

Case No. BZA 34-86 - Dr. & Mrs. Kernis
Binyon request variances (1) to reduce
the required front yard setback from 25'
to 0' for off-street parking & circula-
tion purposes only, & (2) eliminate the
required screening fence adjacent to the
north property line for a distance of

POSTED
8-22-86 6:04.

ACTION

BZA. 34-86 APPROVED 9/23/86
in part DATE

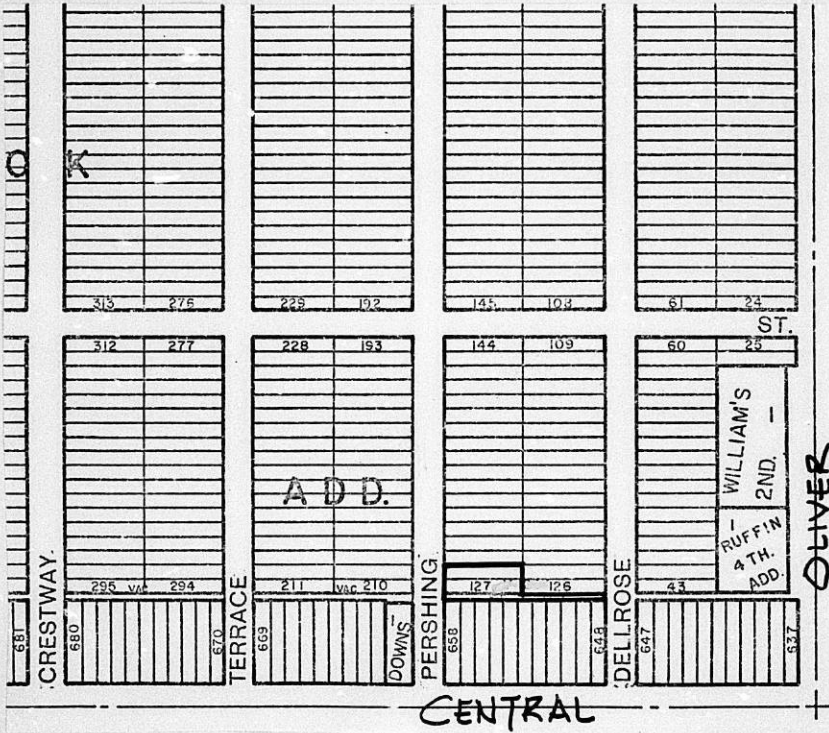
200' 1/4 Sec. 12-23-86
Shot 1-30
Record

Map No. **5748B**

BZA **34-86**
Filed _____

AREA DATA:

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



LOS ANGELES-CHICAGO-LOGAN, OH
HOBBSMORON, TX
U.S.A.

Standard
No. 2-153C

November 19, 1986

Thomas G. Binyon
505 South Broadway, Suite 109
Wichita, Kansas 67202

RE: BZA 34-86 (Request for Variances)
BZA 35-86 (Request for Exception)

Dear Mr. Binyon:

I am enclosing herewith the Resolutions for BZA Cases 34-86 and 35-86 authorizing: (1) the reduction of the front yard setback from 25 feet to 8 feet adjacent to Pershing; (2) the elimination of the required screening fence adjacent to the north property line for the east half of the block; and (3) an exception for a parking lot in the "A" Two-family Dwelling District.

Please note that the release of these Resolutions was subject to the completion of Vacation Case (V-1421). I am advised that this vacation case for the vacation of the alley will not be completed until you have reconstructed the driveways or furnished a guarantee to complete same. I was advised by the contractor that he needs the release of the Resolutions in order to secure a permit for Phase II which will include the construction of the parking lot and the reconstruction of the alley approaches.

On this basis, I am releasing the Resolutions on your behalf with the assurance that you will proceed immediately to complete the work. I hope that this action will be of benefit to you in this construction project.

If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL/lw

Enclosure

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

RESOLUTION CASE NO. 34-86

WHEREAS, Dr. & Mrs. Kerner Binyon, P. O. Box 8125, Wichita, Kansas 67208, pursuant to Section 2.12.590.B, Code of the City of Wichita, request variances to (1) reduce the required front yard setback from 25 feet to 0 feet for off-street parking and circulation purposes only, and (2) eliminate the required screening fence adjacent to the north property line for a distance of 140 feet west of Dellrose, on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 127 and 128, Overlook Addition to Wichita, Sedgwick County, Kansas, together with the north half of the alley to be vacated between Dellrose and Pershing. Generally located north of Central between Dellrose and Pershing.

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 September 23, 1986, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita to reduce the required front yard setback; 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 adjacent property owners have joined in the request for the vacation of the alley, and the applicant owns the property immediately north of the two lots to be developed for off-street parking; and provided further, the establishment of parking in lieu of a change of zoning is in conformance with the policy for commercial development on Central; 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 applicant owns the property immediately to the north and the lot will serve primarily as an employee parking lot for the commercial development to the south; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as applicant would be unable to redevelop the block without the full use of this property for parking as was previously approved in 1984, and on which the project was designed; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that reduction of the front yard for off-street parking will not interfere with any needed right-of-way or 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 the full use of the property as an off-street parking lot that is immediately adjacent to commercial development is a better alternative than a change of zoning which could allow commercial development; and

WHEREAS, the Board of Zoning Appeals has property jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita to eliminate the required

screening fence adjacent to the north property line for a distance of 140 feet west of Dellrose; 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 adjacent property owner has joined in the application for the vacation of the alley and would prefer that the fence not be installed, and it is no different than the use as an alley today; 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 elimination of the screening fence will be in conformance with the request of the only adjacent property owner affected by the fence; 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 owner desires to cooperate with the wishes of the adjacent property owner and has filed this request on their behalf; 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 elimination of a fence will not in anyway interfere with any right-of-way or 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 the intent of the regulations are to protect the adjacent residential properties, but in this case it is the wish of the adjacent property owner that the fence not be installed; 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 for each requested variance.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to (1) reduce the required front yard setback from 25 feet to 0 feet for off-street parking and circulation purposes only, and (2) eliminate the required screening fence adjacent to the north property line for a distance of 140 feet west of Dellrose, on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 127 and 128, Overlook Addition to Wichita, Sedgwick County, Kansas, together with the north half of the alley to be vacated between Dellrose and Pershing. Generally located north of Central between Dellrose and Pershing.

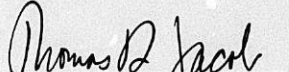
be approved subject to the following conditions:

1. The front yard setback shall be reduced from 25 feet to not less than 8 feet for off-street parking purposes only. The 8 feet shall be maintained as a landscaped area.
2. All improvements of the parking lot shall be in accordance with the requirements of the zoning ordinance, including surfacing, striping and appropriate barriers adjacent to public right-of-way.
3. This resolution shall be effective only when in conformance with the conditions of Resolution 35-86.
4. The screening fence along the south side of Lot 126 on Dellrose, overlook Addition to Wichita, Sedgwick County, Kansas, may be eliminated as a requirement for the development of the vacated


alley only as a circulation drive serving the commercial property to the south.

5. Should at any time the property owner to the north on Lot 126 request that the fence be installed, the owner of the commercial development to the south shall install the fence within 60 days.

ADOPTED AT WICHITA, KANSAS, this 23rd day of September, 1986.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

September 29, 1986

Thomas G. Binyon
505 South Broadway
Wichita, Kansas 67202

Suite 109

Re: BZA 34-86 - Request for Variances (North of Central between
Dellrose and Pershing)

Dear Mr. Binyon:

At the regular meeting of the Board of Zoning Appeals on September 23, 1986, your request for variances was considered. It was the action of the Board to grant your request subject to the following conditions:

1. The front yard setback shall be reduced from 25 feet to not less than 8 feet for off-street parking purposes only. The 8 feet shall be maintained as a landscaped area.
2. All improvements of the parking lot shall be in accordance with the requirements of the zoning ordinance, including surfacing, striping and appropriate barriers adjacent to public right-of-way.
3. This resolution shall be effective only when in conformance with the conditions of Resolution 35-86.
4. The screening fence along the south side of Lot 126 on Dellrose, overlook Addition to Wichita, Sedgwick County, Kansas, may be eliminated as a requirement for the development of the vacated alley only as a circulation drive serving the commercial property to the south.
5. Should at any time the property owner to the north on Lot 126 request that the fence be installed, the owner of the commercial development to the south shall install the fence within 60 days.

Case No. BZA 34-86
September 29, 1986
Page 2

Release of the Resolution will be subject to the submission of a revised site plan and including a landscape plan as set forth in the conditions established by the Board and the completion of (V-1421).

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Dr. & Mrs. Kernie Binyon, P. O. Box 8125, Wichita, KS 67208
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE September 8, 1986

TO Glen Lytle, Special Assistant for Zoning
FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 34-86: North and Central
between Dellrose and Pershing

On Thursday, September 4, CPO Council "I" considered the above captioned case, a request for variances to 1) reduce the required front yard setback from 25 feet to 0 feet for off-street parking and circulation purposes only, and 2) eliminate the required screening fence adjacent to the north property line for a distance of 140 feet west of Dellrose, on property zoned the "A" Two-Family Dwelling District. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 4-1 (C. Johnston) to recommend approval of the request.

The agent, George Hampton, was present to describe the request and respond to questions from the Council members and area residents. According to Mr. Hampton, a strip center is planned for the area.

Colleen Johnston, Council member, opposed the request because, in her opinion, the request would encroach into the residential neighborhood.

Please provide these comments to the Board of Zoning Appeals when case BZA 34-86 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:blc

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

SEP 08 1986

METROPOLITAN PLANNING

ROUTE

SECRETARY'S REPORT
CASE NO. BZA 34-86

APPLICANT: Dr. & Mrs. Kernie Binyon, P. O. Box 8125, Wichita, KS

AGENT: Thomas G. Binyon, 505 S. Broadway, Suite 109, Wichita, KS

REQUEST: Variances pursuant to Section 2.12.590.B, Code of the City of Wichita, to (1) reduce the front yard setback from 25 feet to 0 feet for off-street parking and circulation purposes only; and (2) eliminate the required screening fence adjacent to the north property line for the east 145 feet along the north side of the vacated alley.

GENERAL LOCATION: In an area north of Central between Pershing and Dellrose.

ZONING: Subject property is zoned the "A" Two-family Dwelling District as are the properties to the east, north and west. Property to the south is zoned the "LC" Light Commercial District.

LAND USE: Subject property is vacant. Properties to the east, north and west are one-family dwellings. To the south is commercial development.

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 variances to (1) reduce the front yard setback from 25 feet to 0 feet for off-street parking and circulation purposes only; and (2) eliminate the required screening fence adjacent to the north property line for the east 145 feet. The first request was previously granted in 1984 but the resolution became null and void for failure to improve the parking lot within 12 months as required by ordinance.

The applicant states that the property owner immediately to the north, on the east half of the block, has agreed to the alley vacation but prefers that a screening fence not be installed adjacent to their south property line. It should be noted that the proposed parking lot will be used primarily for employee parking so should not have constant traffic through all hours of the day that is generated by customer parking lots.

In consideration of the requested variance to reduce the required front yard setback from 25 feet to 0 feet for off-street parking and circulation purposes only, the following comments are submitted for the Board's consideration:

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the adjacent property owners have joined in the request for the vacation of the alley, and the applicant owns the property immediately north of the two lots to be developed for off-street parking; and provided further, the establishment of parking in lieu of a change of zoning is in conformance with the policy for commercial development on Central.

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 applicant owns the property immediately to the north and the lot will serve primarily as an employee parking lot for the commercial development to the south.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to redevelop the block without the full use of this property for parking as was previously approved in 1984, and on which the project was designed.

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 front yard for off-street parking will not interfere with any needed right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the full use of the property as an off-street parking lot that is immediately adjacent to commercial development is a better alternative than a change of zoning which could allow commercial development.

In consideration of the requested variance to eliminate the required screening fence adjacent to the north property line for the east 145 feet, the following covenants are submitted for the Board's consideration.

Comments

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the adjacent property owner has joined in the application for the vacation of the alley and would prefer that the fence not be installed, and it is no different than the use as an alley today.

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 elimination of the screening fence will be in conformance with the request of the only adjacent property owner affected by the fence.

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 owner desires to cooperate with the wishes of the adjacent property owner and has filed this request on their behalf.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the elimination of a fence will not in anyway 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 not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the regulations are to protect the adjacent residential properties, but in this case it is the wish of the adjacent property owner that the fence not be installed.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of the variances be found to exist, then it is the recommendation of the Secretary that the variances be granted subject to the following conditions:

1. All improvements of the parking lot shall be in accordance with the requirements of the zoning ordinance, including surfacing, striping and appropriate barriers adjacent to public right-of-way.
2. This resolution shall be effective only when in conformance with the conditions of Resolution 35-86.
3. The screening fence along the south side of Lot 126 on Dellrose, Overlook Addition to Wichita, Sedgwick County, Kansas, may be eliminated as a requirement for the development of the vacated alley only as a circulation drive serving the commercial property to the south.

BZA CASE NO. 54-86

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>21</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>23</u>	TOTAL NOTICES SENT <u>9-2-86</u>

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

August 29, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 34-86

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Dr. & Mrs. Kernie Binyon, requesting variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting variances to (1) reduce the required front yard setback from 25 feet to 0 feet for off-street parking and circulation purposes only, and (2) eliminate the required screening fence adjacent to the north property line for a distance of 140 feet west of Dellrose, on property zoned the "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 127 and 128, Overlook Addition to Wichita, Sedgwick County, Kansas, together with the north half of the alley to be vacated between Dellrose and Pershing. Generally located north of Central between Dellrose and Pershing.

This application has been assigned Case No. BZA 34-86. It will be considered by the Board of Zoning Appeals on September 23, 1986 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS

CASE NO. 34-86

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Dr. & Mrs. Kernie W. Binyon
Mailing Address P.O. Box 8125, Wichita 67208 Phone 684-2819
Name of Authorized Agent Thomas G. Binyon
Mailing Address 505 S. Broadway, Suite 109 Phone 267-4782
Wichita, Kansas 67202
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested ^{pre} is 1) To reduce the front yard setback from 25 feet to 0 feet for off-street parking and circulation purposes only; 2) Eliminate required screening on the east 1/2 of the north side property line of the vacated alley for property located at 518 N. Pershing and 577 N. Delaware,

and legally described as: Lots 127 & 128, Overlook Addition to Wichita, Sedgwick County, Kansas, and the north 1/2 of the adjacent vacated alley between Pershing and Delaware.

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

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is 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 Dr. Kernie W. Binyon
Dr. Kernie W. Binyon
Authorized Agent Thomas G. Binyon
Thomas G. Binyon

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 9:45 (a.m./p.m.), Aug 22, 1986, together with appropriate fee of \$50.00.

Signed L. Lytle

OWNERSHIP LIST

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 117 & 118	Overlook Addition	✓ Raymond K. Morgan Jacqueline R. Morgan 537 N. Dellrose Wichita, KS 67208
Lots 119 & 120	"	✓ Kaylyn Robbins 525 N. Dellrose Wichita, KS 67208
Lots 121 & 122	"	✓ Allen T. Hayes Suzanne M. Hayes 521 N. Dellrose Wichita, KS 67208
Lots 125 & 126	"	✓ Warren P. Lyttle Ruth K. Lyttle 517 N. Dellrose Wichita, KS 67218
Lots 127 & 128	"	✓ Kernie W. Binyon Hilda N. Binyon 207 N. Belmont Wichita, KS 67208
Lots 129 & 130	"	Same As Above
Lots 131 & 132	"	✓ Harold Adams 528 N. Pershing Wichita, KS 67208
Lots 133 & 134	"	✓ Kernie W. Binyon Hilda N. Binyon 207 N. Belmont Wichita, KS 67208
Lots 135 & 136	"	✓ Waldo W. Schmersey Doris A. Schmersey 540 N. Pershing Wichita, KS 67208
Lot 201	"	✓ Connie A. Kennard Ronald G. Kennard 541 N. Pershing Wichita, KS 67208
Lots 202 & 203	"	✓ Everett L. Miller Christine Miller 535 N. Pershing Wichita, KS 67208
Lots 204 & 205	"	✓ David L. Brimmer Sally M. Brimmer 527 N. Pershing Wichita, KS 67208
Lot 206 & the N ^½ of Lot 207	"	✓ Eugene Miller Anna Marie Miller 749 N. Phillips Andover, KS 67002
Lots 123 & 124	"	✓ H. S. Barnes Sophie J. Barnes 519 N. Dellrose Wichita, KS 67208

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
The S½ of Lot 207 & all of Lot 208	Overlook Addition	✓ Ronald C. Smith Phyllis E. Smith 523 N. Pershing Wichita, KS 67208
Lots 209 & 210	"	✓ Charles E. Mitchell, Jr. Wanda M. Mitchell P.O. Box 6 Fall River, KS 67047
Lot 211 & the North 6 feet of the W½ of alley adjacent on the South and all of Lot 212	"	✓ Thomas C. Ruggles Jeanette M. Ruggles 518 N. Terrace Wichita, KS 67208
Lots 213 & 214	"	✓ Robert L. Dirck Linda S. Dirck 524 N. Terrace Wichita, KS 67208
Lots 43 & 44	"	✓ Grace M. Peters 5819 Oakwood Wichita, KS 67208 AND ✓ Hilda N. Binyon 207 N. Belmont Wichita, KS 67208
Lots 45 & 46	"	Sandra D. Binyon Address Unknown AND ✓ Thomas G. Binyon 505 S. Broadway Wichita, KS 67218 AND Kernie W. Binyon Hilga N. Binyon 207 N. Belmont Wichita, KS 67208
Lot 647	"	✓ Ray H. Quackenbush 1354 N. Kokomo Derby, KS 67037
Lots 648, 649 & 650	"	✓ Kernie W. Binyon Hilda Binyon 207 N. Belmont Wichita, KS 67208
Lots 651, 652, 653, 654, 655 and 656	"	Same As Above
Lots 657 & 658	"	✓ The Fourth National Bank & Trust Company, Wichita, as Trustee of R. M. Gouldner Trust 100 N. Broadway Wichita, KS 67202

Page 3

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 661 & 662	Overlook Addition	✓ McClaren & McClaren, P.A. 4520 E. Central Wichita, KS 67208
Lots 663 & 664	"	✓ Charles E. Mitchell, Jr. P.O. Box 6 Fall River, KS 67047
Lot 1	Downs Addition	✓ Charles M. Downs Jr. Joan W. Downs 360 N. Crestway Wichita, KS 67208

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 127 and 128, Overlook Addition to Wichita,
Sedgwick County, 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 August, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Gable

By
Sr. Vice-President

Order No.: 366209
nj

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-001

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.
<u>Planning</u>			

DESCRIPTION	AMOUNT
CITY BZA VER	\$ 450 ⁰⁰
CITY BZA EXCEPT	300 ⁰⁰
	750⁰⁰
NAME	BINYON PROPERTIES
ADDRESS	305 S. BOWY
FUND	153-40710-003
COMMENTS	
DATE	Aug 22, 1976
BY	<i>[Signature]</i>

*

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

Roll # 3