

ACTION

BZA COMMITTEE Approved. Subj. to conditions DATE 12.18.73
M.A.P.C. _____
B.C.C./B. CO. C. _____

BZA 41-73 - Ks. State Bk. & Trust requests a VARIANCE to reduce the required number of off-street parking spaces from 25 to 21 on both sides of Glendale north of Douglas.

POSTED
12-3-73

MAR ✓
C.I. ✓
C.A. 1-18-74

ACTION

	DATE
BZA COMMITTEE	<u>Approd. subj. 12-18-73</u> <u>to condidors</u>
M.A.P.C.	_____
B.C.C./B. CO. C.	_____

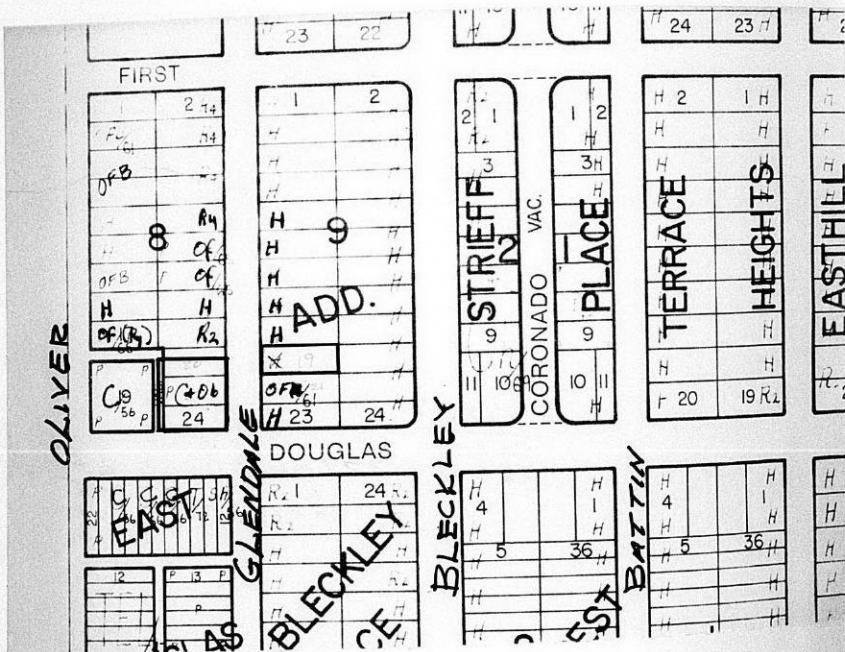
BZA 41-73 - Ks. State Bk. & Trust
requests a VARIANCE to reduce the
required number of street park
ing spaces from 25 to 21 on both
sides of Glendale north of Doug-
las.

Map No. 5847
 Sec. 24
 Twp. 27
 Range 1E

BZA- 41-73
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
 1. Acres: 0.54 (138 ft. by 172 ft.)
 2. Adjoining Zoning: E B+AA S LC+FB W LC N B+AA
 3. Land Use: East OFFICE & SINGLE FARM South OFFICE
 West _____ North SINGLE & TWO FARM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: SINGLE FARM & PARKING LOT.
 6. Area (is) (is not) platted. *

PHOTO DATA:
 Taken by _____ Date _____ Time _____



January 18, 1974

Mr. Kenneth E. Johnson
President and Chairman of the Board
Kansas State Bank and Trust Company
123 North Market
Wichita, Kansas 67202

RE: BZA Case No. 41-73
Request for Variance

Dear Mr. Johnson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 18, 1973, in connection with your request for a variance to reduce the required number of off-street parking spaces from 25 to 21, on property zoned the "B" Multiple Family Dwelling District, and the "LC" Light Commercial District, and generally located on both sides of Glendale north of Douglas.

This Resolution reflects the official action of the Board to approve the variance request subject to compliance with the conditions set forth in Section 28.04.070(13) regulating parking lots in the "B" Multiple Family Dwelling District, in relation to Lot 19, Block 9, East Boulevard Addition. It is forwarded to you for your information and files.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rw
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 41-73

WHEREAS, Kansas State Bank and Trust Company, 123 North Market, Wichita, Kansas, 67202, by Kenneth E. Johnson, 123 North Market, Wichita, Kansas 67202, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 25 to 21 on property zoned the "LC" Light Commercial District and the "B" Multiple Family Dwelling District, and legally described as follows:

The South thirty (30) feet of Lot 20 and all of Lots 21 and 22, Block 8, East Boulevard Addition, and the east ten (10) feet of vacated alley adjoining said lots on the west; and Lot 19, Block 9, East Boulevard Addition to Wichita, Sedgwick County, Kansas. Generally located on both sides of Glendale north of Douglas.

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 December 18, 1973, 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 proposed banking facility will employ only 3 to 5 persons, it will be primarily a drive-in operation and the frequency of walk-in patrons requiring on-site parking will be low. In addition, the gift shop occupies a limited amount of space and employs only two persons; 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 parking provided should be adequate to serve drive-in bank and gift shop needs; 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 owner represented in the application because although adequate parking can be provided for the gift shop, the applicant would have to provide the amount of parking required for a typical bank, whereas a drive-in banking facility is proposed which would actually need less customer parking due to the limited number of walk-in patrons; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as reduction of the parking requirement by 4 spaces should

not creat additional on-street parking, due to the nature of the banking facility to be established; 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 off-street parking will be provided to serve the facilities located on subject property; 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 number of off-street parking spaces from 25 to 21, on property zoned the "LC" Light Commercial District and the "B" Multiple Family Dwelling District, and legally described as:

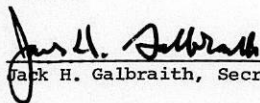
The south thirty (30) feet of Lot 20 and all of Lots 21 and 22, Block 8, East Boulevard Addition, and the east ten (10) feet of vacated alley adjoining said lots on the west; and Lot 19, Block 9, East Boulevard Addition to Wichita, Sedgwick County, Kansas. Generally located on both sides of Glendale north of Douglas.

be approved subject to compliance with the conditions set forth in Section 28.04.070 (13) regulating parking lots in the "B" Multiple Family Dwelling District, in relation to Lot 19, Block 9, East Boulevard Addition.

ADOPTED AT WICHITA, KANSAS, this 18th day of December, 1973.


Priscilla L. Lee, Chairman

ATTEST:


Jack H. Galbraith, Secretary

December 19, 1973

Mr. Kenneth E. Johnson
President and Chairman of the Board
Kansas State Bank and Trust Company
123 North Market
Wichita, Kansas 67202

RE: BZA Case No. 41-73
Request for Variance

Dear Mr. Johnson:

At the regular meeting of the Board of Zoning Appeals on December 18, 1973, your request for a variance to reduce the required number of off-street parking spaces from 25 to 21, on property zoned the "LC" Light Commercial District and the "B" Multiple Family Dwelling District, and generally located on both sides of Glendale north of Douglas, was considered.

It was the action of the Board to approve the variance request subject to compliance with the conditions set forth in Section 28.04.070 (13) regulating parking lots in the "B" Multiple Family Dwelling District, in relation to Lot 19, Block 9, East Boulevard Addition. The action of the Board was based on the understanding that if this drive-in banking facility is ever expanded into a full-service bank that additional parking will be provided.

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

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rv

Mr. Kenneth E. Johnson
Page 2

cc: Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 41-73

APPLICANT: Kansas State Bank and Trust, 123 North Market, Wichita, Kansas, 67202.

AGENT: Kenneth E. Johnson, 123 North Market, Wichita, Kansas, 67202.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 25 to 21.

GENERAL LOCATION: On both sides of Glendale north of Douglas.

ZONING: Subject property is zoned the "LC" Light Commercial District and the "B" Multiple Family Dwelling District, as is that property to the south. To the east and north there is "B" and "AA" Single Family Dwelling District zoning. The properties to the west are zoned "LC".

LAND USE: The building on subject property contains a gift shop and is also being converted into a drive-in bank. A portion of subject property is currently being converted for parking purposes. To the west is general commercial development. The properties to the south contain general commercial development and dental offices. To the east are dental offices and single family homes. The properties to the north contain a duplex and single family homes.

JURISDICTION:

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

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

In conjunction with the establishment of a drive-in bank facility at the northwest corner of Glendale and Douglas, Kansas State Bank and Trust Company is requesting a variance to reduce the number of required parking spaces from 25 to 21. The building has recently been used for a retail clothing store on the ground level and a gift shop on the second level. Total floor area is 6300 square feet, which would require that 25 parking spaces be provided. The site currently has 23 parking spaces, nine of which are located in the public right-of-way for Glendale. There is no record of a minor street privilege permit having been issued to allow parking in the right-of-way, although according to the applicant, such parking has existed for many years. The applicant has applied for a minor street privilege to increase available on-site parking, but any parking provided in street right-of-way cannot be included as part of the required number of parking spaces.

The bank has purchased additional property on the east side of Glendale (Lot 19, Block 9, East Boulevard Addition) which will provide 13 spaces, since several existing spaces will be eliminated with the construction of drive-in teller lanes. It should be pointed out that this property is zoned the "B" Multiple Family Dwelling District, and parking lots are allowed in this district if the property is immediately opposite an office, industrial, or commercial district (when separated by a street), subject to certain conditions such as screening adjacent to residential zoning districts. (It should be noted, however, that the plot plan submitted by the applicant and approved by the Division of Traffic Engineering does not indicate the required screening fence

Secretary's Report
BZA Case No. 41-73
Page 3

After construction of the drive-in lanes, 3 parking spaces will remain on the west side of the building and 5 spaces can be provided on the east side without using public right-of-way. Added to the 13 spaces on Lot 19, this totals 21 spaces.

In the statement of justification, the applicant emphasizes that the banking facility will be primarily a drive-in operation, employing only three to five persons who will be required to park in the east lot. The gift shop occupies only 1500 square feet on the second level and employs two persons, which would require 6 parking spaces to be provided. If eight spaces are reserved for employee parking in the east lot, 13 parking spaces will remain to serve bank patrons and gift shop customers, eight of them adjacent to the building.

Uniqueness:

It is the opinion of the Secretary that this is somewhat of a unique situation inasmuch as the proposed banking facility will employ only 3 to 5 persons, it will be primarily a drive-in operation and the frequency of walk-in patrons requiring on-site parking will be low. In addition, the gift shop occupies a limited amount of space and employs only two persons.

Adjacent Property:

It is the opinion of the Secretary that the granting of this variance will not adversely affect the rights of the adjacent property owners or residents because the parking provided should be adequate to serve drive-in bank and gift shop needs.

Hardship:

It is the opinion of the Secretary that if hardship exists it would be because although adequate parking can be provided for the gift shop, the applicant would have to provide the amount of parking required for a typical bank, whereas a drive-in banking facility is proposed which would actually need less customer parking due to the limited number of walk-in patrons.

Public Interest:

In the opinion of the Secretary the granting of this variance will not adversely affect the general welfare inasmuch as the

Secretary's Report
BZA Case No. 41-73
Page 4

reduction of the parking requirement by 4 spaces should not create additional on-street parking, due to the nature of the banking facility to be established.

Spirit and Intent:

It is the opinion of the Secretary that the granting of the variance desired will not be contrary to the spirit and intent of the zoning ordinance inasmuch as adequate off-street parking will be provided to serve the facilities located on subject property.

RECOMMENDATION:

It is the recommendation of the Secretary that the requested variance to reduce the required number of off-street parking spaces from 25 to 21 be approved subject to compliance with the conditions set forth in Section 28.04.070(13) regulating parking lots in the "B" Multiple Family Dwelling District, in relation to Lot 19, Block 9, East Boulevard Addition.

November 8, 1973

Mr. Kenneth E. Johnson
President and Chairman of the Board
Kansas State Bank and Trust Company
123 North Market
Wichita, Ks. 67202

Dear Mr. Johnson:

In response to your letter of November 6, 1973, this is to advise you that yesterday I discussed this matter with your architect, Monty Robson. In furnishing him the necessary application to apply for a Board of Zoning Appeals variance, I advised him that the next closing date was on Tuesday, November 20, 1973, for the meeting of December 18, 1973.

In addition to the application, it is necessary that you furnish a certified abstract ownership list of the names and addresses of all property owners within 200 feet of subject property, your statement in writing justifying the 5 conditions required to be found to exist by the statutes of Kansas, two copies of the parking plan approved by the Traffic Engineer's office, and the required \$50 filing fee.

Please contact our office if you need additional information.

Sincerely,

Jack H. Galbraith
Secretary

JHG:rw

KANSAS STATE BANK AND TRUST COMPANY

123 NORTH MARKET • 316/263-2211 • WICHITA, KANSAS 67202

KENNETH E. JOHNSON
PRESIDENT AND
CHAIRMAN OF THE BOARD

November 6, 1973

Mr. Jack Galbraith
Chief Planner
Community Development Division
Metropolitan Planning Department
104 S. Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

For our proposed branch at 4820 E. Douglas, we have learned that a zoning ordinance requires us to have twenty-five (25) parking spaces. Our site plan has twenty-five (25) spaces to meet this requirement with the following exceptions.

1. A portion of these are shown to be on the Glendale right of way.
2. The former occupant of the building had nine (9) parking spaces on this right of way area.
3. Five (5) of the above nine (9) parking spaces on the east side of our building can be counted as permanent spaces.

We request that you consider a zoning variance to include these four (4) additional parking spaces to meet the required number of off-site parking spaces or to reduce our requirement to twenty-one (21) parking spaces.

Mr. Jack Galbraith
Page Two

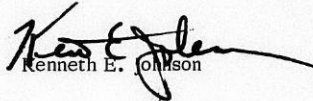
November 6, 1973

We are enclosing a copy of our letter submitted to Mr. R. W. Bruggeman applying for a minor street privilege permit to use the right of way for parking.

I would appreciate having a response from you and a possible time table for action to be completed on this request.

Thank you for your consideration, and if you need further data or information, please contact me.

Cordially,


Kenneth E. Johnson

KEJ/kn

KANSAS STATE BANK AND TRUST COMPANY
123 NORTH MARKET • 316/263-2211 • WICHITA, KANSAS 67202

KENNETH E. JOHNSON
PRESIDENT AND
CHAIRMAN OF THE BOARD

November 6, 1973

Mr. R. W. Bruggeman
Director of Public Works
The City of Wichita
204 South Main Street
Wichita, Kansas 67202

Dear Mr. Bruggeman:

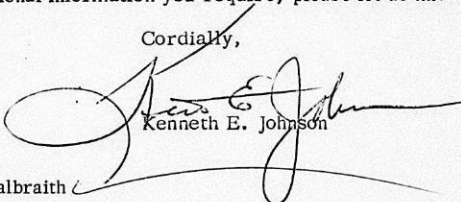
In reference to our proposed branch facility at Glendale and Douglas, we are hereby requesting the issuance of a minor street privilege permit in order that we may utilize existing parking on the north Glendale right of way adjacent to our building. We are enclosing a site plan of the proposed location showing our use of the property.

We understand that it is necessary to name the City of Wichita as an additional insured with ten (10) days notice of cancellation. We can initiate this document and submit it upon your request.

We further understand that there is a fee for use of the public right of way in the amount of \$.25 per square foot per year. Please inform us if this is a mandatory fee inasmuch as we doubt if this payment has been made in recent years on the current parking use of the right of way.

If there is additional information you require, please let us know.

Cordially,


Kenneth E. Johnson

KEJ/kn

cc: Mr. Jack Galbraith

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

December 3, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 41-73

An application has been filed by Kansas State Bank and Trust Company, 123 North Market, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required number of off-street parking spaces from 25 to 21 on property zoned the "LC" Light Commercial District and the "B" Multiple Family Dwelling District and legally described as follows:

The south thirty (30) feet of Lot 20 and all of Lots 21 and 22, Block 8, East Boulevard Addition, and the east ten (10) feet of vacated alley adjoining said lots on the west; and Lot 19, Block 9, East Boulevard Addition to Wichita, Sedgwick County, Kansas. Generally located on both sides of Glendale north of Douglas.

This application has been assigned Case No. BZA 41-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 18, 1973, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you desire, you may write to the Board of Zoning Appeals at 104 South Main to express your opinion on this matter. You are also welcome to speak or be represented by a spokesman at the Board of Zoning Appeals meeting when this matter will be considered.

If additional information is desired so that you may be fully informed on this matter, please call the Metropolitan Area Planning Department, at 262-0611, Extension 205.

Jack H. Galbraith
Secretary

12-3-73 - 32 Notices sent to Property Owners and 10 to Planning Commissioners

APPLICATION FOR VARIANCE

I. Name of Applicant Kansas State Bank and Trust Company
 Mailing Address 123 N. Market Phone 263-2211
 Name of Authorized Agent Kenneth E. Johnson, President and Chairman of the
 Board
 Mailing Address 123 N. Market Phone 263-2211
 Relationship of applicant to property is that of Lessee
 (Owner, Tenant, Lessee, Other)

II. The variance requested is For a reduction in the required off-street
parking spaces from 25 to 21 spaces.

for property located 4820 E. Douglas and property on North Glendale
(Lot 19, Block 9, East Boulevard Addition).

and legally described as: South thirty (30) feet of Lot 20, all of Lots 21 and 22,
Block 8, East Boulevard Addition to Wichita, and the east ten (10) feet of vacated
alley adjoining said lots on the west, all in Sedgwick County, Kansas. Also
Lot 19, Block 9, East Boulevard Addition to Wichita, Sedgwick County, Kansas.
in the City of Wichita; and which is presently zoned Light Commercial
for lots 20, 21 and 22, Block 8, and "B" for lot 19, Block 9.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
 - That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

KANSAS STATE BANK AND TRUST COMPANY

Applicant

Kenneth E. Johnson
 Authorized Agent Kenneth E. Johnson,
 President and Chairman of the Board

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning
 Appeals 5:00 (~~4:00~~ - p.m.), January 20 19 73
 together with appropriate fee of \$50.00.

T9-402

Jan H. Selber
 Signed

KANSAS STATE BANK AND TRUST COMPANY

123 NORTH MARKET · 316/263-2211 · WICHITA, KANSAS 67202

KENNETH E. JOHNSON
PRESIDENT AND
CHAIRMAN OF THE BOARD

November 20, 1973

Mr. Jack Galbraith, Secretary
Board of Zoning Appeals
Room 402
City Building Annex
104 South Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

The Kansas State Bank and Trust Company has leased a limited service facility at 4820 East Douglas, which we intend to open in the near future. This letter includes our formal application for a parking variance for which we respectfully seek your approval. The following information is included to assist you in making this determination:

1. Enclosed is our completed and signed application form, including all information requested.
2. Enclosed is a certified listing from Security Abstract and Title Company, Inc. of the names and current mailing addresses of owners of all property within a distance of 200 feet of the property involved in the application. All addresses submitted include zip codes.
3. This application is for a variance to Title 28 (Zoning Ordinance) Section 28.04.141, Off-Street Parking Lots-Number and Size of Spaces; and specifically 28.04.141 (3.9), Office and Commercial Buildings.

The property at 4820 East Douglas has recently been used for a retail clothing store on the ground floor and a gift shop on the second level.

Currently the site has twenty-three (23) parking stalls of which nine (9) are on the Glendale public right-of-way. There is no

Page Two
Mr. Jack Galbraith
Board of Zoning Appeals

November 20, 1973

record of permission or Minor Street Privilege Permit for the use of the right-of-way for parking which has been existing for many years. The Central Inspection Department has determined the proposed facility will require twenty-five (25) stalls. To fulfill this requirement, the bank has purchased additional property across Glendale (Lot 19, Block 9) for thirteen (13) stalls, as several existing stalls on the west side of the building will be lost with the construction of drive-in tellers lanes. Three (3) stalls will remain on the west of the building. On the east side of the building, five (5) of the nine (9) stalls on public right-of-way can be counted as permanent off-street spaces. This is due to the fact that five (5) stalls could be positioned within the property lines if no parking existed in the right-of-way. The variance requests that the required number of off-street parking stalls be reduced from 25 to 21.

The proposed use of the property is unique in the respect that the banking facility is primarily a drive-in operation and the frequency of walk-in patrons requiring on site parking will be low. In addition, the bank will employ only three to five persons at any given time. These employees will be required to park on the lot east of Glendale. The site allows eight parking spaces adjacent to the building and a minimum of eight stalls on the Glendale lot, in addition to the five employee spaces, for customers of the bank and the use of the 1500 square foot gift shop on the second floor. The applicant is positive this will fulfill the parking needs of the facility.

The granting of this variance will not adversely affect the rights of adjacent property owners because there will be no need for curb side parking to serve the bank and gift shop needs.

If the applicant is required to provide the twenty-five stalls required by strict application of the zoning ordinance it will necessitate undue hardship and it will create the purchase of additional land for four parking stalls, or attempting to lease these stalls from nearby area parking lots. If leased stalls could be found, it would mean a reduction in the stalls available for other nearby merchants. Additional property purchased does not seem justified for only four parking spaces.

The applicant does not feel that the granting of this variance is opposed to the general spirit of Title 28 (Zoning Ordinance) due to the general nature of commercial banking and the low volume of

November 20, 1973

on-site parking for walk-in traffic. In addition, this variance is not opposed to the general welfare of the public and adjacent property owners as it only alters parking facilities for the applicants use.

Allocation of Parking:

PROPOSED

4820 East Douglas

West of Building	3
East of Building	5
Lot 19, Block 9	<u>13</u>
TOTAL	21

4. Enclosed is a sketch, in duplicate, showing the lots included in the application, and the structures existing with the drive-in facilities added which necessitate the variance requested. All appropriate dimensions are included, and any additional information requested will be provided.
5. Enclosed is our check in the amount of \$50 payable to the City of Wichita established by Section 2.12.580.2, Code of the City of Wichita.
6. The application and all supporting information and sketches are hereby submitted to the Board of Zoning Appeals, Room 402, City Building Annex, 104 South Main, Wichita, Kansas.

We believe the enclosed information will be adequate to enable you to approve the variance. However, if additional information is required, do feel welcome to contact the applicant at 263-2211. You may be assured that with the sizeable investment we have incurred in improving the property that adequate parking facilities will be maintained at all times by the Kansas State Bank and Trust Company.

Thank you for your consideration in this matter.

Sincerely,

Kenneth E. Johnson gm

Kenneth E. Johnson,
President and Chairman of the Board

KEJ:gb
Enclosures

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
S 30' 8 lot 20 all 21 & 22 & $\frac{1}{2}$ vac alley adj. on W		East Boulevard Addition	✓ Union National Bank of Wichita as Trustee Union Center Building Wichita, Kansas 67202
14	8	Same	✓ David D. Leahy and Maureen S. Leahy 131 North Glendale Wichita, Ks. 67208
16	8	Same	✓ Same
18	8	Same	✓ Dorothy Maxine Miller 4001 East Central Wichita, Kansas 67208
N 20' 8 lot 20		Same	✓ City of Wichita 204 South Main City 67202
12	8	Same	✓ W. C. Roberts and Lela S. 822 North Glendale Wichita, Ks. 67208
11	8	Same	✓ F. N. Pratt & Edna Emma C. 128 North Oliver Wichita, Kansas 67208
13 exc W 10' 8		Same	✓ David M. Seifert 2703 N. Terrace 67220
			✓ Ted Fremont 2710 East Douglas 67214
			✓ Sayed S. Jehan 1801 East 10th 67214
15 exc W 10' 8		Same	✓ David D. Leahy & Maureen 131 N. Glendale Wichita, Ks. 67208
17	8	Same	✓ Helena C. Perry <i>Carl Perry since 1954</i> 114 N. Oliver Wichita, Ks. 67208
19	8	Same	✓ Vesta T. Corn Address Unknown

Lot	Block	Addition	Property Owner
11	9	East Boulevard Addition	✓ C. A. Ryan & Dorothy 130 N. Glendale Wichita, Ks. 67208
			Nell Anderson Address Unknown
13	9	Same	✓ Roger C. Witham & Janet L. 1538 North Gow Wichita, Ks. 67203
15	9	Same	✓ John G. Goodin & Cyndra 122 N. Glendale Wichita, Ks. 67208
17	9	Same	✓ Agnes A. Lee & Evelyn 116 N. Glendale Wichita, Ks. 67208
19	9	Same	D Kansas State Bank & Trust 123 N. Market Co. City 67202
21	9	Same	✓ Richard A. Wohlgemuth 104 N. Glendale Wichita, Ks. 67208
23	9	Same	✓ Nellie L. Dorsey & Fern 4910 East Douglas City 67208
12	Douglas	East Douglas Avenue Add.	✓ M. M. Williams & Forest Henderson, Co-Trustees 610 St. James City 67208
13	Same	Same	Same
14	Same	Same	Same
15	Same	Same	Same
16	Same	Same	Same
17	Same	Same	Same
18	Same	Same	Same
19	Same	Same	✓ Helen M. Jehle 8 East Lynwood Blvd. Wichita, Ks. 67207
20	Same	Same	Same
21	Same	Same	Same
22	Same	Same	Same

Lot	Street	Addition	Property Owner
1	Glendale	Bleckley Terrace Addition	Lorraine Gustafson Address Unknown
2	Same	Same	✓ Anna May Garufo 4 Hampton Road Wichita, Ks. 67206
3	Same	Same	✓ Ralph W. Strohmeier Dora F. Strohmeier 112 South Glendale Wichita, Ks. 67218
5 exc S 65'	Douglas	Wasson Manor Addition	✓ Beulah M. Vollbracht 5051 E. Lincoln Apt. 5H City 67218
S 65' lot 5	Same	Same	✓ Phillips Petroleum Co. 2416 East 37th St. No. Wichita, Ks. 67219
6	Oliver	Same	✓ Sheldon Kamen & Janice 11400 Wilshire Wichita, Ks. 67207
12	Blk 9	East Boulevard Addition	✓ Hilde Lindenbaum 133 N. Bleckley Wichita, Kansas 67208
14	Same	Same	✓ Julia B. Ekelman 127 N. Bleckley Wichita, Kansas 67208
16	Same	Same	✓ Richard S. Hiestand and Virginia C. Hiestand 123 N. Bleckley Wichita, Kansas 67208
18	Same	Same	✓ O. J. Fleming & Myrna 117 N. Bleckley 67208
20	Same	Same	✓ Gertrude A. Mulch and A. W. Mulch 111 N. Bleckley Wichita, Kansas 67208
N½ 22	Same	Same	Same
S½ 22	Same	Same	✓ Max L. Ash & Meta T. Ash 4918 East Douglas Wichita, Kansas 67208
24	Same	Same	Same
24		Bleckley Terrace Addition	Delores H. Abels Address Unknown

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 200 foot radius of: The South 30 feet of Lot 20 and all of Lots 21 and 22, Block 8, East Boulevard Addition to Wichita, Sedgwick County, Kansas, and the East 10 feet of vacated alley adjoining said Lots on the West, and Lot 19, Block 9, East Boulevard Addition

as shown by the records on file in the Office of the County Recorder of Sedgwick County, Kansas, on this 19th day of November, 1973 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By


Asst. Vice President

Order No. 208757
wh

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