

BZA 19-63 - Jesse M. Riley requests
variance from setback requirements
for NW corner of Woodrow Ct. and
Perry

ACTION

DATE 12/2/63
COMMITTEE App

Bza

M.A.P.C. _____

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

RESOLUTION NO. 19-63

WHEREAS, Jesse M. Riley, 1114 Carlos, Wichita, Kansas, has filed an application for a variance as provided in Section 2.12.590.2, Code of the City of Wichita, to allow a dwelling to be constructed to within 15 feet of the front property line (25 feet is the normal requirement in an "AA" district; however, only 22½ feet is required in this instance due to the application of the front yard setback formula), on property generally located on the northwest side of Perry and in an area on the east side of Woodrow Court, legally described as:

Beginning 300 feet south of the intersection of Woodrow Court and north line of Lot 6 extended; thence south to west line of Perry; thence northeast along Perry to point east of beginning; thence west to beginning, in Hanna Subdivision, in the City of Wichita, Sedgwick County, Kansas; and

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, in regular meeting, consider said application on July 23, 1963; and

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

WHEREAS, the property is zoned "AA", which requires, under the normal interpretation, a 25 foot front yard setback, but in this case only a 22½ foot setback is required because of the application of the formula as provided in the Zoning Ordinance; and

WHEREAS, the Board has found that the proposed dwelling would not comply with the front yard setback requirement of 22½ feet, without the variance requested; and

WHEREAS, the Board of Zoning Appeals has found that the request for variance arises from a condition which is found to be unique and is not ordinarily found in the same zoning district inasmuch as the area in question is triangular in shape due to the angle of the intersection of Perry Avenue and Woodrow Court, and the fact that the original platting of all of the area in this general location was based on the location of the old A.V.I. Railroad right-of-way as established at that time, (railroad has since been abandoned) which resulted in odd shaped platting in several instances, and in this particular case the platting has rendered the lot practically useless for the construction of a modern type home without the variance requested; further, the platting has resulted in the creation of a "through lot" which has two front yards, a side yard, but no rear yard; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance as approved, would not adversely affect the rights of adjacent property owners inasmuch as the property is bounded on two sides by streets and the house will be located far

enough away from adjacent property as not to affect it, and further, the granting of the variance will permit the construction of a home that would be in conformity with other residential properties in the area, and a variance of only 5½ feet would not detract from other residences, in view of the distance involved; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the Zoning Ordinance will constitute unnecessary hardship upon the applicant because of the unique shape of the lot, which renders the lot difficult to improve with an adequate home without the variance requested; and further, the fact that the property has a double frontage, and hence requires two front yard setbacks, renders an unnecessary hardship on the applicant; and

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, inasmuch as the property owner could construct a house under the present regulations without this variance, if the plans were changed and a smaller house constructed; but the Board has found that the proposed house would be more compatible to others in this residential neighborhood, and also, the Traffic Engineering Division is being asked to survey this intersection after construction of the dwelling to ascertain if additional traffic control methods should be provided; and

WHEREAS, as shown above, each of the four conditions required by Section 2.12.590.2, 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, Kansas, that the request for a variance be approved for the construction of a house to within 17 feet of the front property line, on property legally described as

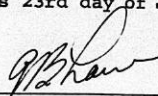
Beginning 300 feet south of the intersection of Woodrow Court and north line of Lot 6 extended; thence south to west line of Perry; thence northeast along Perry to point east of beginning; thence west to beginning, in Hanna Subdivision, in the City of Wichita, Sedgwick County, Kansas,

and generally located on the northwest side of Perry and in an area on the east side of Woodrow Court, subject to the following conditions:

1. That this matter be referred to the Traffic Engineering Division for consideration of the traffic situation at this point to ascertain if the dwelling house, after construction, might create some conditions which could be alleviated by proper traffic control methods.
2. That while the approval is for up to 17 feet of the front property line, the contractor should be cautioned to make every effort possible to confine the construction to no closer than 18 feet of the front property line (being that property line bordering Perry Avenue).

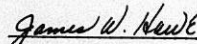
3. No construction shall be allowed south of a point
75 feet north of the south property line.

ADOPTED at Wichita, Kansas, this 23rd day of July, 1963.



E. B. Law, Chairman

ATTEST:



James W. Howe
Assistant Secretary

August 5, 1963

Mrs. Jesse M. Riley
1114 Carlos
Wichita, Kansas

Dear Mrs. Riley:

Subject: BZA 19-63

On July 25, 1963, we advised you that the Board of Zoning Appeals had approved subject application for a variance to allow construction of a house closer to the property line than required in the Zoning Ordinance, on property legally described as:

Beginning 300 feet south of the intersection of Woodrow Court and north line of Lot 6, extended; thence south to west line of Perry; thence northeast along Perry to point east of beginning; thence west to beginning, in Hanna Subdivision, in the City of Wichita, Sedgwick County, Kansas.

which is generally located on the northwest side of Perry and in an area on the east side of Woodrow Court.

We also advised that the Board's decision might be appealed to the City Commission, provided that such appeal was filed on or before August 2, 1963. The City Clerk has advised that no appeal was filed on or before the date indicated, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth action of the Board is attached for your information and files.

Very truly yours,

Robert A. Lakin
Secretary

RAL:JME:ber
Attachment
cc: Glen Lytle, Superintendent
of Central Inspection

Board of Zoning Appeals

July 30, 1963

C. H. Funk, City Clerk

James W. Howe, Assistant Secretary

BZA 19-63

Attached is a copy of BZA Resolution No. 19-63, covering action taken by the Board of Zoning Appeals on the above case.

This case was heard on July 23, 1963, and an appeal may be filed in your office on or before August 2, 1963.

If an appeal is filed, please advise.

James W. Howe
Assistant Secretary

JWH:ber

Attachment

July 25, 1963

Mrs. Jesse M. Riley
1114 Carlos
Wichita, Kansas

Dear Mrs. Riley:

Subject: BEA 19-63

This is to advise you that at its regular meeting of July 23, 1963, the Board of Zoning Appeals of the City of Wichita, considered the above case, which was a request for a variance to allow a house to be constructed to within 15 feet of the front property line (25 feet is the normal requirement in an "AA" district); however, only 22½ feet is required in this instance due to the application of the front yard setback formula, on property legally described as:

Beginning 300 feet south of the intersection of Woodrow Court and north line of Lot 6 extended; thence south to west line of Perry; thence northeast along Perry to point east of beginning; thence west to beginning, in Hanna Subdivision, in the City of Wichita, Sedgwick County, Kansas,

which is generally located on the northwest side of Perry and in an area on the east side of Woodrow Court.

After discussion, it was the action of the Board of Zoning Appeals to approve the construction of a house to within 17 feet of the front property line (Perry Avenue), under the following conditions:

1. That this matter be referred to the Traffic Engineering Division for serious consideration of the traffic situation at this point, to ascertain if the dwelling house, after construction might create a condition which could be alleviated by proper traffic control methods.

Page 2 - Mrs. Jesse M. Riley
July 25, 1963

2. That while the approval would allow construction to within 17 feet of the front property line, the contractor should be cautioned to make every effort possible to confine the construction no closer to the front property line than 18 feet.
3. No construction shall take place south of a point 75 feet north of the south property line.

Section 2,12,610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before August 2, 1963.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before August 2, 1963, the decision of the Board shall be final and the Superintendent of Central Inspection will be in a position to issue an appropriate permit.

Very truly yours,

James W. Howe
Assistant Secretary

JWH:her

cc: City Clerk

SECRETARY'S REPORT

CASE NO. BZA 19-63

GENERAL DESCRIPTION

The area involved in this case is generally located on the northwest corner of Woodrow Court and Perry. The northern most part of the property in question is occupied by a single family home, the balance of the property to the south being vacant. All surrounding property is zoned "AA" Single Family and is being used for the same purpose for which it is zoned.

REQUEST

The request is for a variance as provided in Section 2.12.590 of the Code of the City of Wichita to allow a house to be constructed to within 15 feet of the front property line (25 feet is the normal requirement in an "AA" district; however, only 22½ feet is required in this instance due to the application of the front yard setback formula.

The variance is within the jurisdiction of the Board of Zoning Appeals to grant, provided that all four of the following conditions are found to exist:

1. The variance desired arises from such condition which is unique and not ordinarily found in the same zoning district;
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners;
3. The strict application of the enforcement provisions of the zoning ordinance would constitute an unnecessary hardship upon the applicant represented in the appeal;
4. The variance desired is not against the public interest.

The applicant has submitted a statement of justification and a plot plan, which are included as Attachments #1 and #2 to this report.

UNIQUENESS

The applicant is of the contention that uniqueness exists in that this particular lot is triangular in shape due to the angle of the intersection of Perry Avenue with Woodrow Court (see plot plan). It is further suggested that the required setback renders the lot useless for construction of a modern style home.

An examination of the plot of this area will show that it is a plat where the lots were originally subdivided into very large lots, with portions being sold off later as metes and bounds tracts.

It is the opinion of the Secretary that uniqueness can be found to exist because of the reasons submitted by the applicant and due to the fact that this is a very unusual plat and a very unusual shaped lot.

ADJACENT PROPERTY

The Secretary concurs with the applicant in that the granting of the variance should in no way adversely affect adjacent property owners in that the triangular lot is bounded on two sides by streets and the house will be located far enough away from adjacent property so as not to affect it.

HARDSHIP

The applicant has suggested that due to the angle of the street (the old A.V.I. Interurban railroad was located on the east line of Perry, running southwest to northeast, but has since been abandoned),

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BZA 19-63

and to the unique shape of the lot, the required setback in the "AA" zoning district constitutes an unnecessary hardship, making it impossible to build an adequate home.

The Secretary concurs with the applicant in that hardship exists due to the fact that an adequate home cannot be built on the property without the variance of the front yard setback.

It has been the interpretation of the Superintendent of Central Inspection that this lot which is abutted on both sides by streets, is a "through lot" and, therefore, has to maintain two front yard setbacks (one on Perry and one on Woodrow Court). The applicants have proposed to meet the 25 foot setback on Woodrow Court but will be unable to maintain the required setback on Perry (22½ feet).

It should further be pointed out that the applicants do not propose to build a house to within 15 feet of the front yard setback on Perry but will, rather, build a house to within approximately 18 feet of the property line. The variance from a 20 to a 15 foot setback was requested so that the applicant would have sufficient building space in the event the final building plans called for the house to encroach closer than 18 feet to the front property line.

PUBLIC INTEREST

The Secretary concurs with the applicant in that the granting of the variance should in no way adversely affect the public interest.

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BZA 19-63

It is the opinion of the Secretary that all four conditions necessary to the granting of a variance, have been found to exist; therefore, it is recommended that the desired variance be granted.

Attachments

- #1 - Statement of Justification
- #2 - Plot plan
- #3 - Variance vote sheet

REQUEST FOR VARIANCE
IN SETBACK ON PERRY AVENUE

This variance desired arises because the lot is triangular in shape due to the angle of Perry Avenue. The required setback renders the lot useless for the purpose it was intended.

Granting this permit for the variance will not affect any of the neighbors because the lot is located on the corner with streets on three sides and the house will be located far enough away as to not affect any adjacent property owners.

Due to the angle of the street and the unique shape of the lot, the setback in Double A zoning constitutes an unnecessary hardship, making it impossible to build an adequate house for a home.

The variance desired is to the advantage of public interest because our plans are to build a nice, three bedroom, brick veneer home which would be a credit to the neighborhood.

BZA 19-63
Attachment #1

BZA ACTION

MOTION MADE BY	SECONDED BY	ACTION
		JURISDICTIONS
		FINDINGS OF FACT
		1. VARIANCE DESIRED ARISES FROM SUCH CONDITION WHICH IS UNIQUE AND WHICH IS NOT ORDINARILY FOUND IN THE SAME ZONING DISTRICT.
		2. GRANTING OF THE PERMIT FOR THE VARIANCE WILL NOT ADVERSELY AFFECT THE RIGHTS OF ADJACENT PROPERTY OWNERS OR RESIDENTS.
		3. STRICT APPLICATION OF THE ENFORCEMENT PROVISIONS OF THE ZONING ORDINANCE WILL CONSTITUTE UNNECESSARY HARDSHIP UPON THE PROPERTY OWNER REPRESENTED IN THE APPEAL.
		4. VARIANCE DESIRED WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, MORALS, ORDER, CONVENIENCE, PROSPERITY OR GENERAL WELFARE.
		DETERMINATION (APPROVE OR DENY)

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

July 5, 1963

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 19-63

An application has been filed by Jesse M. Riley, 1114 Carlos, Wichita, Kansas, requesting a variance, as provided in Section 2.12.590.2, Code of the City of Wichita, from a required 22½ foot front yard setback to a 15 foot front yard setback, as required in Section 28.04.040, on property zoned "AA" and legally described as:

Beginning 300 feet south of the Intersection of Woodrow Court and north line of Lot 6 extended; thence south to west line of Perry; thence north-east along Perry to point east of beginning; thence south to beginning, in Hanna Subdivision, in the City of Wichita, Sedgwick County, Kansas. Generally located on the northwest side of Perry and in an area on the east side of Woodrow Court.

This application has been assigned Case No. BZA 19-63. A hearing will be held by the Board of Zoning Appeals on Tuesday, July 23, 1963, at 2 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.

Robert A. Lakin
Secretary

BZA 19-63

HEARING: JULY 23, 1963

NOTICES MAILED JULY 5, 1963

Jesse M. Riley
1114 Carlos

Charles H. and Doris A. Funk
1456 Woodrow Court

Dwight S. and Evelyn Cates
1823 Weaver Avenue

Henry P. Robert
1461 Coolidge Avenue

John H. and Florence A. Forsythe
1464 Perry

Richard K. and Velma Henrichs
1468 Perry

J. A. and Verda Connell
1472 Perry

Hugo E. and Helen Schmidt
1476 Perry

James L. and Anna Armstrong
1480 Perry

H. K. and Katharine L. Hentzen
1484 Perry

Clyde and Marjorie M. Stonestreet
1488 Perry

Arthur M. and Ola F. Wilkerson
1492 Perry

Eugne L. Sr. and Lessie Louise Galloup
1496 Perry

Jesse J. and Margaret Elizabeth Riley
1114 Carlos

Leon J. and Shirley Geubelle
1544 Woodrow Court

Martha B. Allen
1493 Perry

Floyd E. and Wanda Rowland
1540 Woodrow Court

Isaac H. and Linda Classen
1657 North Charles

Walter R. and Mildred A. Zittel
1536 Woodrow Court

James V., Jr. and Florence Marie
Riddel
1479 Perry

T. R. and Cleo Barrett
1467 Woodrow Court

Martin K. and Pauline Eby
610 North Main

Floyd L. and Edna R. Mullendore
1465 Perry

William E. and Maxine M. Winters
1555 Woodrow Court

Loftin R. and Pauline A. Gibson
1551 Woodrow Court

Georgia Metz
1531 Woodrow Court

Paul V. and Mildred V. Shannon
1539 Woodrow Court

Morris Building Co. Inc.
208 North Broadway

H. S. and Lois M. Wise
1523 Woodrow Court

Request for Variance in Set back on Perry
Avenue

This variance desired arises because the lot is triangular in shape due to the angle of Perry Avenue. The required setback renders the lot useless for the purpose it was intended.

Granting this permit for the variance will not affect any of the neighbors because the lot is located on the corner with streets on three sides and the house will be located far enough away as to not affect any adjacent property owners.

Due to the angle of the street and the unique shape of the lot the setback in Double A Zoning constitutes an unnecessary hardship making it impossible to build an adequate house for a home.

The variance desired is to the advantage of public interest because our plans are to build a nice, three bedroom, brick veneer home which would be a credit to the neighborhood.

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR VARIANCE

I. NAME OF APPLICANT Jesse M. Riley
MAILING ADDRESS 1114 Carlos PHONE No 3-1691
NAME OF AUTHORIZED AGENT _____
MAILING ADDRESS _____ PHONE _____
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF Owner
(OWNER, TENANT, LESSEE, OTHER)

II. THE VARIANCE REQUESTED IS a fifteen foot set back from
the property line on Perry Avenue *variance 22 1/2' to 15'*
FOR PROPERTY LOCATED AT lot South of 1532 Woodrow Court
AND LEGALLY DESCRIBED AS: beginning 300 Feet South Intersection
Woodrow Court and North Line Lot 6 Ext Thence S to W Line Perry
NE along Perry to Pt E of Reg thence W to Beg -- Hanna Sub
IN THE CITY OF WICHITA; AND WHICH IS PRESENTLY ZONED Double 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.

Jesse M. Riley
APPLICANT

AUTHORIZED AGENT

OFFICE USE ONLY: RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING APPEALS, June 27 (A.M. - P.M.), 1:45 PM, 1963, TOGETHER WITH APPROPRIATE FEE OF \$50.00.

James W. Howe
SIGNED

O W N E R S H I P L I S T

LOT	BLOCK	ADDITION	PROPERTY OWNER
9	D	Riverside Place	Charles H. Funk Doris A. Funk 1456 Woodrow Court
10	"	"	"
11	"	"	Dwight S. Cates Evelyn Cates 1823 Weaver Avenue
12	"	"	Henry P. Robert 1461 Coolidge Avenue
40	J	"	John H. Forsythe Florence A. Forsythe 1464 Perry
42	"	"	"
44	"	"	Richard K. Henrichs Velma M. Henrichs 1468 Perry
46	"	"	"
48	"	"	J. A. Connell Verda Connell 1472 Perry
50	"	"	"
52	"	"	Hugo E. Schmidt Helen Schmidt 1476 Perry
54	"	"	"
56	"	"	James L. Armstrong Anna Armstrong 1480 Perry
58	"	"	"
60	"	"	H. K. Hentzen Katharine L. Hentzen 1484 Perry
62	"	"	"
64	"	"	Clyde Stonestreet Marjorie M. Stonestreet 1488 Perry
66	"	"	"
68	"	"	Arthur M. Wilkerson Ola F. Wilkerson 1492 Perry
70	"	"	"

Continued -2-

72	J	Riverside Place	Eugene L. Galloup Sr. Lessie Louise Galloup 1496 Perry
74	"	"	"
Beg 300' S of inters of E In Johnson Ave extended and N In Lot 6 extended th S to Perry Ave th Nely to pt E of beg th W to beg, Hanna Sub.			Jesse M. Riley Margaret Elizabeth Riley 1114 Carlos
Beg 100' S of N In Lot 6 extended on E In Woodrow Court; th S 50' th E 200' th N 50' th W to beg ex W 5' for st Hanna Sub.			Leon J. Geubelle Shirley Geubelle 1544 Woodrow Court
Beg 200' E & 100' S of inters N In of Lot 6 & Woodrow Court th S 50' th E to W In Perry Ave; th NE to pt E of beg; th W to beg, Hanna Sub.			Martha B. Allen 1493 Perry
W 160' of a tr beg 150' S of intersec E In Woodrow Court & N In Lot 6 extended th S 75'; th E to W In Perry Ave; th NE to pt E of beg th W to beg Hanna Sub.			Floyd E. Rowland Wanda Rowland 1540 Woodrow Court
Beg 150' S of intersec E In Woodrow Ct & N In Lot 6 extended th S 75'; th E to W In Perry Ave; th NE to pt E of beg th W to beg except W 160', Hanna Sub.			Isaac H. Classen Linda Classen 1657 N. Charles
Beg 225' S intersec of Woodrow Court & N In Lot 6 extended th S 75' th E 100' th N 75' W to beg ex W 5' for street, Hanna Sub.			Walter R. Zittel Mildred A. Zittel 1536 Woodrow Court
Beg 225' S & 100' E of intersec Woodrow Court & N In Lot 6 extended th S 75'; th E to W In Perry Ave; th NE to pt E of beg th W to beg, Hanna Sub.			James V. Riddel Jr. Florence Marie Riddel 1479 Perry
Beg 507½' S N In Lot 17 Hanna Sub; th S to pt 10' N of SE/c Lot 14; th W to row; th NE to pt W of Beg th E to beg ex street.			T. R. Barrett Cleo Barrett 1467 Woodrow Court
Beg 507½' S NE/c Lot 14; th N to AVI th SW along row to pt W of beg th E to beg ex street, Hanna Sub.			"
Beg 325' S of NE/c Lot 14; th S 130' th W to Ark River; th NE along River to pt W of beg th E to beg, Hanna Sub.			Martin K. Eby Pauline Eby 610 N. Main
N 70' S 210' Lot 14 lying W of Perry Ave, Hanna Sub.			Floyd L. Mullendore Edna R. Mullendore 1465 Perry

Continued -3-

N 65' S 140' of Lot 13 W of Johnson
Ave., Hanna Sub.

William E. Winters
Maxine M. Winters
1555 Woodrow Court

S 75' S 415' Lot 13 W of Johnson
Ave., Hanna Sub.

Loftin R. Gibson
Pauline A. Gibson
1551 Woodrow Court

Beg 215' S of NE/c Lot 14; th S 85'
th W 200'; th N 85' th E to beg &
N 25' Vac road adj property on S
Hanna Sub.

Georgia Metz
1531 Woodrow Court

Beg NE/c Lot 14; th S 71.66'; th W
to River; th N to N ln Lot 14; th E
to Beg, Hanna Sub.

Paul V. Shannon
Mildred V. Shannon
1539 Woodrow Court

S 71 2/3' N 143 7/3' of Lot 14,
Hanna Sub.

Morris Building Co. Inc.
208 N. Broadway

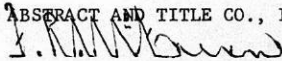
Beg 143.33' S NE/c Lot 14; th S 71.6'
th W to river th N to pt W of beg;
th E to beg., Hanna Sub.

H. S. Wise
Lois M. Wise
1533 Woodrow Court

We hereby certify the foregoing to be a true and correct List of Property Owners within a two hundred foot radius of Beginning 300 feet South of the intersection of Woodrow Court and the North line of Lot 6, extended, thence South to West line of Perry Avenue, thence Northeast along Perry Avenue to the pt. East of beginning, thence West to point of beginning in Hanna Sub., Sedgwick County, Kansas, as shown by the records in the Office of the Register of Deeds of said county, on this the 25th day of June, 1963 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE CO., INC.

By



Vice President

Order No. 104928
(rnb)

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g. & Elev. _____ Elec. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
Plan _____ Plb'g. _____ Plb'g. Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trainers _____

DESCRIPTION	AMOUNT
<i>Variance</i>	<i>50.00</i>

Name *J. M. Riley*

Address *1114 6th St*

Type *R 712* Due Date _____

Comments _____

Date *6-27-63* By *[Signature]*

*

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