

2001 Sec 7-10-87

Shot 2-27-87

Record ✓

Case No. BZA 23-86 - KS Elks Training Center for the Handicapped requests a variance to reduce the required number of parking spaces from 50 spaces to 30 spaces on property zoned the "R-6" General Residence District & generally located on the west side of Country Acres and north of Second Street.

Posteo 5-28-86/624

ACTION

B.Z.A. 23-86 APPROVED 4/26/86
DATE

200' Sec. 7-10-87

Shot 7-27-87

Record ✓

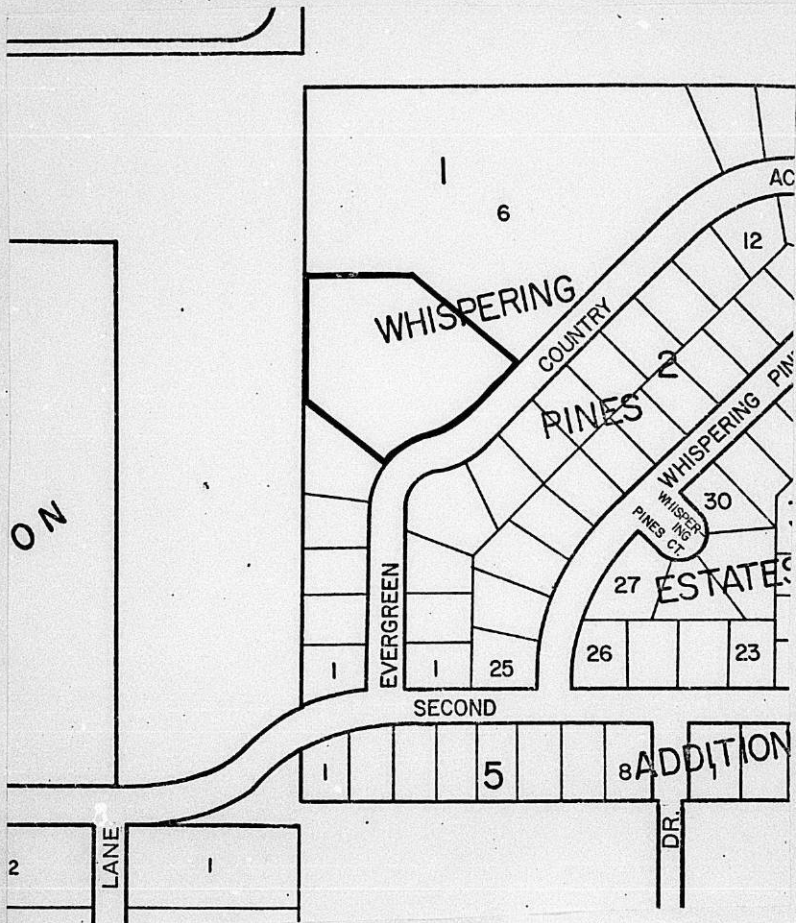
Case No. BZA 23-86 - KS Elks Training Center for the Handicapped requests a variance to reduce the required number of parking spaces from 50 spaces to 30 spaces on property zoned the R-6' General Residential District & generally located on the west side of County Acres and north of Second Street.

Map No. 4947 D

BZA 23-86
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "A" S "A" W "AA" N "R-6"
3. Land Use: East 2-F South 2-F
West School North Vacant
4. Area (is) (~~is not~~) platted.



LOS ANGELES-CINCINNATI-COLUMBIA, OH
HOBBSBORO, TEXAS-ALST GROVE, GA
U.S.A.

Spaulding
No. 2453C
MATTREES, IN

May 18, 1987

Jeffry C. Farmer
Kansas Elks Training Center
206 South Ida
Wichita, Kansas 67211

Re: BZA 23-86 - Request for Variance

Dear Mr. Farmer:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 26, 1986.

This Resolution reflects the official action of the Board to grant your request 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/lw

Enclosure

cc: Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 23-86

WHEREAS, Kansas Elks Training Center for the Handicapped, 206 S. Ida, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required number of off-street parking spaces from 50 spaces to 30 spaces on property zoned the "R-6" General Residence District and legally described as follows:

Part of Lot 6, Block 1, Whispering Pines Estates, Wichita, Sedgwick County, Kansas, described as beginning at a point in the west line and 332.13' south of the northwest corner of said Lot 6; thence east at an included angle of 90°00'00", a distance of 190.29'; thence southeasterly at an included angle of 134°35'07", a distance of 234.84' to a point in the southeasterly line of said Lot 6; thence southwesterly at an included angle of 90°00'00", a distance of 65.45' to the P.C. of a curve to the right having a radius of 208.43'; thence along said curve to the right and through a central angle of 29°35'07", a distance of 107.62' to the P.T. of said curve and the P.C. of a curve to the left having a radius of 129.74'; thence along said curve to the left and through a central angle of 37°32'00", a distance of 84.99'; thence northwesterly along the southwesterly side of said Lot 6, a distance of 184.91' to a point in the west line of said Lot 6; thence north 200.00' to the point of beginning; being replated as Almond Tree Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Country Acres and north of Second Street.

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 June 26, 1986, 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 use of the property will be developed with an elderly housing project that will have 50 dwelling units and it is anticipated that many of the tenants of this project will not own vehicles and many will not be capable of driving; 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 number of off-street parking spaces that will be provided on site will exceed the average daily parking demand for an elderly housing project; 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 applicant would be required to pave additional parking area that would not be needed by the tenants and visitors on a day to day basis and this would be an expense that could also jeopardize the project; 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 reduction of the number of parking spaces will not interfere with any needed right-of-way or easements and the lot is of sufficient size that should the demand increase, adequate space is available for additional 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 parking requirements are for the general type of housing and there is no consideration given for housing for those with special needs such as elderly and the handicapped; 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.

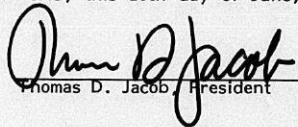
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance reduce the required number of off-street parking spaces from 50 spaces to 30 spaces on property zoned the "R-6" General Residence District and legally described as follows:

Part of Lot 6, Block 1, Whispering Pines Estates, Wichita, Sedgwick County, Kansas, described as beginning at a point in the west line and 332.13' south of the northwest corner of said Lot 6; thence east at an included angle of 90°00'00", a distance of 190.29'; thence southeasterly at an included angle of 134°35'07", a distance of 234.84' to a point in the southeasterly line of said Lot 6; thence southwesterly at an included angle of 90°00'00", a distance of 65.45' to the P.C. of a curve to the right having a radius of 208.43'; thence along said curve to the right and through a central angle of 29°35'07", a distance of 107.62' to the P.T. of said curve and the P.C. of a curve to the left having a radius of 129.74'; thence along said curve to the left and through a central angle of 37°32'00", a distance of 84.99'; thence northwesterly along the southwesterly side of said Lot 6, a distance of 184.91' to a point in the west line of said Lot 6; thence north 200.00' to the point of beginning; being replated as Almond Tree Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Country Acres and north of Second Street.

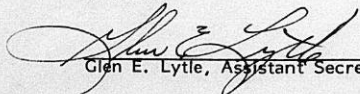
be approved subject to the following conditions:

1. The number of off-street parking spaces shall be reduced from 50 spaces to 30 spaces.
2. Any changes of use from housing for the elderly to any other use will null and void this variance.
3. Prior to release of the resolution authorizing the issuance of any building permits, the applicant shall complete the replating of the property.
4. Should at any time it has been determined by Central Inspection that additional parking is needed, then this shall be returned to the Board for reconsideration.

ADOPTED AT WICHITA, KANSAS, this 26th day of June, 1986.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

June 30, 1986

Kansas Elks Training Center
ATTN: Jeffry C. Farmer
206 South Ida
Wichita, Kansas 67211

Re: BZA 23-86 - Request for Variance

Dear Mr. Farmer:

At the regular meeting of the Board of Zoning Appeals on June 26, 1986, your request for a variance to reduce the required number of off-street parking spaces from 50 spaces to 30 spaces was considered. It was the action of the Board to grant the variance subject to the following conditions:

1. The number of off-street parking spaces shall be reduced from 50 spaces to 30 spaces.
2. Any changes of use from housing for the elderly to any other use will null and void this variance.
3. Prior to release of the resolution authorizing the issuance of any building permits, the applicant shall complete the replatting of the property.
4. Should at any time it has been determined by Central Inspection that additional parking is needed, then this shall be returned to the Board for reconsideration.

The release of the resolution setting forth the official action of the Board is subject to the release of the plat of Almond Tree Addition.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE June 26, 1986

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 23-86: West side of
Country Acres and north
of Second Street

On Wednesday, June 25, CPO Council Area "A" considered the above captioned case, a request for a variance to reduce the required number of off-street parking spaces from 50 to 30 spaces on property zoned the "R-6" General Residence District. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 7-0 to recommend approval of the request subject to the applicant's constructing 20 undeveloped (overflow) parking spaces that could accommodate weekend traffic.

The agent, Dick Elliott, was present to explain the specifics of the request. According to Mr. Elliott, the applicant wished to build 50 apartment units for low-income elderly residents. Mr. Elliott stated that since the residents would be low-income elderly, it would not be necessary to construct one parking slot per resident as is stipulated by City Code. Therefore, the applicant requested a variance to reduce the number of parking slots from 50 to 30.

There were no citizens present to either support or oppose the request.

The Council was concerned that there might be a parking problem, especially on the weekends, if there were not spaces available for 50 automobiles. Members felt that the applicant could reduce his costs somewhat by constructing "undeveloped" parking spaces that could meet weekend overflow parking demands.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 23-86 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery

Annie K. Montgomery
CRS Director

RECEIVED

JUN 26 1986

METROPOLITAN PLANNING

ROUTE

SECRETARY'S REPORT
CASE NO. BZA 23-86

APPLICANT: Kansas Elks Training Center, 206 S. Ida, Wichita, KS 67211

AGENT: Jeffry C. Farmer, same.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 50 spaces to 30 spaces.

GENERAL LOCATION: On the west side of Country Acres and north of Second Street.

ZONING: Subject property is zoned the "R-6" General Residence District as is the property to the north. To the west is "AA" One-family Dwelling District and to the south and east is the "A" Two-family Dwelling District.

LAND USE: Subject property is vacant as is the property to the north. To the east and south are two-family dwellings and to the west is a school.

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 a variance to reduce the required number of off-street parking spaces from 50 spaces to 30 spaces for the construction of an apartment project for the elderly. This will be a reduction of 40 percent of the number of spaces required based on one space for each dwelling unit.

It should be noted that the most recent study made by the Institute of Traffic Engineers on elderly housing indicates that the average number of vehicles on weekdays is .3/du, and on Sundays the average is 1.0/du.

It should also be noted that the applicant has furnished two site plans, one with 30 spaces, and one showing compliance with the required number of 50 spaces. Adequate land is available for compliance with the minimum requirement. The applicant has indicated that the 30 spaces should more than accommodate the project since many of the tenants will not have cars.

This property is only a portion of a platted lot and is in the process of being replatted. The completion of this plat will be necessary for the issuance of any building permit.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the use of the property will be developed with an elderly housing project that will have 50 dwelling units. There will be 38 one-bedroom units and 12 efficiency apartments. It is anticipated that many of the tenants of this project will not own vehicles and many will not be capable of driving.

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 number of off-street parking spaces that will be provided

on site will exceed the average daily parking demand for an elderly housing project.

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 required to pave additional parking area that would not be needed by the tenants and visitors on a day to day basis and this would be an expense that could also jeopardize the project.

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 number of parking spaces will not interfere with any needed right-of-way or easements and the lot is of sufficient size that should the demand increase, adequate space is available for additional parking.

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 parking requirements are for the general type of housing and there is no consideration given for housing for those with special needs such as elderly and the handicapped.

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 number of off-street parking spaces shall be reduced from 50 spaces to 30 spaces.
2. Any changes of use from housing for the elderly to any other use will null and void this variance.
3. Prior to release of the resolution authorizing the issuance of any building permits, the applicant shall complete the replatting of the property.
4. Should at any time it has been determined by Central Inspection that additional parking is needed, then this shall be returned to the Board for reconsideration.

BZA CASE NO. 23-86

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>13</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>6</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>9</u>	TOTAL NOTICES SENT <u>6/2/86</u>

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

May 30, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 23-86

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 Kansas Elks Training Center for the Handicapped, 206 S. Ida, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces from 50 spaces to 30 spaces on property zoned the "R-6" General Residence District. A legal description of the applicant's property is as follows:

Part of Lot 6, Block 1, Whispering Pines Estates, Wichita, Sedgwick County, Kansas, described as beginning at a point in the west line and 332.13' south of the northwest corner of said Lot 6; thence east at an included angle of $90^{\circ}00'00''$, a distance of 190.29'; thence southeasterly at an included angle of $134^{\circ}35'07''$, a distance of 234.84' to a point in the southeasterly line of said Lot 6; thence southwesterly at an included angle of $90^{\circ}00'00''$, a distance of 65.45' to the P.C. of a curve to the right having a radius of 208.43'; thence along ~~said curve to the right~~ and through a central angle of $29^{\circ}35'07''$, a distance of 107.62' to the P.T. of said curve and the P.C. of a curve to the left having a radius of 129.74'; thence along said curve to the left and through a central angle of $37^{\circ}32'00''$, a distance of 84.99'; thence northwesterly along the southwesterly side of said Lot 6, a distance of 184.91' to a point in the west line of said Lot 6; thence north 200.00' to the point of beginning. Generally located on the west side of Country Acres and north of Second Street.

This application has been assigned Case No. BZA 23-86. It will be considered by the Board of Zoning Appeals on June 26, 1986, 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 variance, 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.

Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS

CASE NO. 23-86

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Kansas Elks Training Center for the Handicapped
 Mailing Address 206 S. Ida Phone 265-2257
 Name of Authorized Agent Jeff Farmer C.E.O.
 Mailing Address Same Phone Same
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the number of required off-
street parking at a 50 unit elderly project from 50 spaces to 30 spaces.

_____ for property located on Country Acres Ave.

and legally described as: Part of Lot 6, Block 1, Whispering Pines
Estates, Wichita, Sedgwick County, Kansas (See attached description)

_____ in the City of Wichita; and which is presently zoned R-6.

- 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. 39-285); and that the appropriate fee is here-with 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 Kansas Elks Training Center for the Handicapped

Authorized Agent Jeff Farmer

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3 (a.m./p.m.), 5/23, 1986, together with appropriate fee of 200.

Signed _____

SAL

May 22, 1986

Board of Zoning Appeals
Tenth Floor, City Hall
455 N. Main
Wichita, Kansas 67202

RE: Elderly Apartment Project, on site
Parking Variance Request

Dear Sirs:

We are requesting a variance from the parking requirements as described in Section 28.04.141, paragraph 3.2 of the Zoning Ordinance.

We are specifically requesting a reduction of parking spaces from 50 to a minimum of 30. The apartment complex will be a 50 unit low income elderly project. The project will be funded thru the U.S. Department of Housing & Urban Development. The building will contain 38 - 1 bedroom units and 12 efficiency units.

This variance request is unique to this project due to the make-up of apartments and use of the project. Many low-income elderly will not be as mobile or will not be able to afford autos as would in a typical apartment building.

I believe that Historically, 60% of the one to one parking requirement has proven satisfactory for an elderly project.

Granting this variance request will not adversely affect the rights of the adjacent property owners. It will actually benefit the neighbors because of the reduced number of cars involved at an elderly project.

The strict application of the provisions of title 28 will constitute an unnecessary hardship on the owner. The Dept. of HUD has recently been very restrictive in the area of cost containment. It is possible that requiring 50 parking spaces in lieu of the 30 requested could put the project in jeopardy based on cost.

SID A. LANE, ARCHITECT, 357 LULU, WICHITA, KANSAS 67211, 316-269-2470

Page 2
May 22, 1986

The requested variance will not adversely affect public health, safety, etc. since all of the required parking elements would be included - just in a smaller number, more in line with the number actually required due to the nature of the project.

Granting the requested variance would not be opposed to the general intent of title 20, especially since, if the use should change there would be sufficient area to provide the 1 to 1 parking requirement.

Thank you for your consideration of this request.

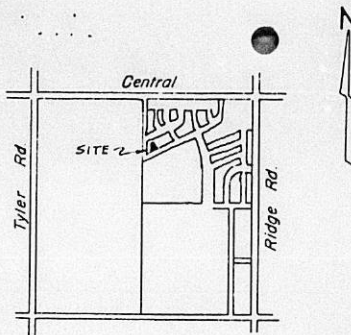
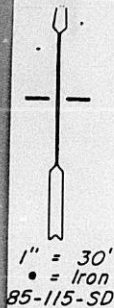
Sincerely,

A handwritten signature in cursive script, appearing to read "Sid A. Lane", with a long horizontal flourish extending to the right.

Sid A. Lane, AIA

SAL/vs

cc: Jeff Farmer



VICINITY MAP

- S.S. = Sanitary Sewer
- W = Water Main
- G = Gas Main
- T.C. = Top of Curb
- FL = Flow Line
- 1.8 = Spot Elevation
- V.S. = Storm Water Sewer

Note - Telephone & Electric Service
 Not Yet Extended To Lot 6.

Legal Description -

PART OF LOT 6, BLOCK 1, WHISPERING PINES ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE AND 332.13' SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE EAST AT AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 190.29'; THENCE SOUTHEASTERLY AT AN INCLUDED ANGLE OF 134°35'07", A DISTANCE OF 234.84' TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTHWESTERLY AT AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 65.45' TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 208.43'; THENCE ALONG SAID CURVE TO THE RIGHT AND THROUGH A CENTRAL ANGLE OF 29°35'07", A DISTANCE OF 107.62' TO THE P.T. OF SAID CURVE AND THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 129.74'; THENCE ALONG SAID CURVE TO THE LEFT AND THROUGH A CENTRAL ANGLE OF 37°32'00", A DISTANCE OF 84.99'; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF SAID LOT 6, A DISTANCE OF 184.91' TO A POINT IN THE WEST LINE OF SAID LOT 6; THENCE NORTH 200.00' TO THE POINT OF BEGINNING.

SAL

May 22, 1986

Board of Zoning Appeals
Tenth Floor, City Hall
455 N. Main
Wichita, Kansas 67202

RE: Elderly Apartment Project, on site
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This variance request is unique to this project due to the make-up of apartments and use of the project. Many low-income elderly will not be as mobile or will not be able to afford autos as would in a typical apartment building.

I believe that Historically, 60% of the one to one parking requirement has proven satisfactory for an elderly project.

Granting this variance request will not adversely affect the rights of the adjacent property owners. It will actually benefit the neighbors because of the reduced number of cars involved at an elderly project.

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SID A. LANE, ARCHITECT, 357 LULU, WICHITA, KANSAS 67211, 316-269-2470

Page 2
May 22, 1986

The requested variance will not adversely affect public health, safety, etc. since all of the required parking elements would be included - just in a smaller number, more in line with the number actually required due to the nature of the project.

Granting the requested variance would not be opposed to the general intent of title 20, especially since, if the use should change there would be sufficient area to provide the 1 to 1 parking requirement.

Thank you for your consideration of this request.

Sincerely,

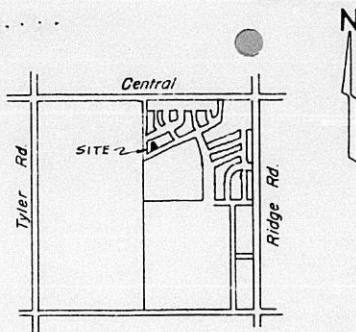
A handwritten signature in cursive script, appearing to read "Sid Lane", with a long horizontal flourish extending to the right.

Sid A. Lane, AIA

SAL/vs

cc: Jeff Farmer


 1" = 30'
 • = Iron
 85-115-SD



VICINITY MAP

D-

S.S. = Sanitary Sewer
 W = Water Main
 G = Gas Main
 T.C. = Top of Curb
 F.L. = Flow Line
 47.8 = Spot Elevation
 W.S. = Storm Water Sewer

Note - Telephone & Electric Service
 Not Yet Extended To Lot 6.

Legal Description -

PART OF LOT 6, BLOCK 1, WHISPERING PINES ESTATES, WICHITA,
 SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT
 IN THE WEST LINE AND 332.13' SOUTH OF THE NORTHWEST CORNER
 OF SAID LOT 6; THENCE EAST AT AN INCLUDED ANGLE OF 90°00'00",
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 NORTH 200.00' TO THE POINT OF BEGINNING.

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:

Record Owners within 200 feet of: Part of Lot 6, Block 1, WHISPERING PINES ESTATES, Wichita, Sedgwick County, Kansas, described as beginning at a point in the West line and 332.13 feet South of the Northwest corner of said Lot 6; thence East at an included angle of 90° 00' 00", a distance of 190.29 feet; thence Southeasterly at an included angle of 134° 35' 07", a distance of 234.84 feet to a point in the Southeasterly line of said Lot 6; thence Southwesterly at an included angle of 90° 00' 00", a distance of 65.45 feet to the P.C. of a curve to the Right having a radius of 208.43 feet; thence along said curve to the right and through a central angle of 29° 35' 07", a distance of 107.62 feet to the P.T. of said curve and the P.C. of a curve to the left having a radius of 129.74 feet; thence along said curve to the left and through a central angle of 37° 32' 00", a distance of 84.99 feet; thence Northwesterly along the Southwesterly side of said Lot 6, a distance of 184.91 feet to a point in the West line of said Lot 6; thence North 200.00 feet to the point of beginning.



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.)

<u>DESCRIPTIONS</u>	<u>RECORD OWNERS</u>
Legal above, described,	B-F-P, Inc. and Fidelity Development, Inc. P.O. Box 1007 Wichita, Kansas 67201
Part of Lot 6, Block 1, WHISPERING PINES ESTATES, Wichita, described as beginning at the Southeast corner of said Lot 6, said point being on a curve to the left having a radius of 303.63 feet; thence Southwesterly along said curve to the left and through a central angle of 21° 24' 37", a distance of 113.46 feet to the P.T. of said curve: thence Southwesterly along the Southerly line of said Lot 6, a distance of 79.41 feet; thence Northwesterly at an included angle of 90° 00' 00", a distance of 63.82 feet; thence Northwesterly at an included angle of 158° 35' 18", a distance of 180.00 feet; thence North at an included angle 157° 21' 02", a distance of 50.00 to a point in the North line of said Lot 6; thence East at an included angle of 90° 00' 00", a distance of 204.60 feet to the Northeast corner of said Lot 6; thence Southeasterly, 156.82 feet to the point of beginning.	Kansas Elks Training Center for The Handicapped, Inc. 210 S. Ida Wichita, Kansas 67211



DESCRIPTIONS

RECORD OWNERS

Part of Lot 6, Block 1, WHISPERING PINES ESTATES, EXCEPT the 2 aforementioned descriptions.	✓ B-F-P, Inc. and Fidelity Development, Inc. P.O. Box 1007 Wichita, Kansas 67201
Lot 3, Block 1, WHISPERING PINES ESTATES,	✓ H. Marvin Bastian 62 Norfolk Wichita, Kansas 67206
Lots 4 and 5, Block 1, WHISPERING PINES ESTATES,	✓ H. Marvin Bastian 62 Norfolk Wichita, Kansas 67206
Lots 3, 5, 6, 7, 8 and 9, Block 2, WHISPERING PINES ESTATES,	✓ Bobbie J. Bastian 62 Norfolk Wichita, Kansas 67206
Lot 4, Block 2, WHISPERING PINES ESTATES,	✓ Bill Suter 8507 Longlake Circle Wichita, Kansas 67207
Lots 20, 21, 22 and 23, Block 2, WHISPERING PINES ESTATES,	✓ Fidelity Development, Inc. 229 S. Market Wichita, Kansas 67202
Southwest Quarter of the Northwest Quarter of Section 21, Township 27 South, Range 1 West, EXCEPT MADONNA ADDITION and EXCEPT parts taken for street,	✓ U. S. D. 259 428 S. Broadway Wichita, Kansas 67202



Dated at Wichita, Kansas, this 21st day of May, 1986 at 7:00 A.M.

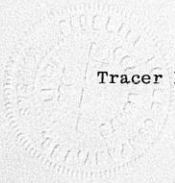
FIDELITY TITLE COMPANY, INC.

Medina L. Suter

By

Assistant Secretary

Tracer No. 73437



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FORM 29-021

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
BZA Variance	200 ⁰⁰

NAME Elks Training Center
 ADDRESS 1006 E. Waterman
 FUND 55-40710-003 DUE DATE 5/27/86
 COMMENTS _____
 DATE 5/23/86 BY LC

*

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

Roll # 3