

Case No. BZA 35-83 - Kirk F. & Patricia
A. McConachie, 445 S. Pershing -
requests a variance to reduce the side
yard setback on the south from 6' to
4'6" on property zoned the "AA" One-
family Dwelling District and generally

POSTED
7-11-83
GEC

ACTION

BZA. 35-83 APPROVED 7-26-83
DATE

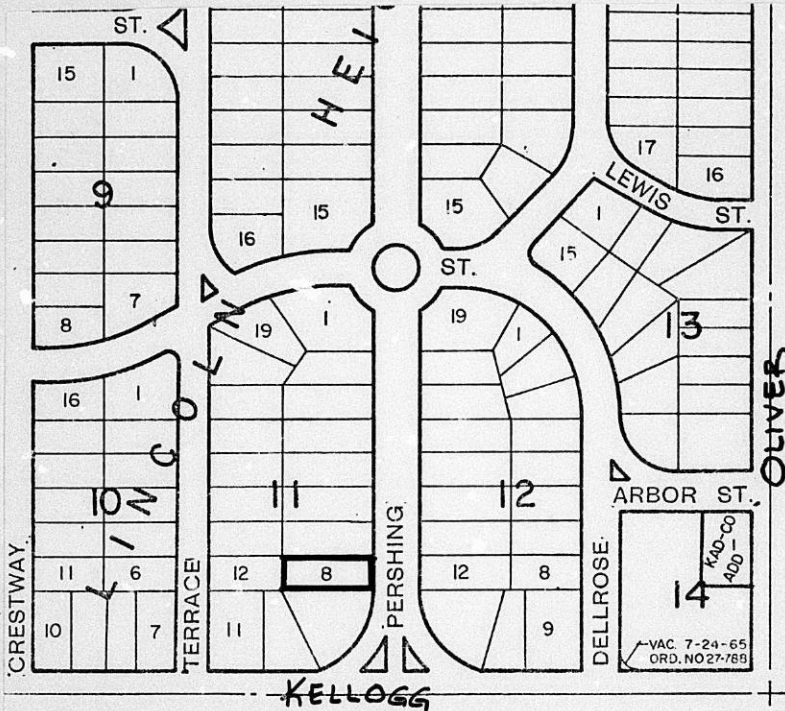
2004 Sec. POSTED 8-15-83
Approved cert
Shr 9-28-83
Record 1

Map No. **5747 B**

BZA **35-83**
Filed _____

AREA DATA:

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



LOS ANGELES, CALIF.
MCGREGOR, TEXAS
GROVE, GA.
U.S.A.

Shirley
No. 2-153C

HASTINGS, MN

August 8, 1983

Kirk F. & Patricia A. McConachie
445 South Pershing
Wichita, Ks. 67218

Re: BZA 35-83 - Request for Variance

Dear Mr. & Mrs. McConachie:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 26, 1983.

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
Encl.

cc: Ken M. Peterson, Suite 430, 200 West Douglas, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 35-83

WHEREAS, Kirk F. and Patricia A. McConachie, 445 South Pershing, Wichita, Kansas, request a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard on the south from 6'0" to 4'6" on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 8, Block 11, Lincoln Heights, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Pershing and north of Kellogg (445 South 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 July 26, 1983, 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 porch is existing and the enclosure as part of the house will not reduce the existing separation between the two structures and the distance to the adjoining house far excessive of the minimum side yard requirement; 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 from 6' to 4'6" is not enough to affect any light and air to either property; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would be unable to enclose the existing porch for additional space in the dwelling; 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 enclosure of an existing structure will not interfere with any easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as adequate separation will be maintained to provide light and air to both properties; and

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

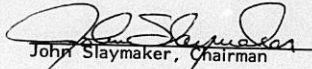
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required side yard on the south from 6' to 4'6" on property zoned the "AA" One-family Dwelling District and legally described as:

Lot 8, Block 11, Lincoln Heights, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Pershing and north of Kellogg (445 South Pershing).

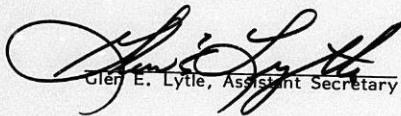
be approved subject to the following condition:

1. The reduction of the side yard from 6' to 4'6" shall apply only to the existing structure to be enclosed along the south side of the house. The existing porch is approximately 18'x48'.

ADOPTED AT WICHITA, KANSAS, this 26th day of 1983.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 20, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Interim CP Coordinator

SUBJECT BZA 35-83 West Side of Pershing
and North of Kellogg

CPO Council "G" considered the captioned case at their July 18th meeting and voted 6-0 to recommend approval of the variance to reduce the required side yard setback on the south from 6' to 4'6" on property zoned the "AA" One family dwelling district at the aforementioned location subject to the conditions recommended in the MAPD Secretary's report.

The applicant, Kirk McConachie was present to speak in support of the application. No one was present to speak in opposition.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at their July 26th meeting.

Shirley Mast
Shirley Mast
Interim CP Coordinator

RECEIVED

JUL 21 1983

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 35-83

APPLICANT: Kirk F. and Patricia A. McConachie, 445 South Pershing, Wichita, Kansas.

AGENT: Ken M. Peterson, Suite 430, 200 West Douglas, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setback on the south from 6' to 4'6".

GENERAL LOCATION: On the west side of Pershing and north of Kellogg (445 South Pershing).

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

LAND USE: Subject property is a one-family dwelling as are the properties to the south, west and north. To the east is a two-family dwelling.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required side yard setback from 6' to 4'6" along the south property line in order to enclose an existing screened porch. The porch is apparently part of the original construction. The house to the south is approximately 18 feet from the common property line which would leave a separation of 22' or more between structures. The property to the south has also been renovated and has relocated their garage to the south and removed the driveway adjacent to the applicant's property.

The applicant has also furnished letters from the adjoining property owners indicating their agreement with the proposal. It would appear that the only property owner that would be affected in any way by the variance would be the owner to the south. They state that they have no objection to the variance that has been requested.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the porch is existing and the enclosure as part of the house will not reduce the existing separation between the two structures and the distance to the adjoining house is far excessive of the minimum side yard requirement.

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 required yard from 6' to 4.5' is not enough to affect any light and air to either property. Also, the applicant does not propose to construct any additional structure, but only to enclose the existing porch.

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 enclose the existing porch for additional space in the dwelling.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the enclosure of an existing structure will not interfere with any 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 adequate separation will be maintained to provide light and air to both properties.

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 reduction of the side yard from 6' to 4'6" shall apply only to the existing structure to be enclosed along the south side of the house. This existing porch is approximately 18' by 8'.

BZA CASE NO. 3583

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

18 NOTICES SENT TO ADJOINING PROPERTY OWNERS

30 TOTAL NOTICES SENT 7-6-83

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

July 6, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 35-83

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 Kirk F. and Patricia A. McConachie, 445 South Pershing, 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 on the south front, 6' to 4'6" on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 8, Block 11, Lincoln Heights, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Pershing and north of Kellogg (455 South Pershing).

This application has been assigned Case BZA 35-83. It will be considered by the Board of Zoning Appeals on July 26, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 35-83

CITY OF WICHITA, KANSAS

FILED 6-24-83

APPLICATION FOR VARIANCE

I. Name of Applicant Kirk F. and Patricia A. McConachie
 Home 683-3054
 Mailing Address 445 So. Pershing, Wichita Phone Office 733-1375
 Name of Authorized Agent ~~MORRIS LAING EVANS BROCK & KENNEDY~~ Ken Peterson
 Mailing Address Suite 430, 200 West Douglas Phone 262-2671
 Wichita, Kansas 67202
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is setback on the south
 to reduce side yard limitation from
6 feet to 4 feet, 6 inches.

for property located on the west side of Pershing and south of Kellogg
(445 So. Pershing), Wichita, Kansas

and legally described as: Lot 8, Block 11, Lincoln Heights,
an Addition to Wichita, Sedgwick County, Kansas.

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

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

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

Applicant

Kirk F. McConachie

Authorized Agent

Ken M. Peterson
Ken M. Peterson

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 9.00 (a.m.-p.m.), JUNE 24, 1983, together with appropriate fee of 75.00

Signed

L. Lytle

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

Mr. Secretary and Members of the Board,

The purpose of this variance request is to reduce the required side yard limitation from 6 feet to 4 feet, 6 inches to allow for the enclosure of an 18 foot long side porch.

The side porch is an already existing structure and part of the original residence construction (see pictures attached as Exhibit C). It currently consists of a concrete slab, brick trim, roof, ceiling and supporting columns. It was originally screened in and our construction plans are to enclose with glass and siding (see design specifications attached as Exhibit B). No size extension or increase is being requested. Actually, the proposed wall will be set back 6 inches from the floor edge increasing the wall to property line measurement from 4 feet, 6 inches to an even 5 feet.

The situation is unique in that the primary structure is already in place and has been since the home was originally constructed. We are simply asking that we be allowed to maintain and improve that which already exists. Also unique is the fact that the south exposure allows us to incorporate passive solar design, thereby achieving energy improvements for the home. Please note from Exhibit B that the colonial character is nevertheless maintained.

The south lot line measures 160 feet from east to west. The variance being applied for includes only 18 feet of the entire 160 foot length (see platt sketch attached as Exhibit A). Further, the nearest structure to the south is 23 feet, 9 inches from the property line and 28 feet, 4 inches from the existing porch. The two homes are not crowded and neither we nor our neighbors can determine any adverse effect. Attached as Exhibit D is a letter to that effect from our neighbors to the south as well as letters from all other property owners within 200 feet of our property. All positively support the proposed improvements.

Secretary
Board of Zoning Appeals

Page 2

Over the past several years we have done much to restore the home's overall condition. The proposed enclosure will help us complete the exterior renovation and achieve maximum efficiency with the existing structure. The inability to enclose the side porch will negate our efforts to optimize the home's full potential.

In no way can we determine that the requested variance would adversely effect the safety, convenience or general welfare of the city or neighboring property owners. The south side distance between residences is more than ample to allow for the passage of emergency vehicles. The architecture will remain consistent with the home and the neighborhood, yet incorporate passive solar features.

In conclusion, it is our opinion that it was not the intent of Title 28 to prohibit maintaining and improving already existing structures. We are neither widening nor engthening, merely completing and enhancing already existing potential which should not violate the general spirit and intent of Title 28. Accordingly, we respectfully request this variance be granted.

Yours very truly,

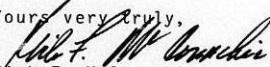

Kirk F. McConachie
445 So. Pershing
Wichita, Kansas

EXHIBIT B
(DESIGN SPECIFICATIONS)

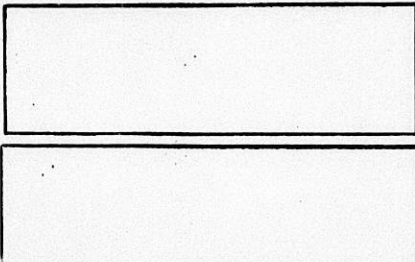
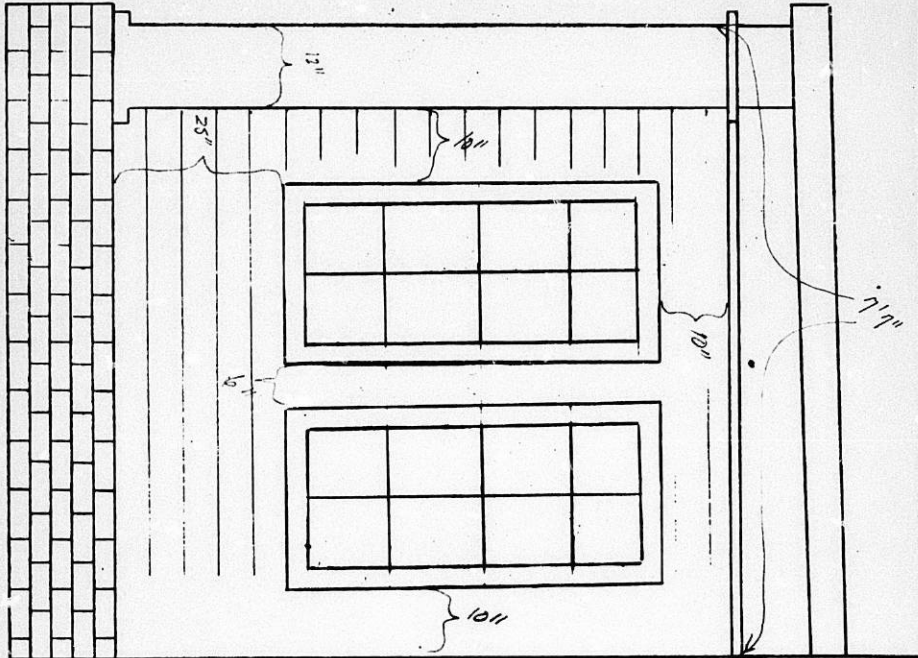


EXHIBIT B (CONT.)

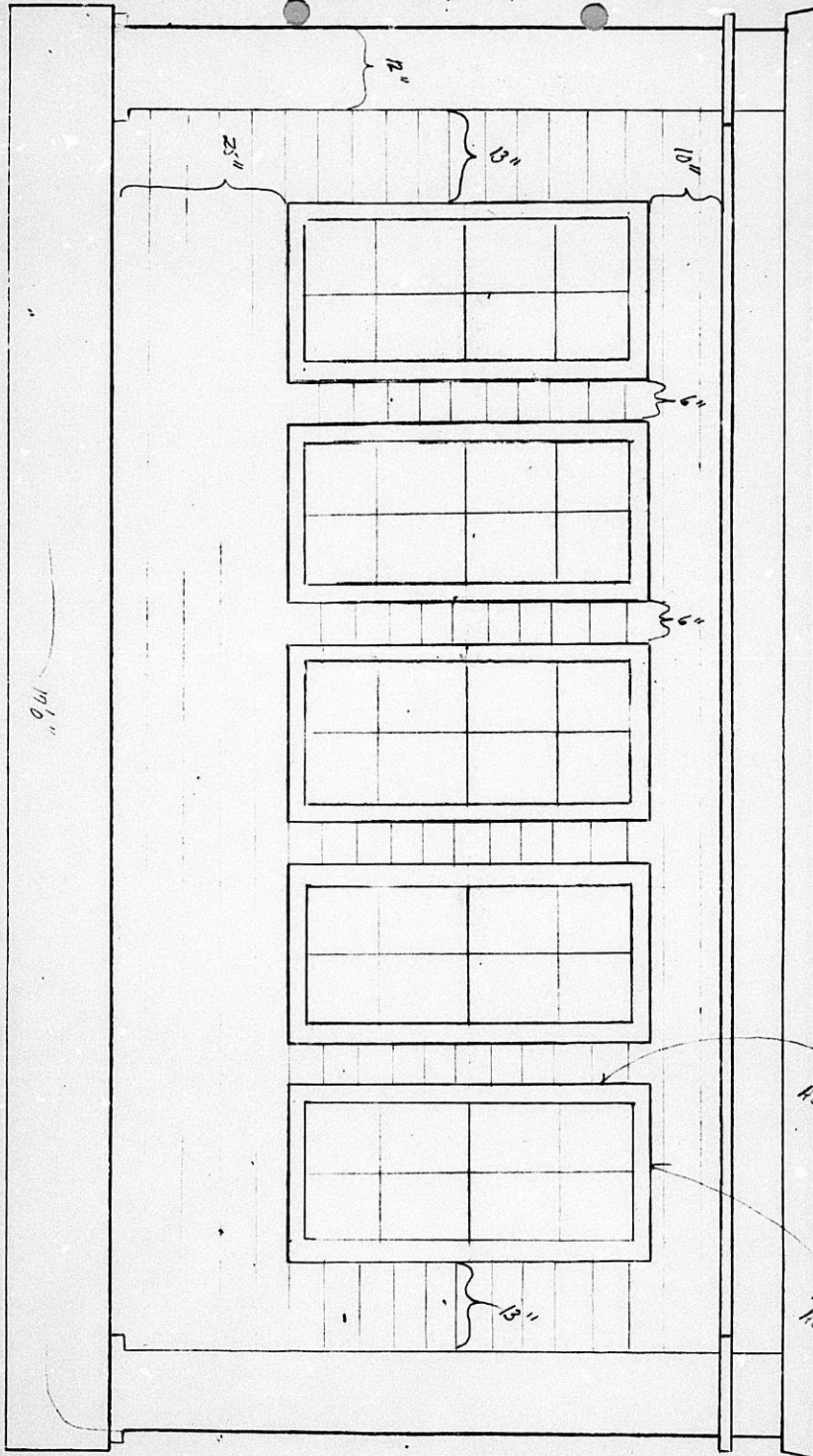
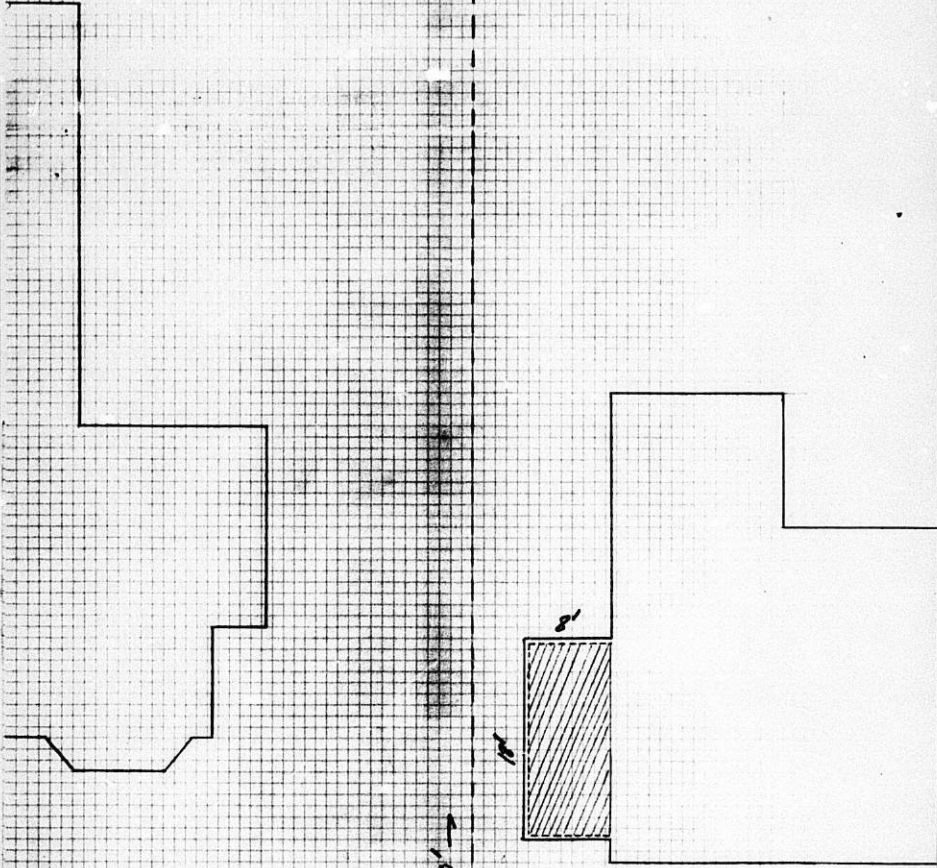


EXHIBIT A
(PLATT SKETCH)

60' West Property line 60'



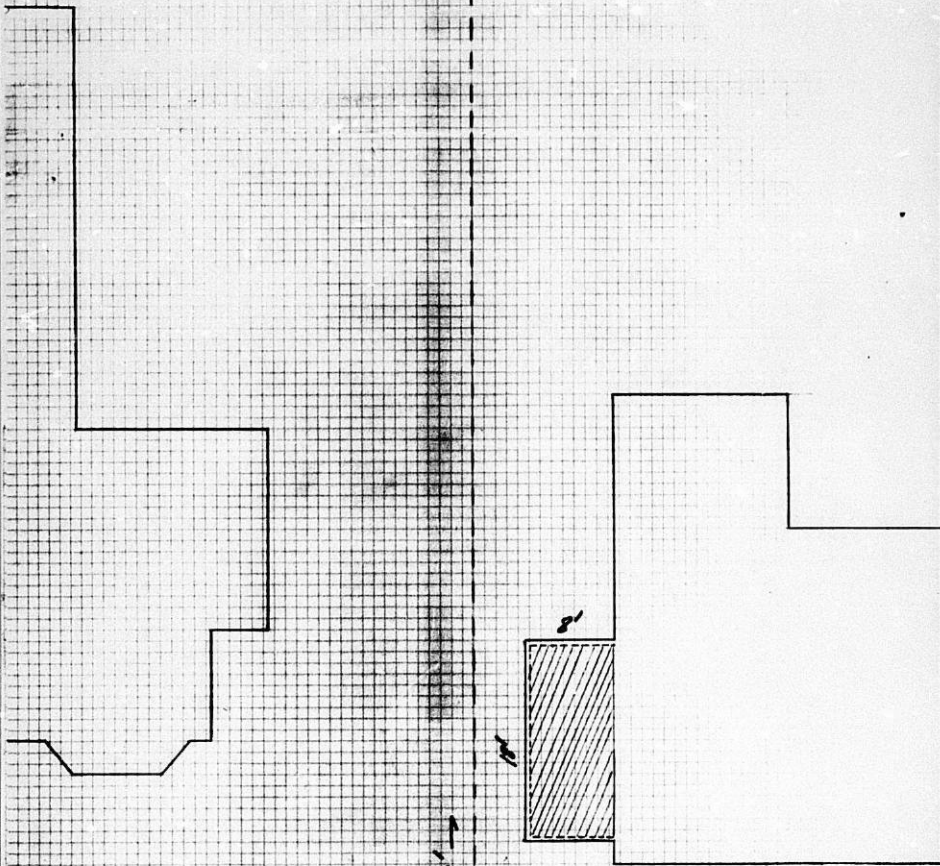
100' South Property line

461 So. Pershing

445 So. Pershing

Scale 1sq = 1ft
1" = 10ft.

60' East Property line 60'



441 So. Pershing

445 So. Pershing

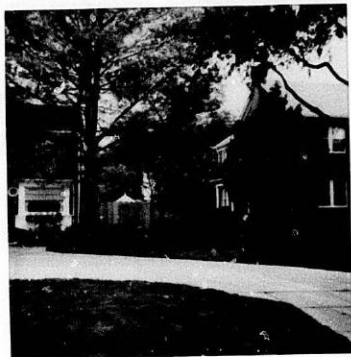
Scale 1 sq = 1 ft
1" = 10 ft.

60' - East Property line - 60'

EXHIBIT C
(Pictures)



View looking West. Hedge is 6 inches
North of South property line.



View looking NorthWest



View looking East.

EXHIBIT D
(SUPPORT LETTERS)

June 18, 1983

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

Dear Sir:

This ~~is~~ letter is to advise you that I am the resident owner of the following legally described property:

Lots 9 & 10, Block 11, Lincoln Heights,
an Addition to Wichita, Kansas

Commonly known as 461 So. Pershing, Wichita

I have discussed and reviewed details of improvement plans relative to Mr. & Mrs. Kirk F. McConachie's residence located at 445 So. Pershing. Specifically, to enclose an already existing side porch in a manner and character consistent with existing residential structures in the neighborhood. Further, I realize the south wall of the improvement will be 4'6" from the property line. However, the structure is already in place and there is adequate distance between the improvement and the residence to the immediate south. I cannot determine any adverse effect and support any and all value added improvements.

Accordingly, I have no objection to the McConachie's proposed improvements and enhancements, and encourage the Zoning Board to allow this variance.

Yours very truly,


De Ann Hatfield Eaton
461 So. Pershing
Wichita, Kansas

TheFourth



June 20, 1983

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

Dear Sir:

We are Trustee of the Raasch Retirement Trust which owns the following legally described property:

Lot 12, Block 12, Lincoln Heights,
An Addition to Wichita, Kansas

Commonly known as 442 So. Pershing, Wichita

I have discussed and reviewed details of improvement plans relative to Mr. and Mrs. Kirk F. McConachie's residence located at 442 So. Pershing. Specifically, to enclose an already existing side porch in a manner and character consistent with existing residential structures in the neighborhood. Further, I realize the south wall of the improvement will be 4'6" from the property line. However, the structure is already in place and there is adequate distance between the improvement and the residence to the immediate south. I cannot determine any adverse effect and support any and all value added improvements.

Accordingly, I have no objection to the McConachie's proposed improvements and enhancements, and encourage the Zoning Board to allow this variance.

Yours very truly,

A. W. Kincade, Jr.
Vice President & Trust Officer

/ke

Fourth National Bank & Trust Co.
Wichita, Kansas 67201

P.O. Box 1090
telephone 316-261-4444

June 18, 1983

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

Dear Sir:

This letter is to advise you that I am the resident owner of the following legally described property:

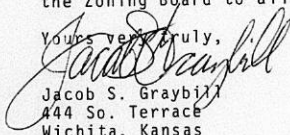
Lot 12, Block 11, Lincoln Heights,
an Addition to Wichita, Kansas

Commonly known as 444 So. Terrace, Wichita

I have discussed and reviewed details of improvement plans relative to Mr. & Mrs. Kirk F. McConachie's residence located at 445 So. Pershing. Specifically, to enclose an already existing side porch in a manner and character consistent with existing residential structures in the neighborhood. Further, I realize the south wall of the improvement will be 4'6" from the property line. However, the structure is already in place and there is adequate distance between the improvement and the residence to the immediate south. I cannot determine any adverse effect and support any and all value added improvements.

Accordingly, I have no objection to the McConachie's proposed improvements and enhancements, and encourage the Zoning Board to allow this variance.

Yours very truly,



Jacob S. Graybill
444 So. Terrace
Wichita, Kansas

June 18, 1983

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

Dear Sir:

This letter is to advise you that I am the resident owner of the following legally described property:

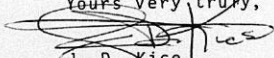
Lots 5 & 6, Block 11, Lincoln Heights,
an Addition to Wichita, Kansas

Commonly known as 423 So. Pershing, Wichita

I have discussed and reviewed details of improvement plans relative to Mr. & Mrs. Kirk F. McConachie's residence located at 445 So. Pershing. Specifically, to enclose an already existing side porch in a manner and character consistent with existing residential structures in the neighborhood. Further, I realize the south wall of the improvement will be 4'6" from the property line. However, the structure is already in place and there is adequate distance between the improvement and the residence to the immediate south. I cannot determine any adverse effect and support any and all value added improvements.

Accordingly, I have no objection to the McConachie's proposed improvements and enhancements, and encourage the Zoning Board to allow this variance.

Yours very truly,


J. D. Kice
423 So. Pershing
Wichita, Kansas

June 18, 1983

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

Dear Sir:

This ~~is~~ letter is to advise you that I am the resident owner of the following legally described property:

Lot 7, Block 11, Lincoln Heights,
an Addition to Wichita, Kansas

Commonly known as 441 So. Pershing, Wichita

I have discussed and reviewed details of improvement plans relative to Mr. & Mrs. Kirk F. McConachie's residence located at 445 So. Pershing. Specifically, to enclose an already existing side porch in a manner and character consistent with existing residential structures in the neighborhood. Further, I realize the south wall of the improvement will be 4'6" from the property line. However, the structure is already in place and there is adequate distance between the improvement and the residence to the immediate south. I cannot determine any adverse effect and support any and all value added improvements.

Accordingly, I have no objection to the McConachie's proposed improvements and enhancements, and encourage the Zoning Board to allow this variance.

Yours very truly,

Bernard H. Koster, Jr.
Bernard H. Koster, Jr.
441 So. Pershing
Wichita, Kansas

June 18, 1983

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

Dear Sir:

This ~~is~~ letter is to advise you that I am the resident owner of the following legally described property:


Lot 13, Block 12, Lincoln Heights,
an Addition to Wichita, Kansas

Commonly known as 438 So. Pershing

I have discussed and reviewed details of improvement plans relative to Mr. & Mrs. Kirk F. McConachie's residence located at 445 So. Pershing. Specifically, to enclose an already existing side porch in a manner and character consistent with existing residential structures in the neighborhood. Further, I realize the south wall of the improvement will be 4'6" from the property line. However, the structure is already in place and there is adequate distance between the improvement and the residence to the immediate south. I cannot determine any adverse effect and support any and all value added improvements.

Accordingly, I have no objection to the McConachie's proposed improvements and enhancements, and encourage the Zoning Board to allow this variance.

Yours very truly,


Ken M. Peterson
438 So. Pershing
Wichita, Kansas

June 18, 1983

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

Dear Sir:

This letter is to advise you that I am the resident owner of the following legally described property:

Lot 13, Block 11, Lincoln Heights,
an Addition to Wichita, Kansas

Commonly known as 438 So. Terrace, Wichita

I have discussed and reviewed details of improvement plans relative to Mr. & Mrs. Kirk F. McConachie's residence located at 445 So. Pershing. Specifically, to enclose an already existing side porch in a manner and character consistent with existing residential structures in the neighborhood. Further, I realize the south wall of the improvement will be 4'6" from the property line. However, the structure is already in place and there is adequate distance between the improvement and the residence to the immediate south. I cannot determine any adverse effect and support any and all value added improvements.

Accordingly, I have no objection to the McConachie's proposed improvements and enhancements, and encourage the Zoning Board to allow this variance.

Yours very truly,

F. B. Williams

F. B. Williams
438 So. Terrace
Wichita, Kansas

June 18, 1983

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

Dear Sir:

This ~~is~~ letter is to advise you that I am the resident owner of the following legally described property:

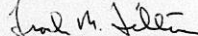
Lot 11, Block 11, Lincoln Heights,
an Addition to Wichita, Kansas

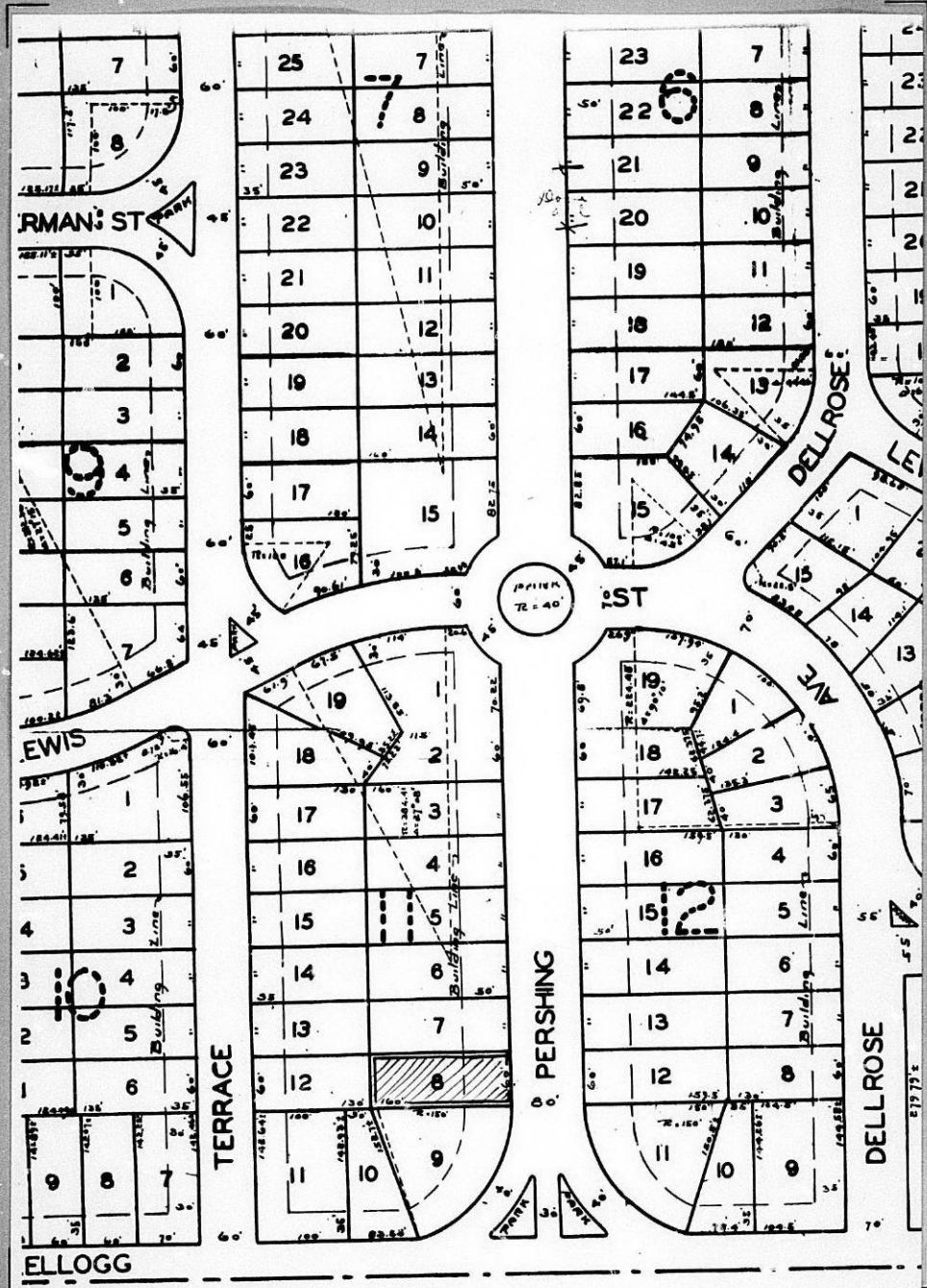
Commonly known as 448 So. Terrace, Wichita

I have discussed and reviewed details of improvement plans relative to Mr. & Mrs. Kirk F. McConachie's residence located at 445 So. Pershing. Specifically, to enclose an already existing side porch in a manner and character consistent with existing residential structures in the neighborhood. Further, I realize the south wall of the improvement will be 4'6" from the property line. However, the structure is already in place and there is adequate distance between the improvement and the residence to the immediate south. I cannot determine any adverse effect and support any and all value added improvements.

Accordingly, I have no objection to the McConachie's proposed improvements and enhancements, and encourage the Zoning Board to allow this variance.

Yours very truly,


Frank M. Tilton
448 So. Terrace
Wichita, Kansas



ELLOGG

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds, Sedgwick County, Kansas, Of:

Lot 8, Block 11, Lincoln Heights Addition to Wichita, together with all real estate lying within a 200-foot radius thereof.

DESCRIPTION	OWNERS AND ADDRESSES
<u>LINCOLN HEIGHTS</u>	
<u>BLOCK 10</u>	
Lot 4	✓ Tyler H. Sanders & Deborah Sanders 429 S. Terrace Wichita, Kansas 67218
Lot 5	✓ Harry M. White & Linda L. White 431 S. Terrace Wichita, Kansas 67218
Lot 6	✓ Billy Ray Nail1 & Shirley Rae Nail1 435 S. Terrace Wichita, Kansas 67218
N 60' of Lot 7	✓ Charles Mouser & Mary Elizabeth Mouser 443 S. Terrace Wichita, Kansas 67218
<u>BLOCK 11</u>	
South 15' of Lt. 4, all of Lts. 5 & 6	✓ James D. Kice & Candice B. Kice 423 S. Pershing Wichita, Kansas 67218
N. 45' of Lt. 4	✓ James L. Tadtman & Karen P. Tadtman 415 S. Pershing Wichita, Kansas 67218
Lot 7	✓ Bernard H. Koster & Honora L. Koster 441 S. Pershing Wichita, Kansas 67218
Lot 8	D Kirt F. McConachie & Patricia A. McConachie 445 S. Pershing Wichita, Kansas 67218
Lot 9, and Lot 10, except the west 30'	✓ De Ann Hatfield & Conservator of Estate of Jennifer Hatfield 461 S. Pershing Wichita, Kansas 67218
The West 30' of Lt. 10, and all of Lt. 11	✓ Frank M. Tilton & Mary Ann Tilton 448 S. Terrace Wichita, Kansas 67218
Lot 12	✓ Jacob S. Graybill & Susan J. Graybill 444 S. Terrace Wichita, Kansas 67218

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>LINCOLN HEIGHTS</u>	
<u>BLOCK 11 cont'd</u>	
Lot 13	Frankie B. Williams 438 S. Terrace Wichita, Kansas 67218
Lot 14	David G. Greer & Carolyn J. Greer, Trustee of Greer Trust 700 Kansas Avenue Topeka, Kansas 66603
Lot 15, & S/2 of Lt. 16	Wilbur H. Jones & Opal K. Jones 424 S. Terrace Wichita, Kansas 67218

BLOCK 12

The Northwest Half of Lt. 11	I. Fred Muenchrath & Ruth A. Muenchrath 221 Rutland Wichita, Kansas 67206
The Southeast Half of Lt. 11	Garry O. Carson 407 S. Oliver Wichita, Kansas 67218
All of Lt. 12, and the S 30' of Lt. 13	4th National Bank & Trust Co. 100 N. Broadway Wichita, Kansas 67202
The north 30' of Lt. 13, and the S 50' of Lt. 14	Ken M. Peterson & Jacklyn J. Peterson 438 S. Pershing Wichita, Kansas 67218
The north 10' of Lt. 14, and all of Lt. 15, and S 5' of Lt. 16	Kenneth L. Gebhart & Mary Lee Gebhart 416 S. Pershing Wichita, Kansas 67218

Dated this 7th day of June, 1983, at 7:00 o'clock A.M.

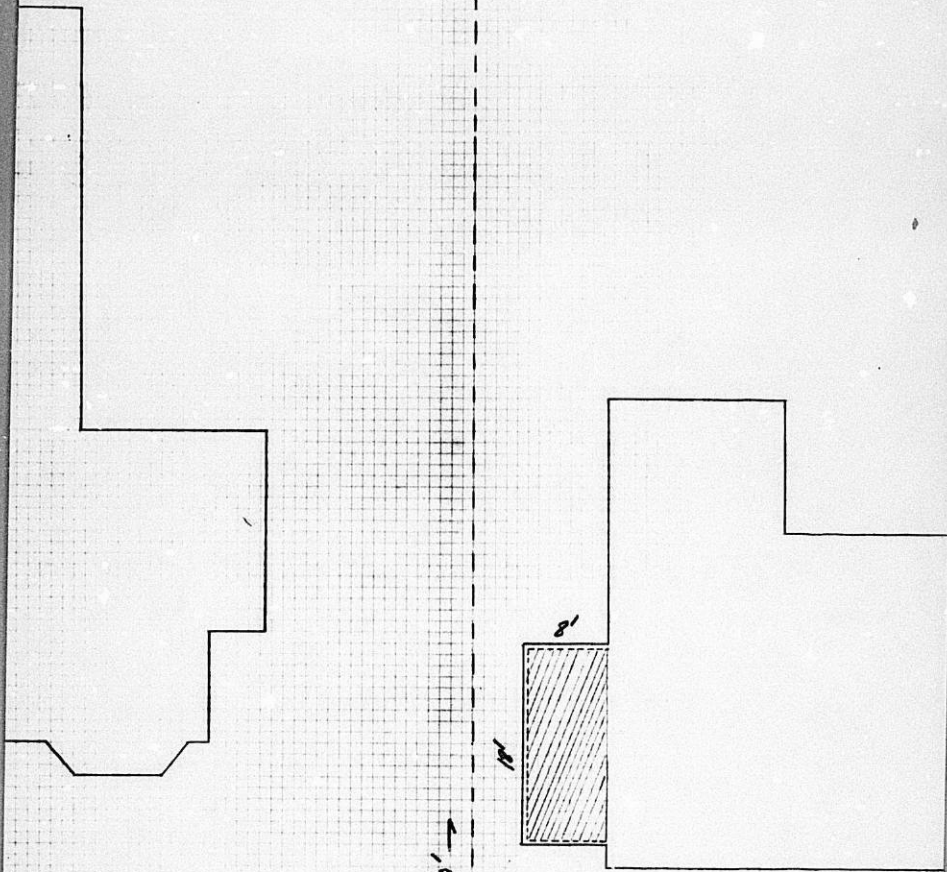
REALTY TITLE CO., INC.

By Judy Cachard
Judy Cachard

L 21683

EXHIBIT A
(PLATT SKETCH)

← 60' West Property line → 60'



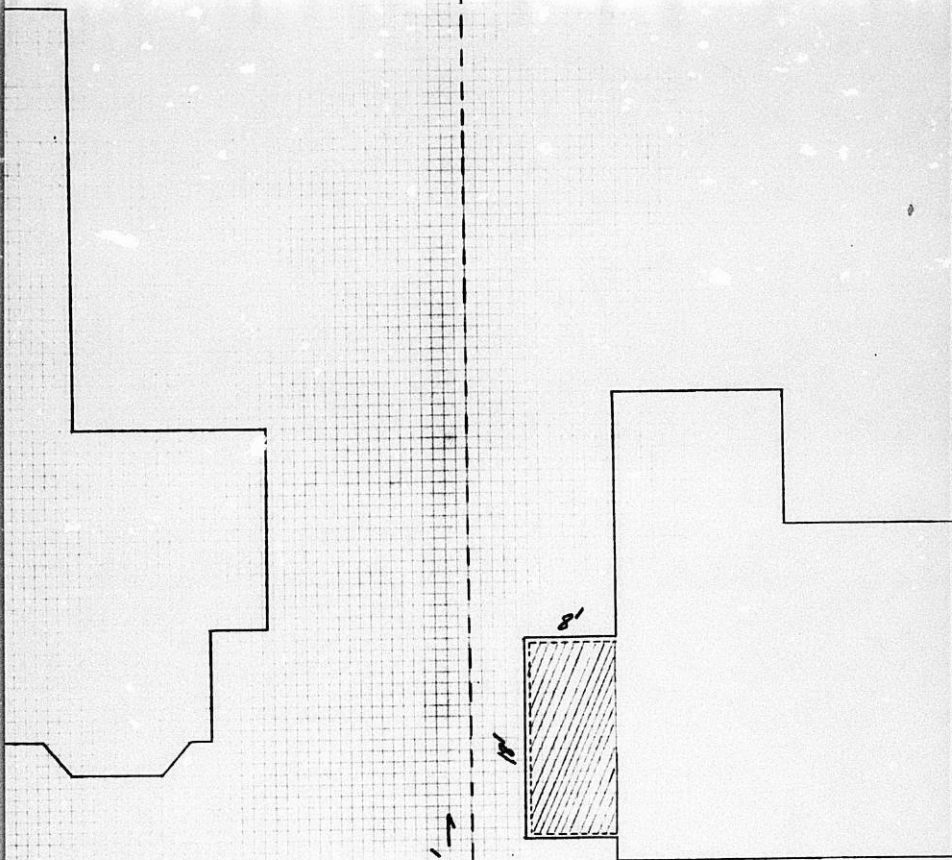
← 60' East Property line →

461 So. Pershing

445 So. Pershing

Scale 1sq = 1ft
1" = 10ft.

← 60' East Property line → 60'



461 So. Pershing

445 So. Pershing

Scale 1 sq = 1 ft
1" = 10 ft.

60' ← East Property line → 60'

BZA 35-83

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FORM 2021

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.
Signc	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
2021 211	499.00

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____