

Case No. BZA 29-85 - John Eden -
requests a variance to reduce the
required side yard setback from 6'
to not less than 5' on property zoned
the "AA" One-family Dwelling District

3749 B
POSTED
9-27-85 HCL

ACTION

BZA 29-85 Appears 4-23-85
DATE

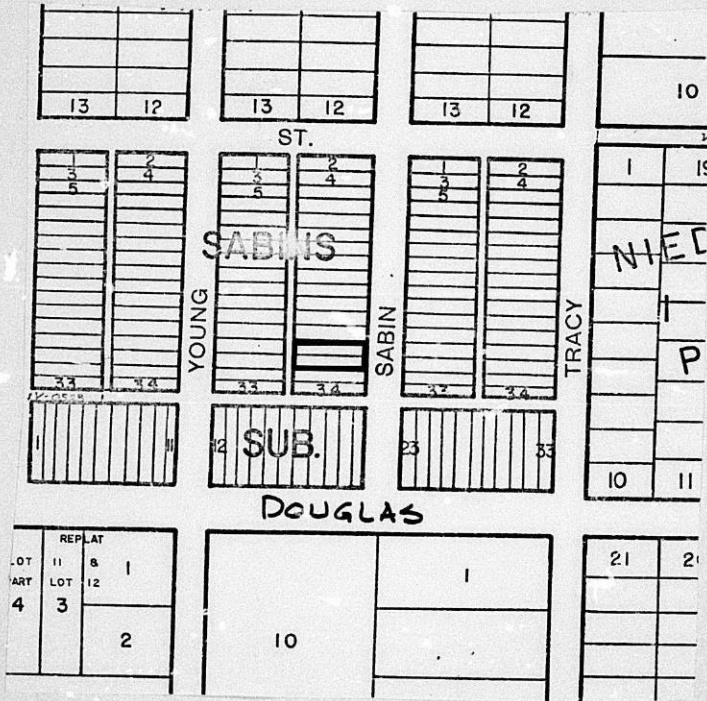
200'4 Sec 10-10-85
Shed 10-31-85
Record ✓

Map No. 5147 B

BZA 29-85
Filed _____

AREA DATA:

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



Stuart
No. 2131C
REGISTERED, IN
WASHINGTON, DC
MEMBER, THE NATIONAL
ASSOCIATION OF
REGISTERED PROFESSIONAL
SURVEYORS, INC.
U.S.A.

October 8, 1985

John Eden
123 North Sabin
Wichita, Kansas 67212

Re: BZA 29-85 - Request for Variance

Dear Mr. Eden:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 23, 1985.

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 questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:lw

Encl.

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gsick, City Clerk
Dean Felt, 715 West 13th Street, Wichita, KS 67203

RESOLUTION NO. BZA 29-85

WHEREAS, John Eden, 123 North Sabin, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setback from six feet to five feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lots 28 and 30, on Sabin, Sabin Subdivision of the East Half of Block 21 and 22, Parkwilde Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Sabin and north of Douglas (123 North Sabin).

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 April 23, 1985, 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 applicant does not have sufficient lot width to provide an eight foot door into an attached garage without a one foot variance; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the existing accessory structure is located at the five foot setback line; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would be unable to construct an attached garage to be served by the existing driveway; and

WHEREAS, the Board of Zoning Appeal 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 side yard by one foot will not interfere with any needed easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as adequate side yard will be maintained to not obstruct the light and air to the adjacent property; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.


NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required side yard setback from six feet to five feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lots 28 and 30, on Sabin, Sabin Subdivision of the East Half of Block 21 and 22, Parkwilde Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Sabin and north of Douglas (123 North Sabin).

be approved subject to the following conditions:

1. The use of the existing structures and the proposed garage shall only be used for a one-family dwelling and shall not be used in anyway for the storage, maintenance, or use of vehicles, equipment or supplies in the operation of the construction business.
2. The Resolution shall not be released until the applicant shall have secured a permit for the construction of the existing accessory structure and Central Inspection notifies the Secretary that no violations of the city code exists on the property.

ADOPTED AT WICHITA, KANSAS, this 23rd day of April, 1985.


William Goebel, Vice President

ATTEST:


Glen E. Lytle, Assistant Secretary

J.E.C., INCORPORATED
1540 N. BROADWAY / SUITE 200 B
WICHITA, KANSAS 67214

May 1, 1985

Mr. Glen E. Lytle
Board of Zoning Appeals
City Hall-10th floor 455 N. Main St. Wichita, Kansas 67202

Re: Case No. BZA 29-85 Request for Variance

Dear Mr. Lytle

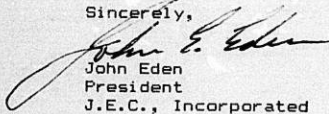
Please find the enclosed copy of the "Job Card" for the utility structure mentioned in the letter written to me on April 29, 1985. I have received the final occupancy for that structure as dated on the card. I am sending you a copy so that it may help with the final issuance of the Variance.

Also, please accept my apology for any difficulties caused by me not obtaining a permit prior to the building of the utility structure. At the time that we were investigating all the possibilities for our garage or any future additions, the "shed" was to be only the first phase in our building plans. We had planned to attain a building permit for the entire project. When we were told of the required side-yard set back for an attached structure to the dwelling, we delayed any further proceedings. It was our intention to obtain a permit including the utility structure following the BZA decision, however, Mr. Felt recommended that we go ahead and get a permit.

We do not intend to use the addition for construction related activity. It would not be to our advantage to do so. If we needed another warehouse or office, I would build one where it would be feasible.

I thank you for granting the Variance and if you need to discuss this matter with me, call my office number as listed on the letter-head. If I am not there, ask them to reach me on the mobile telephone and I will return your call.

Sincerely,


John Eden
President
J.E.C., Incorporated

RECEIVED

MAY 03 1985

METROPOLITAN PLANNING
ROUTE _____

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

C O P Y

April 29, 1985

Mr. John Eden
123 North Sabin
Wichita, Ks. 67212

Re: Case No. BZA 29-85 - Request for Variance

Dear Mr. Eden:

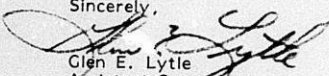
At the regular meeting of the Board of Zoning Appeals on April 23, 1985, your request for a variance to reduce the required side yard setback from 6 feet to 5 feet was considered. It was the action of the Board to approve your request subject to the following conditions:

1. The use of the existing structures and the proposed garage shall only be used for a one-family dwelling and shall not be used in anyway for the storage, maintenance, or use of vehicles, equipment or supplies in the operation of the construction business.
2. The Resolution shall not be released until the applicant shall have secured a permit for the construction of the existing accessory structure and Central Inspection notifies the Secretary that no violations of the city code exists on the property.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy which will authorize the issuance of a permit for the addition once Central Inspection advises that the existing construction is in compliance with the regulations.

If you have any questions, please give me a call.

Sincerely,


Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Cisick, City Clerk
Dean Felt, 715 West 13th Street, Wichita 67203

1) SITE INSPECTION RECORD (Post at or near front entrance)

Street Address

123 N. Sabia

COPY

Department, Suite, Floor, or Quadrant:

Nature of Work

Erect John Eden

Building Permit No.

D77245

Phone Dist.

Bldg. Type

Owner

Contractor

Occupancy

BUILDING

PLUMBING

ELECTRICAL

MECHANICAL

Check if Other Permits(s) Required

Inspection	Date	Insp.	Inspection	Date	Insp.	Inspection	Date	Insp.	Inspection	Date	Insp.
Footing			Part Rough			Constn. Serv.			Part Rough		
Foundation			Rough (DWV)			Rough			Rough		
Framing			Gas			Serv. Conduit			Temp. Final		
Insulation			Water			Temp. Final			Final		
Wallboard			Final			Final					

Final

Notes:

Notes:

Notes:

Notes:

Certification: The above job has been inspected as noted and is hereby granted a

Full

Temporary

Partial Certificate of Occupancy* on

11-2-85

Date

Restrictions and/or conditions if Temporary or Partial:

*Required for Building Groups A thru R-1.

123

1001

STREET ADDRESS

N. Sabin

Certificate of Occupancy

City of Wichita, Kansas

Central Inspection Division

This Certificate issued pursuant to the requirements of Section 307 of the Uniform Building Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the various ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any noncompliance with the code. This certificate only covers work permitted under the permit issued as shown on the reverse side.

Supernintendent of Central Inspection

By

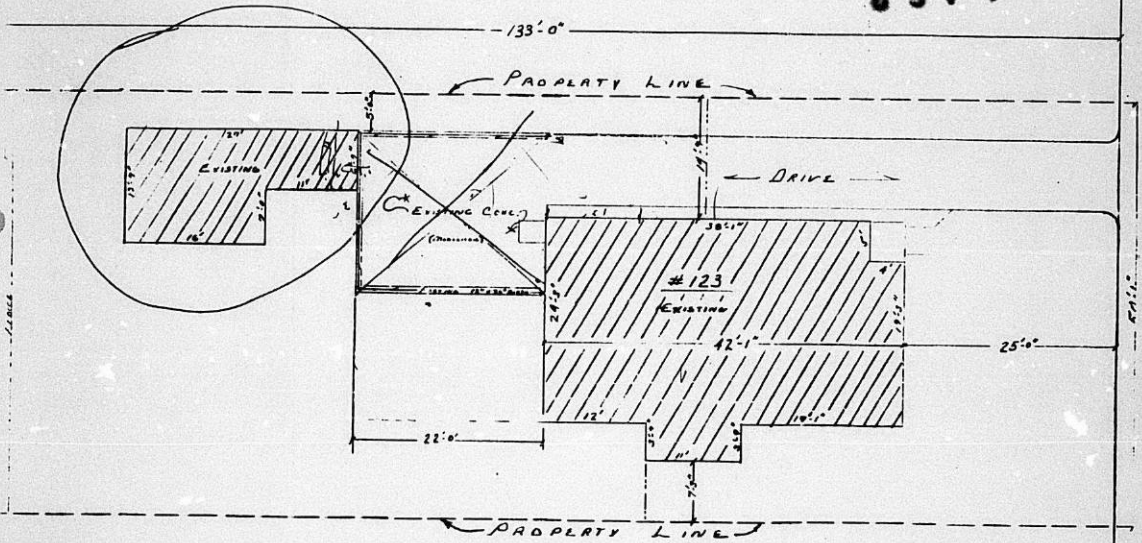
Bill D. Howe

Date

4-12-85

POST IN A CONSPICUOUS PLACE

COPY



MICROFILMED
FROM THE BEST
AVAILABLE COPY

JOB SITE INSPECTION RECORD (Post at or near front entrance)

Street Address

123 N. Sabia

60PT

Apartment, Suite, Floor, or Quadrant:

Nature of Work Erect Building Permit No. D77245 Zone Dist. Bldg. Type

Owner John Edens Contractor Occupancy

BUILDING			PLUMBING			ELECTRICAL			MECHANICAL		
Check if Other Permits(s) Required											
Inspection	Date	Insp.	Inspection	Date	Insp.	Inspection	Date	Insp.	Inspection	Date	Insp.
Footing			Part Rough			Constn. Serv.			Part Rough		
Foundation			Rough (DWV)			Rough			Rough		
Framing			Gas			Serv. Conduit			Temp. Final		
Insulation			Water			Temp. Final			Final		
Wallboard			Final			Final					
Final Notes:			Notes:			Notes:			Notes:		

Certification: The above job has been inspected as noted and is hereby granted a (Full) Temporary Partial Certificate of Occupancy* on 4-2-88 Date

Restrictions and/or conditions if Temporary or Partial:

*Required for Building Groups A thru R-1.

123

STREET ADDRESS

N. Sabin

Certificate of Occupancy

City of Wichita, Kansas

Central Inspection Division

This Certificate issued pursuant to the requirements of Section 307 of the Uniform Building Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the various ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any noncompliance with the code. This certificate only covers work permitted under the permit issued as shown on the reverse side.

Superintendent of Central Inspection

By

Bill D. Love

Date

4-12-85

POST IN A CONSPICUOUS PLACE

4-12-85
D 77 245
BILL LOUIS

April 29, 1985

Mr. John Eden
123 North Sabin
Wichita, Ks. 67212

Re: Case No. BZA 29-85 - Request for Variance

Dear Mr. Eden:

At the regular meeting of the Board of Zoning Appeals on April 23, 1985, your request for a variance to reduce the required side yard setback from 6 feet to 5 feet was considered. It was the action of the Board to approve your request subject to the following conditions:

1. The use of the existing structures and the proposed garage shall only be used for a one-family dwelling and shall not be used in anyway for the storage, maintenance, or use of vehicles, equipment or supplies in the operation of the construction business.
2. The Resolution shall not be released until the applicant shall have secured a permit for the construction of the existing accessory structure and Central Inspection notifies the Secretary that no violations of the city code exists on the property.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy which will authorize the issuance of a permit for the addition once Central Inspection advises that the existing construction is in compliance with the regulations.

If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Dean Felt, 715 West 13th Street, Wichita 67203

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE April 22, 1985

TO Glen Lytle, Special Assistant for Zoning

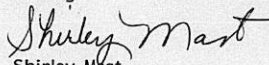
FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 29-85 West Side of Sabin
 and north of Douglas

CPO Council "N" considered the captioned case at its April 10th meeting and voted 4-1 to recommend that the variance to reduce the required side yard setback from 6 feet to 5 feet in order to construct an addition that will connect a detached accessory structure to the residence be approved, subject to the City's ruling on the violations of the existing accessory building which was constructed without obtaining the required permit according to CID staff.

Dean Felt, the applicant's agent was present and discussed the case with the Council. No adjoining property owners or area residents were present concerning the case.

Please advise the Board of Zoning Appeals of the Council's recommendation when the case is considered at the April 23rd meeting.


Shirley Mast
Administrative Aide

SM:dm

RE: AGENDA ITEM NO. 15

SECRETARY'S REPORT
CASE NO. BZA 29-85

APPLICANT: John Eden, 123 North Sabin Street, Wichita, Kansas.

AGENT: Dean Felt, 715 West 13th, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setback from 6 feet to 5 feet adjacent to the north property line.

GENERAL LOCATION: On the west side of Sabin and north of Douglas.

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are all adjacent properties.

LAND USE: Subject property is occupied by a one-family Dwelling as are all adjacent properties.

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 side yard setback from 6 feet to 5 feet in order to construct an addition that will connect a detached accessory structure to the residence. The agent indicates that the addition will be a garage.

Central Inspection has advised that the accessory building is being used by the owner as a storage area and workshop. They have also advised this department that there has not been a permit issued for the construction of an accessory structure on this property.

It should be noted that the applicant is a contractor and under the provisions of the zoning ordinance, the use of this structure and the proposed garage addition cannot, in any way, be used in conjunction with any business whether it is attached or detached. Should the Board determine that a variance of the side yard be granted, conditions should be established that would limit the use strictly to a one-family dwelling.

The property is a rectangular tract that is no different in size or location than numerous lots in the "AA" One-family Dwelling District. Also, the hardship that may exist is one that has been created by the applicant in the construction of an accessory structure in a location that prevents the best utilization of the property to provide access to a garage structure in the rear yard.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as the property is a rectangular lot of the same general shape and size of other lots in the neighborhood and in other areas of the City in the "AA" One-family Dwelling District.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the proposed addition will extend from the front yard to within 16 feet of the rear property line which amounts to a 92 foot structure in the east-west dimension that will tend to restrict the air to the adjoining properties.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance will not constitute an unnecessary hardship upon the applicant inasmuch as the applicant would have constructed a garage on the rear of the property, that could have been accessible from the existing drive along the north side of the house, had he not constructed the accessory structure at the present location and thus has created the hardship.

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 side yard setback will not interfere with any right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the ordinance is specific that a side yard of not less than 6 feet shall be provided on the property for all main uses in the "AA" One-family District.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance cannot be found to exist, and the application should be denied.

BZA CASE NO. 29-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO M.A.P.C
<u>1</u>	NOTICES SENT TO CPO
<u>20</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>23</u>	TOTAL NOTICES SENT <u>4-3-85</u>

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

April 3, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 29-85

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 John Eden, 124 North Sabin Street, 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 side yard setback from 6 feet to not less than 5 feet on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 28 and 30, on Sabin, Sabin Subdivision of the East Half of Block 21 and 22, Parkwilde Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Sabin and north of Douglas (123 North Sabin).

This application has been assigned Case BZA 29-85. It will be considered by the Board of Zoning Appeals on April 23, 1985 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 29-85
FILED 3-25-85

APPLICATION FOR VARIANCE

I. Name of Applicant MR JOHN EDEN
Mailing Address 123^{N.} SABIN STREET, 67212 Phone 945-6724
Name of Authorized Agent DEAN W. FELT, FELT/KINGDOM ASSOCIATES, INC.
Mailing Address 715 W. 13TH 67203 Phone 264-3248
Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. The variance requested is OF THE REQUIRED
SETBACK BUILDING SETBACK LINES, FROM 6 feet to 5 feet.
~~A REDUCTION IN REAR YARD AND SIDE YARD~~

for property located 123^{No.} SABIN STREET, WICHITA, KANSAS 67212

and legally described as: LOTS 28 & 30, SABIN SUBDIVISION OF E $\frac{1}{2}$ BLK,
21 & 22 PARKWILDE ADDITION ON SABIN.

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

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596) and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant John Eden

Authorized Agent Dean W Felt

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:07 (~~am~~-p.m.), Mar 25, 1985, together with appropriate fee of 75.00

Signed A Lytle


FELT/KINGDOM ASSOCIATES
I N C O R P O R A T E D

25, March 1985

Board of Zoning Appeals
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: Application for Variances 123 Sabin Street
Wichita, Kansas

Gentlemen,

We request a reduction of the minimum Side Yard Setback requirement from the six feet (6') as stated in Ordinance 28.04.050.2.2 of Title 28 (zoning ordinance), to five feet (5'). And a reduction request on the minimum Rear Yard Setback from twenty feet (20') as stated in Ordinance 28.04.050.3.1 of Title 28 (zoning ordinance), to sixteen feet (16'), for the reasons specifically stated herein.

1. The property having an existing residence and out-building with no garage as described on plans also submitted, is such that the only way this Property Owner may gain access to a proposed garage is to request a reduction to the Side Yard Setback from six feet (6') to five feet (5'). And a Rear Yard Setback reduction request from twenty feet (20') to sixteen feet (16'), because of the location of the existing out-building.
2. The rights of adjacent Property Owners will not be affected with the granting of these variances, as landscaping is proposed and will be provided in both Rear Yard and Side Yard Setback areas.
3. Because this Property Owner has no access to the rear of his property from the alley which is not open; due to the fact that the adjacent property owners have landscaped and fenced this alley over.
4. The granting of this variance will not adversely effect the public health, safety, morals, order, convenience, prosperity, or general welfare of the adjacent Property Owners because it will allow this particular Property Owner to park his vehicles inside and the exterior architecture style will blend and match the existing residence and out-building.
5. The spirit and intent of Title 28, (zoning ordinance), was not to deprive an Owner that opportunity to improve his property by having an attached garage built, thus increasing the usefulness of his property from both a personal convience and an appraised valuation standpoint.

715 West Thirteenth Street,

Wichita, Kansas 67203

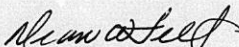
(316) 264-3248

Board of Zoning Appeals
25, March 1985
Page Two

Should this variance be granted, all improvements required for the construction garage building shall be provided before occupancy of the building. This shall include applicable codes of the City of Wichita, including, but not limited to health, safety, building, fire, plumbing, etc.

Sincerely yours,

FELT/KINGDOM ASSOCIATES, INC.
ARCHITECTS & PLANNERS



Dean W. Felt, PBD, AIBD
President

DWF/jdf

cc: John E. and Maureen M. Eden
123 N. Sabin Street, Wichita, KS 67212

Project file.

OWNERSHIP LIST

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 12 & 14	Sabin Subdivision of E½ Blk. 21 & 22 Parkwilde Addition on Sabin	Ronald J. Mayo ✓ Mary Mayo 455 Howe Wichita, KS 67209
Lots 16 & 18	"	✓ Lesley D. Webster Laurie Ann McNew 137 N. Sabin Wichita, KS 67212
Lots 20 & 22	"	✓ Marcelino Raigoso Olivia E. Raigoso 131 N. Sabin Wichita, KS 67212
Lots 24 & 26	"	✓ Jack D. Delmar Margaret G. Delmar 10921 Hidden Lake Wichita, KS 67209 AND Stuart E. Delmar Address Unknown
Lots 28 & 30	"	<i>Deed recorded since Dec 8, 1982</i> ✓ John E. Eden Maureen M. Eden 123 N. Sabin Wichita, KS 67212
Lots 32 & 34	"	✓ Joseph Cook 117 N. Sabin Wichita, KS 67212
Lots 11 & 13	"	✓ Everett D. Weakley Doris Jean Weakley 140 N. Sabin Wichita, KS 67212
Lots 15 & 17	"	✓ Billy Joe Geier Helen Louise Geier 136 N. Sabin Wichita, KS 67212
Lots 19 & 21	"	✓ John Michael Carter Michelle E. Carter 130 N. Sabin Wichita, KS 67212
Lots 23 & 25	"	✓ Janice M. Wiant Address Unknown AND Morris N. Wiant Leona M. Wiant 820 N. Flora Wichita, KS 67212
Lots 27, 29, 31 & 33	"	✓ Eugene G. Shrum Mary E. Shrum Address Unknown

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 11 & 13	Sabin Subdivision of E½ Blk. 21 & 22 on Parkwilde Addition on Young	John L. Scherer Eva M. Scherer ✓ 140 N. Young Wichita, KS 67212
Lots 15 & 17	"	Veterans Administration ✓ 901 George Washington Blvd. Wichita, KS 67211
Lots 19 & 21	"	Pauline M. Tobias ✓ 130 N. Young Wichita, KS 67212
Lots 23 & 25	"	Veterans Administration D 901 George Washington Blvd. Wichita, KS 67211
Lots 27 & 29	"	Marvin Stone Gereta Stone ✓ 122 N. Young Wichita, KS 67212
Lots 31 & 33	"	Gregorio Limon Jr. ✓ Teresa R. Limon 116 N. Young Wichita, KS 67212
Lots 12, 13 & 14	" on Douglas	Terry A. Ast ✓ Mary Ann Ast 4516 W. Douglas Wichita, KS 67212
Lots 15 & 16 & vac. Ave. adj.	"	D Terrence Albert Ast Mary Ann Ast 4516 W. Douglas Wichita, KS 67212
Lots 17 & 18	"	✓ Jesse A. Cotrell Gladys Cotrell 926 Country Acres Wichita, KS 67212
Lots 19 & 20	"	Same As Above
Lots 21 & 22	"	✓ Lawrence O. Towns Armeta Ruth Towns 100 S. Tracy Wichita, KS 67212
Lots 23, 24, 25 & 26	"	✓ Paul Chester Dauster Jr. Marilyn V. Dauster 4450 W. Douglas Wichita, KS 67212
Lots 27 & 28	"	✓ Voye E. McCarty Alice F. McCarty 4412 W. Douglas Wichita, KS 67212

Page 3

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

Lots 28 and 30, on Sabins, Sabin Subdivision of the East Half of Block 21 and 22, Parkwilde Addition, to Wichita, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 15th day of March, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND
TITLE COMPANY, INC.

By

Mary Sable
Sr. Vice-President

Order No: 344068
ns

MICROFILMED
FROM THE BEST
AVAILABLE COPY

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
CITY D2A VAR	7500

NAME JOHN EDEN

ADDRESS 123 N. SABA

FUND 75-40710-013 DUE DATE

COMMENTS

DATE MAR 25 1984 BY A. J. [Signature]

*

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

Roll # 2