

POSTED
8-5-81

BZA
31-81

ACTION

COMMITTEE *Amused* DATE *8-25-81*
M.A.P.C. _____
B.C.C./B. CO. C. _____

9-15-81
9-15-81
9-21-81
9-22-81
Recorded

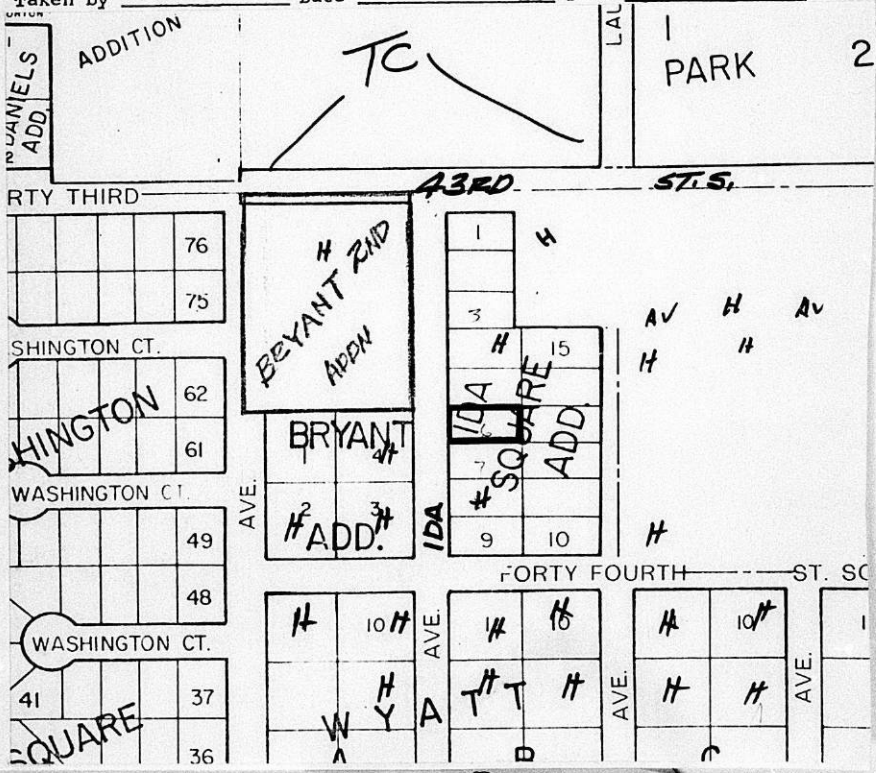
Case No. BZA 31-81 - Troy E. Smith - requests a variance to reduce the side yard setback from 6' to 5-1/2' adjacent to the south property line on the property zoned "AA" One-family Dwelling District and generally located on the

Map No. 5542
 Sec. _____
 Twp. _____
 Range _____

BZA- 31-81
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: _____ (65 ft. by 130 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East _____ South _____
 West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



ST. PAUL & NORTH STAR
 No. 2153C
 ST. PAUL, MN
 JAMES A. ANDERSON, CHIEF ENGINEER
 ANDERSON TRIANGULAR SURVEYING CO.
 U.S.A.

THE CITY OF WICHITA



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

August 27, 1981

Troy E. Smith
2448 South Glendale, Apt. #144
Wichita, Kansas 67210

Re: Case No. BZA 31-81
Request for Variance

Dear Mr. Smith:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 25, 1981.

This Resolution reflects the official action of the Board to approve your request, and sets out the condition 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:sad
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 31-81

WHEREAS, Troy E. Smith, 2448 South Glendale, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the side yard setback from 6' to 5-1/2' adjacent to the south property line on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 6, Ida Square Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Ida between 43rd and 44th Streets South (4436 South Ida).

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 August 25, 1981, 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 property to the south is mostly open space for a swimming pool for the residence on the second lot to the south; 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 reduction of the side yard by 6" or less should be insignificant; 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 house is under construction and that through an error by the surveyor the applicant cannot place brick veneer on the south side of the house without the variance; 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 the variance does not affect any easements on public right-of-way; 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 open space will be maintained between the adjacent residences to provide light and air; 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.

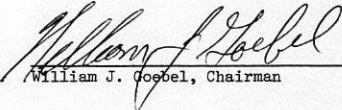
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the side yard setback from 6' to 5-1/2' adjacent to the south property line on property zoned the "AA" One-family Dwelling District and legally described as:

Lot 6, Ida Square Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Ida between 43rd and 44th Streets South (4436 South Ida).

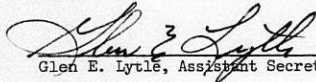
be approved subject to the following condition:

1. The variance shall reduce the side yard setback from 6' to 5-1/2' adjacent to the south property line only.

ADOPTED AT WICHITA, KANSAS, this 25th day of August, 1981.


William J. Goebel, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE August 19, 1981

RECEIVED

AUG 24 1981

TO Glen Lytle, Special Assistant for Zoning
FROM Cindy Friend, Administrative Aide III

METROPOLITAN PLANNING
ROUTE _____

SUBJECT BZA 31-81: East Side of Ida
Between 43rd and 44th Streets
South (4436 South Ida)

At its meeting of August 17, 1980, CPO Council "C" considered the captioned case.

No residents attended the meeting and no phone calls were received concerning the case.

The Council voted 6-0 to recommend approval of the requested variance to reduce the side yard setback from 6' to 5½' adjacent to the south property line.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the August 25th meeting.

Cindy Friend

Cindy Friend
Administrative Aide III

CF:dm

Noted:

Sarah Gilbert

Sarah Gilbert
CP Coordinator

SECRETARY'S REPORT
CASE NO. BZA 31-61

APPLICANT: Troy E. Smith, 2448 South Glendale, Apt. #144,
Wichita, Kansas.

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B, Code
of the City of Wichita, to reduce the side yard
setback from 6' to 5-1/2' adjacent to the south
property line.

GENERAL LOCATION: On the east side of Ida between 43rd & 44th
Streets South (4436 South Ida).

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

LAND USE: Subject property is being developed as a One-
family Dwelling. Adjacent properties are One-
family Dwellings or vacant.

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 and 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 of the side yard setback from 6' to 5-1/2' adjacent to the south property line. This request is made so that a house under construction may be completed at a distance of less than the 6' required by the ordinance.

The applicant indicates that a permit was secured and construction started in May and the foundation was inspected by Central Inspection. Although the owner had a licensed surveyor stake out the property, there apparently was an error made in the location of the foundation. The adjacent property owner had his property surveyed and now there remains an error of approximately 4". This prevents the placement of the brick veneer on the south side of the house. Rather than not have brick on all sides, the applicant is requesting a variance.

The property immediately to the south is occupied by a single-family dwelling with a private swimming pool between the two houses. A variance of this side yard should in no way be a detriment to the neighborhood nor should it interfere with the light and air on the adjacent property.

UNIQUENESS:

It is the opinion of the Secretary that this property is somewhat unique inasmuch as the property to the south is mostly open space for a swimming pool for the residence on the second lot to the south.

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 reduction of the sideyard by 6" or less should be insignificant.

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 house is under construction and that through an error by the surveyor the applicant cannot place brick veneer on the south side of the house without the variance.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the variance does not affect any easements or public right-of-way.

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 zoning ordinance inasmuch as adequate open space will be maintained between the adjacent residences to provide light and air.

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 condition:

1. The variance shall reduce the side yard setback from 6' to 5-1/2' adjacent to the south property line only.

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

AUGUST 5, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 31-81

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 Troy E. Smith, 2448 South Glendale, Apt. #144, 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 side yard setback from 6' to 5-1/2' adjacent to the south property line on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 6, Ida Square Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Ida between 43rd and 44th Streets South (4436 So. Ida).

This application has been assigned Case No. BZA 31-81. It will be considered by the Board of Zoning Appeals on August 25, 1981 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

BZA CASE NO. 31-81

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

14 NOTICES SENT TO ADJOINING PROPERTY OWNERS

26 TOTAL NOTICES SENT 8-5-81

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 31-81
FILED 7-27-81

APPLICATION FOR VARIANCE

I. Name of Applicant Mr. Troy E. Smith & Leslie D.
Mailing Address 2448 S. Glendale Apt. #144 67210 Phone 681-0208
Name of Authorized Agent N/A
Mailing Address N/A Phone N/A
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the side yard setback from 6 feet to 5 1/2 feet adjacent to the south property line
for property located on the east side of 1da between 43rd & 44th Streets So. (4436 So. 1da)
and legally described as: Lot #6, 1/4 IDA SQUARE ADDITION, DESIGNATED AS 4436 S. IDA AVENUE, WICHITA, KS. LOCATED BETWEEN 43rd STREET SOUTH and 44th STREET SOUTH ON THE EAST SIDE OF IDA
in the City of Wichita; and which is presently zoned AA.

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

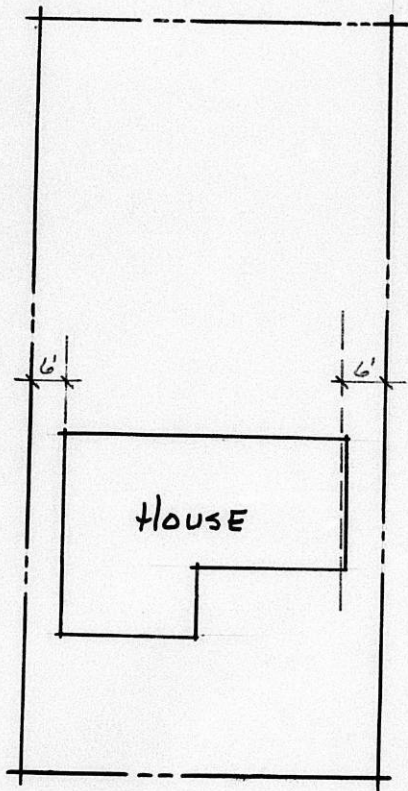
- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.500 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Troy E. Smith

Authorized Agent N/A

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:55 (a.m.-p.m.), July 27, 1981, together with appropriate fee of 1.00

Signed G. Lynn Shirkey

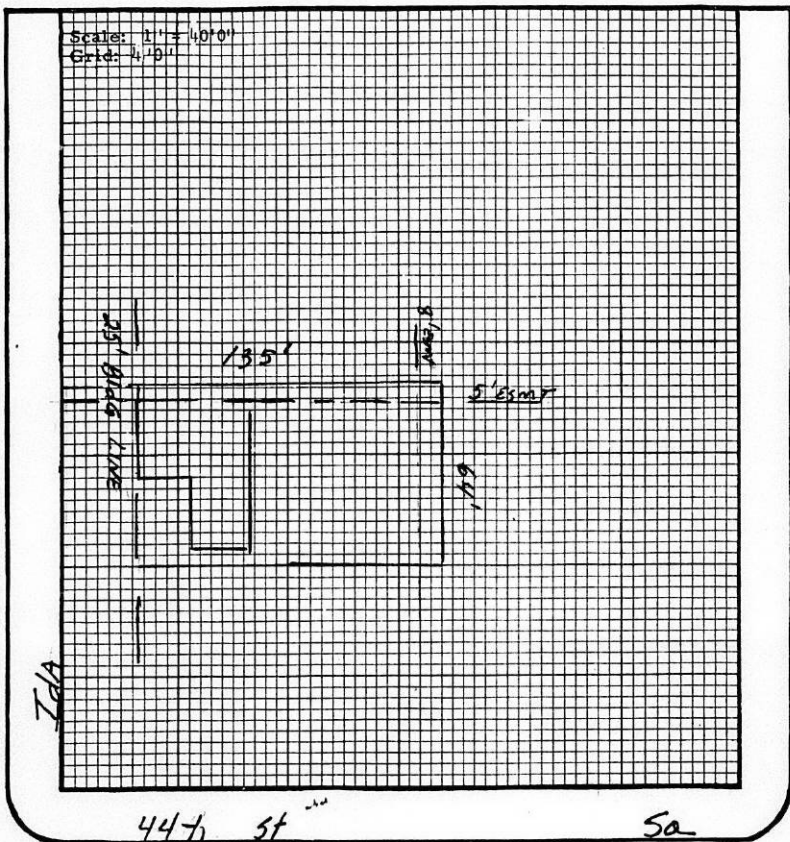


IDA

BZA 31-81

RESIDENTIAL PLOT PLAN

ADDRESS: 4436 Ida PERMIT NO. D50346
LOT(S): 6 BLK. _____ OF Ida Square 4 ZONING AA



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: Tony E. Smith
(Applicant)

White Copy - File Yellow Copy - Applicant Pink Copy - Hold

JOB SITE INSPECTION RECORD

POST THIS CARD AT NEAR FRONT OF JOB SITE

4436

STREET ADDRESS 4436 Ida

NATURE OF WORK erect BUILDING PERMIT NO. D-50346 ZONE DIST. TYPE

OWNER Troy Smith FIRE ZONE OCCUPANCY

CONTRACTOR _____

INSPECTOR MUST SIGN APPROPRIATE SPACE

| INSPECTION DATE INSPECTOR | | | INSPECTION DATE INSPECTOR | | |
|--------------------------------|---------------|--|---------------------------|--|--|
| Foundation | | | Wall Covering | | |
| Setback <u>5-25-81</u> | <u>C.R.T.</u> | | Lath & Plaster | | |
| Footing <u>5-25-81</u> | <u>C.R.T.</u> | | Wallboard | | |
| Foundation Wall <u>5-25-81</u> | <u>C.R.T.</u> | | Insulation | | |

DO NOT POUR CONCRETE UNTIL ABOVE IS SIGNED

| | | | | | |
|-------------------------|--|--|------------------------|--|--|
| Concrete Floor Slabs | | | Miscellaneous | | |
| Electrical (groundwork) | | | Sewer | | |
| Plumbing (groundwork) | | | Refrigeration | | |
| Reinforcing | | | Electrical Underground | | |
| Perimeter Heating | | | | | |

DO NOT POUR CONCRETE UNTIL ABOVE IS SIGNED

| | | | | | |
|-----------------------|--|--|-------------------|--|--|
| Rough Electrical | | | Final | | |
| Rough Plumbing | | | Building | | |
| Gas Piping | | | Electrical | | |
| Heating & Ventilating | | | Plumbing | | |
| | | | Htg., Vent. & A/C | | |
| | | | Site Work | | |

ABOVE MUST BE SIGNED BEFORE FRAME INSPECTION

| | | | | | |
|---------|--|--|-------------|--|--|
| Roofing | | | Parking Lot | | |
| Framing | | | Screening | | |
| | | | Sidewalks | | |
| | | | Grading | | |

ABOVE MUST BE SIGNED BEFORE WALLS ARE COVERED

CERTIFICATION: The above job has been inspected as noted and is hereby entitled to be issued a CERTIFICATE of OCCUPANCY as noted.

CERTIFICATE OF OCCUPANCY *

Conditions: Temporary Partial Full

Unrestricted

Restricted as follows:

* Required for Building Groups A thru H. Inspector will exchange this card for Owner's Certificate.

July 26, 1981

Chairperson
Board of Zoning Appeals
City of Wichita
Wichita, Kansas

Good Morning:

I am respectfully requesting the Board of Zoning Appeals to grant the attached variance to Zoning Ordinance (Title 28). By doing so the general spirit and intent of Title 28 will not be compromised, nor will the public health, safety, morals, order, convenience, prosperity or general welfare be adversely affected in any way. The request was made necessary by an error in the placement of a new home being constructed on Lot 6 of Ida Square Addition (Permit D 50346) and the subsequent failure of the city inspector to call the error to the attention of the builder until substantial construction had been completed. The building lacks four inches of complying the required six foot inset from the adjoining property line. Since the placement had the approval of the city inspector to begin with, and since a variance of this small degree is insignificant and not uncommon to other residences in the community, and since to correct the situation at this late date would cause considerable hardship and a great amount of personal expense as well as cause a detrimental effect to the design of the home, it is our hope and prayer that the petition for variance be granted without further delay.

A respect for the thoroughness with which the Board of Zoning Appeals carries out such proceedings demands the following sequential explanation of events leading up to this petition.

1. In November of 1980, Lot No. 6, of Ida Square Addition situated between 43rd Street South and 44th Street South on the east side of Ida Avenue and designated as 4436 South Ida Avenue was purchased by Mr. & Mrs. Smith for the purpose of constructing a new home.
2. Prior to beginning the construction on the site a professional surveyor (Lowell High) was employed to survey the lot to facilitate placement of the building so as to comply with all city building regulations.
3. The results of the survey showed the fence belonging to the owner of Lot #7, the adjoining lot to the South, being located correctly at the front of the lot but infringing of Lot #6 a total of four feet at the rear.

4. This fact was brought to the attention of the property owner of Lot #7 and a request was made that he move his fence.
5. The owner of Lot #7 brought in his own surveyor who confirmed the fact that his fence was placed incorrectly and further confirmed the findings of the original survey.
6. The foundation was staked out and the city inspector was called in to confirm proper placement. His investigation found no irregularities and he signed the required papers to allow construction to begin. (See attached Form).
7. The foundation was laid and the concrete poured for a 3 bedroom home with basement and attached 2-car garage.
8. The property owner of Lot #7 prepared to move his fence and in the process was not convinced that the house being constructed on Lot #6 was situated correctly. He called the City Inspector who had originally found the building to be correctly placed and had him return to re-inspect the property lines.
9. At this time the city inspector agreed with the owner of Lot #7 and advised Mr. Smith that he had three courses of action open to him:
 - a) move the foundation
 - b) apply for a variance which would take 5 to 6 weeks
 - c) buy the needed property from the owner of Lot #7.
10. An attempt was made by Mr. Smith to buy the property since moving the foundation would involve considerable expense and effort. The owner would not sell even though the price offered was twice the market value of the land. Delaying the construction was not a viable option, nor was delaying the project while the matter was resolved in the courts, so Mr. Smith moved the foundation wall 10 inches to the North so as to be in compliance.
11. The home was framed and roofed.
12. The owner of Lot #7 moved his fence and again complained to the City Building Inspector that the foundation was still too close even after being moved 10 inches to the North.
13. The City Inspector returned and again said it was too close for brick construction . . . or that is to say, 4 inches beyond the 6 foot minimum.

3.

14. Construction of the home was far beyond the time at which any adjustments could be made without seriously imparing the value and appearance of the home by leaving the south side unbricked while the remainder of the house is of brick construction, Too say nothing of the expense of moving the home 4 inches to the North.
15. It is the fervent hope of the petitioner that the requested variance will be granted, particularly in light of the fact that none of this would have surfaced had the original inspection revealed the discrepancy in location. In addition there is no existing building on Lot #7, nor is one antiupated by the owner who now has a swimming pool on the lot.

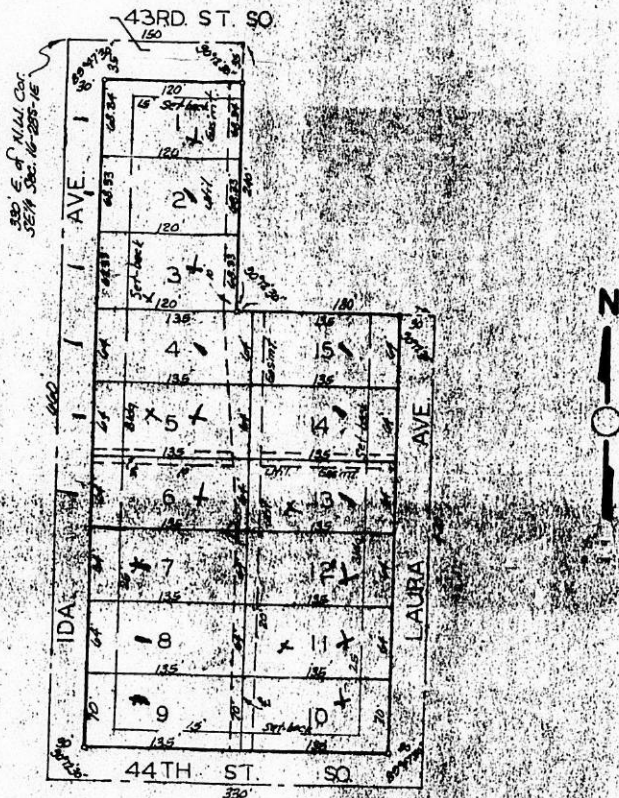
Sincerely,

Troy E. Smith

Mr. Troy E. Smith

IDA SQUARE

WICHITA ,



This plat of "IDA SQUARE ADDITION" Wichita, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 9th day of November 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission



Jerry Greider Chairman
Robert A. Lakin Secretary
 Robert A. Lakin

OWNERSHIP LIST

All property located within 200 feet of Lot 6, IDA SQUARE ADDITION,
Wichita, Sedgwick County, Kansas.

| <u>LOT & BLOCK</u> | <u>ADDITION</u> | <u>PROPERTY OWNERS</u> |
|---|---------------------|--|
| Lots 1, 3, 10, 11 and 12; | IDA SQUARE ADDITION | Patrick M. & Patricia A. Chapman 2021 E. 51st Street South Wichita, Ks 67216 <i>8-14-81 returned resent to 2131 E. 103rd St.</i> |
| Lots 2, 13, 14 and 15; | " | Contemporary Home Builders - 2736 S. St. Paul Wichita, Ks 67217 |
| Lot 4; | " | Teresa L. Doty and Patricia E. Parker - 705 S. Hydraulic Wichita, Ks 67211 |
| Lot 5; | " | Rick L. & Diane C. Baalman - 3020 S. Mt. Carmel Wichita, Ks 67217 |
| Lot 6; | " | Troy E. & Leslie D. Smith <i>Duff</i> 655 N. Knight Wichita, Ks 67202 |
| Lots 7, 8 and the North 3' of Lot 9; | " | William O. & Carmen E. Booth - 4444 Ida Wichita, Ks 67216 |
| Lot 9, except the North 3'; | " | Milan C. Luznicki - 1402½ Selma St. Wichita, Ks 67216 |
| Lots 10, 11 and 12; | " | Steve Ruud - 4200 E. Clark Wichita, Ks 67218 |
| Lot 1; | BRYANT ADDITION | Frank D. & Betty R. Wawak - 2301 S. St. Francis Wichita, Ks 67211 |
| Lot 2; | " | JoAnn Spicer - 1000 E. 44th Street South Wichita, Ks 67216 |
| Lot 3; | " | Thomas & Karen M. Lawson - 1040 E. 44th Street South Wichita, Ks 67216 |
| Lot 4; | " | Cecil C. & Anita Carsell - 4443 Ida Avenue Wichita, Ks 67216 |
| Beginning 40 rods East of the NW/cor. SE/4, Thence S 240', W180', N240', E180' to beginning, Except the North 16.5' for Street, Section 16, Township 28, Range 1 East; | | Orville R. & Louise Hott - 951 E. 43rd Street South Wichita, Ks 67216 |
| E/2, W/2, N/2, N/2, SE/4 Section 16, Township 28, Range 1 East; | | - Elizabeth Wyatt Dorothy Madge Catanese Santo Catanese 4421 S. Pattie Wichita, Ks 67216 |

Continued on Page 2 attached

Ownership list Page 2.

Beginning at the NW/cor of SE/4
thence S 40 rods, E 20 rods, N
40 rods, W to beginning, Exc the
S 294' and Exc W 40' and N 30'
for street. Section 16, Township
28 South, Range 1 East

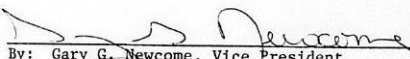
Irvin J. and Bernetta Bryant
✓ 929 E. 43rd St. South
Wichita, Ks. 67216

A tract in the NW/4 of the SE/4
of Section 16, Township 28 South,
Range 1 East described as follows:
Beginning 20 rods E of the NW/cor,
thence S 40 rods, E 20 rods, N 40 rods,
W 20 rods to beginning EXC N 16.5' for
road and EXC a tract Beginning 40 rods
E of the NW/cor, thence S 240', W 180',
N 240', E 180' to beginning

Dub. Patrick M. Chapman and Patricia
A. Chapman, h/w and Donald
Lemons and Joetta Lemons, h/w
2021 E. 51st Street South
Wichita, Ks, 67216

Columbian National Title Insurance of Wichita, Inc. hereby certifies the forgoing
to be a true and correct list of property owners of teh above listed properties as
shown by the last deeds of record in the office of the Register of Deeds of Sedgwick
County, Kansas, on this 21st Day of July, 1981 @ 7:00 A.M. .

Columbian National Title Insurance of Wichita, Inc.


By: Gary G. Newcome, Vice President

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29 1 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 |
|----------------------------------|-------------------------|
| <i>2131 E. 103rd So.</i> | <i>15.00</i> |
| | |
| NAME <i>John Smith</i> | |
| ADDRESS <i>2131 E. 103rd So.</i> | |
| FUND <i>477</i> | DUE DATE <i>8-14-81</i> |
| COMMENTS | |
| DATE <i>8-14-81</i> | BY <i>[Signature]</i> |

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

*BZA
31-81
8-14-81*



CHA 21 060821N1 08/08/81

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD



*resent to
2131 E. 103 So.*

Patrick M. & Patricia A. Chapman
2021 E. 31st Street South
Wichita, Kansas 67216

RECEIVED

AUG 12 1981

METROPOLITAN PLANNING
ROUTE _____
