

BZA 40-88 - Lawrence E. Hark
~~req.~~ req. exception to estab. mobile
home on prop zoned "E" & "AA" on N side
55th St. S. 1/3 mi W of Hydraulic.

ACTION

BZA. 40-88 Approved 8/6/88
DATE

700 1/4 Sec 9-9-88

Checked

Shot 9-21-88

Record 9-21-88

5541

DATA SHEET

MAP NO.: 5541B

CASE NO. BZA 40-88

(CPO 4B, 8/16/88)

REQUEST: Exception to permit the establishment of a mobile home.

EXISTING ZONING: "E" Light Industrial District & "AA" One-Family Dwelling District

GENERAL LOCATION: North side of 55th St. South, 1/3-mile west of Hydraulic

APPLICANT: Lawrence A. Davis
 ADDRESS: 9215 Belview
 Wichita, KS 67209

PHONE: 722-1870

APPLICANT: Lawrence E. Hack
 ADDRESS: 1030 E. 55th St. S.
 Wichita, KS 67216

PHONE: 522-0778

AGENT: David G. Crockett
 ADDRESS: 1005 N. Market
 Wichita, KS 67214

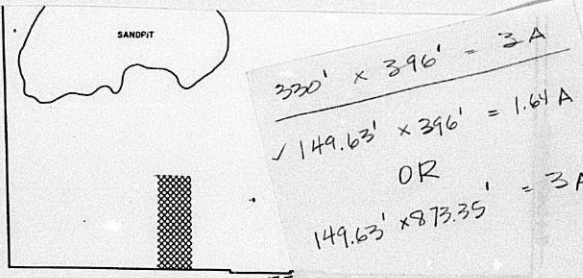
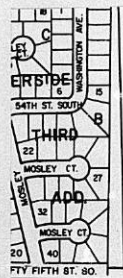
PHONE: 263-9662

AREA DATA

Acres: 1.64 acres

Adjacent Zoning and Land Use:

North	"AA"	Undeveloped
South	"AA"	Single family dwelling
East	"AA"	Single family dwelling
West	"AA"	Undeveloped



$320' \times 396' = 3A$
 $\sqrt{149.63' \times 396'} = 1.64A$
 OR
 $149.63' \times 973.35' = 3A$

HERTING, INC.
 LOS ANGELES, CALIFORNIA
 McCREGOR, TX - LOCUST GROVE, GA
 U.S.A.

No. 2-153C
 Smead®

DATA SHEET

MAP NO.: 5541B

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(CPO 4B, 8/16/88)

REQUEST: Exception to permit the establishment of a mobile home.

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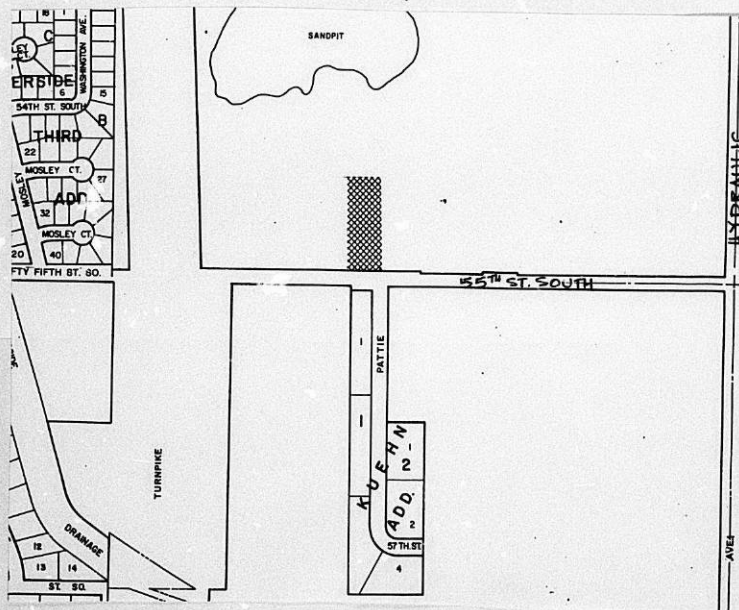
PHONE: 263-9662

AREA DATA

Acres: 1.64 acres

Adjacent Zoning and Land Use:

North	"AA"	<u>Undeveloped</u>
South	"AA"	<u>? Single family dwelling</u>
East	"AA"	<u>Single family dwelling</u>
West	"AA"	<u>Undeveloped</u>



HASTINGS, MN
 LOS ANGELES, CA
 MERRIMACK, NH
 MORGANTOWN, WV
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC
 WICHITA, KS
 U.S.A.
Shepard
 No. 2-153C

BZA RESOLUTION NO. 40-88

WHEREAS, Lawrence E. Hack, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and "AA" One Family Dwelling District and legally described as follows:

The south three acres of the E 1/4 of the SW 1/4 of the SE 1/4 of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the East 180.37 feet thereof. Generally located on the north side of 55th St. South, 1/3-mile west of Hydraulic.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of August 23, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and "AA" One-Family Dwelling District, subject to the conditions outlined in Section 28.04.182.3, 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 establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and "AA" One-Family Dwelling District and legally described as follows:

The south three acres of the E 1/4 of the SW 1/4 of the SE 1/4 of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the East 180.37 feet thereof. Generally located on the north side of 55th St. South, 1/3-mile west of Hydraulic.

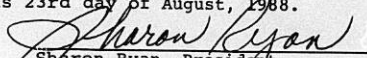
subject to the following conditions:

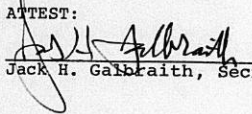
1. One mobile home for residential use may be placed on subject property if located not less than 75 feet north of the south property line (section line) and not less than 10 feet from either side property line. The mobile home may remain for as long as Helen Ure resides at 1308 E. 55th Street South and a resident of the mobile home provides care for her.
2. The mobile home shall comply with all anchoring and foundation requirements as set forth in Sections 26.04.215, 26.04.216 and 26.04.217 of the City Code.
3. This property shall not be used for any industrial purpose as long as the mobile home approved by this BZA exception remains on the property.
4. The applicant shall certify to Central Inspection on an annual basis every August that an occupant of the mobile home is providing care for Helen Ure, who resides at 1308 E. 55th Street South. Within 90 days after Helen Ure no longer resides at that address, the mobile home shall be removed.

BZA Resolution No. 40-88
Page 2

5. The mobile home shall not be occupied until all regulations of the Health Department and Central Inspection Division have been complied with.

ADOPTED AT WICHITA, KANSAS, this 23rd day of August, 1988.


Sharon Ryan, President

ATTEST:

Jack H. Galbraith, Secretary

BZA INSPECTION SHEET

MAP NO.: 5541B

CASE NO. BZA 40-88

(CPO 4B, 8/16/88)

REQUEST: Exception to permit the establishment of a mobile home.

EXISTING ZONING: "E" Light Industrial District & "AA" One-Family Dwelling District

GENERAL LOCATION: North side of 55th St. South, 1/3-mile west of Hydraulic

APPLICANT: Lawrence A. Davis
ADDRESS: 9215 Belview
Wichita, KS 67209

PHONE: 722-1870

APPLICANT: Lawrence E. Hack
ADDRESS: 1030 E. 55th St. S.
Wichita, KS 67216

PHONE: 522-0778

AGENT: David G. Crockett
ADDRESS: 1005 N. Market
Wichita, KS 67214

PHONE: 263-9662

HEARING DATE: 8/23/88

BZA ACTION: *Approve subject to conditions*

FOLLOW-UP DATES: *At issuance of occupancy permit and annually
in August to verify existence of residence*

RESPONSE BY MAPD:

RESPONSE BY CID:

Laura Olivarez

THE WICHITA SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health DATE August 10, 1988

TO Jack Brown, Chief Environmental Quality
FROM Ed Haug, Environmental Quality Supervisor

**SUBJECT 1308 E. 55th S.
Request for Additional
Residence on property**

A recent request by the owners 1308 E. 55th S. for an evaluation of the sewerage facility by our department revealed the following.

1. There were no problems associated with surfacing sewage on the property at the time of evaluation.
2. There appears to be 2 houses or 1 house and a commercial building on the property, along with a trailer house. The trailer house does not appear to be hooked up to utilities at this time.
3. We do have a permit on file for the property. The permit was taken out on 2-24-83, and the system was approved on 2-28-83. The final inspection revealed a total of 514 feet of lateral connected to the existing septic tank. The tank and field service both buildings on the property. The permit also shows the well to be 48 feet from the septic tank.

RECEIVED
AUG 23 1988 P.M.
METROPOLITAN PLANNING
ROUTE _____

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 24, 1988

Lawrence E. Hack
1030 E. 55th St. So.
Wichita, KS 67216

Re: BZA 40-88 - Exception to permit mobile home on north side of
55th St. So., 1/3-mi. west of Hydraulic

Dear Mr. Hack:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on August 23, 1988. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

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

Sincerely,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: Lawrence A. Davis, 9215 Belview, Wichita, KS, 67209
David G. Crockett, 1005 N. Market, Wichita, KS, 67214
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

BZA RESOLUTION NO. 40-88

WHEREAS, Lawrence E. Hack, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and "AA" One Family Dwelling District and legally described as follows:

The south three acres of the E 1/4 of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the East 180.37 feet thereof. Generally located on the north side of 55th St. South, 1/3-mile west of Hydraulic.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of August 23, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and "AA" One-Family Dwelling District, subject to the conditions outlined in Section 28.04.182.3, 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 establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and "AA" One-Family Dwelling District and legally described as follows:

The south three acres of the E 1/4 of the SW 1/4 of the SE 1/4 of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the East 180.37 feet thereof. Generally located on the north side of 55th St. South, 1/3-mile west of Hydraulic.

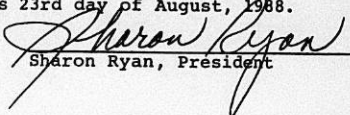
subject to the following conditions:

1. One mobile home for residential use may be placed on subject property if located not less than 75 feet north of the south property line (section line) and not less than 10 feet from either side property line. The mobile home may remain for as long as Helen Ure resides at 1308 E. 55th Street South and a resident of the mobile home provides care for her.
2. The mobile home shall comply with all anchoring and foundation requirements as set forth in Sections 26.04.215, 26.04.216 and 26.04.217 of the City Code.
3. This property shall not be used for any industrial purpose as long as the mobile home approved by this BZA exception remains on the property.
4. The applicant shall certify to Central Inspection on an annual basis every August that an occupant of the mobile home is providing care for Helen Ure, who resides at 1308 E. 55th Street South. Within 90 days after Helen Ure no longer resides at that address, the mobile home shall be removed.

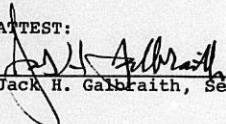
BZA Resolution No. 40-88
Page 2

5. The mobile home shall not be occupied until all regulations of the Health Department and Central Inspection Division have been complied with.

ADOPTED AT WICHITA, KANSAS, this 23rd day of August, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

THE CITY OF WICHITA

TO: Louise Olivarez, Principal Planner DATE: August 17, 1988

FROM: Shirley Mast, Administrative Aide III

Shirley Mast

SUBJECT: BZA 40-88: North side of 55th
Street South, 1/4 mile west of
Hydraulic

On Tuesday, August 16, 1988, South Neighborhood Council 4B considered the captioned case, a request for an exception to permit the temporary placement of a mobile home on a 1.64-acre unplatted tract of land located at the captioned location.

Council members were provided the Notice of Public Hearing and MAPD staff comments. Following discussion, the Council voted 5-0 to recommend approval of the request subject to MAPD staff comments.

The Contract Purchaser/applicant, Lawrence E. Hack, was present to describe the request and respond to questions. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the August 23 meeting.

SM:dm

BACKGROUND: The applicant (contract purchaser) is requesting an exception to permit the temporary placement of a mobile home on a 1.64-acre unplatted tract of land located on the north side of 55th Street South, 1/4-mile west of Hydraulic. The south 300 feet of the 400(m/1)-foot-deep site has been zoned "E" Light Industrial since 1959. On the site is a small building formerly used as a machine shop and an unoccupied mobile home sitting on blocks. The driveway access to this site is shared with the property to the east, which is where this applicant's mother, Helen Ure, resides in the larger of the two dwellings. The small dwelling in the rear is a rental unit which is believed to be vacant at this time. The applicant has stated that his son and daughter-in-law would be living in the mobile home and providing care for the applicant's mother. The applicant lives about 1/8-mile to the west on 55th Street.

The Health Department has reviewed this request and stated that for each person who will reside in the mobile home, 100 feet of lateral field must be added to the existing septic tank. A new or modified water well may be needed in order to maintain at least the minimum separation between well and lateral field.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Undeveloped
SOUTH	"R-1"	Single-family residence
EAST	"AA"	Two single-family residences
WEST	"AA"	Undeveloped

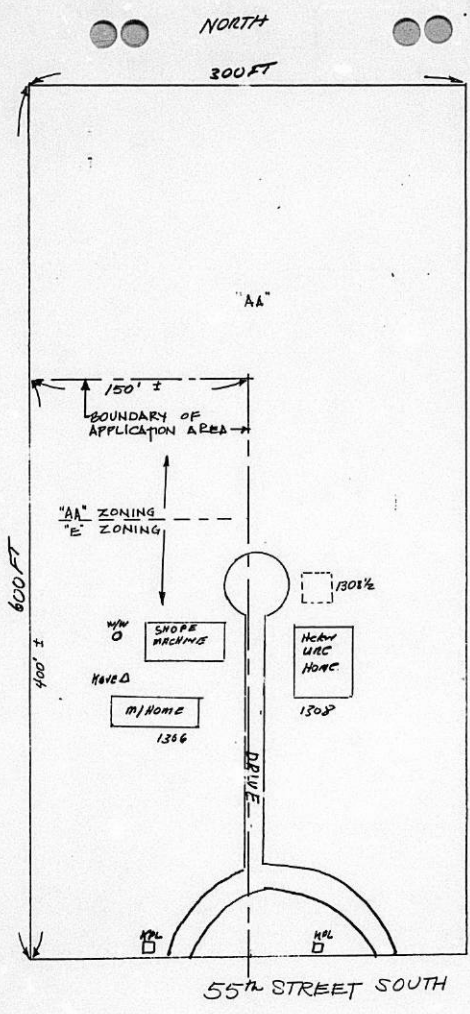
RECOMMENDATION: There are other mobile homes in this vicinity, both on individual sites and in mobile home parks and therefore a mobile home would not be out of character with the area. However, it is questionable whether a hardship exists which cannot be alleviated any other way. The applicant should be prepared to discuss with the Board why the care provider cannot reside in the rental unit at 1308-1/2 East 55th.

Should the Board determine that a mobile home is appropriate at this location on a temporary basis, then the following are recommended conditions of approval:

1. One mobile home for residential use may be placed on subject property if located not less than 75 feet north of the south property line (section line) and not less than 10 feet from either side property line. The mobile home may remain for as long as Helen Ure resides at 1308 E. 55th Street South and a resident of the mobile home provides care for her.

BZA 40-88 - Page 3

2. The mobile home shall comply with all anchoring and foundation requirements as set forth in Sections 26.04.215, 26.04.216 and 26.04.217 of the City Code.
3. This property shall not be used for any industrial purpose as long as the mobile home approved by this BZA exception remains on the property.
4. The applicant shall certify to Central Inspection on an annual basis every August that an occupant of the mobile home is providing care for Helen Ure, who resides at 1308 E. 55th Street South. Within 90 days after Helen Ure no longer resides at that address, the mobile home shall be removed.



Δ E6+E Paved.
 □ EXISTING NATURAL-GAS METER.
 SEPT SYSTEM. EXISTING
 WATER WELL EXISTING
 1" = 50'^{FT}

BZA 40-88

BZA CASE NO. 40-88

- 15 LEGAL ADVERTISEMENTS SENT TO MAPC & BZA
- 3 NOTICES SENT TO APPLICANT/AGENT
- 10 NOTICES SENT TO ADJOINING PROPERTY OWNERS
- 5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 7/29/88(7) & 8/8/88(3)

- 1 NOTICE SENT TO CPO
- 2 NOTICES SENT TO CITY MANAGER & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 5 NOTICES TO MAPD STAFF -

Jack Galbraith
Louise Olivarez
Bob Young
Forrest Nagley
Karen Crook

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

July 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 40-88

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 Lawrence E. Hack requesting an exception.

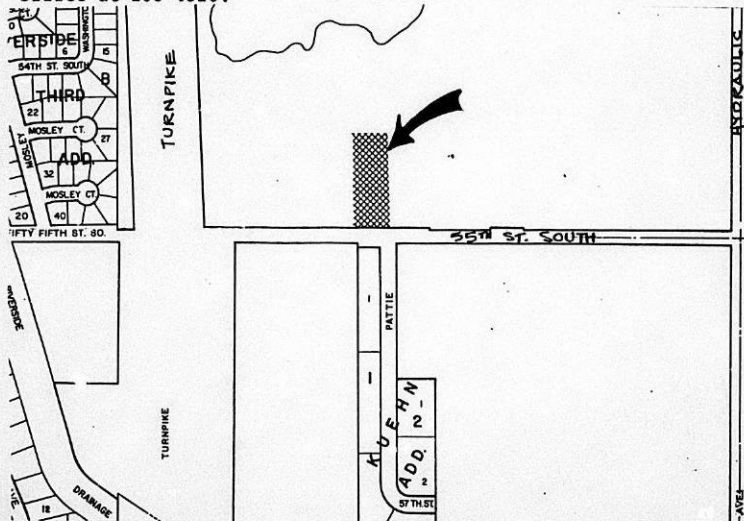
Pursuant to Section 2.12.590.C, Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a mobile home on property zoned the "E" Light Industrial and "AA" One-Family Dwelling District. A legal description of the applicant's property is as follows:

The south three acres of the E 1/4 of the SW 1/4 of the SE 1/4 of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the East 180.37 feet thereof. Generally located on the north side of 55th St. South, 1/3-mile west of Hydraulic.

This application has been assigned Case No. BZA 40-88. It will be considered by the Board of Zoning Appeals on Tuesday, August 23, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main, Wichita, Kansas. If you have no interest in or objections to the requested exception, 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 4B will consider this case at their meeting to be held on August 16, 1988, at 7:00 p.m. at the National Guard Armory, 3617 S. Seneca. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



4. Case No. BZA 39-88 - Hilltop Evangelical Fellowship, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to permit off-street parking spaces and circulation aisle to occupy part of the required front yard on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 19, 20 and 22, Block A, Hilltop Manor, a replat of parts of Hilltop Manor and Hilltop Manor Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Bluffview between Lincoln and Bayley.

5. Case No. BZA 40-88 - Lawrence E. Hack, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a mobile home on property zoned the "E" Light Industrial District and "AA" One-Family Dwelling District and legally described as follows:

The south three acres of the E 1/4 of the SW 1/4 of the SE 1/4 of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the East 180.37 feet thereof. Generally located on the north side of 55th St. South, 1/3-mile west of Hydraulic.

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 29th day of July, 1988.

Jack H. Galbraith, Secretary
Board of Zoning Appeals

(_____) Published in The Daily Reporter, July 29, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 23rd day of August, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 N. Main, Wichita, Kansas, will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 36-88 - Mr. and Mrs. A. J. Grochowsky, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the required lot area from 6,000 sq. ft. to 5,360 sq. ft. on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 11, Block 13, FRUITVALE PARK, Wichita, Sedgwick County, Kansas, except the west 100 feet thereof. Generally located on the north side of Third Street in an area east of Flora (5406 W. Third Street).

2. Case No. BZA 37-88 - Central Christian Church, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted size of a bulletin board sign from 25 sq. ft. to 48 sq. ft. on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot A, Central Christian Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 29th Street North and Rock Road (2900 N. Rock Road).

3. Case No. BZA 38-88 - Sand Castle Professional Child Care, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child care center on property zoned the "R-5" General Residence District and legally described as follows:

Lot 2, Block 1, Killarney Plaza Second Addition, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 36th Street North in an area west of Rock Road.

JAN de BAKKER, M.D., F.A.C.S.

GENERAL SURGERY
1035 NORTH EMPORIA, SUITE 150
WICHITA, KANSAS 67214

Telephone 263-4903

July 19, 1988

To Whom It May Concern:

Re: Helen Ure

Given the past medical history and age of the
above named patient, it is my opinion that
she have someone to supervise her well being.
I would suggest that someone live within a
fifty foot radius of this lady to insure that
her health conditions are being properly monitored.

Jan de Bakker M.D.
Jan de Bakker, M.D., F.A.C.S.

JdB:js j

29.01.192.3

APPLICATION FOR EXCEPTION

I. Applicant Lawrence E. Hack (contract purchaser)

Address 1030 East 55th South Zip Code 67216 Phone 522-0778

Applicant: Lawrence A. Davis, 9215 Belview 67209 (owner)

Agent David G. Crockett

Address 1005 North Market Zip Code 67214 Phone 263-9662

Relationship of applicant to property is that of ~~owner~~ contract purchaser
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit the establishment of _____
a mobile home

Use for legal

on property zoned ~~EA~~ E³AA which is

_____ ft by _____ ft (or 1.664 acres) in size, legally described as: _____

The South ~~Three~~ ^{E 1/4} Acres of the ~~East~~ ^{SW 1/4} Quarter of the ~~Southwest~~ ^{SE 1/4} Quarter

of the ~~Southeast~~ ^{SE 1/4} Quarter (~~E 1/4 SW 1/4 SE 1/4~~) of Section 21, Township 28

South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except

the East 180.37 feet thereof.

and located ~~(1306 East 55th South)~~ on the north side of 55th St. South,

1/3 mile west of Hydraulic

in the City of Wichita.

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, and 4 of the instructions.

*600
300
1800.00 = 4.13 A*

*396
330
30,600 (3A)*

149.63 x 873.35 =

*320.00
- 180.37
149.63*

Applicant *Lawrence E. Hack*
LAWRENCE E. HACK

Authorized Agent *David G. Crockett*
DAVID G. CROCKETT

OFFICE USE ONLY:

Map No. 5541B Zoning: (N) AA (S) _____ (E) AA (W) AA CPO 4B 8-16

Received in Office of Secretary, Board of Zoning Appeals, 4:30 (a.m./p.m.),
7-22, 1988, together with appropriate fee of 206.00.

Signed *Louis Olving*

CERTIFICATE OF OWNERSHIP

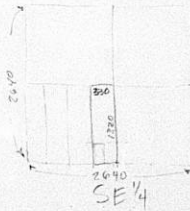
*received
9:45 AM
7-25-88*

Realty Title Co., Inc., hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas of:

The South 3 acres of the East 1/4 of the Southwest Quarter (SW/4) of the Southwest Quarter (SE/4) of Section 21, Township 28 South, Range 1 East of the 6th P.M., except the East 180.37 feet thereof, Sedgwick County, Kansas

together with property owners within a 200 foot radius thereof.

<u>Legal Descriptions</u>	<u>Owners and Addresses</u>
Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter 28-28S-1E, thence E along the N line of NE/4 NE/4 535'; S parallel to the W line of NE/4 NE/4 284'; W with an internal angle of 90 deg. 01'24" 33.25'; S with an internal angle of 26; degs.07'27" 711.16' to a point on the N line of the S 10 acres of NE/4 NE/4 of Section 28; W parallel to the S line of said NE/4 NE/4 454' to a point on the W line of said NE/4 NE/4; N a dist. of 992.68 feet to the point of beginning.	Lewis F. Hoobler and Betty J. Hoobler 2305 N. Richmond Wichita, Kansas 67204
Beg. 1210 feet E of the NW/corner of NE/4 of 28-28S-1E; E 110' m/l to the NE/c of NW/4 of NE/4, S 600', W to a point 1155' E of the W line of the NE/4, N 300', E 55', N to the point of beginning	Willie Akins and Maggie Akins 1321 E. 55th St. South Wichita, Kansas 67216
Lot 1, Block 1, Kuehn Addition, Sedgwick County, Kansas	Edward Earl Kuehn and Sandra Ann Kuehn 1227 E. 55th St. South Wichita, Kansas 67216
The North 300' of the East 55' of the W 1210 feet of the NW/4 of NE/4 of 28-28S-1E of the 6th P.M.	Robert Phillip McKinsey 1315 E. 55th St. So. Wichita, Kansas 67216
The North 500' of the E 82.5' of the W 825' of the NW/4 of NE/4 of 28-28S-1E of the 6th P.M.	Richard M. Rinehart and Wanda K. Rinehart 6102 Ida Wichita, Kansas 67216
The E 165' of the W 990' of the NW/4 NE/4 of 28-28S-1E, except the E 65' of the N 400'	Betty L. Foulk 1211 E. 55th St. So. Wichita, Kansas 67216
SE/4 SE/4 21-28S-1 E, except a tract Beg. at NE/c SE/4 SE/4; S 100'; right at an angle of 89 degs. 28', 225'; right at an angle of 90 degs.32', a distance of 100'; thence right at an angle of 89 degs. 28', 225' to beg. and except beg 923' W of SE/c of Sec. 21; N 311.14'; W 140'; S 311.14'; E 140' to beg; and except NE/4 SE/4 SE/4 of Section 21.	M. Meyer & Sons Nursery, Inc. 5439 S. Hydraulic Wichita, Kansas 67216



Legal Descriptions

Owners and Addresses

E The South 3 Acres of the ^{part} E/4 of the SW/4 of SE/4 of 21-28-1E, except the N 180.37' thereof.	Lawrence E. Hack and Lavonne Hack (contract purchasers) 1030 E. 55th St. So. Wichita, Kansas 78216	B-199-UP see next page for cover
The East 180.3 feet of the East 1/4 of the SW/4 SE/4 of 21-28S-1E, exc. the North 7 acres <i>190-126-3A</i>	Linda Kay O'Conner 1308 E. 55th St. S. Wichita, Kansas 67216	B-199-1-UP
The North 7 acres of the E 1/4 of SW/4 SE/4 of 21-28-1E and The W/2 E/2 SW/4 SE/4 of Section 21, Township 28 South, Range 1 East of the 6th P.M.	Evanne Gardner now Evanne Smith 10321 Humbolt Los Alamitos, CA 90720	
The North 400 feet of the East 65 feet of the West 990 feet of the NW/4 NE/4 28-28-1E	Julius G. Faulk and Betty Lou Faulk 1211 E. 55th St. S. Wichita, Kansas 67216	

Dated this 13th day of July, 1988.

REALTY TITLE CO., INC.

BY Judy Cochran

continued

AMENDMENT TO
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 deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas of:

The South 3 acres of the East 1/4 of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 21, Township 28 South, Range 1 East of the 6th P.M., except the East 180.37' thereof, Sedgwick County, Kansas.

Legal Description	Owner and Address
as shown above	Lawrence E. Hack and Lavinne Hack (contract purchasers) 1030 E. 55th St. So. Wichita, Kansas 67216
	Lawrence A. Davis (record title) 9215 Belview Wichita, Kansas 67209

**PICK UP
AND DELIVERY INSTRUCTIONS**

Date 7-26 *Today!*
Time 8:15
Rush
Regular

Deliver To City Building - 10th Floor
Pick From (on east)
Contact Louise Alveriz - Planning Dept

Special Instructions

Louise - please attach to previous
certificate

By: Judy



AMENDMENT TO
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 deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas of:

The South 3 acres of the East 1/4 of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 21, Township 28 South, Range 1 East of the 6th P.M., except the East 180.37' thereof, Sedgwick County, Kansas.

<u>Legal Description</u>	<u>Owner and Address</u>
as shown above	Lawrence E. Hack and Lavonne Hack (contract purchasers) 1030 E. 55th St. So. Wichita, Kansas 67216
	Lawrence A. Davis (record title) 9215 Belview Wichita, Kansas 67209

dated this 23rd day of July, 1988.

REALTY TITLE CO., INC.

BY

Judy Carlund

Nº 00282

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA sign (for Lawrence Hack)
Name Carol Dancy
Address 1005 N. Market 67214
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 6⁰⁰
Date 7-22-88 Due Date 7-22-88 By S.C.

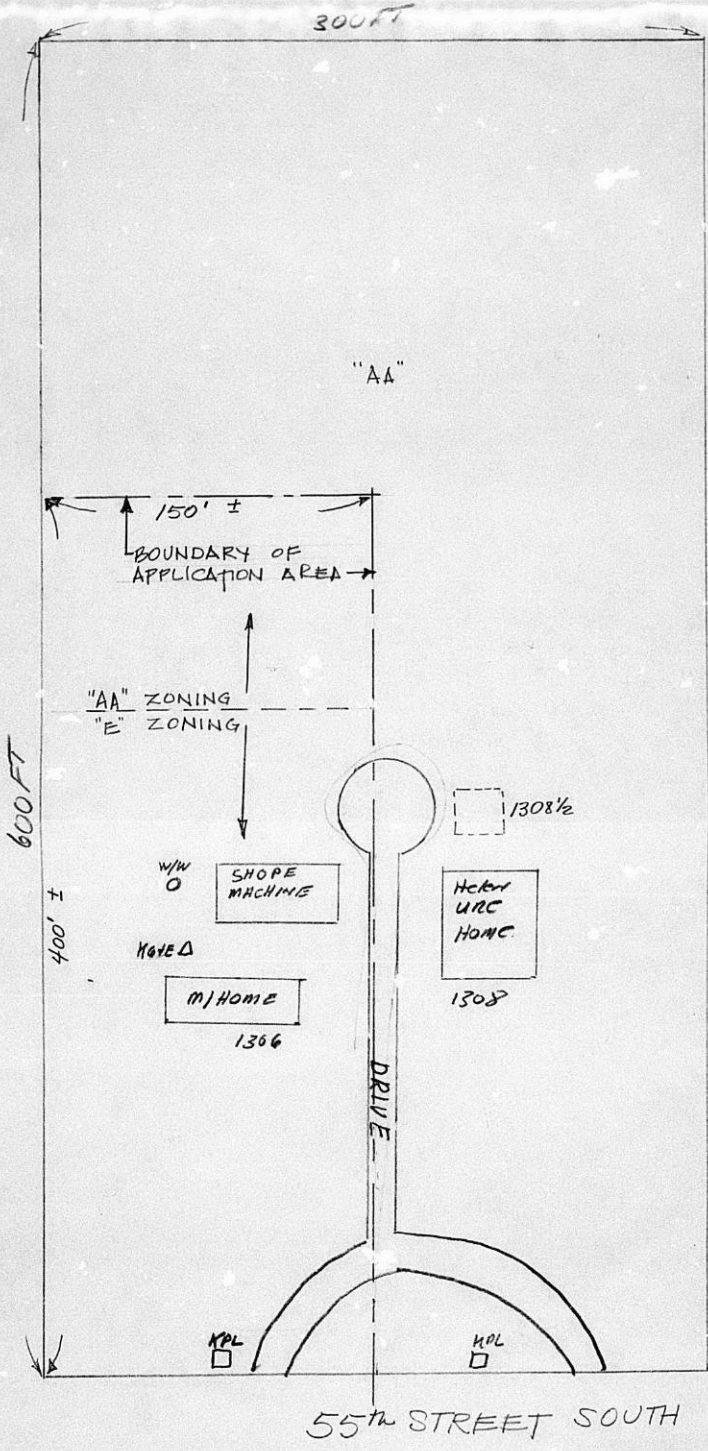
Form 00-000

Nº 00281

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA exception
Name Lawrence Hack
Address 1030 E. 55th St. So. 67216
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount \$200⁰⁰
Date 7-22-88 Due Date 7-22-88 By L.O.

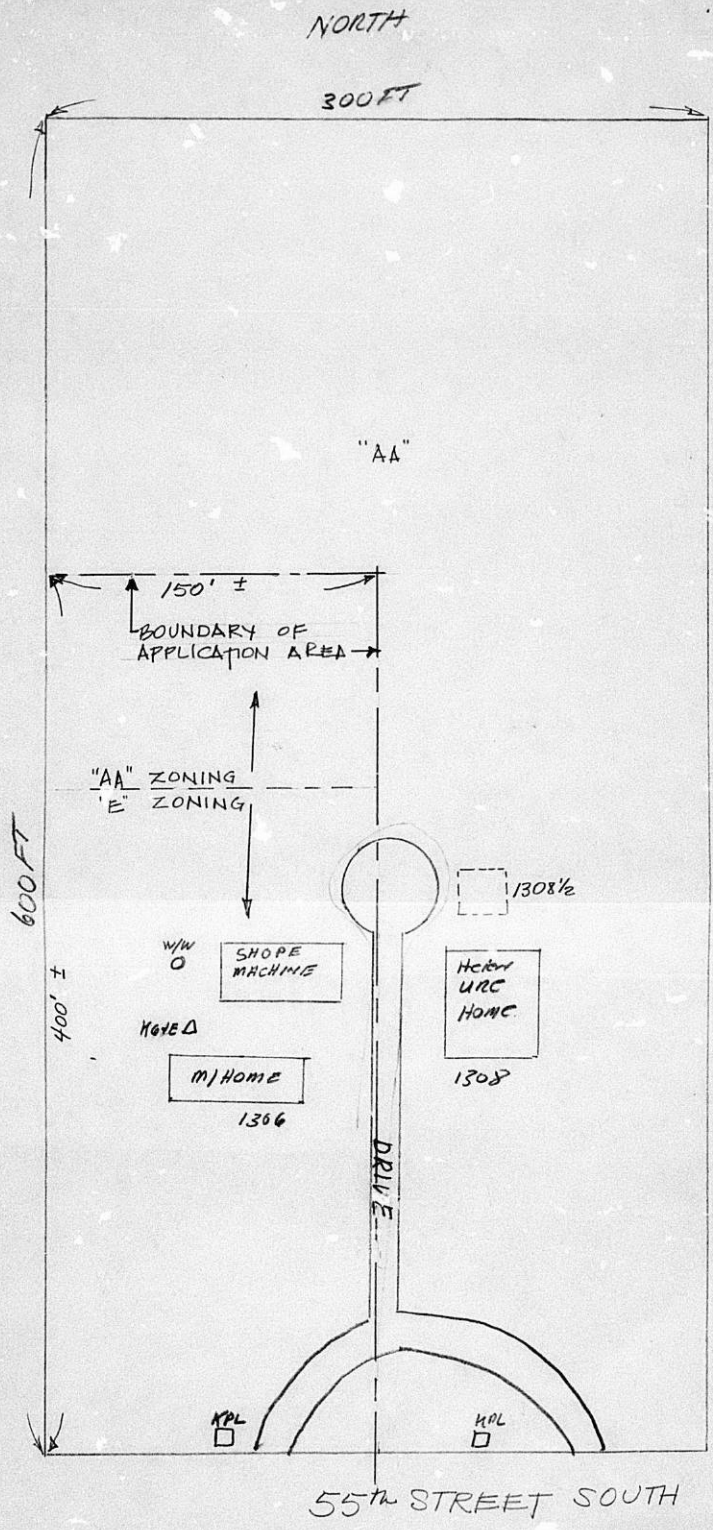
Form 00-000



- △ K&E Power.
- EXISTING NATURAL-GAS meter.
- SEPT SYSTEM. EXISTING
- WATER Well EXISTING

BZA 40-88

1" = 50 FT



- △ KGE Power.
- EXISTING NATURAL-GAS meter.
- SEPT SYSTEM. EXISTING
- WATER Well EXISTING

BZA 40-88