

*Sya* COMMITTEE *Approved 11-28-67*

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

BZA 40-67 - Medical Arts Bldg., Inc.  
requests Exception to permit off-  
street parking in "A" & "RB" in an  
area north of 2nd Street between Lor-  
raine and Hillside

5247

POSTED  
10-18-67  
C.I. ✓  
MAP ✓  
10-4-71

# ACTION

*By* COMMITTEE *approved* 11-28-67

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

DZA 40-67 - Medical Arts Bldg., Inc.  
requests Exception to permit off-  
street parking in "A" & "B" in an  
area north of 2nd Street between Lor-  
raine and Hillside

February 5, 1968

Ralph C. Eberly, City Clerk  
Jack H. Galbraith, Senior Planner

BZA 40-67 - Medical Arts Bldg., Inc. requests exception for  
off-street parking lot. (Associated Contingent Dedication)

At its regular meeting on November 28, 1967, the Board of  
Zoning Appeals considered and approved the above-captioned  
case. A condition of said approval was the applicant sub-  
mitting a Contingent Dedication for an additional 10 feet  
of half-street right-of-way for Second Street and an addi-  
tional 20 feet of half-street right-of-way for Hillside.

Attached is the executed contingent dedication which may now  
be recorded with the Register of Deeds. If you have any  
questions concerning this matter, please call.

JHG:JDG:js

Attachment

HIGGINS & BRIMER

ATTORNEYS AT LAW

SUITE 817 - FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

WILLIAM P. HIGGINS  
JOHN W. BRIMER

FOREST 3-6148  
AREA CODE 316

December 12, 1967

Board of Zoning Appeals  
401 City Building Annex  
City of Wichita  
Wichita, Kansas

Attention: Mr. Jack H. Galbraith  
Secretary

Re: Medical Arts Building, Inc.  
Contingent Dedication

Dear Mr. Galbraith:

Enclosed please find the Contingent Dedication which we prepared along the lines of the suggested form you forwarded.

Please let me know as soon as possible if this is satisfactory so that I will know that we have complied with the conditions on the parking exception matter.

Yours truly,

HIGGINS & BRIMER

By:

*William P. Higgins*  
William P. Higgins

WPH:dw  
Encl.



CONTINGENT DEDICATION

WHEREAS, Medical Arts Building, Inc., a Kansas corporation, is the owner of the following described real estate, to-wit:

Lots 55 and 57 on Hillside and Lots 110 and 112 on Second Street, Maple Grove Addition to Wichita, Sedgwick County, Kansas,

which real property is the subject of a hearing before the Board of Zoning Appeals for a parking exception ; and

WHEREAS, The City of Wichita anticipates in the future the necessity of acquiring additional street right of way for both Hillside and Second Street in front of said property, which additional right of way will include a portion of the above described real property; and

WHEREAS, Medical Arts Building, Inc., desires to continue the unrestricted use of said additional right of way pending the effectiveness of the dedication as hereinafter stated;

NOW, THEREFORE, in consideration of the premises and contingent upon the granting of a parking exception by the Board of Zoning Appeals, and for the sole purposes as hereinafter stated, Medical Arts Building, Inc., does hereby dedicate to the public, for street purposes, the following described real property, to-wit:

The East 20 feet of Lots 55 and 57 on Hillside and the South 10 feet of Lots 110 and 112 on Second Street, all in Maple Grove Addition to Wichita, Sedgwick County, Kansas,

PROVIDED, HOWEVER:

1. That neither the public nor the City of Wichita shall be privileged or entitled to the use of the area herein dedicated for any purpose, including but not limited to maintenance, excavation or fill, paving, installation of utilities

and other similar street uses, until and unless the same is actually needed for the purposes as herein stated.

2. That until such time as the area hereby dedicated is actually used for the purposes of street right of way, including any and all of those uses as above stated, Medical Arts Building, Inc., shall be permitted the unrestricted and continued use of said additional right of way.

This dedication herein expressed, conditioned as aforesaid, shall be accepted by the city of Wichita upon approval of the off-street parking exception as provided in Section 28.04.140 of the Code of the City of Wichita, case pending before the Board of Zoning Appeals, #BZA 40-67 - Request for Exception, and upon the recording of this instrument. Upon the recording hereof, this instrument shall constitute a public dedication and a covenant running with the land, binding upon Medical Arts Building, Inc., its successors and assigns, conditioned as aforesaid. Acceptance by the City of Wichita of this Contingent Dedication constitutes its acquiescence and agreement to all of the terms and provisions hereof.

IN WITNESS WHEREOF, Medical Arts Building, Inc., has caused this instrument to be executed and delivered to the City of Wichita, Kansas this 7<sup>th</sup> day of December, 1967.

MEDICAL ARTS BUILDING, INC.

BY: Bruce P. Meecker  
President

ATTEST:

Clyde St. Miller M.D.  
Secretary

STATE OF KANSAS,  
SS:  
SEDGWICK COUNTY,

BE IT REMEMBERED, That on this 7<sup>th</sup> day of December, 1967, before me, the undersigned, a Notary Public in and for said County and State, came BRUCE P. MEEKER, M. D., known to me to

be the President of the said MEDICAL ARTS BUILDING, INC.,  
who is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Robert Walter*

Notary Public



Commission Expires:

9-28-71

December 12, 1967

Mr. William P. Higgins  
First National Bank Building  
106 West Douglas  
Wichita, Kansas 67202

Dear Mr. Higgins;

Re: Case No. BZA 40-67 - Request  
for Exception.

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 23, 1967, in connection with your request for an Exception to permit the installation or construction of off-street parking, on property zoned "A" Two Family and "RB" Four Family, and generally located between 2nd Street and 3rd Street, and between Hillside Avenue and Lorraine Street.

This Resolution reflects the official action of the Board and indicates the reasons for approval. It is forwarded to you for your information and files.

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

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:skb

cc: Medical Arts Building, Inc., 817 1st National Bank Building 67202  
Glen Lytle, Superintendent, Central Inspection  
Ralph Everly, City Clerk

R E S O L U T I O N   N O .   B Z A   4 0 - 6 7

WHEREAS, Medical Arts Building, Inc., 817 First National Bank Building, Wichita, Kansas 67202, by William P. Higgins, 817 First National Bank Building, Wichita, Kansas 67202, requests an exception as provided in Section 2.12.590.3, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Dwelling and "RB" Four Family Dwelling and legally described as follows:

Lots 55 and 57 on Hillside Avenue, Lots 110 and 112, on Lorraine Avenue and Lots 64, 66 and 68, on Lorraine Avenue, all in Maple Grove Addition to Wichita, Sedgwick County, Kansas. Generally located between 2nd Street and 3rd Street and between Hillside Avenue and Lorraine 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 28, 1967, consider said application; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.3, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit installation of an off-street parking lot to be located in a district zoned "A" Two Family Dwelling and "RB" Four Family Dwelling, subject to the conditions outlined in Section 28.04.145, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Dwelling and "RB" Four Family Dwelling and legally described as follows:

Lots 55 and 57 on Hillside Avenue, Lots 110 and 112, on Lorraine Avenue and lots 64, 66 and 68, on Lorraine Avenue, all in Maple Grove Addition to Wichita, Sedgwick County, Kansas. Generally located between 2nd Street and 3rd Street and between Hillside Avenue and Lorraine Street.

subject to the following:

1. Submitting a Contingent Dedication, approved as to form, by the Department of Law for an additional 10 feet of half-street right-of-way for 2nd Street, legally described


as the south 10 feet of Lots 110 and 112 on 2nd Street, Maple Grove Addition; and for an additional 20 feet of half-street right-of-way for Hillside, legally described as the east 20 feet of Lots 55 and 57, Maple Grove Addition.

2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. The alley running south of the north line of Lot 55 in Maple Grove Addition as projected to the west and thence west to the east line of Lorraine Avenue shall be paved to City specifications as determined by the City Engineering Division of the Department of Public Works.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than 6 feet.
9. A six foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the north and south lines of Lot 64 of Lorraine Avenue and along the west line of Lot 110 on 2nd Street, all in Maple Grove Addition to the City of Wichita, except that said fence shall not be constructed in the required front yard setback of 20 feet; however, said fence shall be reduced to 3 feet in height and returned along the front yard setback area except for points of ingress and egress.
10. Prior to the time the permit is issued for occupancy of the off-street parking lot, the applicants shall submit

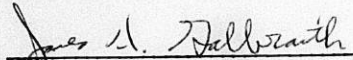
the contingent dedications for right-of-way for Hillside and 2nd Street to the Planning Department and shall also submit an off-street parking lot plan to the Traffic Engineer, which plan shall include location of all off-street parking spaces, the width and dimensions of parking spaces, markings for channelization and location of all driveways, width of driveways, etc., for his approval.

11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 28th day of November, 1967.

  
Kenneth Hartstein, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

December 1, 1967

Mr. William P. Higgins  
First National Bank Building  
106 West Douglas  
Wichita, Kansas 67202

Dear Mr. Higgins;

Re: BZA 40-67 - Request for  
Exception.

At the regular meeting of the Board of Zoning Appeals on November 28, 1967, your request for an exception to permit the installation or construction of off-street parking, on property zoned "A" Two Family and "RB" Four Family, and generally located between 2nd Street and 3rd Street, and between Hillside Avenue and Lorraine Street, was considered.

It was the action of the Board to approve this request, subject to the following conditions:

1. Submitting a Contingent Dedication, approved as to form, by the Department of Law for an additional 10 feet of half-street right-of-way for 2nd Street, legally described as the south 10 feet of Lots 110 and 112 on 2nd Street, Maple Grove Addition; and for an additional 20 feet of half-street right-of-way for Hillside, legally described as the east 20 feet of Lots 55 and 57, Maple Grove Addition.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.

Page 2

Mr. William P. Higgins

December 1, 1967

4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition, and free of all weeds, dust, trash, and debris.
6. The alley running south of the north line of Lot 55 in Maple Grove Addition as projected to the west and thence west to the east line of Lorraine Avenue shall be paved to City specifications as determined by the City Engineering Division of the Department of Public Works.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than 6 feet.
9. A six-foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the north and south lines of Lots 55 and 57, on Hillside Avenue; along the north line of Lot 64 of Lorraine Avenue and along the west line of Lot 110 on 2nd Street, all in Maple Grove Addition to the City of Wichita, except that said fence shall not be constructed in the required front yard setback of 20 feet; however, said fence shall be reduced to 3 feet in height and returned along the front yard setback area except for points of ingress and egress.
10. Prior to the time the permit is issued for occupancy of the off-street parking lot, the applicants shall submit the contingent dedications for right-of-way for Hillside and 2nd Street to the Planning Department and shall also submit an off-street parking lot plan to the Traffic Engineer, which plan shall include location of all off-street parking spaces, the width and dimensions of parking spaces, markings for channelization and location of all

Page 3  
Mr. William P. Higgins  
December 1, 1967

driveways, width of driveways, etc., for his approval.

11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

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

Enclosed for your information is a sample Contingent Dedication. A separate contingent dedication shall be executed for each required street right-of-way and submitted to our office by December 20, 1967 so that the resolution may be sent to the office of Central Inspection.

If you have any questions, please, call.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:skb

Enclosure

cc: Medical Arts Building, Inc.  
817 First National Bank Building 67202

Glen Lytle, Superintendent  
Central Inspection

Ralph Eberly  
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 40-67

APPLICANT: Medical Arts Building, Inc., 817 1st National Bank Building, Wichita, Kansas

AGENT: William P. Higgins, Attorney, 817 1st National Bank Building, Wichita, Kansas

REQUEST: Exception pursuant to Section 28.04.145, Code of the City of Wichita to permit off-street parking facilities to be constructed in conjunction with the construction of the Medical Arts Building located on the north side of 2nd Street between Lorraine and Hillside.

ZONING: Property in question is zoned "A" Two family and "RB" Four family. North is "RB" Four family and east is "RB" Four family

LAND USE: The property in question is vacant and single-family. All surrounding property is developed for single family use with the exception of the Medical Arts Building which is located immediately south and east of the property in question.

JURISDICTION:

The Board of Zoning Appeals has jurisdiction to consider the exception request under the provisions outlined under Section 28.04.145, Code of the City of Wichita. The Board may grant the exception request provided the applicant can meet the requirements of the ordinance or any other requirements the Board deems necessary in order to protect adjacent property and the public interest.

COMMENTS:

There is some history on this case which should be noted by the Board of Zoning Appeals. Case No. Z-0809 which was an application for a change of zoning from "AA" single-family and "RB" four-family to "BB" Office District zoning, was approved by the City Commission on December 14, 1966, subject to the applicants replatting the property and dedicating 20 feet of additional half-street right-of-way for 2nd Street. The approval of "BB" zoning included only that area occupied by the Medical Arts Building that is now under construction, plus one off-street parking lot immediately to the north. The applicants then applied for a variance, Case No. BZA 36-66, requesting that the 20-foot building setback adjacent to Hillside be completely waived in order to permit construction adjacent to the new right-of-way line for Hillside. This variance was approved by the Board.

The applicants are now requesting an exception for approval of three additional lots for off-street parking.

The Secretary has determined in discussions with the Traffic Engineering Division that the plot plan submitted by the applicants appears to generally meet the requirements of the Traffic Engineering Division for off-street parking facilities. The Assistant Traffic Engineer noted, however, that if the alley is to be used for ingress and egress to the parking lots, the alley will have to be paved to City specifications.

Another problem arises over the fact that the plat of the Medical Arts Addition was approved subject to the dedication of an additional 20 feet of right-of-way for Hillside and 10 additional feet for 2nd Street. Section 28,04,145.3.6 of the Code of the City of Wichita provides that in consideration of approval for off-street parking lots, "the Board of Zoning Appeals shall determine the necessary improvements in order to protect adjacent property owners and the public interest." It is the Secretary's opinion that under this provision the Board may require an applicant to dedicate additional street right-of-way which should be required in this instance for the eventual reimprovement of Hillside and 2nd Streets.

RECOMMENDATION OF THE SECRETARY:

It is the recommendation of the Secretary that this application be approved subject to the following conditions and requirements:

1. Dedication by separate instrument of an additional 10 feet of half-street right-of-way for 2nd Street, legally described as the south 10 feet of Lots 110 and 112 on 2nd Street, Maple Grove Addition. Dedication by separate instrument of an additional 20 feet of half-street right-of-way for Hillside, legally described as the east 20 feet of Lots 55 and 57, Maple Grove Addition.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.

5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt, and shall be maintained in good condition, and free of all weeds, dust, trash, and debris.
6. The alley running south of the north line of Lot 55 in Maple Grove Addition as projected to the west and thence west to the east line of Lorraine Avenue shall be paved to City specifications as determined by the City Engineering Division of the Department of Public Works.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than 6 feet.
9. A six-foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the north and south lines of Lots 55 and 57, on Hillside Avenue, along the north line of Lot 64 on Lorraine Avenue and along the west line of Lot 110 on 2nd Street, all in Maple Grove Addition to the City of Wichita, except that said fence shall not be constructed in the required front yard setback of 20 feet; however, said fence shall be reduced to 3 feet in height and returned along the front yard setback area except for points of ingress and egress.
10. Prior to the time the permit is issued for occupancy of the off-street parking lot, the applicants shall submit the separate dedications for right-of-way for Hillside and 2nd Street to the Planning Department and shall also submit an off-street parking lot plan to the Traffic Engineer, which plan shall include location of all off-street parking spaces, the width and dimensions of parking spaces, markings for channelization and location of all driveways, width of driveways, etc., for his approval.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

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

November 8, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 40-67

An application has been filed by William P. Higgins, 817 First National Bank Building, Wichita, Kansas, in behalf of Medical Arts Building, Inc., Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting exception to permit the installation or construction of off-street parking on property zoned "A" Two Family Dwelling, and "RB" Four Family Dwelling and legally described as follows:

Lots 55 and 57 on Hillside Avenue, Lots 110 and 112, on Lorraine Avenue and Lots 64, 66, and 68, on Lorraine Avenue, all in Maple Grove Addition to Wichita, Sedgwick County, Kansas. Gen-erally located in an area between 2nd and 3rd Streets and between Hillside Avenue and Lorraine Street.

This application has been assigned Case No. BZA 40-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 28, 1967, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

S T A T E M E N T

TO: THE BOARD OF ZONING APPEALS

In support of our request for an exception allowing off-street parking, in conformity with Section 28.04.140 of the Ordinances of the City of Wichita, the Applicant does hereby submit that the request for a special permit to provide off-street parking is in complete conformity with the provisions for off-street parking exceptions as set out in Sub-Section B of the ordinance above referred to and that all of the uses will be for passenger vehicles only and are absolutely necessary for the operation of the Clinic so that the patients will have off-street parking available, thereby eliminating any congestion on side streets and annoyance of surrounding property owners with excessive side street parking, as has been the case in other areas where clinics have been in operation in the City of Wichita.

Applicant does further agree to conform entirely to the ordinance requirements for guards to prevent extension and over-hanging of vehicles and the erection of walls and fences for their offset back lines required by the ordinance.

Applicant further submits individual sketches hereby setting forth the parking plan and traffic flow of the location for which this exception is requested.

MEDICAL ARTS, INC.

By: *William P. Higgins*  
William P. Higgins, Agent



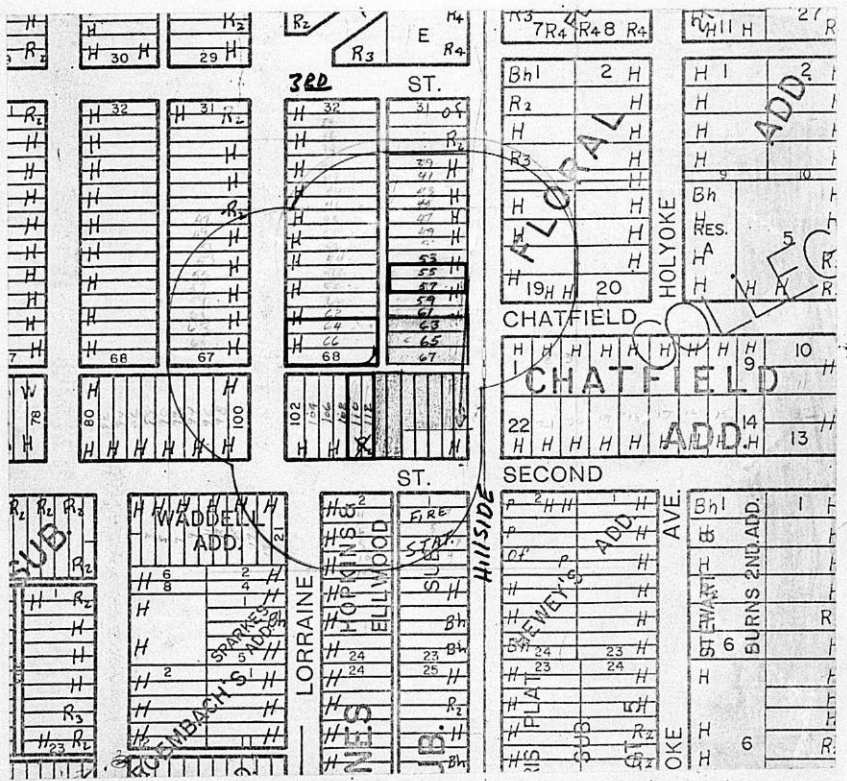
2-0809  
Bm 3646

Map No. 5647  
 Sec. 22  
 Twp. 27  
 Range 1E

B2A 4067  
 SCZ-  
 CU-  
 Filed

- AREA DATA:
1. Acres: 0.64 (100 90 ft. by 150 165 ft.)
  2. Adjoining Zoning: E RB S A W A N A & RB
  3. Land Use: East SINGLE FAM South SINGLE FAM  
 West SINGLE FAM North SINGLE FAM
  4. Sketch Plan Land Use is for: RESIDENTIAL
  5. Present Land Use is for: RESIDENTIAL
  6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



APPLICATION FOR EXCEPTION

I. Name of Applicant Medical Arts, Inc. <sup>Building</sup>  
Mailing Address 817 First Nat'l. Bank Bldg. <sup>02</sup> Phone FO 3-6148  
Name of Authorized Agent William P. Higgins  
Mailing Address 817 First Nat'l. Bank Bldg. <sup>02</sup> Phone FO 3-6148  
Relationship of applicant to property is that of Owner  
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section  
28.04.140, Code of the City of Wichita, Kansas  
(Zoning Ordinance); to permit the installation or construction  
of off-street parking  
\_\_\_\_\_ on property zoned  
A4RB, located between 2nd St. and 3rd St. and between  
Hillside Ave. and Lorraine St. and legally described as:  
Lots 64, 66 and 68 on Lorraine, Lots 110, 112 on Second St.,  
all in Maple Grove Addition to  
and Lots 55 & 57 on Hillside Ave., in the City of Wichita,  
Sedgwick County, Kansas.  
(Give metes and bounds description below if appropriate).

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant Medical Arts, Inc. <sup>Building</sup>

Authorized Agent William P. Higgins

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, Oct. 6, 1967 (~~am~~ - p.m.), 2:20 pm., 1967, together with appropriate fee of \$50.00.

Signed Sandra Altergott, Sec.  
Conference earlier with J. H. B.

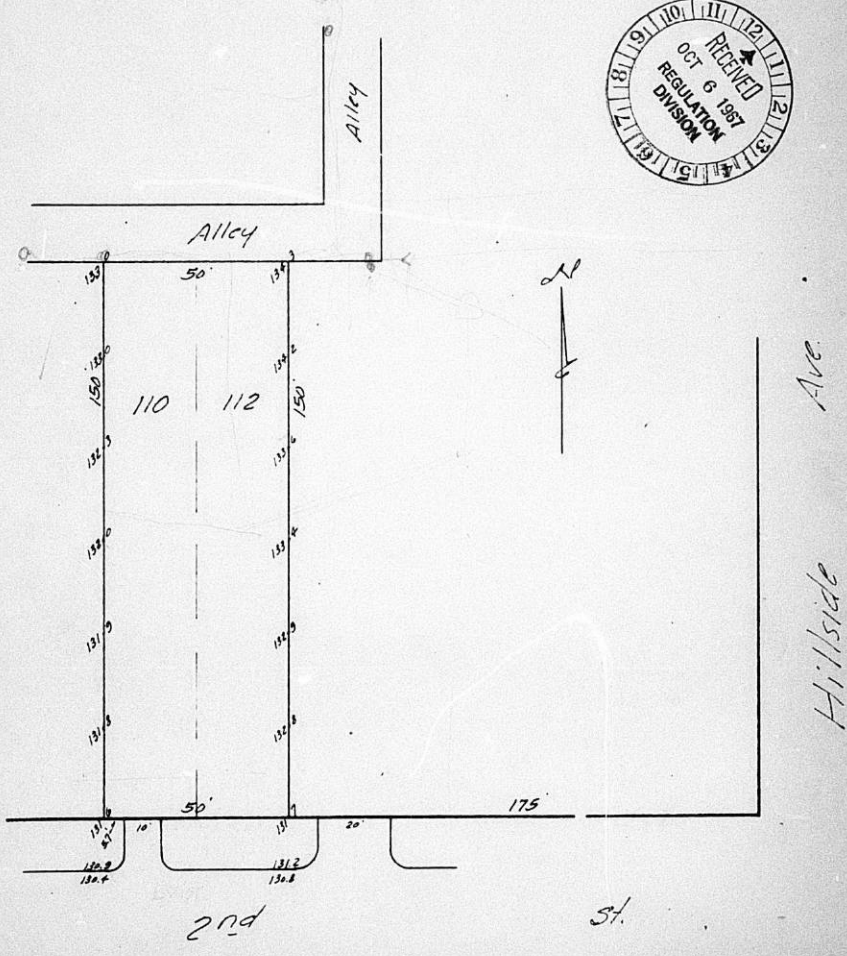
JOHN T. (JACK) REEVES

OFFICE OF  
**BAUGHMAN CO.**  
Surveyors

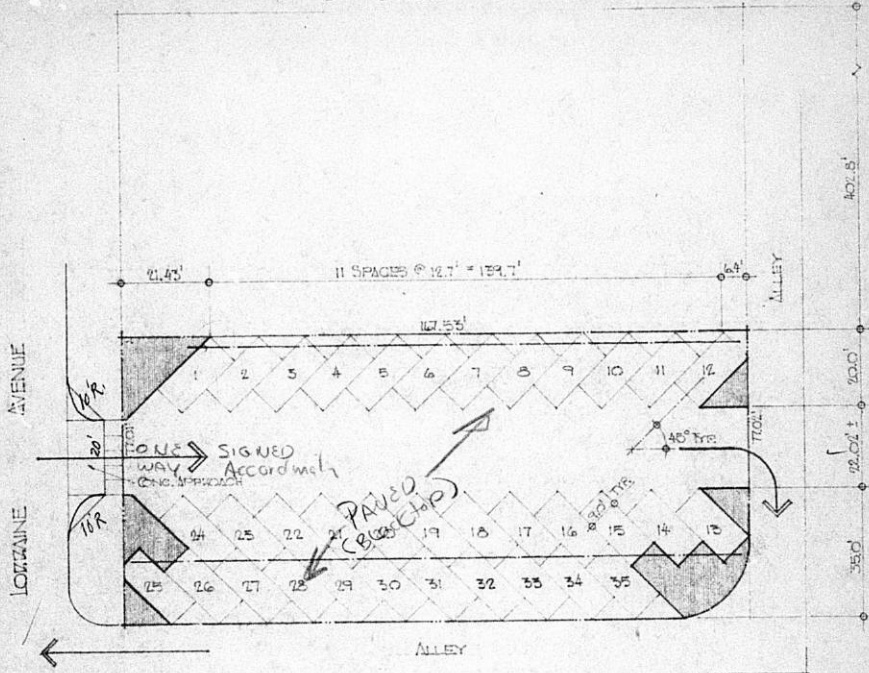
FRED J. DOANE

2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

Lots 110 - 112 on 2nd  
Maple Grove Addition



3RD STREET



TRAFFIC ENGINEERING  
 DIVISION APPROVED *as noted*  
 Off Street Parking  
 Spaces Shown  
 Date *8-7-67* *M. P. Moore*

*PLAN LAYOUT*  
 FOR  
 MEDICAL ARTS, INC.  
 WICHITA, KANSAS

LOTS 141, 142, 143  
 MAPLE GROVE ADDITION  
 WICHITA, KANSAS  
 SCALE: 1" = 30'

B. J. KINGDON, ARCHITECT, AIA  
 307 BRADON BUILDING  
 WICHITA, KANSAS 67101



JOHN T. (JACK) REEVES

OFFICE OF  
**BAUGHMAN CO.**  
Surveyors

2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

**RECEIVED**

FRED J. DOANE

JUL 26 1967

B. J. KINGDON ARCHITECT A.I.A.  
307 BEACON BUILDING  
WICHITA, KANSAS, 67202

State of Kansas )  
County of Sedgwick )

SS.

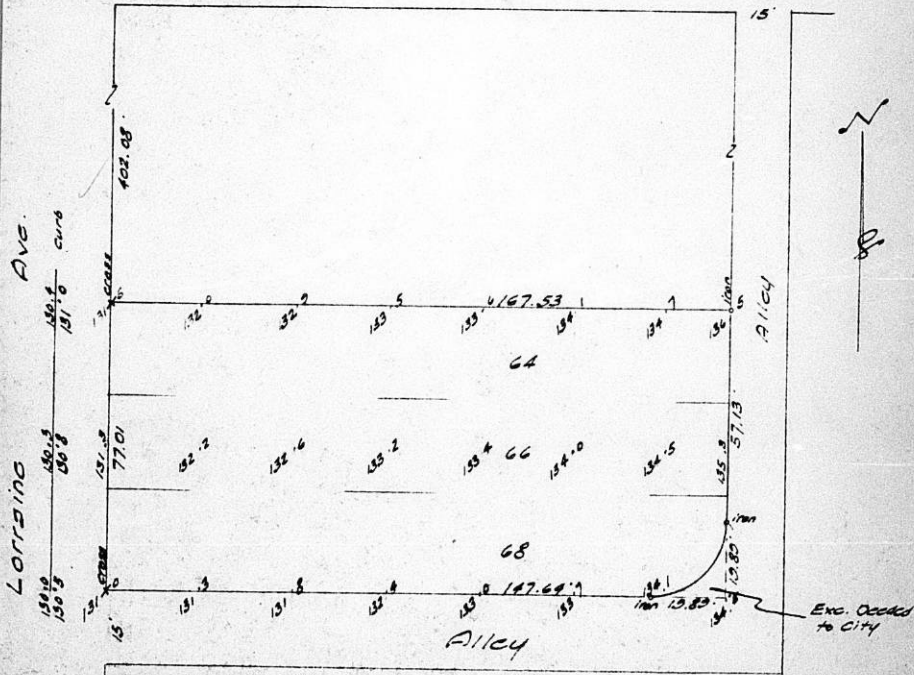
July 24, 1967

I, Fred J. Doane, Surveyor in aforesaid county and state do hereby certify that I did on this 24th day of July, 1967, survey Lots 64-66-68, except part of Lot 68, described as beginning at the S. E. Corner; thence west 19.89 feet; thence northeasterly on a curve having a radius of 20 and through a central angle of  $89^{\circ} 41'$  to a point on the east line of said Lot 68; thence south 19.89 feet to beginning, on Lorraine, Maple Grove Addition to Wichita, Kansas.  
The accompanying plat is a true and correct exhibit of said survey.

*Fred J. Doane*  
Surveyor

3 rd.

St.



JOHN T. (JACK) REEVES

OFFICE OF  
**BAUGHMAN CO.**  
Surveyors

2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

FRED J. DOANE  
**RECEIVED**

JUL 26 1967

B. J. KINGDON ARCHITECT A.I.A.  
307 BEACON BUILDING  
WICHITA, KANSAS, 67202  
July 24, 1967

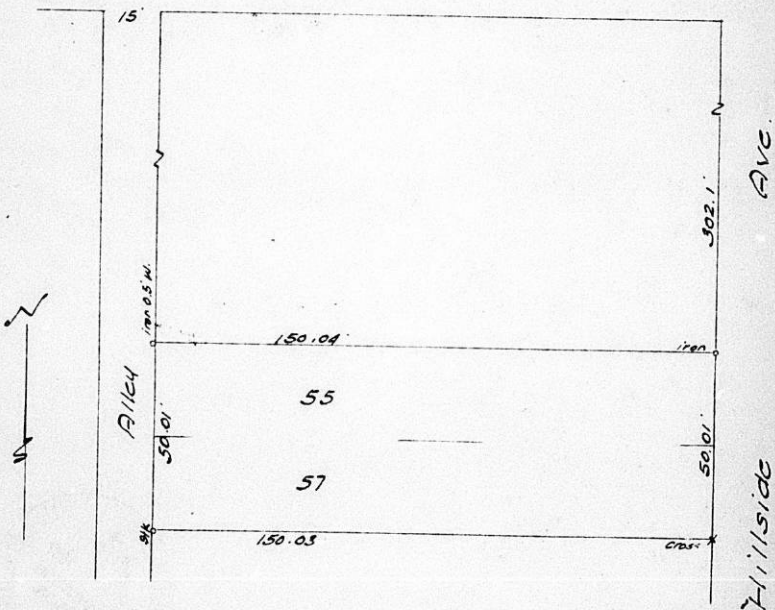
State of Kansas )  
County of Sedgwick ) SS

I, Fred J. Doane, Surveyor in aforesaid county and state do hereby certify that I did on this 24th day of July, 1967, survey Lots 55 and 57 on Hillside, Maple Grove Addition to Wichita, Kansas. The accompanying plat is a true and correct exhibit of said survey.

*Fred J. Doane*  
\_\_\_\_\_  
Surveyor

3rd.

St.



OWNERSHIP LIST

52. PON  
mailed 11-8-67

Lot	Street	Addition	Property Owner
39 & 41	Hillside	Maple Grove Addition	Mamie C Spurrier Address unknown <sup>24</sup> Jackson P. Adams, Jr. 28 Peach Tree Lane 18
43 & 45	"	"	Mellie O Michael 341 N. Hillside 14
47 & 49	"	"	Carl L Irick and Hazel T. Irick, 337 N. Hillside 14
51 & 53	"	"	Katherine Louise Van Keuren 333 N Hillside 14
55 & 57	"	"	Medical Arts Building, Inc. <del>Address unknown</del>
59 and N 15' of 61	"	"	Ray E. Watts and Thadene R. Watts, 321 N Hillside 14
40 & 42,	Lorraine	"	Charles E. Jones and Lois Denton, <del>Addresses unknown</del> <i>Addresses on attached paper</i>
44 & 46,	"	"	Crayton Cummings 1738 Lulu 11
48 & 50	"	"	William F. Keller and Regina F. Keller. 332 N. Lorraine 14
52 & 54	"	"	V. K. Zumbrunn and Virginia Zumbrunn, <u>addresses are</u> <u>unknown.</u> NO
56 and 58	"	"	Forrest C Kirkpatrick and Pearl A. Kirkpatrick 3505 Countryside 18
60 & 62	"	"	James R. Strange and Della M. Strange, 1227 University 13
64 & N 13½' of 66	"	"	Clarence D. Crumrine and Dorothy E. Crumrine 4818 Conyers, Derby, Kansas 67037
S11½' of 66 and all of 68	"	"	C. W Miller 225 N Crestway 08
47	"	"	Administrator of Veterans Affairs, 5500 E. Kellogg 02
49 & 51	"	"	Edith Fegtly Jones 323 N. Lorraine 14
53 & 55	"	"	John O Grimes and Ruth Grimes Address unknown 514½ S. Broadway 02 2929 Glen Oaks Dr. 16

Continued page 2

Lot	Street	Addition	Property Owner
57 & 59 ✓	Lorraine	Maple Grove Addition	✓ Kirby D. Lively and Josephine Lively 319 N Lorraine 14
61 & 63 ✓	"	"	Herman A. Gehrke and Dorothy Gehrke, Address unknown <del>No</del>
65 & 67 ✓	"	"	✓ Mina Carme Haws and Gladys Naomi Haws, 315 N. Lorraine 14
90 & 92 ✓	Second	"	✓ Maude Lamar, 431 N. Bluff 08
N 45' of 94, 96, 98 & 100 ✓	"	"	Gloria Ogilvie 219 S. Greene 11
94 & 96 exc. N 45' ✓	"	"	✓ Crete McComb, 3024 E. 2nd 14
98 & 100 exc. N 45' ✓	"	"	✓ Virginia C. Templeton, 3028 E 2nd, John S. Templeton, Address unknown, Neil E. Templeton, Address unknown & Nadine Templeton Park, Address unknown <del>No</del> <del>No</del> <del>No</del> <del>No</del> 14
102 & 104 ✓	"	"	✓ Bess Cavanaugh, 3102 E. 2nd 14
106 & 108 ✓	"	"	✓ Charles K Massie and Geraldine G Massie 3110 E. 2nd 14
110 & 112 ✓	"	"	✓ Clyde W. Miller, 225 N Crestway 08
S 50' of 118, 120, 122, 124 & 126 ✓	"	"	Frank Slay and Rose W. Slay 303 N. Hillside 14
1		Medical Arts Addition	Medical Arts Building, Inc. Address unknown <del>No</del>
W 17' of 15 ✓	Second	Waddells Subdivision	✓ Sylvia Rhinehart, 3105 E. 2nd Helen G. McGee, Address unknown <del>No</del> 14
E 8' of 15, all 17 and W 9' of 19 ✓	"	"	✓ Eva S. Cunningham 3019 E. 2nd St. 14
E 16' of 19 all of 21 ✓	"	"	✓ Kansas Masonic Home 401 S. Seneca 13
2 & 4 ✓	Lorraine	Hopkins and Elwoods Subdivision	✓ Veda R. Porter, Mt. Hope, Kan. Richard A. Porter and Elizabeth C. Porter 724 S. Roosevelt } 18
6 & 8 ✓	"	"	O. E. Brown and Clyde B. Brown, Address unknown 252 N. Lorraine 14
10 & 12 ✓	"	"	✓ O. C McNeese and Bessie McNeese, 224 N. Lorraine 14

Continued page 2

Lot	Street	Addition	Property Owner
1, 3, 5 & 7	Hillside	Hopkins and Elwoods Subdivision	City of Wichita, City Bldg.
9 & 11, exc. W. 5' for alley	"	Flora Addition	Leslie De Witt and Melba A. De Witt, 340 N. Hillside 14
13	"	"	Harold J. Coate and Esther M. Coate, 338 N. Hillside 14
15	"	"	L. A. Lallement and Alma Pray Lallement, 336 N Hillside 14
E 40' of 17 & 19	"	"	Ethel Margery Koch and Mary Leigh Koch 3204 Chatfield Place 08
W 50 $\frac{1}{4}$ ' of 17 & 19	"	"	Albert L. Nielsen and Lydia M Nielsen, 715 S. Roosevelt 18
W 40' of E 80' of 17 & 19	"	"	Roy C. Barnes, address unknown 1504 Ellis 11
1	Chatfield Place	Chatfield Addition.	Clifton C Wilson and Lena T. Wilson, Address unknown No
2	"	"	Kenneth E. Weilert and Guyanne Weilert, 3207 Chatfield Place 08
3	"	"	Robert E. Walterscheid and Mary K. Walterscheid 3209 Chatfield Place 08
21	Second	"	Robert L. Jennings and Fleeta C. Jennings 7920 E. Morris 07
22	"	"	Carl R. Morrell and Sylvia E Morrell 3202 E. 2nd 14

We, The Security Abstract and Title Company, Inc., hereby  
certify the foregoing to be a true and correct list of property owners  
within a 200 foot radius of the following property to-wit:

Lots 55 and 57 on Hillside Avenue, Lots 110 and 112, on Lorraine Avenue  
and lots 64, 66 and 68, on Lorraine Avenue, all in Maple Grove Addition  
to Wichita, Sedgwick County, Kansas.

as shown by the deeds on file in the Office of the Register of Deeds of  
Sedgwick County, Kansas, on this 4th day of October, 1967 At 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Lucille Schreder*  
Vice-President

Order No. 147612

JONES, Charles E.

40

✓ 658 N. Lorraine 14

city ✓ Eaton Hotel 523 E. Douglas 02

✓ 808 N. Estelle 14

sub No

tele. ✓ 418 S. Green 11

✓ KFD 4 08

✓ 1953 Greenwood 11

Cont.

DENTON, Lois

40

city ✓ 551 N. Volusia 14

✓ 319 N. Dellrose 08

SPURRIER, Mamie C.

40

city 24 Lakeside Blvd.  
09

Zumbrunn, V.K. and Virginia

40

~~city No~~

~~sub No~~

~~tele No~~

GRIMES, John O. and Ruth

40

city { 519 1/2 S. Broadway 02  
2929 Glen Oaks Dr. 16

GEHRKE, Herman A. and Dorothy

40

~~city No~~

~~sub No~~

~~tele No~~

TEMPLETON, John S.

40

~~city No~~  
~~sub No~~  
~~tele No~~

\_\_\_\_\_, Neil E.

~~city No~~  
~~sub No~~  
~~tele No~~

Park, Nadine TEMPLETON

40

~~city No~~  
~~sub No~~  
~~tele No~~

McGEE, Helen G.

48

~~city No~~  
~~sub No~~  
~~tele No~~

Brown, O.E. and Clyde B. 40  
city 252 N. Lorraine 14

BARNES, Roy C. 40  
city No  
sub No  
Apk. ✓ 1504 ELLIS 11

WILSON, Clifton C. 40  
city No  
sub No  
tele No

THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202

*not at Eaton Hotel*



Charles E. Jones and  
Lois Denton  
~~Eaton Hotel 523 E. Douglas~~  
Wichita, Kansas 67202

RETURN TO WRITER



*3rd of 8 dif. add.  
tried & ret.*

THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202



*not for 418  
to Green*



Charles E. Jones <sup>40</sup>  
Lois Denton  
418 S. Green  
Wichita, Kansas 67211

RETURN TO WRITER



*refused*

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

*11098 2nd of 8 dif. add.  
tried & ret.*

THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202



Charles E. Jones and  
Lois Denton  
1808 N. Estelle  
Wichita, Kansas 67214

RETURN TO WRITER



- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

*1426 90/E 1st of 8 dif. add.  
tried & ret.*

Form 223-021

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	Fav. Cita	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
BZ A application	\$50.00

Name Higgins, Edm. P.

Address 117 West Colonial Land Bldg.

Type \_\_\_\_\_ Due Date \_\_\_\_\_

Comment: R-71-C

Date 10-6 BY Sharon Brewer





