Lot 178 on said Ida Avenue; thence south 206.46' to the point of beginning. Generally located on the north side of Mt. Vernon between Ida and Laura Avenues (1926 Ida).

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 31, 1983, 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 to reduce the required number of off-street parking spaces; 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 majority of the properties were developed prior to off-street parking requirements and the existing school is very limited in area which would limit the playground area if the off-street parking were located on site; 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 required number of parking spaces will be provided by a minor street privilege which should alleviate any affect on adjacent properties; 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 expansion would be limited or it would require the applicant to acquire additional property to provide all the required parking and maintain the playground; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the use of public right-of-way for on-street parking purposes is subject to regulations and conditions established under the provisions of the code; 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 required number of off-street parking spaces will be provided under a minor street privilege that should comply with the spirit and intent of the ordinance; 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 required number of off-street parking spaces from 29 to 0 on property zoned the "A" Two-family and "B" Multiple-family Dwelling districts and legally described as:

Even Lots 166 through 192, on Ida Avenue, in Ranson and Kay's 3rd Addition to Wichita, Sedgwick County, Kansas

and

Odd Lots 21 through 31, on Laura Avenue, in Walter Morris and Son's 5th Addition to Wichita, Sedgwick County, Kansas

and

A tract in the NE 1/4 of Section 33, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, beginning 10' east of the southeast corner of Lot 192 on Ida Avenue in Ranson and Kay's 3rd Addition to Wichita; thence east 150'; thence north 206.15'; thence west 150' to a point 10' east of the north-east corner of Lot 178 on said Ida Avenue; thence south 206.46' to the point of beginning. Generally located on the north side of Mt. Vernon between Ida and Laura Avenues (1926 Ida).

be approved subject to the following conditions:

1. The applicant shall obtain a minor street privilege to provide not less than 29 parking spaces in the street right-of-way along Laura.
2. Should at any time the minor street privilege be revoked, the applicant shall provide the required off-street parking spaces on site.

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 to reduce the required front yard setbacks of 25 feet and 20 feet, adjacent to Mt. Vernon and Laura, to 0 feet for off-street parking purposes and loading area only; 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 area adjacent to Laura will be mostly maintained as a landscaped yard and adjacent to Mt. Vernon only one-fourth of the east-west distance will be utilized as a service drive. The property is adjacent to an arterial street (Mt. Vernon) which does not face onto the front yards of the properties to the south; 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 reduction of the setbacks on Laura is minimal and that adjacent to Mt. Vernon is for a service drive utilizing access to an arterial street which should be limited in the amount of vehicular traffic at that location; 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 applicant would be unable to expand and improve the present school facility without condemnation of additional land area; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of the yard areas for off-street parking and service drive purposes only will not interfere with any street right-of-way or utility easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as adequate open space will be provided to comply with the intent of the regulations in the residential zoning districts; 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 required front yard setbacks from 25 feet and 20 feet to 0 feet for off-street parking purposes and service drive and loading area only on property zoned the "A" Two-family and "B" Multiple-family Dwelling Districts and legally described as:

Even Lots 166 through 192, on Ida Avenue, in Ranson and Kay's 3rd Addition to Wichita, Sedgwick County, Kansas

and

Odd Lots 21 through 31, on Laura Avenue, in Walter Morris and Son's 5th Addition to Wichita, Sedgwick County, Kansas

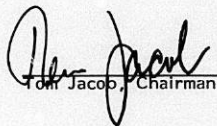
and

A tract in the NE 1/4 of Section 33, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, beginning 10' east of the southeast corner of Lot 192 on Ida Avenue in Ranson and Kay's 3rd Addition to Wichita; thence east 150'; thence north 206.15'; thence west 150' to a point 10' east of the north-east corner of Lot 178 on said Ida Avenue; thence south 206.46' to the point of beginning. Generally located on the north side of Mt. Vernon between Ida and Laura Avenues (1926 Ida).

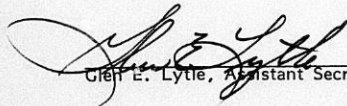
be approved subject to the following conditions:

1. The reduction of the required 20' front yard setback adjacent to Laura to 0' shall be for off-street parking purposes only.
2. The reduction of the required 25' front yard setback adjacent to Mt. Vernon to 0' shall be for service drive purposes only and shall not exceed 1600 square feet in gross surface area.
3. Prior to the release of this Resolution authorizing the issuance of any building permits, the applicant shall vacate the existing north-south utility easement, dedicate a new easement satisfactory to all utilities involved and assume all costs in the relocation of all utilities.

ADOPTED AT WICHITA, KANSAS, this 31st day of May, 1983.


Tom Jacob, Chairman

ATTEST:


Cliff E. Lytle, Assistant Secretary

June 6, 1983

Wichita-Public Schools
Unified School District #259
428 South Broadway
Wichita, Ks. 67202

Re: BZA 16-83 - Request for Variances

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on May 31, 1983, your variance requests were considered. It was the action of the Board to approve your requests subject to the conditions as set forth in the Secretary's Report.

Prior to the release of the Resolution authorizing the issuance of any building permits, the applicant shall vacate the existing north-south utility easement, dedicate a new easement satisfactory to all utilities involved and assume all costs in the relocation of all utilities.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad
cc Richard L. Halstead, Director-School Plant Planning & Operation
Services, 3850 North Hydraulic, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE May 23, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Interim CP Coordinator

SUBJECT BZA 16-83 (North side of Mt. Vernon
between Ida and Laura - 1926 Ida)

CPO Council "E" considered the captioned case at their May 18th meeting and voted 7-0 to recommend approval of the variances to 1) reduce the required number of off-street parking spaces from 29 to 0; and 2) reduce the required front yard set-back of 25' and 20', adjacent to Mt. Vernon and Laura to 0' for off-street parking and service drive purposes only.

David Hollis, Architect and Bill Carriker, Principal of Gardiner Elementary School were present and spoke in support of the application. Approximately ten area residents were present concerning the case. The residents indicated they had no problems with the granting of the variances after the site plans had been reviewed and their questions answered.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered on May 31st.

Shirley Mast
Shirley Mast
Interim CP Coordinator

RECEIVED

MAY 24 1983

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 16-83

APPLICANT: Wichita-Public Schools - Unified School District #259, 428 South Broadway, Wichita, Kansas.

AGENT: Richard L. Halstead, Director-School Plant Planning & Operation Services, 3850 North Hydraulic, Wichita, Kansas.

REQUEST: Variances pursuant to Section 2.12.590.B, Code of the City of Wichita, to (1) reduce the required number of off-street parking spaces from 29 to 0; and (2) reduce the required front yard setbacks of 25' and 20', adjacent to Mt. Vernon & Laura to 0' for off-street parking and service drive purposes only.

GENERAL LOCATION: On the north side of Mt. Vernon between Ida and Laura (1926 Ida).

ZONING: Subject property is zoned "B" Multiple-family Dwelling District and the "A" Two-family Dwelling District as are the properties to the north. To the south and west is "A" Two-family and to the east is the "B" Multiple-family Dwelling District.

LAND USE: Subject property is occupied by an elementary school. Adjacent properties are developed as residential.

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 conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting two variances in order to expand the existing elementary school. One request is to reduce the required number of off-street parking spaces. The second request is to reduce the required setbacks adjacent to Laura and Mt. Vernon in order to provide parking along Laura Avenue and a food service drive and truck loading area within the front yard setback adjacent to Mt. Vernon.

The first request to reduce the required off-street parking from 29 spaces to 0 spaces is made in order to preserve the limited amount of playground area to the west of the school adjacent to Ida. The 29 parking spaces will be provided but will be located in the street right-of-way of Laura along the east side of the property. These parking spaces will be permitted by a minor street privilege as set forth in the city code. Should at any time the minor street privilege be revoked, the applicant should provide the required off-street parking spaces.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the property is located in an area where the majority of properties were developed prior to off-street parking requirements. The existing school is on a very limited site and to expand the facility and provide the parking on-site would eliminate the playground to the west.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the required number of parking spaces will be provided by a minor street privilege which will alleviate any effect of parking in the neighborhood to any great degree, as the applicant will be providing parking for part of the facility heretofore not required.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the expansion would be limited or it would require the applicant to acquire additional property to provide all the required parking and maintain the playground.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the use of public right-of-way for on-street parking purposes is subject to regulations and conditions established under the provisions of the code.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the required number of off-street parking spaces will be provided under a minor street privilege that should comply with the spirit and intent of the ordinance.

RECOMMENDATION:

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

1. The applicant shall obtain a minor street privilege to provide not less than 29 parking spaces in the street right-of-way along Laura.
2. Should at any time the minor street privilege be revoked, the applicant shall provide the required off-street parking spaces on site.

The second request is to reduce the required front yard setbacks adjacent to Laura and Mt. Vernon in order to provide the parking adjacent to the east property line, and to provide a service drive and loading area adjacent to Mt. Vernon. The setback adjacent to Laura is 20' and the setback adjacent to Mt. Vernon is 25' in the area to be used for the service drive and loading area.

Although the reduction of the front yard adjacent to Laura will be to 0', the majority will be maintained as open space with only a portion of the yard immediately adjacent to Laura street right-of-way being utilized for off-street parking. The yard adjacent to Mt. Vernon is only for a portion of the required front yard that will permit the remainder to be maintained as open space and landscaped area.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the area adjacent to Laura will be mostly maintained as a landscaped yard and adjacent to Mt. Vernon only one-fourth of the east-west distance will be utilized as a service drive. The property is adjacent to an arterial street (Mt. Vernon) which does not face onto the front yards of the properties to the south.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the reduction of the setbacks on Laura is minimal and that adjacent to Mt. Vernon is for a service drive utilizing access to an arterial street which should be limited in the amount of vehicular traffic at that location.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to expand and improve the present school facility without condemnation of additional land area.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of the yard areas for off-street parking and service drive purposes only will not interfere with any street right-of-way or utility easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as adequate open space will be provided to comply with the intent of the regulations in the residential zoning districts.

RECOMMENDATION:

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

1. The reduction of the required 20' front yard setback adjacent to Laura to 0' shall be for off-street parking purposes only.
2. The reduction of the required 25' front yard setback adjacent to Mt. Vernon to 0' shall be for service drive purposes only and shall not exceed 1600 square feet in gross surface area.
3. Prior to the release of this Resolution authorizing the issuance of any building permits, the applicant shall vacate the existing north-south utility easement, dedicate a new easement satisfactory to all utilities involved and assume all costs in the relocation of all utilities.

BZA CASE NO. 16-83

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

38 NOTICES SENT TO ADJOINING PROPERTY OWNERS

50 TOTAL NOTICES SENT 5-11-83

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

May 11, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 16-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Wichita Public Schools - Unified School District #259, 428 South Broadway, Wichita, Kansas, requesting 2 variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting 2 variances to (1) reduce the required number of off-street parking spaces from 29 to 0; and (2) reduce the required front yard setbacks from 25' and 20', adjacent to Mt. Vernon and Laura, to 0' for off-street parking and service drive purposes only, on property zoned "A" Two-family Dwelling District and the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Even Lots 166 through 192, on Ida Avenue, in Ranson and Kay's 3rd Addition to Wichita, Sedgwick County, Kansas
and

Odd Lots 21 through 31, on Laura Avenue, in Walter Morris and Son's 5th Addition to Wichita, Sedgwick County, Kansas
and

A tract in the NE 1/4 of Section 33, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, beginning 10' east of the southeast corner of Lot 192 on Ida Avenue in Ranson and Kay's 3rd Addition to Wichita; thence east 150'; thence north 206.15'; thence west 150' to a point 10' east of the north-east corner of Lot 178 on said Ida Avenue; thence south 206.46' to the point of beginning. Generally located on the north side of Mt. Vernon between Ida and Laura Avenues (1926 Ida).

This application has been assigned Case BZA 16-83. It will be considered by the Board of Zoning Appeals on May 31, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 16-83

CITY OF WICHITA, KANSAS

FILED 4-20-83

APPLICATION FOR VARIANCE

I. Name of Applicant Wichita Public Schools - Unified School Dist.#259

Mailing Address 428 South Broadway Phone 268-7861
Wichita, Ks. 67202

Name of Authorized Agent Richard L. Halstead, Director
School Plant Planning & Operation Services

Mailing Address 3850 N. Hydraulic Phone 832-1211 ext. 270
Wichita, Ks. 67219

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

II. The variances requested ^{are} ~~is~~ (1) to reduce the required number of off-street parking spaces from 29 to 0; and (2) reduce the required front yard setbacks of 25' and 20', adjacent to Mt. Vernon and Laura for off-street parking and service drive purposes only.

to Dept
for property located on the north side of Mt. Vernon between
Ida and Laura Avenue (1926 Ida).

and legally described as: see back of application

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

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. 36-596); 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 USD* 259, SEDGW. COUNTY, KANS

Authorized Agent Richard L. Halstead

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 2:15 (~~time~~-p.m.), APRIL 20, 1983, together with appropriate fee of 300.00.

Signed [Signature]

Legal Description:

Even Lots 166 through 192, on Ida Avenue,
in Ranson and Kay's 3rd Addition to Wichita,
Sedgwick County, Kansas

and

Odd Lots 21 through 31, on Laura Avenue, in
Walter Morris and Son's 5th Addition to
Wichita, Sedgwick County, Kansas

and

A tract in the NE 1/4 of Section 33, Township
27 South, Range 1 East of the 6th P.M., Sedgwick
County, Kansas, beginning 10 feet east of the
southeast corner of Lot 192 on Ida Avenue in
Ranson and Kay's 3rd Addition to Wichita; thence
east 150 feet; thence north 20615 feet; thence
west 150 feet to a point 10 feet east of the
northeast corner of Lot 178 on said Ida Avenue;
thence south 206.46 feet to the point of beginning.

WICHITA PUBLIC SCHOOLS
Unified School District No. 259
School Service Center
3850 North Hydraulic
WICHITA, KANSAS 67219

*Re: Setbacks
Laura
& Mt. Vernon*

Division Director
School Plant Planning and
Operation Services

April 11, 1983

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

Dear Sirs:

The Board of Education is currently in the process of planning a new addition to Gardiner Elementary School, 1926 Ida Avenue, Wichita, Kansas. This addition will be comprised of a multipurpose room, a new library media center, and vocal music classroom. This badly-needed improvement will make possible a better educational program for the boys and girls who attend school there.

In order to better serve the boys and girls and preserve as much of the site as possible, the Board of Zoning Appeals is asked to approve a variance from the Zoning Ordinance (Title 28) Front Yard setback requirement of 25 feet (28.04.050 1, 2) along the "A" Zoned west half of the school property bordering Mt. Vernon Street for the sole purpose of allowing for and the use of a paved loading/maneuvering apron for food service vehicles as indicated on the drawing. This variance would be an advantage to the school and its community for the following reasons:

- 1) Eliminates the need to dedicate already substandard playground space for this exclusive and limited purpose.
- 2) Maneuvering and loading would be safely isolated from children thus eliminating the present method of crossing the playground from the approach on Laura Avenue.

The Board of Education would greatly appreciate every consideration in this matter.

Sincerely,

Richard L. Holstead

Richard L. Holstead, Director
School Plant Planning and Operation Services

RLH:jet

Enclosure

BOARD OF ZONING APPEALS

CASE NO. See - 16-83

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Wichita Public Schools - Unified School District No. 259
Mailing Address 428 S. Broadway, Wichita, KS 67202 Phone 268-7861
Richard L. Holstead, Director
Name of Authorized Agent School Plant Planning and Operation Services
School Service Center
Mailing Address 3850 N. Hydraulic, Wichita, KS 67219 Phone 832-1211, Ext. 270
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to eliminate the Front Yard setback of twenty-five feet along the west half of the Gardiner Elementary School property that borders Mt. Vernon Street for the sole purpose of allowing for and the use of a paved loading/maneuvering apron for food service vehicles as indicated on Drawing.

for property located 1926 Ida Avenue

Wichita, KS 67211

and legally described as: Even Lots 166 - 192 on Ida Avenue, Ranson & Kay's 3rd Addition; odd Lots 21 - 31 on Laura Avenue, Walter Morris & Sons 5th Addition; beginning 10 feet E of the SE corner of Lot 192 Ida Avenue, Ranson & Kay's Third Addition, E 150 feet, N 206.15 feet, W 150 feet, to a point 10 feet E of the NE corner of Lot 178 Ida Avenue, said addition, South 206.46 feet to point of beginning in the NE $\frac{1}{4}$, S33, T27, R1E.

in the City of Wichita; and which is presently zoned "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. 36-596); 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 Unified School District No. 259

Authorized Agent

Richard L. Holstead
Richard L. Holstead

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

Signed _____

Placed on
New Applic.

WICHITA PUBLIC SCHOOLS
Unified School District No. 259
School Service Center
3850 North Hydraulic
WICHITA, KANSAS 67219

Re: Pkg. on Laura

April 11, 1983

Division Director
School Plant Planning and
Operation Services

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

Dear Sirs:

Unified School District No. 259 is intending to improve the building facilities at the Gardiner Elementary School, 1926 Ida Avenue, by providing a new addition to the main building edifice primarily for the purpose of replacing the present portable-type buildings.

Providing for off-street parking (per Ordinance 28.04.140 and 141) is now being timely imposed on the Gardiner School because of the intended improvement, even though the improvement is considered more of a replacement of existing facilities rather than an expansion to existing facilities. The School District is willing to pay for paved parking but feels that sacrificing the already substandard playground space for same would bring unnecessary hardship. Therefore, the School District requests a variance from the Zoning Ordinance Front Yard setback requirement of 20 feet (28.04.070.2) along the entire "B" Zoned east half of the school property bordering Laura Avenue for the purpose of providing indented curb type angled parking in order to satisfy the otherwise required off-street parking. This variance would be advantageous to the school and its community for the following reasons:

- 1) South-bound traffic width would be increased accordingly with the elimination of the present curb-side parking on the west side of Laura Avenue.
- 2) Curb-side parking may then be reinstated on the east side of Laura Avenue for the convenience of adjacent residences.
- 3) Compactness of angled parking replacing the present curb-side parallel type parking currently used by school employees will eliminate parking in front of residences to the north of the school property.

Board of Zoning Appeals

-2-

April 11, 1983

- 4) Existing playground area and utilization will be spared for use by the school and community.

The Board of Education earnestly solicits the support of the Board of Zoning Appeals in this matter.

Sincerely,

Richard L. Holstead

Richard L. Holstead
Director
School Plant Planning and Operation Services

RLH:jet

Enclosure

BOARD OF ZONING APPEALS

CASE NO. See 16-83

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Wichita Public Schools - Unified School District No. 259
 Mailing Address 428 S. Broadway, Wichita, KS 67202 Phone 268-7861
Richard L. Holstead, Director
 Name of Authorized Agent School Plant Planning and Operation Services
School Service Center
 Mailing Address 3850 N. Hydraulic, Wichita, KS 67219 Phone 832-1211, Ext. 270
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to eliminate the Front Yard setback of twenty
feet along the entire side bordering Laura Avenue for the purpose of providing
indented curb type angled parking per Drawing.
for property located at 1926 Ida Avenue (Gardiner Elementary School)
Wichita, KS 67211

and legally described as: Even Lots 166 - 192 on Ida Avenue, Ranson &
Kay's 3rd Addition; odd Lots 21 - 31 on Laura Avenue, Walter Morris & Sons
5th Addition; beginning 10 feet E of the SE corner of Lot 192 Ida Avenue,
Ranson & Kay's Third Addition, E 150 feet, N 206.15 feet, W 150 feet, to a
point 10 feet E of the NE corner of Lot 178 Ida Avenue, said addition, South
206.46 feet to point of beginning in the NE $\frac{1}{4}$, S33, T27, R1E.

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

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. 36-596); 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 Unified School District No. 259

Authorized Agent Richard L. Holstead
 Richard L. Holstead

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

Witness

Placed on New Application

OWNERSHIP LIST

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
149 & 151	Ida	Ranson & Kay's 3rd Addition	Ronald Wayne Greenfeather & Linda Joyce Greenfeather, Address Unknown
153 & 155	"	"	✓ David R. Briggs & Marilyn K. Briggs, 1909 Ida, 67211
157 & 159	"	"	✓ Randall E. Ford & Peggy Lynne Ford, 1917 Ida, 67211
161 & 163	"	"	✓ Glen R. Gragg & Donna K. Gragg, 1925 Ida, 67211
165 & 167	"	"	✓ Pamela L. Zarte, 1927 Ida, 67211
169 & 171	"	"	✓ Samuel T. McGinn & Jerri McGinn, 1931 Ida, 67211
173 & 175	"	"	✓ W. Clifford Hefner & Barbara N. Hefner, 1933 Ida, 67211
177 & 179	"	"	✓ Maynard D. Bechtel & Margaret Bechtel, 1935 Ida, 67211
181 & 183	"	"	✓ Bruce Waring Johnston & Nancy L. Johnston, 1937 Ida, 67211
185 & 187	"	"	✓ Saralee Strain, 1939 Ida, 67211
West 50 ft. of 189 & 191	"	"	✓ Bill C. McClaren & Vada M. McClaren, Address Unknown 9430 Sunrise St. 67217
189 & 191 exc. the west 50 ft.	"	"	✓ Marie T. Pool, 1947 Ida, 67211
150 & 152	"	"	Willard Pirtle & Laura M. Pirtle, Address Unknown
154 & 156	"	"	✓ Michael R. Williams & Cheryl A. Williams, 1912 Ida, 67211
158 & 160	"	"	✓ Barbara D. Euwer, 218 N. Pinecrest, 67208 AND ✓ Betty L. Fletcher, <u>Address</u> <u>Unknown</u> 3941 N. Clarence Ave. 67209
162 & 164	"	"	✓ Daniel E. Hinderliter & Edith E. Hinderliter, 2905 Glen Oaks Dr., 67216
Even lots 166 thru 176	"	"	D Unified School District #259, 428 S. Broadway, 67202

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
178 & 180	Ida	Ranson & Kay's 3rd Addition	Unified School District #259, 428 S. Broadway, 67202
Even lots 182 thru 192	"	"	"
5 & 7	Laura	Walter Morris & Sons 5th Addition	^{3009 Wilma St.} Rebecca Ann Bales & Paul Allen Bales, <u>Address Unknown</u>
9, 11 & 13	"	"	Gregory J. Ohmes & Bertha Ohmes, 1911 Laura, 67211
15, 17 & 19	"	"	Linda Kay Dale, 1921 Laura, 67211
Odd lots 21 thru 31	"	"	Unified School District #259, 428 S. Broadway, 67202
6	"	"	Richard Earl Hoover, 1902 Laura, 67211
8 & 10	"	"	Administrator of Veterans Affairs, 901 George Washing- ton Blvd., 67211 AND Fern E. Ward & W.D. Ward, 1910 Laura, 67211
12, 14 & 16	"	"	Stephen E. Hatton, <u>Address Unknown</u>
18 & 20	"	"	Donald Mark Dodge & Otis L. Dodge, 1922 Laura, 67211
22 & 24	"	"	"
26 & 28	"	"	Elsie Nagel, 1932 Laura, 67211
30 & 32	"	"	Leonard F. Lawson (Deceased) Emma B. Lawson, 1938 Laura, 67211
34 & 36	"	"	Donald E. Manuel, <u>Address Unknown</u>
38 & 40	"	"	Kenneth C. Lewis & Mildred J. Lewis, 1946 Laura, 67211 AND Berita Lewis, <u>Address Unknown</u> AND Lee V. Wasinger, <u>Address Unknown</u>
42 & 44	"	"	Jack D. Smith & Doris L. Smith, 3935 N. Charles, 67204 AND ^{32014 Case} Alvin L. Smith & Vicki E. Smith, <u>Address Unknown</u>

returned

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
46 & 48	Laura	Walter Morris & Sons 5th Addition	✓ Kenneth D. Knickrehm & Carolyn K. Knickrehm, 1311 Pattie, 67211
40	-	King-Michaelsen Addition	✓ Bill M. Williams & Helen V. Williams, 7005 Stonegate Lane, 67206 AND ✓ Donald LeRoy Blosser, 353 S. Vassar, 67218
North 50 ft. of 41	-	"	✓ Kimberly DeLong & Roxie M. DeLong, 7700 Evergreen, Derby, 67037
South 10 ft. of 41, & the north 40 ft. of 42	-	"	"
South 15 ft. of 42, & the north 35 ft. of 43	-	"	✓ John C. Bessant & Virginia Bessant, 2012 Laura, 67211
1, 3, 5 & 7	Ida	Campbell's Addition	✓ James O. Trenary & Evelyn M. Trenary, 1023 E. Mt. Vernon, 67211
9 & 11	"	"	✓ Howard R. Yale & Carol J. Yale, 2013 Ida, 67211
2, 4, & the north 5 ft. of 6	"	"	✓ Pat L. Gardner, 2000 Ida, 67211 AND ✓ John E. Fain, 307 W. 55th St. South, 67209
South 20 ft. of 6, & all of 8, 10, & 12	"	"	✓ Julie K. Polczinski, 2004 Ida, 67211
1 & 3	Laura	"	✓ Leonard M. Nuessen & Leona I. Nuessen, 2009 Laura, 67211
5 & 7	"	"	D ✓ Leonard Michael Nuessen & Leona I. Nuessen, 2009 Laura, 67211
9 & 11	"	"	Grace C. Barber (Deceased)

Tract

Tract in the NE $\frac{1}{4}$ of 33-27-1E beg. 10 ft. east of the SE corner of Lot 192 on Ida Ave, in Ranson & Kay's 3rd Addn.; then east 150 ft.; north 206.15 ft.; then west 150 ft. to a pt. 10 ft. east of the NE corner of Lot 178 on said Ida Ave.; then south 206.46 ft. to beg.

Property Owner

Unified School District #259, 428 S. Broadway, 67202

page 4

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

Even Lots 166 through 192, on Ida Avenue,
in Ranson and Kay's 3rd Addition to Wichita,
Sedgwick County, Kansas

AND

Odd Lots 21 through 31, on Laura Avenue, in
Walter Morris and Son's 5th Addition to
Wichita, Sedgwick County, Kansas

AND

A tract in the NE $\frac{1}{4}$ of Section 33, Township 27
South, Range 1 East of the 6th P.M., Sedgwick
County, Kansas, beginning 10 feet East of the
Southeast corner of Lot 192 on Ida Avenue in
Ranson and Kay's 3rd Addition to Wichita; thence
East 150 feet; thence North 206.15 feet; thence
West 150 feet to a point 10 feet East of the North-
east corner of Lot 178 on said Ida Avenue; thence
South 206.46 feet to the point of beginning

as shown by the last deed of record on file in the Office of the Register
of Deeds of Sedgwick County, Kansas, on the 31st day of March, 1983 at
7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By


Vice-President

Order No. 318127
ge

WICHITA - SEDGWICK COUNTY



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

16-83

GAR 00X 23122801 05/12/83

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Pearl L. Gardner
2000 Ida
Wichita, Ks. 67211



RECEIVED

MAY 13 1983
METROPOLITAN PLANNING
ROUTE

RECEIVED

MAY 20 1983

METROPOLITAN PLANNING
ROUTE *Shutley*

16-83



Alvin L. & Vicki E. Smith
2814 Chase
Wichita, Ks.

*Planned return to sender
No one by that name lives at this address.*



WICHITA - SEDGWICK COUNTY



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

ATTEMPTED
NOT KNOWN
RETURN TO SENDER

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

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
[Handwritten Description]		[Handwritten Amount]
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

*

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

Roll # 2