

BZA 12-14-71 Approved

BZA 19-71 - Seneca Square Inc.
requests Variance of front yard
setback from 20 ft to 10 ft on the
E side of Exposition and S side
of 30th St. S in an area north of

POSTED
11-24-71

MRFOL
E.I.V.

2-16-72

BZA 12-14-71 Approve

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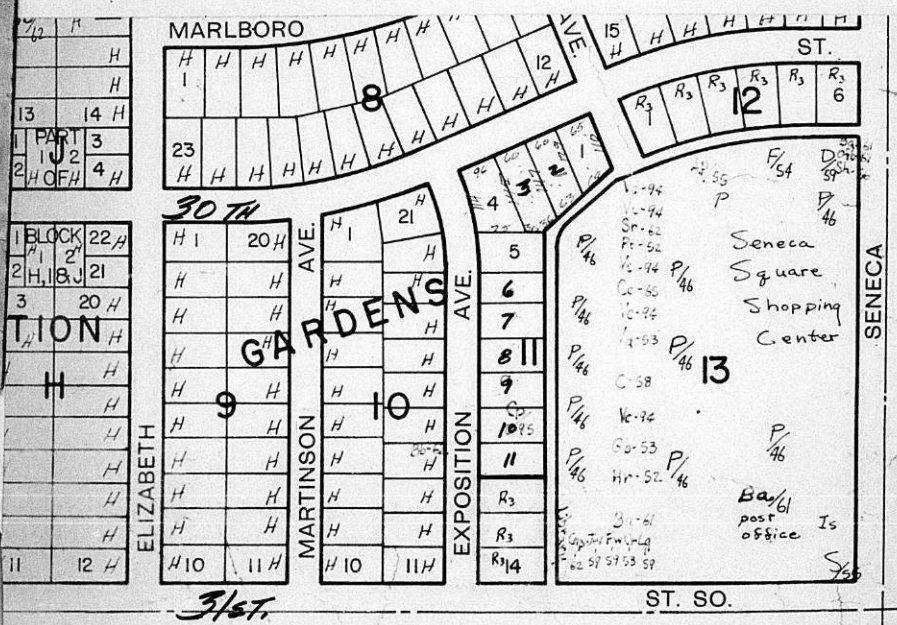
Map No. 5344
 Sec. 6
 Twp. 28
 Range 1E

BZA- 19-71
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 1.9 (IRREGULAR ft. by _____ ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East PARKING LOT & SHOPPING CENTER South MULTI FAM
 West SINGLE FAM North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____

423X120



RESOLUTION NO. BZA 19-71

WHEREAS, Seneca Square, Inc., 221 North Market, Wichita, Kansas, by Luther L. Miller, Asst. Vice-President, Seneca Square, Inc., 3137 South Seneca, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 10 feet for off-street parking purposes only, on property zoned "B" Multiple Family and "LC" Light Commercial, and legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 11, Replat of Iva Fultz Gardens to Wichita, Sedgwick County, Kansas. Generally located on the east side of Exposition and on the south side of 30th Street South in an area north of 31st Street South.

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 December 14, 1971, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the approved CUP designated the area for parking, provided that adequate screening is provided; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the rights of adjacent property owners or residents inasmuch as subject property is separated from the single family homes to the west and north by streets, that with proper screening these properties would not be adversely affected; 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 several hundred yards of asphalt would have to be removed and the parking lot redesigned thereby leaving a 10 foot strip serving no practical purpose; 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 it would tend to eliminate possible on-street parking; 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 a variance can be justified in circumstances such as this where the area is adjacent to the use it intends to serve and can be effectively screened from adjacent residences; 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.

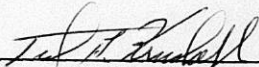
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this request for a variance to reduce the required front yard setback from 20 feet to 10 feet for off-street parking purposes only, on property zoned "B" Multiple Family and "LC" Light Commercial, and legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Block 11, Replat of Iva Fultz Gardens to Wichita, Sedgwick County, Kansas. Generally located on the east side of Exposition and on the south side of 30th Street South in an area north of 31st Street South.

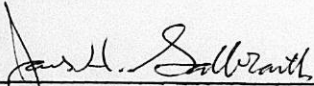
be approved subject to the following conditions:

1. The area shall be utilized for off-street parking purposes only and no permanent structures shall be erected thereon.
- * 2. The applicant shall submit a landscape plan for that area designated on the CUP for approval by the Secretary and City Forrester, and the Resolution of approval shall be forwarded to the applicant only after subject area is satisfactorily planted.

ADOPTED AT WICHITA, KANSAS, this 14th day of December, 1971.


Ted A. Kendall, Chairman

ATTEST:


Jack H. Galbraith, Secretary

* Reviewed in field by Jack Galbraith on 1-11-72
Planting is satisfactory. See letter in DP-16
case file. JHG

February 4, 1972

Mr. Luther L. Miller, Asst. Vice President
Seneca Square, Inc.
3137 South Seneca
Wichita, Kansas 67217

Subject: Case No. BZA 19-71
Request for Variance

Dear Mr. Miller:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 14, 1971, in connection with your request for a variance to reduce the required front yard setback from 20 feet to 10 feet for off-street parking purposes only, on property zoned "B" Multiple Family and "LC" Light Commercial, and generally located on the east side of Exposition and on the south side of 30th Street South in an area north of 31st Street South.

This resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:ls

Enclosure

cc Seneca Square, Inc., 221 North Market 67202
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

December 15, 1971

Mr. Luther L. Miller, Asst. Vice-President
Seneca Square, Inc.
3137 South Seneca
Wichita, Kansas 67217

Subject: Case No. BEA 19-71
Request for Variance

Dear Mr. Miller:

At the regular meeting of the Board of Zoning Appeals on December 14, 1971, your request for a variance to reduce the required front yard setback from 20 feet to 10 feet for off-street parking purposes only, on property zoned "B" Multiple Family and "LC" Light Commercial, and generally located on the east side of Exposition and on the south side of 30th Street in an area north of 31st Street South, was considered.

It was the action of the Board to approve this request subject to the conditions set out in the Secretary's Report.

A Resolution setting forth the official action of the Board is being prepared and you will 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:ls

cc Seneca Square Inc., 221 North Market 67202
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 19-71

APPLICANT: Seneca Square, Inc., 221 North Market, Wichita, Kansas

AGENT: Luther L. Miller, Asst. Vice-President, Seneca Square Inc., 3137 South Seneca, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 10 feet for off-street parking purposes only

GENERAL LOCATION: On the east side of Exposition and on the south side of 30th Street in an area north of 31st Street South

ZONING: Subject property is zoned "B" Multiple Family and "LC" Light Commercial as is that property to the south; east is "LC"; north and west is "AA" Single Family

LAND USE: Subject property is a parking lot for the Seneca Square Shopping Center, to the south is multiple family, north and west is single family, and to the east is multiple family and the shopping center

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance),

COMMENTS BY THE SECRETARY:

The applicant, Seneca Square, Inc., is requesting a variance to reduce the required front yard setback from 20 feet to 10 feet for off-street parking purposes only, adjacent to Exposition, 30th Street, and Martinson. The Community Unit Plan (DP-16) as approved by the Planning and City Commissions in 1966, indicated that subject area could not be paved for off-street parking unless first approved as an exception by the Board of Zoning Appeals.

The applicant in his statement of justification states "the variance request really springs from the fact that our builder and paver probably inadvertently when paving our west parking lot did not realize that there was supposed to be a 10 foot unpaved area inside of the "planting strip"; and therefore, in June or July of 1970, the area that we are requesting a variance for was paved as a part of the total paving of the parking lot project."

The referred to 10 foot planting strip was also a requirement on the CUP and was to be planted upon the issuance of any new building permits adjacent to Exposition, 30th Street and Martinson to partially screen the parking area and shopping center from the adjacent residences. The planting also has not occurred and inasmuch as three planting seasons have now passed, every effort should be made to bring the Center into conformance.

UNIQUENESS:

It is the opinion of the Secretary that this is somewhat of a unique situation in that the applicant desires to provide off-street parking in excess of that required by the zoning ordinance and also inasmuch as the approved CUP designated the area for parking, provided that adequate screening is provided.

ADJACENT PROPERTY:

It is the opinion of the Secretary that inasmuch as subject property is separated from the single family homes to the west and north by streets, that with proper screening these properties would not be adversely affected.

HARDSHIP:

It is the opinion of the Secretary that if this variance is not granted it would create a hardship for the applicant inasmuch as several hundred yards of asphalt would have to be removed and the parking lot redesigned thereby leaving a 10 foot strip serving no practical purpose.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would not affect the public interest inasmuch as it would tend to eliminate possible on-street parking.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance would not be opposed to the spirit and intent of Title 28 inasmuch as a variance can be justified in circumstances such as this where the area is adjacent to the use it intends to serve and can be effectively screened from adjacent residences.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance can be found to exist, and therefore, it is recommended that a variance to reduce the required front yard setback from 20 feet to 10 feet for off-street parking purposes only, be approved subject to the following conditions:

1. The area shall be utilized for off-street parking purposes only and no permanent structures shall be erected thereon.
2. The applicant shall submit a landscape plan for that area designated on the CUP for approval by the Secretary and City Forester, and the Resolution of approval shall be forwarded to the applicant only after subject area is satisfactorily planted.

Planting strip in and satisfactorily planted
1-11-72
BB

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

December 3, 1971

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 19-71

An application has been filed by Seneca Square, Inc., 221 North Market, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 20 feet to 10 feet for off-street parking purposes only, on property zoned "B" Multiple Family and "LC" Light Commercial, and legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 11, Replat of Iva Fultz Gardens to Wichita, Sedgwick County, Kansas. Generally located on the east side of Exposition and on the south side of 30th Street South in an area north of 31st Street South.

This application has been assigned Case No. BZA 19-71, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 14, 1971, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

37 notices Mailed 12-3-71 for 12-14-71

November 22, 1971

Mr. Luther L. Miller, Asst. Vice-President
Seneca Square, Inc.
3137 South Seneca
Widita, Kansas 67217

Dear Mr. Miller:

Attached is your copy of the receipt for the filing fee on your request for a variance at Seneca Square Mall.

This request has been assigned Case No. BZA 19-71 and will be heard by the Board of Zoning Appeals at its regular meeting on Tuesday, December 14, 1971, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main, Wichita. Copies of the notice to adjoining property owners, secretary's report and agenda will be mailed to you prior to the meeting.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:ls
Attachment

Seneca Square Inc., Wichita

Board of Zoning Appeals

-2-

November 19, 1971

the maximum in safety for the patrons and for us to now eliminate the paving from the requested 10 foot variance would actually require a full redo of the West parking lot and the markings thereon for the otherwise wide lanes that we have put in for interior driveways to give the maximum safety to the automobiles and the pedestrians that use this parking area.

We believe that the variance requested arises from a condition unique to the property in question and we know that the granting of this variance would not affect the rights of the adjacent residents--they are extremely pleased with our maintenance as is. Further, a strict application of Title 28 would work a real and we believe unnecessary hardship upon us and that the granting of the variance instead of adversely affecting public health, safety, etc. actually would promote public health, safety, etc. in that it would enable us to continue the wide lanes that were designed for the users. We sincerely believe, further, that the granting of the variance is not opposed to the general spirit or intent of Title 28.

Respectfully submitted,

Luther L. Miller
Luther L. Miller
Assistant Vice President

LLM:jk

BOARD OF ZONING APPEALS

CASE NO. 19-71

CITY OF WICHITA, KANSAS

FILED 11-19-71

APPLICATION FOR VARIANCE

I. Name of Applicant Seneca Square Inc.

Mailing Address 221 N. Market Wichita 67202 Phone Am 28261

Name of Authorized Agent Luther L. Miller, Asst. Vice President
3137-110 South Seneca

Mailing Address 67217 Phone 522-3301

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

II. The variance requested is permitting the paving (already in) of a 10 foot strip lying east of the 10 foot planting strip as to lots 4-11 (b1 11) and lying south of the 10 foot planting strip as to lots 1-4, B111) and lying westerly of Lot 1 (b111).
of front yard set. from 20 to 10 ft for off-st. rd.

for property located at the westerly paring lot of Seneca Square Shopping Center at northwest corner of Seneca and 31st Street South, Wichita.

and legally described as: The herein above described 10 feet of:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 11, Replat of Iva Fultz Gardens to Wichita, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned B+ LC (under a CUP)

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

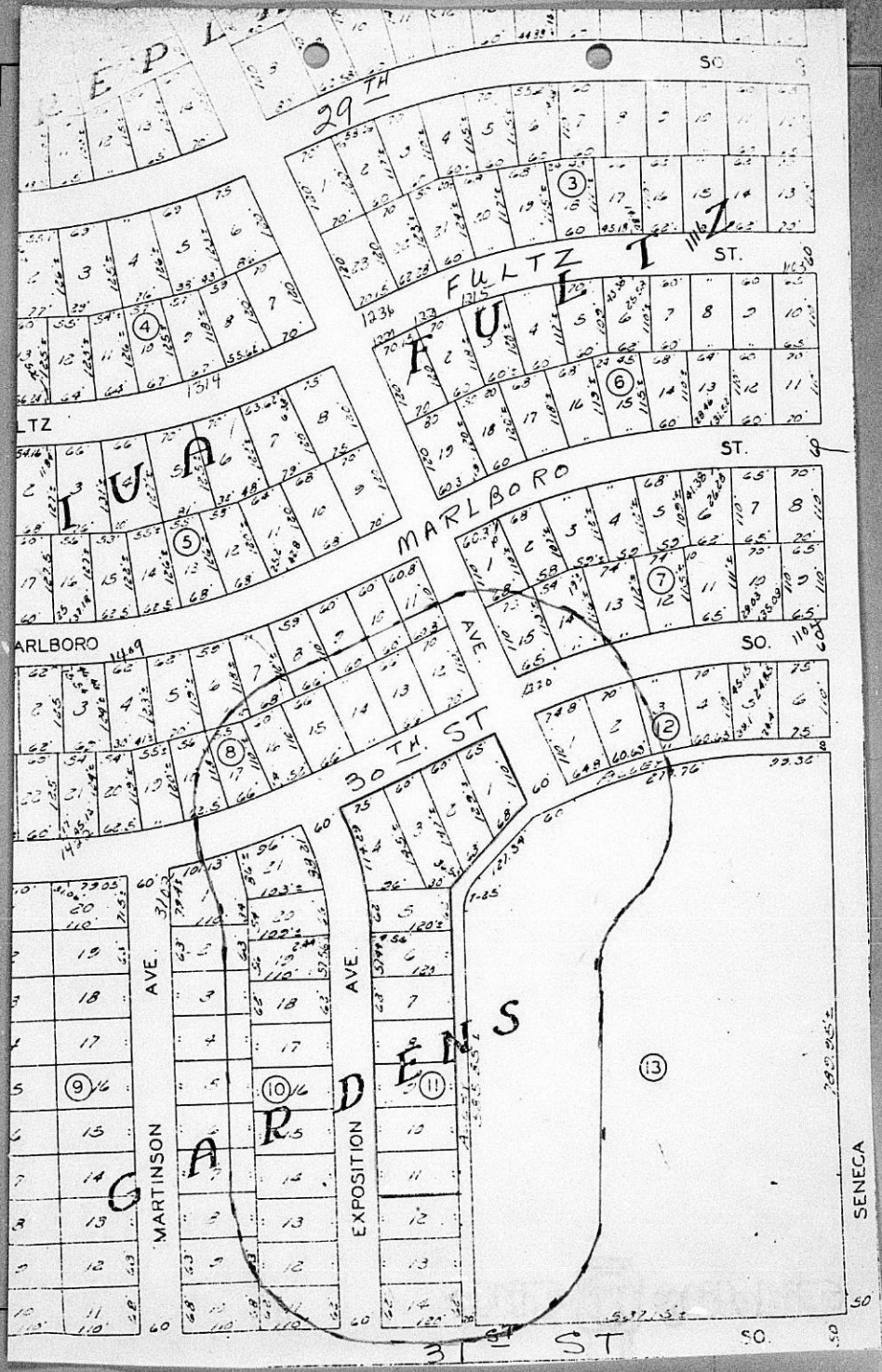
Seneca Square Inc.
Applicant

Luther L. Miller
Authorized Agent Luther L. Miller,
Asst. Vice President.

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 1:00 (a.m. - p.m.), Nov 19 19 71 together with appropriate fee of \$50.00.

T9-402
map # 5344

Jack Galbraith
Signed



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 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, 4, 5, 6, 7, 8, 9, 10, 11, Block 11,
 in Replat of Iva Fultz Gardens to Wichita, Kansas.

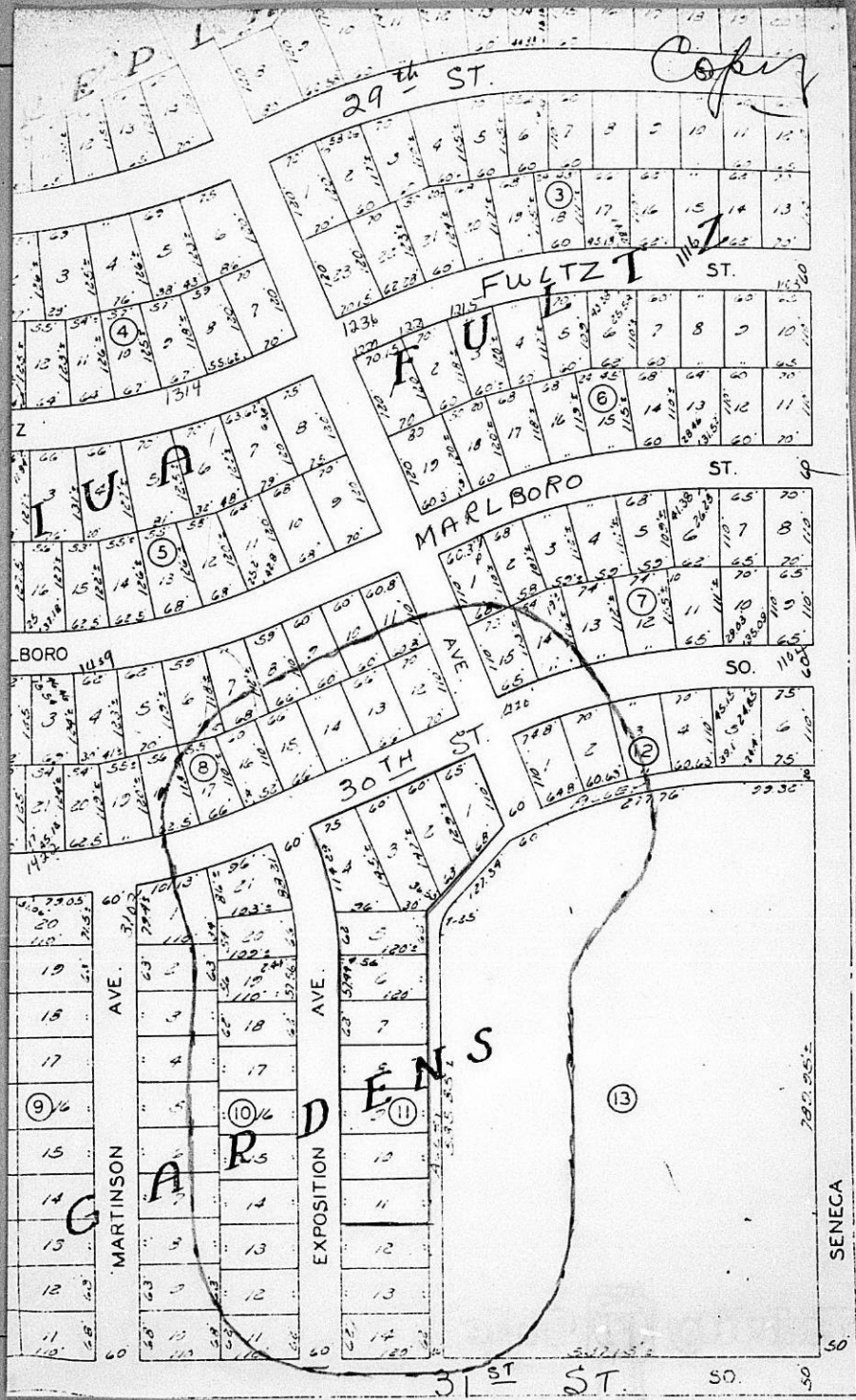

 Fidelity
 Title
 Company
 inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

LOT	BLK	ADDITION	OWNER
1	7	<u>REPLAT OF IVA FULTZ GARDENS</u>	✓ B. W. & Viola Rose Bergen, 1221 Marlboro 67217 ux
13	7		✓ Donald A. Jahnke 1944 W 30th St. S. 67217
14	7		✓ Adm. of Veterans Affairs, 5500 E. Kellogg 67218
15	7		✓ Adm. of Veterans Affairs, 5500 E. Kellogg 67218
6	8		✓ E. E. & Alexine Larson, ux 1333 Marlboro 67217
7	8		✓ Norman Dean Crossman Dianne Kay Crossman, ux 1327 Marlboro 67217
8	8		✓ Harold A. Childers Lottie L. Childers, ux 1321 Marlboro 67217
9	8		✓ Lloyd A. Binyon Rosalie E. Binyon, ux 1315 Marlboro 67217



LOT	BLK.	ADDITION	OWNER
10	8	<u>REPLAT IVA FULTZ GARDENS</u>	✓Maxine C. Mainzer 1309 Marlboro 67217
11	8		✓Eldon V. Coover Linnie L. Coover, ux 601 S. Madison 67211
12	8		✓Adm. of Veterans Affairs 5500 E. Kellogg 67218
13	8		✓Leslie & Wynona G. Briggs, 1709 Anita 67217 ux
14	8		✓Edgar Leroy Lincicome 1316 W. 30th St. S. 67217
15	8		✓Adm. of Veterans Affairs 5500 E. Kellogg 67218
16	8		✓Boyd & Norma O. Wise, ux 1328 W. 30th St. S. 67217
17	8		✓Floyd M. Cuthbertson Betty L. Cuthbertson, ux 1334 W. 30th St. S. 67217
18	8		✓Roger A. & Ruth B. Sheppard, 1404 W. 30th St. S. 67217 ux
1	10		✓Earl F. Hilbert Nellie M. Hilbert, ux 3102 S. Martinson 67217
2	10		✓Gerald L. Stuever Jane F. Stuever, ux 523 Aspen 67217
3	10		John M. McKinster Ethel M. McKinster, ux No Address Available <i>none found</i>
4	10		✓Albert E. Gebhart Ruth Marie Gebhart, ux 3120 S. Martinson 67217
5	10		✓Harold & Gladys L. Odle, ux 3126 S. Martinson 67217
6	10		✓Marvin D. Franklin Joyce L. Franklin, ux 3132 S. Martinson 67217
7	10		✓Bobby Gene Roberts Janet Mae Roberts, ux 1688 Elpyco 67218
8	10		✓Paul E. Decker Marie C. Decker, ux 3144 S. Martinson 67217
9	10		✓Edna I. Anders 1201 W. 34th St. S. 67217
10-	10		✓Donald W. & Lavera George, 3156 S. Martinson 67217 ux




STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 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, 4, 5, 6, 7, 8, 9, 10, 11, Block 11,
 in Replat of Iva Fultz Gardens 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: (Addresses as given are furnished as a service and not certified.)

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1	7	REPLAT OF IVA FULTZ GARDENS	B. W. & Viola Rose Bergen, 1221 Marlboro 67217 ux
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14	7		Adm. of Veterans Affairs, 5500 E. Kellogg 67218
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6	8		E. E. & Alexine Larson, ux 1333 Marlboro 67217
7	8		Norman Dean Crossman Dianne Kay Crossman, ux 1327 Marlboro 67217
8	8		Harold A. Childers Lottie L. Childers, ux 1321 Marlboro 67217
9	8		Lloyd A. Binyon Rosalie E. Binyon, ux 1315 Marlboro 67217



LOT	BLK.	ADDITION	OWNER
10	8	<u>REPLAT IVA FULTZ GARDENS</u>	Maxine C. Mainzer 1309 Marlboro 67217
11	8		Eldon V. Coover Linnie L. Coover, ux 601 S. Madison 67211
12	8		Adm. of Veterans Affairs 5500 E. Kellogg 67218
13	8		Leslie & Wynona G. Briggs, 1709 Anita 67217 ux
14	8		Edgar Leroy Lincicome 1316 W. 30th St. S. 67217
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16	8		Boyd & Norma O. Wise, ux 1328 W. 30th St. S. 67217
17	8		Floyd M. Cuthbertson Betty L. Cuthbertson, ux 1334 W. 30th St. S. 67217
18	8		Roger A. & Ruth B. Sheppard, 1404 W. 30th St. S. 67217 ux
1	10		Earl F. Hilbert Nellie M. Hilbert, ux 3102 S. Martinson 67217
2	10		Gerald L. Stuever Jane F. Stuever, ux 523 Aspen 67217
3	10		John M. McKinster Ethel M. McKinster, ux No Address Available
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9	10		Edna L. Anders 1201 W. 34th St. S. 67217
10-	10		Donald W. & Lavera George, 3156 S. Martinson 67217 ux

LOT	BLK	ADDITION	OWNER
11	10	<u>REPLAT IVA FULTZ GARDENS</u>	Marion J. & Earl E. Rush, jt 1553 N. Topeka 67214
12	10		Richard L. Whitaker Joanna P. Whitaker, ux 3157 S. Exposition 67217
13	10		Terry Lee Tucker Kathleen A. Tucker, ux 3151 S. Exposition 67217
14	10		Glen Ray Goodwin Rita Joan Goodwin, ux 3145 S. Exposition 67217
15	10		Albertina S. Likliardopoulos H. A. Likliardopoulos, vir. 3139 S. Exposition 67217
16	10		Walter Eugene McColm Ruth Ann McColm, ux 3133 S. Exposition 67217
17	10		Robert E. & Mary V. Maze, ux 3127 S. Exposition 67217
18	10		James Curtis Reaves Pauline H. Reaves, ux 3121 S. Exposition 67217
19	10		Rollin G. Copeland Pauline P. Copeland, ux 3115 S. Exposition 67217
20	10		Croft M. Corbett Susan Mildred Corbett, ux 3109 S. Exposition 67217
21	10		Charles E. Wirt Glennice L. Wirt, ux 3103 S. Exposition 67217
1, 2, 3, 4, 5, 6, 7, 8, 9, 10,	Blk 11,		Seneca Square, Inc. Seneca Square Mall 67217
12, 13 & 14,	" 11,		Floyd D. De Witt Marie J. De Witt, ux 3325 S. Oak 67213
1, 2 & 3,	" 12,		Floyd D. De Witt Marie J. De Witt, ux 3325 S. Oak 67213
All Block 13,			Seneca Square, Inc. Seneca Square Mall 67217

Dated at Wichita, Kansas, this 17th day of November, 1971 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Arthur J. Moore
V. P. OEM

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11	10	<u>REPLAT IVA FULTZ GARDENS</u>	✓ Marion J. & Earl E. Rush, jt 1553 N. Topeka 67214
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21	10		✓ Charles E. Wirt Glennice L. Wirt, ux 3103 S. Exposition 67217
1, 2, 3, 4, 5, 6, 7, 8, 9, 10,	Blk 11,		▷ Seneca Square, Inc. Seneca Square Mall 67217
12, 13 & 14,	" 11,		✓ Floyd D. De Witt Marie J. De Witt, ux 3325 S. Oak 67213
1, 2 & 3,	" 12,		▷ Floyd D. De Witt Marie J. De Witt, ux 3325 S. Oak 67213
All Block 13,			▷ Seneca Square, Inc. Seneca Square Mall 67217

Dated at Wichita, Kansas, this 17th day
of November, 1971 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Arthur D. Moore
V. P. OEM

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST 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		

DESCRIPTION	AMOUNT

[Handwritten description and amount]

Name *[Handwritten Name]*

Address *[Handwritten Address]*

Type *[Handwritten Type]* Due Date *[Handwritten Due Date]*

Comments: *[Handwritten Comments]*

Date *[Handwritten Date]* By *[Handwritten Signature]*

*

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