

BZA 20-65 - Byron G. & Elmina G.  
Stout request VARIANCE of setback  
lines on SS Kellogg between  
Lightner and Christine

6-8

Passo  
9-15-65

App 6-22-65

EX-20-65 - BYRON G. HARRIS  
Group request PURCHASE of saddle  
lines on SS Kellogg between  
Lighthouse and Christine

home of  
PONTIAC  
TEMPEST  
JEEP

# BYRON STOUT PONTIAC INCORPORATED

1214-20 EAST DOUGLAS • WICHITA 7, KANSAS • AMherst 2-1435

July 8, 1965



Mr. Jack H. Galbraith, Secretary  
Board of Zoning Appeals  
City of Wichita  
City Building Annex  
Wichita, Kansas

Dear Mr. Galbraith:

Thank you very much for your letter of July 6, 1965, with the copy of the resolution having to do with my property at the corner of Kellogg and Christine. I do appreciate the action of yourself and the Board in this matter and I would appreciate your expressing my thanks to all concerned.

Kindest personal regards.

Sincerely,

  
B. G. Stout, Jr.

BGS/rf

July 6, 1965

Mr. and Mrs. Byron G. Stout  
150 South Old Manor  
Wichita, Kansas

Dear Mr. and Mrs. Stout:

Re: BZA 20-65

On June 24, 1965, we advised you that the Board of Zoning Appeals had approved your request for a variance of the required front yard setback area on property located generally at the southeast corner of Kellogg and Christine.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before July 2, 1965.

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 the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber  
Attachment

cc: Robert H. Nelson, Attorney  
816 Union Center Building

Glen Lytle, Superintendent  
of Central Inspection

R E S O L U T I O N   N O .   B Z A   2 0 - 6 5

WHEREAS, Byron G. Stout, Jr. and Elmina G. Stout, 150 South Old Manor, Wichita, Kansas, by Kahrs, Nelson, Fanning & Hite, Attorneys, 816 Union Center Building, Wichita, Kansas, have requested a variance, pursuant to Section 2.12.590.2, Code of the City of Wichita, of the required front yard setback to permit the construction of a building to extend to the property line, on property legally described as follows:

Lot 1, except the north 10 feet, and Lot 2, except the south 20 feet, and Lot 11, except the south 20 feet, in A. J. Christman Addition, in the City of Wichita, Sedgwick County, Kansas;

Generally located on the south side of Kellogg between Lightner and Christine; 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 June 22, 1965; and

WHEREAS, Robert H. Nelson, Attorney for the applicants, orally amended the variance request from a complete waiver of the required front yard setback of 25 feet to a variance of 6 feet; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, arises from such condition which is unique and not ordinarily found in the same zoning district inasmuch as the applicant would be unable to lease this property for the proposed use unless he can construct a building according to specific specifications as designated by the lessee; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, as approved, will not adversely affect adjacent property owners or residents inasmuch as no one has appeared in opposition; 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 property owners represented in that the applicant will lose the opportunity to rent the property; 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; and

WHEREAS, 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, that a variance be granted as follows:

1. The front yard setback of 25 feet is hereby reduced to 6 feet for the south 42 feet of the east 19 feet of the west 25 feet of the north 102 feet of Lot 1, except the north 10 feet, in A. J. Christman Addition to the City of Wichita, Sedgwick County, Kansas.
2. This waiver is granted for only the Firestone Store and in no event shall it be applicable to any other use.

ADOPTED AT WICHITA, KANSAS, this 22nd day of June, 1965.

Harold Bauer  
Harold Bauer, Chairman

ATTEST:

Jack H. Galbraith  
Jack H. Galbraith, Secretary

June 24, 1965

Mr. and Mrs. Byron G. Stout  
150 South Old Manor  
Wichita, Kansas

Dear Mr. and Mrs. Stout:

Re: BZA 20-65

At its regular meeting of June 22, 1965, the Board of Zoning Appeals of the City of Wichita considered your request for a variance of a portion of the required front yard setback of 25 feet, on property located generally at the southeast corner of Kellogg and Christine.

It was the decision of the Board to approve the request as follows:

1. The front yard setback of 25 feet is hereby reduced to 6 feet for the south 42 feet of the east 19 feet of the west 25 feet of the north 102 feet of Lot 1, except the north 10 feet, in A. J. Christman Addition to the City of Wichita, Sedgwick County, Kansas.
2. This waiver is granted for only the Firestone Store and in no event shall it be applicable to any other use.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's decision. Accordingly, an appeal could be filed in this case on or before July 2, 1965.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed and if none has been,

Page 2 - Mr. and Mrs. Byron G. Stout  
June 24, 1965

the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber

cc: Robert H. Nelson, Attorney  
816 Union Center Building

Frances Fitch  
5407 East Kellogg

Glen Lytle, Superintendent  
of Central Inspection

Robert Finch  
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 20-65

**APPLICANT:** Byron E. Stout, Jr. and Elmina G. Stout, 150 South Old Manor

**AGENT:** Kahrs, Nelson, Fanning and Hite, 816 Union Center Building

**REQUEST:** Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, for waiver of a portion of the required front yard setback of 25 feet adjacent to Christine Street.

**LOCATION:** Southeast corner of Kellogg and Christine

**ZONING:** Property in question is zoned "LC" Light Commercial. To the north is zoned "B", east and south is "A" and west is "LC".

**LAND USE:** Property in question is a vacant building. To the north is single family and church, east is service station and vacant parking lot, south is duplex and single family, and west is service station and single family.

JURISDICTION

The Board has jurisdiction to consider the variance requested under provisions outlined in Section 2.12.590.2, Code of the City of Wichita, and may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
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 enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

COMMENTS BY THE SECRETARY

The applicant is desirous of obtaining a complete waiver of the required front yard setback of 15 feet along the east side of Christine Street in an area just to the south of Kellogg in order

to provide for a proposed building to be utilized as a service center in conjunction with the Firestone Store which is going to occupy approximately the north half of the building presently located on this property. Although this property is zoned "LC" Light Commercial for a depth of 300 feet to the south of Kellogg, the applicants are required to set back a distance of 15 feet from Christine Street inasmuch as it is provided under Section 28.04.000 (the Light Commercial District regulations), that in those portions of the "LC" district which occupy part of the frontage on one side of the street between two intersecting streets and the remainder of the distance is in a dwelling district, the front yard regulation shall be the same as that in the dwelling district in the remainder of the block. Since the property to the south is zoned "A" Two Family, the applicants are required to set back a distance of 15 feet from Christine Street. Consequently, the applicants have requested complete waiver of the setback requirement in order to provide for the service building in conjunction with the Firestone Store.

It should be pointed out, however, that the Planning Commission is now requiring 35 foot front setbacks to be designated on light commercial plats, as it has long been recognized that the setback requirements in the present ordinance are not adequate.

The applicant has pointed out in his Statement of Justification that "the reason for the variance of the side yard setback on the property as set forth in the petition is for the purpose of permitting the construction of bays which will be on the west side of the present building. It is proposed that the Firestone Tire and Rubber Company will lease the present area and in order to provide adequate service for their customers they will need a minimum of four parking bays under cover in connection with the sale of tires, batteries, etc. In order to accommodate the sufficient number of bays required, the 15 foot setback on the west of the property will not permit the construction of a sufficient number of bays.

UNIQUENESS

It is the opinion of the Secretary that there is nothing which is unique as far as the physical characteristics of this lot are concerned. On some occasions the Board has considered uniqueness as to the use of the property concerned, however, in this instance the Secretary can see nothing which is unique even as far as the use of the property.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the adjacent property owners to the south.

HARDSHIP

It is the opinion of the Secretary that the applicant would be burdened with unnecessary hardship if the variance is not granted inasmuch as the attorney for the applicant has pointed out in the Statement of Justification that they will need a minimum of four parking bays under cover in order to adequately provide for the sale and installation of tires, batteries, etc., in connection with the Firestone Store.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION

In view of the foregoing comments, it is the opinion of the Secretary that uniqueness cannot be found to exist and, therefore, it is recommended that the variance be denied. However, in the event the Board should find all four conditions necessary to the granting of the variance to exist and should desire to grant the variance, the following conditions should be attached:

1. The front yard setback of 25 feet is hereby reduced to <sup>6</sup> feet for the south 42 feet of the west 25 feet of the north 102 feet of Lot 1, except the north 10 feet, in A. J. Christman Addition to the City of Wichita, Sedgwick County, Kansas. *east 19 feet of the*

*This is granted only for only the Firestone store and in no event shall it be applicable to any other use.*

SECRETARY'S REPORT

CASE NO. BZA 20-65

APPLICANT: Byron E. Stout, Jr. and Elmina G. Stout, 150 South Old Manor

AGENT: Kahrs, Nelson, Fanning and Hite, 816 Union Center Building

REQUEST: Variance pursuant to Section 2,12,590.2, Code of the City of Wichita, for waiver of a portion of the required front yard setback of 25 feet adjacent to Christine Street.

LOCATION: Southeast corner of Kellogg and Christine

ZONING: Property in question is zoned "LC" Light Commercial. To the north is zoned "B", east and south is "A" and west is "LC".

LAND USE: Property in question is a vacant building. To the north is single family and church, east is service station and vacant parking lot, south is duplex and single family, and west is service station and single family.

JURISDICTION

The Board has jurisdiction to consider the variance requested under provisions outlined in Section 2,12,590.2, Code of the City of Wichita, and may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
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 enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

COMMENTS BY THE SECRETARY

The applicant is desirous of obtaining a complete waiver of the required front yard setback of 15 feet along the east side of Christine Street in an area just to the south of Kellogg in order

Page 2 - Secretary's Report  
Case No. BZA 20-65

to provide for a proposed building to be utilized as a service center in conjunction with the Firestone Store which is going to occupy approximately the north half of the building presently located on this property. Although this property is zoned "LC" Light Commercial for a depth of 300 feet to the south of Kellogg, the applicants are required to set back a distance of 15 feet from Christine Street inasmuch as it is provided under section 28.04.090 (the Light Commercial District regulations), that in those portions of the "LC" district which occupy part of the frontage on one side of the street between two intersecting streets and the remainder of the distance is in a dwelling district, the front yard regulation shall be the same as that in the dwelling district in the remainder of the block. Since the property to the south is zoned "A" Two Family, the applicants are required to set back a distance of 15 feet from Christine Street. Consequently, the applicants have requested complete waiver of the setback requirement in order to provide for the service building in conjunction with the Firestone Store.

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The applicant has pointed out in his Statement of Justification that "the reason for the variance of the side yard setback on the property as set forth in the petition is for the purpose of permitting the construction of bays which will be on the west side of the present building. It is proposed that the Firestone Tire and Rubber Company will lease the present area and in order to provide adequate service for their customers they will need a minimum of four parking bays under cover in connection with the sale of tires, batteries, etc. In order to accommodate the sufficient number of bays required, the 15 foot setback on the west of the property will not permit the construction of a sufficient number of bays.

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Page 3 - Secretary's Report  
Case No. BZA 20-65

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PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION

In view of the foregoing comments, it is the opinion of the Secretary that uniqueness cannot be found to exist and, therefore, it is recommended that the variance be denied. However, in the event the Board should find all four conditions necessary to the granting of the variance to exist and should desire to grant the variance, the following conditions should be attached:

1. The front yard setback of 15 feet is hereby reduced to 0 feet for the south 42 feet of the west 25 feet of the north 102 feet of Lot 1, except the north 10 feet, in A. J. Christman Addition to the City of Wichita, Sedgwick County, Kansas.

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

30

June 4, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 20-65

An application has been filed by Byron G. Stout, Jr. and Elmina G. ~~Stout~~, 150 South Old Manor, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance to provide for complete waiver of the front yard setback of 25 feet on the west side of subject property which is zoned "LC" Light Commercial, and legally described as follows:

Lot 1, except the north 10 feet, and Lot 2, except the south 20 feet, and Lot 11, except the south 20 feet, in A. J. Christman Addition, in the City of Wichita, Sedgwick County, Kansas.

Generally located on the south side of Kellogg between Lightner and Christine.

This application has been assigned Case No. BZA 20-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 22, 1965, at 2:00 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

26 notices mailed  
June 4 for  
June 22 meeting

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

June 4, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 20-65

An application has been filed by Byron G. Stout, Jr. and Elmina G. Stout, 150 South Old Manor, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a Variance to provide for complete waiver of the front yard setback of 25 feet on the west side of subject property which is zoned "LC" Light Commercial, and legally described as follows:

Lot 1, except the north 10 feet, and Lot 2, except the south 20 feet, and Lot 11, except the south 20 feet, in A. J. Christman Addition, in the City of Wichita, Sedgwick County, Kansas.

Generally located on the south side of hollow between Lichtner and Christine.

This application has been assigned Case No. BZA 20-65, and will be considered by the Board of Zoning Appeals at its meeting on Thursday, June 22, 1965, at 2:00 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

KAHRS, NELSON, FANNING & HITE

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

TELEPHONE  
AMHERST 2-3777

AUSTIN M. COWAN (1888-1949)  
W. A. KAHRS  
ROBERT H. NELSON  
H. W. FANNING  
RICHARD C. HITE  
DARRELL D. KELLOGG  
ROGER M. SHERWOOD

June 1, 1965

Board of Zoning Appeals  
City Building Annex  
104 South Main  
Wichita, Kansas

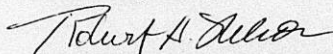
Re: Application for Variance  
Byron G. and Elmina G. Stout

Gentlemen:

The request for the variance of the side yard set-back on the property as set forth in the petition is for the purpose of permitting construction of bays which will be on the West side of the present building. It is proposed that the Firestone Tire and Rubber Company will lease the present area and in order to provide adequate service for their customers, they will need a minimum of four parking bays under cover in connection with the sale of tires, batteries, etc. In order to accommodate the sufficient number of bays required the 15 foot set-back on the West side of the property will not permit the construction of the sufficient number of bays. Therefore, the reason for the filing of the petition requesting a variance.

There is attached hereto a plot plan showing the proposed manner of construction and use of the area. The property to the West is presently zoned LC and is being used as such. The petitioners do not feel that this will in any manner affect the rights of adjacent property owners or the City of Wichita. Wherefore, they respectfully request action of the Board of Zoning Appeals permitting the variance of the waiver of the set-back on the West side of said property.

Yours very truly



OF KAHRS, NELSON, FANNING & HITE

RHN:dr  
Enclosures

**KAHRS, NELSON, FANNING & HITE**

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

AUSTIN M. COWAN (1885-1945)

W. A. KAHRS

ROBERT H. NELSON

H. W. FANNING

RICHARD C. HITE

DARRELL D. KELLOGG

ROGER M. SHERWOOD

TELEPHONE  
AMHERST 2-3777

June 1, 1965

Board of Zoning Appeals  
City Building Annex  
104 South Main  
Wichita, Kansas

Re: Lot 1, Lot 2, and Lot 11  
A. J. Christman Addition  
Byron G. Stout, Jr. and Elmina G. Stout

Gentlemen:

The undersigned hereby certifies as attorney that from the examination of the abstract and records applicable to the above property that fee title is vested in Byron G. Stout, Jr. and Elmina G. Stout, petitioners herein.

Yours very truly,

*Robert H. Nelson*

Robert H. Nelson

RHN:dr

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 20-65  
FILED 6-1-65

APPLICATION FOR VARIANCE

1. Name of Applicant Byron G. Stout and Elmina G. Stout <sup>Jr.</sup> ✓  
Mailing Address 150 S. Old Manor, Wichita Phone ✓  
Name of Authorized Agent Kahrs, Nelson, Fanning & Hite  
Mailing Address 816 Union Center Bldg, Wichita Phone AM2-3777  
Relationship of applicant to property is that of owner  
(owner, tenant, lessee, other)

II. The variance requested is the elimination of the side yard set-back  
on the West side of the property for only that portion  
of the structure shown on the plat plan.  
~~Excessively~~ located \_\_\_\_\_

and legally described as: Lot 1 except the North 10 feet  
and Lot 2 except the South 20 feet and Lot 11 except the South  
20 feet, in A. J. Christman Addition.  
in the City of Wichita; and which is presently zoned LC.  
(Give metes and bounds description below if appropriate):

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
  - 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;
  - 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;
  - That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Byron G. & Elmina G. Stout  
Applicant

By Robert N. Diller, Attorney  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,  
2:45 (a.m. P.M.), June 2, 1965, together with  
appropriate fee of \$50.00.

OWNERSHIP LIST

LOT	BLOCK	ADDITION	PROPERTY OWNER
1	-	Englewood	W. A. Michaelis Jr. ✓ 211 N. Broadway H. R. Michaelis Unknown
2		"	Neal D. Campbell ✓ Delores J. Campbell 2713 Menlo
3		"	Herkus M. Greer ✓ Marjorie L. Greer ✓ 538 S. Edgemoor
8		"	John P. Sheffield ✓ Lona M. Sheffield ✓ 547 S. Christine
9		"	W. F. Barton ✓ 543 S. Christine
10		"	James H. Fisher ✓ Dorothy J. Fisher ✓ 537 S. Christine
11		"	Lutheran School Association of ✓ Wichita 401 Ridgecrest
1 ex N 10' for Kellogg	-	A. J. Christman	Byron G. Stout Jr. ✓ Elmina G. Stout ✓ 150 S. Old Manor
2 N 40'		"	" ✓
2 S 20'		"	Sedgwick County ✓
3		"	O. C. Frey ✓ 1738 Lexington Road
4		"	John T. Doherty ✓ Betty Lou Doherty ✓ 540 S. Christine
5		"	T. J. Johnson ✓ Una Johnson ✓ 546 S. Christine
8		"	Francis J. Langton ✓ Olive V. Langton Unknown
9		"	Alvin L. Winter ✓ Florence C. Winter ✓ 541 S. Lightner

*no address*

Continued -2-

10	A. J. Christman	Violet L. Lake ✓ 537 S. Lightner
11 S 20'	"	Sedgwick County Ⓟ
11 ex S 20'	"	Bryon G. Stout Jr. ✓ Elmina G. Stout ✓ 150 S. Old Manor
11	Drivers	George A. Butler ✓ 531 S. Lexington
12	"	Lyle W. Howard ✓ Norma E. Howard ✓ 537 Lexington
17	"	Cecelia M. Liepman ✓ 548 Lightner
18	"	Guy L. Bounous ✓ Berniece I. Bounous ✓ 542 S. Lightner
19	"	Walter W. Vorderstrasse ✓ Estella M. Vorderstrasse ✓ 536 S. Lightner
20	"	Bessie Alice Thiele ✓ 4041 E. 1st St.
Reserve D, S 200' Blk G	2nd Addn to the Village	Redeemer Evangelical Lutheran ✓ Church of Wichita ✓ 5620 E. Kellogg
6	H	"
7 ex N 72'	"	Home Mission Board of the Church of the Nazarene <i>No address</i> Unknown
7 ex N 72'	"	Frances H. Finch ✓ 5704 E. Kellogg ✓ Hugh H. Claypool ✓ Laura F. Claypool ✓ 5702 E. Kellogg
7 N 72'	"	"
		Lelah R. Ferguson ✓ Elmer A. Ferguson ✓ 456 Ridgecrest
Beg at the NW/c of Drivers Addn. th N alg E ln of Lightner Drive 120'; th East par with N ln Lot 20 Drivers Add 300'; th South par with E ln of Lightner Drive 120' to NW/c of Lot 10 Drivers Addn.; th W to beg.		Byron G. Stout Jr. ✓ Elmina G. Stout ✓ 150 S. Old Manor
Beg 630' E of NW/c NE 25-27-1E th S 330'; th E 570'; th N 330'; th W 570' to beg ex the S 120' thereof and ex that part condemned for U. S. Highway #54.		Hudson Oil Co. of Missouri ✓ Unknown <i>5805 E. Kellogg</i>

We hereby certify the foregoing to be a true and correct List of Property Owners within a two hundred foot radius of Lot 1, except the North 10 feet and Lot 2 except the South 20 feet and Lot 11, except the South 20 feet, in A. J. Christman Addition to Wichita, Sedgwick County, Kansas, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, on this the 28th day of May, A. D., 1965 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE CO., INC.

By

*Rogers N. Seel*

Vice President

Order No. 125057  
(rnb)

24

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
<i>Exp. (Licenses) -</i>	<i>50.00</i>
<i>(Paid)</i>	

Name *Ruby Nelson*

Address *116 Union Union Bldg.*

Type *K-712* Due Date

Comments:

Date *6-1-65* By *Showers*

\*

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