

ACTION

BZA COMMITTEE approved DATE 11-26-68

M.A.P.C. _____

B.C.C./B. CO. C. _____

MAP ✓
CI ✓
11-28-68

133 vacant
at 11:30
11-18-68

BZA 33-68 - Physicians Building Co.
requests VARIANCE to reduce required
off street parking spaces in an area
east of Hillside, between Douglas &
First St.

RESOLUTION NO. BZA 33-68

WHEREAS, Physicians Building Company, Inc., 3244 East Douglas, by Benjamin C. Langel, 600 Fourth National Bank Bldg., Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off street parking spaces from 535 to 382 spaces on property zoned "B", "BB", and "C", and legally described as follows:

The south 38.5 feet except the west 6.1 feet thereof of Lot 1, and all of Lots 7, 8, 9, 10, 11, and 20, in the I.R.&R. Subaddition of Block 1, College Hill Addition to Wichita, Sedgwick County, Kansas; and

Lots 2, 4, 10 and 12, on Rutan Avenue, Roemback's Addition to Wichita, Sedgwick County, Kansas; and

The west 50 feet of the south half of the east half of Lot 1, Block 2, and the west 100 feet of the north 140 feet of College Park, in College Hill Addition to Wichita, Sedgwick County, Kansas.

Generally located on the east and west sides of Rutan, between Douglas and First 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 November 26, 1968, 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 this is one of the many instances where the existing off-street parking facilities are adequate to provide for expansion even though the requirements of the ordinance are not met; 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 off street parking facilities will be adequate to handle the proposed expansion, without necessitating on street parking; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28, of which variance is requested, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as additional on street parking facilities would not be utilized; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as the granting of the variance would not increase on street parking in general; 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 all of the above conditions can be found to exist; and

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

NOW THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this request for a variance of the reduction of the required number of off street parking spaces from 535 to 382 spaces on property zoned "B", "BB", and "C", and legally described as follows

The south 38.5 feet except the west 6.1 feet thereof of Lot 1 and all of Lots 7, 8, 9, 10, 11, and 20, in the I.R.&R. Subaddition of Block 1, College Hill Addition to Wichita, Sedgwick County, Kansas; and

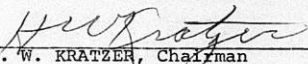
Lots 2, 4, 10, and 12 on Rutan Avenue, Roemback's Addition to Wichita, Sedgwick County, Kansas; and

The west 50 feet of the south half of the east half of Lot 1, Block 2, and the west 100 feet of the north 140 feet of College Park, in College Hill Addition to Wichita, Sedgwick County, Kansas.

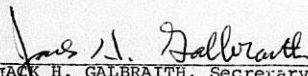
Generally located on the east and west sides of Rutan, between Douglas and First Street.

be approved for the present facility and the proposed expansion, and that in the event additional expansions are contemplated that they shall meet the off-street parking requirements of the Zoning Ordinance.

ADOPTED AT WICHITA, KANSAS, this 26th day of November, 1968.


H. W. KRATZER, Chairman

ATTEST:


JACK H. GALBRAITH, Secretary

December 16, 1968

Mr. Benjamin C. Langel
600 Fourth National Bank Building
Wichita, Kansas 67202

Subject: Case No. BZA 33-68
Request for Variance

Dear Mr. Langel:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 26, 1968, in connection with your request for a variance to reduce the required number of off-street parking spaces on property zoned "B", "BB", and "C" and generally located on the east and west sides of Rutan, between Douglas and First Street.

This Resolution reflects the official action of the Board to approve your request. It is forwarded to you for your information and files.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Physicians Building Company, Inc.
3244 East Douglas
Wichita, Kansas 67208

Ralph Eberly,
City Clerk

Robert Feldner, Supt.
of Central Inspection

November 27, 1968

Mr. Benjamin C. Langel
600 Fourth National Bank Building
Wichita, Kansas 67202

Subject: Case No. BZA 33-68
Request for Variance

Dear Mr. Langel:

At the regular meeting of the Board of Zoning Appeals on November 26, 1968, your request for a variance to reduce the required number of off-street parking spaces on property zoned "B", "BB", and "C" and generally located in an area east of Hillside between Douglas and First Streets, was considered.

It was the action of the Board to approve the variance to reduce the required number of off-street parking spaces from 335 to 382 for the present facility and the proposed expansion which requires the 535 spaces; and that in the event additional expansions are contemplated that they shall meet the off-street parking requirements of the Zoning Ordinance.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Physicians Building Co., Inc., 3244 E. Douglas, Wichita, Kans.
Mrs. C. F. Drake, 3210 Victor, Wichita, Kansas 67208
Robert Feldner, Supt. of Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT
CASE NO. BZA -33-68

APPLICANT: Physicians Building Company, Inc., 3244 East Douglas,
Wichita, Kansas.

AGENT: Benjamin C. Langel, 600 Fourth National Bank Bldg.,
Wichita, Kansas.

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 535 to 382 spaces.

GENERAL LOCATION: East and west sides of Rutan, between Douglas and
First Street.

ZONING: Subject property is zoned "B", "BB", and "C". To the
east is "B" and "DS", to the west is "A", "BB", and
"C", to the south is "2B" and "C", and to the north is
"A" and "B".

LAND USE: Subject property is occupied by the Wichita Clinic and
associated off-street parking facilities, to the north,
east and west is residential and commercial, with
offices and apartments to the south.

JURISDICTION:

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

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

Page 2 - Secretary's Report
Case NO. BZA 33-68

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

COMMENTS BY THE SECRETARY

The Physicians Building Company, Inc. is requesting a variance of the required off-street parking spaces from 535 spaces to 382.

The Wichita Clinic is engaged in an expansion program which will increase the number of square feet of space used by the Clinic and will lead to a gradual expansion over a period of years of the medical staff from its present 53 doctors to approximately 65. Under the present zoning ordinance, such an expansion will necessitate the Clinic providing approximately 535 off-street parking spaces. The Clinic presently has 382 off-street parking spaces.

The applicants have submitted a parking survey of their existing off-street parking facilities for the months of April through October, 1968, which indicates that at no time were there less than 70 vacant parking spaces available between the hours of 9:00 a.m. and 4:00 p.m. The Planning staff in checking the off-street parking facilities of the Clinic at 11:30 a.m. on November 18, 1968, found 133 vacant parking stalls. Attached for the Board's review is a copy of the parking counts for September and October of this year.

The applicants in their statement of justification point out that a portion of the required additional spaces is based on the number of square feet contained in the entire Clinic and that the Wichita Clinic has unusually large waiting areas, public rooms, restrooms, hallways, etc. which add to the requirements of the ordinance but not to the number of automobiles driven to the Clinic.

UNIQUENESS

It is the opinion of the Secretary that this is somewhat of a unique situation in that this is one of the many instances where the existing off-street parking facilities are adequate to provide for expansion even though the requirements of the ordinance are not met.

Page 3 - Secretary's Report
Case No. BZA 33-68

ADJACENT PROPERTY

It is the opinion of the Secretary that inasmuch as the parking survey indicates that the existing off-street parking facilities will be adequate to handle the proposed expansion, without necessitating on-street parking, that adjacent properties will not be adversely affected.

HARDSHIP

It is the opinion of the Secretary that to require the applicant to provide additional off-street parking facilities, which for all practical purposes will not be utilized, would be an undue hardship on the applicant.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance would not increase on-street parking in the general and, therefore, would not affect the public interest.

SPIRIT AND INTENT

It is the opinion of the Secretary that since all of the above conditions can be found to exist, that granting of the variance would not be opposed to the spirit and intent of Title 28.

RECOMMENDATION:

It is the recommendation of the Secretary that all of the conditions can be found to exist and it is, therefore, recommended that the variance be approved to reduce the required number of off-street parking spaces from 535 to 382.

Nov. 7, 1968

Gentlemen:

Regarding Case No. EZA
33-68 Change of zoning.
Section 2, 12.590. B Code
of the City of Wichita.

I do not approve the
reduction of 77 street
parking spaces from 532
to 382 spaces.

The Physicians Bldg.
Company need more
spaces, as many of their
patients now park on the
street. This is a growing
group and these spaces are
not sufficient.

Yours truly,
Mrs. C. F. Drake

GEORGE B. POWERS
JOHN F. EBERHARDT
STUART R. CARTER
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT H. PARTRIDGE
ROBERT H. SIEFKIN
RICHARD C. HARRIS
GERALD SAWATZKY
DONALD L. GORDEN
ROBERT L. HOWARD
CHARLES J. WOODIN
MIREL L. STOUT
BENJAMIN C. LANGEL
JERRY D. ELLIOTT
—
JOHN E. FOULSTON
STANLEY G. ANDEEL
JOHN E. NEAL

LAW OFFICES
FOULSTON, SIEFKIN, POWERS, SMITH & EBERHARDT

SUITE 600 FOURTH NATIONAL BANK BUILDING

AMHERST 4-0372

WICHITA, KANSAS 67202

November 13, 1968

ROBERT C. FOULSTON (1880-1947)
GEORGE SIEFKIN (1888-1954)
CARL T. SMITH (1908-1968)
—
PHILLIP B. FRICK
(MILITARY LEAVE)

Mr. Jack Galbraith
Metropolitan Area Planning Department
104 South Main
Wichita, Kansas

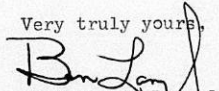
Re: Wichita Clinic-Zoning Change

Dear Jack:

Supplementing our Statement in Justification of the variance we have heretofore requested, I enclose a copy of the tabulation of the number of empty parking stalls in the presently existing parking facilities of The Wichita Clinic for the months of September and October, 1968. You will note that these figures are similar to those previously submitted, and that, I believe, the least number of empty stalls was 70 spaces during one hour of one day.

If you have any questions, please feel free to call me.

Very truly yours,


Benjamin C. Langel

OF FOULSTON, SIEFKIN, POWERS, SMITH & EBERHARDT

ECL:lt
Enclosure



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

November 6, 1968

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 33-68

An application has been filed by Physicians Building Company, Inc 3244 East Douglas, by Benjamin C. Langel, 600 Fourth National Bank Building, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required number of off-street parking spaces from 535 to 382 spaces, on property zoned "B", Multiple-Family, "BB" Office, and "C" Commercial District, and legally described as follows:

The south 33.5 feet except the west 6.1 feet thereof of Lot 1 and all of Lots 7, 8, 9, 10, 11, and 20, in the I.R.&R. Subaddition of Block 1, College Hill Addition to Wichita, Sedgwick County, Kansas; and

Lots 2, 4, 10, and 12, on Rutan Avenue, Roemback's Addition to Wichita, Sedgwick County, Kansas; and

The west 50 feet of the south half of the east half of Lot 1, Block 2, and the west 100 feet of the north 140 feet of Collega Park, in College Hill Addition to Wichita, Kansas.

All generally located in an area east of Hillside,
between Douglas and First Streets.

This application has been assigned Case No. BZA 33-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 26, 1968, at 1:30 p.m., in Room 401 City Bldg. Annex, 104 S. Main St., Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

*70 Notices
mailed 11-6-68*

GEORGE B. POWERS
JOHN F. EBERHARDT
STUART M. CARTER
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT M. PASTRIDGE
ROBERT M. SIEFKIN
RICHARD C. HARRIS
GERALD SAWATZKY
DONALD L. GORDON
ROBERT L. HOWARD
CHARLES J. WOODIN
MUEL L. STOUT
BENJAMIN C. LANGEL
JERRY G. ELLIOTT
—
JOHN E. FOULSTON
STANLEY D. ANDEEL
JOHN E. NEAL

LAW OFFICES
FOULSTON, SIEFKIN, POWERS, SMITH & EBERHARDT
SUITE 600 FOURTH NATIONAL BANK BUILDING
AMHERST 4-0372
WICHITA, KANSAS 67202

ROBERT C. FOULSTON (1889-1947)
GEORGE SIEFKIN (1898-1954)
CARL T. SMITH (1896-1956)
—
PHILLIP S. FRICK
(MILITARY LEAVE)

October 31, 1968

Metropolitan Area Planning Department
104 South Main
Wichita, Kansas

Attention: Lynn Shirkey

Re: Wichita Clinic-Zoning Change

Dear Sir:

As requested by you yesterday afternoon, I have received the legal description of the property owned by Appliance Physicians' Building Company, Inc., in the above case, and we hereby amend our application heretofore filed to substitute for the legal description contained in our original application the following legal description:

Use for legal
The South 38.5 Feet except the West 6.1 Feet thereof of Lot 1 and all of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twenty (20), in the I.R. & R. Subaddition of Block 1, College Hill Addition in the City of Wichita, Sedgwick County, Kansas; and

Lots Two (2), Four (4), Ten (10), and Twelve (12), on Rutan Avenue, Roembach's Addition in the City of Wichita, Sedgwick County, Kansas; and

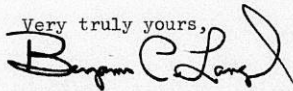
The West Fifty (50) Feet of the South One-half of the East One-half of Lot One (1), Block Two (2), and the West One Hundred (100) Feet of the North One Hundred Forty (140) Feet of College Park, in College Hill Addition, Wichita, Sedgwick County, Kansas.

Also submitted herewith is the required statement of the applicant in justification of the requested variance and two copies of the site plan showing the location of the existing parking lots.

I apologize for the inconvenience the incorrect legal description caused you, and I appreciate your courtesy in notifying me of the defect and permitting me to correct it prior to the pub-

Metropolitan Area Planning Department
October 31, 1968
Page Two

lication deadline.

Very truly yours,


BENJAMIN C. LANGEL
of FOULSTON, SIEFKIN, POWERS, SMITH & EBERHARDT

BCL:jm
cc: W. Burdell Baker

FORM 2 021

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		

\$50.00

DESCRIPTION	AMOUNT
-------------	--------

Board of zoning appeal application

Name *The Wichita Clinic by Babu*

Address *3244 E. Douglas*

Type *R71C* Due Date

Comments:

Date *10-29-68* By *Garrett*

STATEMENT IN JUSTIFICATION OF
REQUESTED VARIANCE BY PHYSICIANS' BUILDING COMPANY, INC.

This statement is submitted in justification of a requested variance to reduce the number of off-street parking spaces required of the owners of the property on which the Wichita Clinic is operated.

The Wichita Clinic is engaged in an expansion program which will increase the number of square feet of space used by the Clinic and will also lead to a gradual expansion over a period of years of the medical staff from its present 53 doctors to approximately 65 doctors. Under the present zoning ordinance, §28.04.141, such an expansion will necessitate the Clinic's providing approximately 535 off-street parking spaces. The Clinic presently has 382 off-street parking spaces.

As will be explained in some detail in the later sections of this statement, the reason applicant has requested a reduction in required off-street parking is that an actual study of applicant's present parking lot facilities has shown that applicant presently has more than enough parking facilities to handle the increased number of patients, doctors and other personnel expected to use the expanded Clinic facilities. There being no actual need for the Clinic to provide additional facilities solely because of its expansion program, the compliance with the technical requirements of the ordinance works a severe hardship on the applicant in that it is estimated that the presently required additional parking facilities would cost approximately \$167,375.00.

- I. THE REQUESTED VARIANCE ARISES FROM A CONDITION WHICH IS UNIQUE TO THE PROPERTY IN QUESTION AND WHICH IS NOT ORDINARILY FOUND IN THE SAME ZONE OR DISTRICT. SUCH CONDITION WAS NOT CREATED BY AN ACTION OR ACTIONS OF APPLICANT.

It is obvious that this statutory element for granting the requested variance is present. The facility operated by the Clinic is unique not only for the area in question but indeed for the City of Wichita. Moreover, its location on the bus line and near major thoroughfares has created a situation where a great number of people employed at the Clinic as well as a substantial number of Clinic patients do not drive automobiles to the Clinic. Indeed, a survey taken by Clinic administrative officials has shown that only approximately 75% of the Clinic personnel arrive at work in private automobiles and many of these are members of "car pools" or other ride sharing arrangements thus further reducing the number of automobiles which must be parked on Clinic property.

At the same time, the proximity of the Clinic to major streets and to the business areas of the City has caused the price of property which the Clinic would have to acquire to meet the requirements of the ordinance to be quite high.

In addition, a portion of the required additional spaces is based on the number of square feet contained in the entire Clinic. The Wichita Clinic has unusually large waiting areas, public rooms, restrooms, hall ways, etc. which add to the requirement of the ordinance but not to the number of automobiles driven to the Clinic.

- II. THE GRANTING OF THE PERMIT FOR THE VARIANCE WILL NOT ADVERSELY AFFECT THE RIGHTS OF ADJACENT PROPERTY OWNERS OR RESIDENTS.

Attached hereto is a tabulation showing the number of

empty parking spaces in the Clinic's present parking facilities for each hour of each business day of the period commencing April 1, 1968, through September 30, 1968. This tabulation was made by the off-duty Wichita policeman employed by the Clinic to patrol the parking facilities. The tabulation is an actual count of empty parking and is not just a survey.

It can be seen from this tabulation that at no time was there less than 71 empty parking spaces on the presently existing facilities, and for the vast majority of the time, there were well in excess of one hundred empty parking spaces in the Clinic's present facilities. The Clinic has determined that at peak hours, there exists at most an average requirement for less than six parking spaces for each doctor.

The addition of thirteen doctors, therefore, will not cause any severe parking problem that cannot be handled by present facilities even at peak hours. This is especially true because expansion of the medical staff at the Clinic must of necessity be gradual in order to allow for absorption and because of the difficulty in recruiting qualified doctors.

Inasmuch as the present facilities are adequate even at peak hours, there will be no problem with cars being parked on adjacent streets. As long as cars do not have to park on adjacent streets, the granting of the requested variance will not cause any hardship to adjacent property owners or residents.

III. THE STRICT APPLICATION OF THE PROVISIONS OF TITLE 28 OF WHICH VARIANCE IS REQUESTED WILL CONSTITUTE UNNECESSARY HARDSHIP UPON THE PROPERTY OWNER REPRESENTED IN THE APPLICATION.

As has been shown above, there is no public or other need for the Clinic to provide an additional 156 off-street parking spaces as required by the strict application of Title 28.

However, although there would be no benefit to the neighbors of the Clinic or to the Clinic staff, patients or owners accruing from the providing of 156 additional parking spaces, the applicant estimates that it would have to spend approximately \$167,000 to meet the technical requirements of the ordinance. It is from this unnecessary expenditure that the applicant seeks relief.

There are presently two fifty-foot lots near the Clinic that are being offered for sale for \$22,000 each. Although it is by no means certain that five more of these lots could be obtained at such price--or at any other price--if such lots could be obtained at that price, it would require the purchase of thirteen twenty-five foot lots (seven fifty-foot lots) to provide the required additional parking spaces for a total purchase price of approximately \$143,000.00. Past experience has shown that it would cost an additional \$24,375.00 to surface such lots for a total expenditure of approximately \$167,375.00.

Manifestly, an expenditure of \$167,375.00 to comply with the strict requirements of an ordinance when there is no actual need for the additional parking space is an unnecessary, undue and unreasonable hardship to impose upon the applicant.

IV. THE REQUESTED VARIANCE WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, MORALS, ORDER, CONVENIENCE, PROSPERITY OR GENERAL WELFARE.

The only conceivable way the requested variance could have such an adverse effect would be if a parking problem were to be created by reason of an inadequate number of off-street parking spaces provided by the Clinic. We have heretofore shown that there will be no such problem; therefore, there will be no such adverse effect upon the public health, safety, morals, order, convenience, prosperity, or general welfare.

V. THE GRANTING OF THE REQUESTED VARIANCE
WILL NOT BE OPPOSED TO THE GENERAL
SPIRIT AND INTENT OF TITLE 28.

The purpose of the off-street parking requirements contained in Title 28 is to attempt to insure, by means of a rule of thumb, that there will be adequate off-street parking facilities provided for the users of buildings such as the Wichita Clinic. In the situation at hand, however, the ordinance requires far more than is necessary. By reason of the unusual location of the Wichita Clinic, the less than normal concentration of doctors, technicians, and patients per square foot, and the efficiencies of a larger-scale medical clinic, the requirements of the ordinance have proven to be far too great for the Wichita Clinic.

As long as the Clinic provides ample parking spaces-- and the Clinic itself has the greatest interest in seeing to it that patients have convenient nearby parking--the general spirit of the ordinance is satisfied.

CONCLUSION

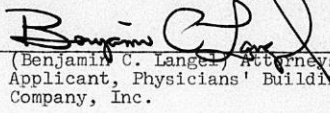
It should be emphasized that the applicant is not attempting to evade its responsibilities to provide off-street parking. On the contrary, applicant has been most conscientious in procuring sufficient parking facilities and it will continue to do so. The Clinic realizes that patients will be reluctant to come to the Clinic if it falls behind in providing parking facilities.

But as we have shown, the additional off-street parking required by the ordinance goes far beyond the peak requirements of the Clinic and compliance with such requirements would unnecessarily compel the applicant to spend approximately \$167,000.00. Such a requirement is wasteful in the extreme;

and it is from such a hardship that the applicant seeks relief.

Respectfully submitted,

FOUSTON, SIEFKIN, POWERS, SMITH & EBERHARDT

By  _____
(Benjamin C. Langel) Attorneys for
Applicant, Physicians' Building
Company, Inc.

PARKING SURVEY
(EMPTY STALLS)

April, 1968	9:00 A.M.	10:00 A.M.	11:00 A.M.	12:00 NOON	1:00 P.M.	2:00 P.M.	3:00 P.M.	4:00 P.M.
1.	197	172	154	179	149	87	91	111
2.	186	163	151	181	107	88	87	107
3.	191	171	147	176	121	89	102	117
4.	187	178	151	172	147	98	91	112
5.	192	171	162	191	171	112	81	97
8.	186	168	131	184	163	106	89	116
9.	201	181	167	181	152	114	89	109
10.	179	158	133	196	145	108	93	117
11.	186	172	142	172	157	117	88	115
12.	192	167	130	187	161	113	121	106
15.	189	132	119	194	172	143	118	115
16.	202	163	145	172	189	120	112	121
17.	187	152	132	181	162	88	94	114
18.	175	170	141	192	134	85	89	110
19.	181	191	132	183	145	115	102	92
22.	197	132	145	172	120	110	121	111
23.	201	128	137	160	108	123	108	117
24.	179	168	130	193	177	142	144	119
25.	186	170	173	185	189	123	118	116
26.	179	165	147	177	152	121	111	118
29.	175	136	117	184	166	114	89	89
30.	169	144	149	202	191	132	130	151

May, 1968	9:00 A.M.	10:00 A.M.	11:00 A.M.	12:00 NOON	1:00 P.M.	2:00 P.M.	3:00 P.M.	4:00 P.M.
1.	176	140	98	167	130	90	80	104
2.	187	171	137	188	185	135	81	89
3.	179	174	144	186	187	120	124	147
6.	181	160	140	170	185	127	118	128
7.	179	155	125	205	174	115	98	108
8.	185	157	121	191	165	120	91	97
9.	161	152	117	195	189	121	96	93
10.	180	167	121	187	165	114	114	105
13.	178	161	112	154	166	87	81	86
14.	174	136	108	179	168	104	89	96
15.	179	155	109	173	168	113	89	90
16.	163	144	128	173	177	96	95	90
17.	173	148	131	204	186	134	111	122
20.	174	153	129	157	166	81	92	101
21.	170	164	136	181	188	111	88	91
22.	181	154	112	172	165	132	116	122
23.	169	175	181	197	182	131	99	117
24.	158	130	117	206	175	104	107	126
27.	156	137	127	191	187	167	172	157
28.	190	147	117	170	159	101	99	88
29.	187	165	112	155	160	141	105	122
31.	171	161	131	147	156	131	106	87

PARKING SURVEY
(EMPTY STALLS)

Page - 2

June, 1968	9:00 A.M.	10:00 A.M.	11:00 A.M.	12:00 NOON	1:00 P.M.	2:00 P.M.	3:00 P.M.	4:00 P.M.
3.	177	158	127	132	147	102	86	97
4.	175	133	125	179	170	97	90	85
5.	222	151	136	181	198	124	126	134
6.	191	180	140	200	172	143	130	117
7.	182	165	157	197	193	92	89	121
10.	189	178	151	194	185	89	91	97
11.	216	134	144	183	189	110	99	85
12.	187	169	177	185	172	93	127	134
13.	168	153	139	179	190	109	113	130
14.	187	168	154	214	203	147	149	155
17.	183	162	125	202	173	114	86	101
18.	188	167	133	192	177	99	88	97
19.	197	174	137	191	179	122	95	105
20.	181	169	144	177	181	123	131	141
21.	176	157	141	169	170	147	126	96
24.	188	142	125	177	163	137	118	103
25.	185	141	120	181	175	86	87	100
26.	192	164	149	187	222	163	143	130
27.	190	184	136	182	178	121	88	111
28.	187	178	139	178	161	130	111	92

July, 1968	9:00 A.M.	10:00 A.M.	11:00 A.M.	12:00 NOON	1:00 P.M.	2:00 P.M.	3:00 P.M.	4:00 P.M.
1.	179	123	90	194	168	132	105	99
2.	226	183	140	191	165	92	91	88
3.	179	167	117	161	152	144	125	112
5.	191	172	151	147	182	175	121	132
8.	187	176	147	133	182	165	109	121
9.	188	168	127	175	166	97	83	88
10.	167	141	114	167	155	149	120	99
11.	171	139	125	165	177	89	89	82
12.	105	161	125	180	164	178	89	84
15.	171	154	119	147	170	166	90	83
16.	174	167	150	162	181	177	105	106
17.	181	172	131	165	146	122	115	129
18.	183	165	147	190	186	120	102	111
19.	179	162	136	152	199	164	114	103
22.	178	158	120	188	185	117	89	82
23.	185	150	134	154	162	131	97	112
24.	173	147	114	162	140	129	117	132
25.	196	171	153	172	169	155	102	122
26.	176	164	150	197	186	112	100	102
29.	188	144	131	160	192	120	92	90
30.	177	151	140	151	170	181	111	90
31.	179	166	135	150	131	97	93	81

PARKING SURVEY
(EMPTY STALLS)

Page - 3

August, 1968	9:00 A.M.	10:00 A.M.	11:00 A.M.	12:00 NOON	1:00 P.M.	2:00 P.M.	3:00 P.M.	4:00 P.M.
1.	175	160	178	163	98	87	82	88
2.	182	157	143	151	198	175	103	119
5.	186	161	154	201	190	94	95	81
6.	181	157	151	181	189	121	105	113
7.	178	170	149	190	184	135	124	117
8.	198	172	154	161	206	142	103	122
9.	178	154	139	189	189	143	117	126
12.	187	164	153	181	187	113	89	103
13.	179	156	139	189	191	117	105	115
14.	187	163	142	188	182	124	124	134
15.	185	168	143	205	182	116	111	114
16.	180	158	150	208	187	129	123	130
19.	199	148	132	176	197	130	102	117
20.	185	170	135	181	156	122	71	75
21.	187	178	145	178	194	129	122	142
22.	182	168	151	176	188	142	119	127
23.	191	152	147	157	176	131	102	122
26.	184	162	143	158	208	173	108	72
27.	193	171	137	149	142	133	101	83
28.	185	181	155	192	157	109	111	106
29.	186	175	153	209	187	93	87	99
30.	188	169	149	206	190	117	108	97

PARKING SURVEY
(EMPTY STALLS)

Sept. 1968	9:00 A.M.	10:00 A.M.	11:00 A.M.	12:00 NOON	1:00 P.M.	2:00 P.M.	3:00 P.M.	4:00 P.M.
3.	184	156	128	198	168	106	99	95
4.	189	168	121	149	161	121	89	91
5.	183	161	127	151	163	127	91	84
6.	180	158	125	162	157	122	93	85
9.	179	150	130	177	171	84	83	86
10.	177	143	110	162	166	83	89	81
11.	175	139	102	129	147	103	89	71
12.	164	147	145	181	177	85	87	86
13.	184	162	127	203	195	150	150	143
16.	166	150	141	189	177	92	78	73
17.	189	152	125	175	173	94	100	99
18.	181	143	112	181	173	95	104	107
19.	177	151	140	173	167	97	109	105
20.	181	158	129	171	162	96	86	92
23.	180	171	132	185	189	116	107	112
24.	180	159	129	178	182	102	104	117
25.	176	152	132	190	170	101	86	80
26.	173	157	136	182	97	73	74	72
27.	172	151	121	175	137	103	82	106
30.	180	148	135	188	138	71	70	89

Oct. 1968	9:00 A.M.	10:00 A.M.	11:00 A.M.	12:00 NOON	1:00 P.M.	2:00 P.M.	3:00 P.M.	4:00 P.M.
1.	179	133	110	185	167	80	70	88
2.	177	139	109	153	163	105	92	96
3.	180	159	132	191	127	79	78	83
4.	177	151	127	176	149	85	71	125
7.	181	153	131	202	175	83	87	70
8.	179	139	119	163	170	72	76	82
9.	177	144	122	180	159	102	79	91
10.	181	148	121	194	168	101	91	94
11.	178	152	130	205	179	102	121	123
14.	179	156	127	212	148	87	91	71
15.	181	140	121	192	164	74	75	87
16.	178	147	126	186	137	92	93	101
17.	183	151	118	207	186	90	94	110
18.	179	148	127	206	172	95	96	110
21.	182	154	124	203	174	98	86	83
22.	180	138	118	200	160	72	87	90
23.	178	145	122	93	151	90	71	91
24.	173	147	128	188	173	110	101	95
25.	182	154	128	193	128	75	84	88
28.	181	158	123	177	189	92	93	81
29.	177	156	121	195	177	102	91	89
30.	174	148	126	182	143	96	82	101
31.	177	158	133	202	183	99	88	97

BOARD OF ZONING APPEALS

CASE NO. 33-68

CITY OF WICHITA, KANSAS

FILED 10-29-68

APPLICATION FOR VARIANCE

1. Name of Applicant Physicians Building Company, Inc.
Mailing Address 3244 E. Douglas 08 Phone 683-8333
Name of Authorized Agent Benjamin C. Langel 02
Foulston, Siefkin, Poves, Smith & Eberhardt
Mailing Address 600 Fourth Nat'l Bk. Bldg. Phone AM 4-0372
Wichita, Kansas
Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other)

II. The variance requested is reduction of required off-street parking
spaces from approximately 535 ^{off street parking} spaces to 382 spaces.

for property located generally at the intersection of Rutan and
Victor Streets as shown on the attached plat

and legally described as: Property lying within a radius of 200 ft.
of: C-3935; C-3919;
C-3918; C-3918-1; C-3920; C-3871; C-3936; C-3916; C-3914; C-3913;
C-3912; C-3911; C-3910; C-3896; C-3909; C-3783; C-3938; C-3915 &
C-3917, as shown on attached plat
in the City of Wichita; and which is presently zoned B, BB & 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.

PHYSICIANS BUILDING COMPANY, INC.

Applicant

Benjamin C. Langel

Authorized Agent - Benjamin C. Langel

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals
3:30 (a.m. - (p.m.)), 10-29, 1968, together with
appropriate fee of \$50.00.

Joyce Smith
Signed

STATEMENT OF OWNERSHIP


STATE OF KANSAS)
Sedgwick County,)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft of:

C-3935; C-3919; C-3918; C-3918-1; C-3920; C-3871;
C-3936; C-3916; C-3914; C-3913; C-3912; C-3911; C-3910;
C-3896; C-3909; C-3783; C-3938; C-3915 & C-3917, as
shown on attached plat.


Fidelity,
Title
Company,
Inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:

C-3909	W 50' of Lot 7, The I R & R Sub of Blk 1, College Hill Add.	Physicians Bldg. Co., Inc. 3244 E. Douglas 67208
C-3910	E 50' of Lot 7, The I R & R Sub.	Do
C-3911	W 1/2 Lot 8, The I R & R Sub.	Do
C-3912	E 1/2 Lot 8, The I R & R Sub.	Dorothy G. Canary % Physicians Bldg. Co., Inc.
C-3913 & C-3914	W 1/2 Lot 9 & E 1/2 Lot 9 & W 6.1' of S 1/2 Lot 10, I R & R Sub.	Physicians Bldg. Co., Inc.
C-3916	W 50' of E 150' of S 1/2 Lot 10 & S 56' of S 9 1/4' of N 1/2 Lot 10, I R & R Sub.	Do
C-3915	E 100' of S 1/2 Lot 10 & E 100' of S 9 1/4' of N 1/2 Lot 10, I R & R Sub.	Do



C-3917	N 65' of N $\frac{1}{2}$ of Lot 10, I R & R Sub.	Physicians Bldg. Co., Inc.
C-3896	S 38.5', exc W 6.1' Lot 1, I R & R Sub.	Do
C-3918	E 100' of N 70' of Lot 11, I R & R Sub.	Do
C-3918-1	W 56.10' of N 70' Lot 11, I R & R Sub.	Do
C-3919	S 68 $\frac{1}{2}$ ' exc W 4.35' Lot 11, I R & R Sub.	Do
C-3920	W 4.35' of S 68 $\frac{1}{2}$ ' Lot 11, I R & R Sub.	Do
C-3935	Lot 20, exe prt to City, I R & R Sub.	Do
C-3871	W 100' of N 140' of College Park, College Hill Add.	Do
C-3783	W 50' of S $\frac{1}{2}$ of E $\frac{1}{2}$ Lot 1, Blk 2, College Hill Add.	Do
C-3936	Lots 2 & 4, Rutan Ave., Roembach's Add.	Do
C-3938	Lot 10 & 12, Rutan Ave., Roembach's Add.	Do
C-3937	Lots 6 & 8, Rutan Ave., Roembach's Add.	Madge A. Click & Faye M. Whitaker, jt. 134 N. Rutan 67208
C-3774	Beg at NW cor Lot 1, Blk 2; th E 101 $\frac{1}{4}$ ft; S 48'; W 18 $\frac{1}{4}$ '; S 2'; W 83'; N 50' to beg/ College Hill Add.	Nell Greever 148 N. Rutan 67208
C-3775	Beg 50' S of NW cor Lot 1, Blk 2; E 83'; N 2'; E 18 $\frac{1}{4}$ '; S 50 $\frac{1}{2}$ '; W 101 $\frac{1}{4}$ '; N 48' to beg. College Hill Add.	Rose M. Brown 144 N Rutan 67208
C-3776	E 50' of W 151 $\frac{1}{2}$ ' of N 98 $\frac{1}{2}$ ' Lot 1, Blk 2, College Hill Add.	F. H. & Alice M. Agnew, ux 3311 E. 1st St. 67208
C-3777	S 50' of N $\frac{1}{2}$ of W $\frac{1}{2}$ Lot 1, Blk 2, College Hill Add.	J. A. Brownlee 140 N. Rutan 67208
C-3780	W 50' of N $\frac{1}{2}$ of E $\frac{1}{2}$ Lot 1, Blk 2, College Hill Add.	Roy L. & Dorothy H. Olson, 3321 E. 1st St. 67208 ux
C-3778	W 50' of E 101.25' of N $\frac{1}{2}$ of E $\frac{1}{2}$ Lot 1, Blk 2, College Hill Add.	Helen L. Tibbitts 3323 E. 1st St. 67208
C-3779	E 51.74' of N $\frac{1}{2}$ E $\frac{1}{2}$ Lot 1, Blk 2, College Hill Add.	W. Gilbert Gibson & Bonnie L. Gibson, ux Wagon Wheel Ranch, R # 1, Augusta, Kansas

- C-3787
W 50' of N $\frac{1}{2}$ W $\frac{1}{2}$ Lot 2, Blk 2, College Hill Add. ✓ Clarke E. Wilson
3333 E. 1st St. 67208
- C-3789
E 50' of W 100' of N $\frac{1}{2}$ W $\frac{1}{2}$ Lot 2, Blk 2, College Hill Add. ✓ W. E. & Mildred C. Mc Caskey
3335 E. 1st St. 67208 ux
- C-3788
E 51.25' of N $\frac{1}{2}$ W $\frac{1}{2}$ Lot 2, Blk 2, College Hill Add. ✓ Clifton Heights Baptist
Church
3347 E. 1st St. 67208
- C-3782
E 50' of W 101' E $\frac{1}{2}$ S $\frac{1}{2}$ Lot 1, Blk 2, College Hill Addition. ✓ Richard E. & Evelynne Oakes,
3324 Victor 67208 ux
- C-3781
E 50' of S $\frac{1}{2}$ E $\frac{1}{2}$ Lot 2, Blk 2, College Hill Add. ✓ John Q. & Shirley E. Warren
3328 Victor 67208 ux
- C-3784
W 50' of S $\frac{1}{2}$ W $\frac{1}{2}$ Lot 2, Blk 2, College Hill Add. ✓ Cecil H. & Ruby M. Grow, ux
3330 Victor 67208
- C-3785
E 50' of W100' S $\frac{1}{2}$ Lot 2, Blk 2, College Hill Add. ✓ George L. & Edna L. Dey, ux
% H. H. Little
3334 Victor 67208
- C-3786
E 51.25' of S $\frac{1}{2}$ W $\frac{1}{2}$ Lot 2, Blk 2, College Hill Add. ✓ George Y. & Mary E. Stewart,
3338 Victor 67208 ux
- C-3877
Beg 100' E of NW cor of S 106.75' of E 50'; N 106.75' W to beg., College Park, College Hill Add. ✓ F. Carter Newson &
Thomas F. Morrow
3310 E. Douglas 67208
- C-3881
Beg 150' E of NW cor; E 46'; S 106.75'; W 46'; N to beg., College Park, College Hill Add. ✓ Vern E. & Inez M. Banwart,
1702 N. Bluff 67208 ux
- C-3883
Beg 196' E of NW cor; E 55'; S 106.75'; W 55'; N 106.75'; to beg. College Park, College Hill Add. ✓ Lawrence E. Lybarger &
Helen L. Lybarger, ux
2214 S. Rutan 67218
- C-3872
Beg 251' E of NW cor; S 106.75'; E 52.08'; N 106.75'; W to beg., College Park, College Hill Add. ✓ Jessie J. Dodson
Bonnie M. Honeycutt
Edith L. Dodson, jt.
3323 Victor 67208
- C-3879
Beg 25' W of NE cor; S 106.75'; W 50'; N 106.75'; E to beg. College Park, College Hill Add. ✓ Kathaleen Boucher
1608 E. Waterman 67211
- C-3880
Beg at NE cor; th S 106.75'; W 25'; N 106.75'; E to beg. College Park, College Hill Add. ✓ H. B. Pirtle
3333 Victor 67208
- C-3873
Beg SW cor; E 73'; N 96.75'; W 73'; S to beg. College Park, College Hill Add. ✓ Marguerite L. Sheldon
201 N. Old Manor 67208

C-3875
Beg 135' E of SW cor; E 55'; N 130'; W 55'; S to beg., exc W 2', College Park, College Hill Add. ✓ John V. Coe & Douglas E. Shay, Tr
435 N. Roosevelt 67208

C-3874 & C-3875-1
Beg 73' E of SW cor; E 64'; N 130'; W 37'; S 33½'; W 27'; S 96.75' to beg, College Park, College Hill Add. ✓ F. Carter Newsom &
Thomas F. Morrow 3310 E. Douglas 67208

C-3876
Beg 196' E & 106.75' S of NW cor; th W 6'; S 130'; E 59'; N 130'; W to beg. College Park, College Hill Add. ✓ Mona K. Adams
435 N. Roosevelt 67208

C-3882
Beg 249' E & 236.75' S of NW cor; th E 60.5'; N 130'; E 60.5'; S to beg. College Park, College Hill Add. ✓ Wichita Child Guidance Center
3424 E. Douglas 67208

C-3878
Beg at SE cor; th W 69'; N 130'; E 69'; th S to beg., College Park, College Hill Add. ✓ Lois M. Glenn
3428 E. Douglas 67208

C-3895
N 110' of E 150' Lot 1, I R & R Sub. ✓ Frank R. & Della Mae Hazeltine.
157 N. Rutan 67208 ux

C-3897
W 6.1' of Lot 1 & E½ Lot 2, I R & R Sub. ✓ Ethel Mae Franklin
3243 E. 1st St. 67208

C-3898
W½ Lot 2, I R & R Sub. ✓ Ernest B. Caffarel, Jr.
3239 E. 1st St. 67208

C-3899
E½ Lot 3, I R & R Sub. ✓ T. Ray & Ethel J. Lewis, ux
3237 E. 1st St. 67208

C-3900
W½ Lot 3, I R & R Sub. ✓ Mabel M. Carlson
606 S. Cecelia St.,
Sioux City, Iowa 51106

C-3901
E½ Lot 4, I R & R Sub. ✓ Eunice E. Schnitzer
3223 E. 1st St. 67208

C-3902
W½ Lot 4, I R & R Sub. ✓ Harry Street Impr Co., Inc.
% Filomena Cavallaro,
3221 E 1st St. 67208

C-3904 C-3903 & C-3905
N 50' of Lot 5 & S 98½ ft Lot 5, I R & R Sub. ✓ Phillips Petroleum Co.
1423 Security Life Bldg.,
Denver, Colo. 80202

C-3906
N 50' of Lot 6, I R & R Sub. ✓ Della Bruce Muck &
Ralph R. Bruce, jt.
138 N. Hillside 67214

C-3907
N 48½' of S 98½' Lot 6, I R & R Sub. ✓ Leon R. & Ruby A. Johnson, ux
136 N. Hillside 67214

C-3908
S 50' Lot 6, exc E 65', I R & R Sub. ✓ Irene Craug Helsel
230 Courtleigh Dr. 67218

C-3908-1
E 65' of S 50' Lot 6, I R & R Sub. ✓ Clarence F. Drake
3210 Victor 67208

C-3921 Lot 12 & E $\frac{1}{2}$ Lot 13, I R & R Sub.	Wichita State University Endowment Assoc. 1845 Fairmount	67208
C-3922 W $\frac{1}{2}$ Lot 13, I R & R Sub.	J. E. & Lola Gladys Sanborn, ux 3224 E. Douglas	67208
C-3923 E $\frac{1}{2}$ Lot 14, I R & R Sub. C-3924 & C-3931 W $\frac{1}{2}$ Lot 14, I R & R Sub. W 75' Lot 17, I R & R Sub.	H. D. Heskett, Tr. 7530 N. Broadway Oma J. Rauh Wiley Willowbrook, Hutchinson, Ks.	67219
C-3925 E 50' of N 120' of Lot 15, I R & R Sub.	P. S. Loewen 3217 Victor	67208
C-3926 E 50' of W 100' of N 120' of Lot 15, I R & R Sub.	Eva Dillon 3205 Victor	67208
C-3927 W 50' of N 120' Lot 15, I R & R Sub.	L. O. Herbert 120 N. Hillside	67214
C-3928 & C-3930 E 75' of S 18 $\frac{1}{2}$ ' Lot 15, & E $\frac{1}{2}$ Lot 16, I R & R Sub.	Lucille D. Spines 138 N. Fountain	67208
C-3929 W 75' of S 18 $\frac{1}{2}$ ' Lot 15 & W $\frac{1}{2}$ Lot 16, I R & R Sub.	James Lewis & Bernard A. Lewis 3202-04 E. Douglas	67208
C-3932 & C-3932-1 E 25' Lot 17 & W 45' Lot 18, I R & R Sub.	J. E. & Lola G. Sanborn, ux 3224 E. Douglas	67208
C-3933 E 55' of Lot 18, I R & R Sub.	Walter A. Cunningham, Sr. 3234 E. Douglas	67208
C-3934 Lot 19, I R & R Sub.	Charles E. Doolin & Loren B. Shaw 617 N Broadmoor	67206
C-3834 W 100' of S 50' of W $\frac{1}{2}$ Lot 3, Blk 7, College Hill Add.	Carlos A. & Hilda Rodriguez, 202 N. Rutan	67208 ux
C-4048 Lot 12, exc W 58', Rutan Ave., Rutan Add.	John M. & Yvonne M. Grover, 225 N. Bluff	67208 ux
C-4048-1 W 58' Lot 12, Rutan Ave., Rutan Add.	Donald Dean & Wanda Schlotz No Address Available	ux
C-3842 W 80' of S 100' of W $\frac{1}{2}$ Lot 6, Blk 8, College Hill Add.	K. K. & Florai Shaul, ux Wayne D. Morgan 306 N. Clifton	67208
C-3841 E 53 $\frac{1}{2}$ ' of S 100' of W $\frac{1}{2}$ Lot 6, Blk 8, College Hill Add.	Thomas N. & Mildred L. Loy, 3236 E. 1st St.	67208 ux

Lots 1 & 2, in Uptown Add.

✓ The Hillcrest Apartment Bldg.
115 S. Rutan 67218 Co.

Lots 3 & 4, in Uptown Add.

✓ Byrd-Snodgrass Funeral Home,
3219 E. Douglas 67218 Inc.

Lots 1, 2, 3, 4, 5, 6, Douglas Ave. & Lot
24, on Rutan Ave., Douglas Heights Add.

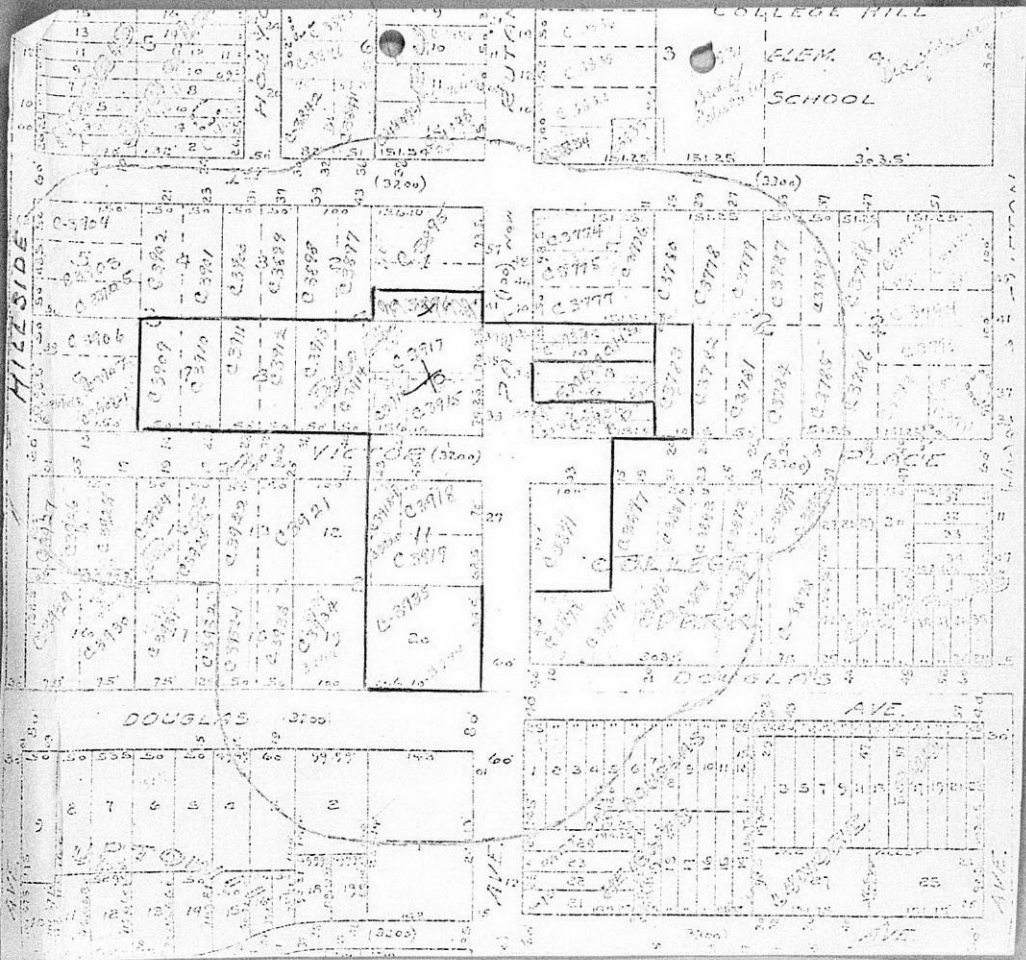
✓ Richard J. Bogue $\frac{1}{2}$ int.
Robert E. Bogue $\frac{1}{2}$ int.
1613 E. Douglas 67207

Dated at Wichita, Kansas this 24th day
of October, 1968 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Frank R. Hawkins OEM
V. Pres,

Tracer # 91528



*

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