

Case No. BZA 41-83 - John M. Walker -
requests a variance to reduce the
front yard setback from 27-1/2 feet to
20 feet on property zoned the "RB"
Four-family Dwelling District and
generally located on the south side
of Munnell and east of Dodge Street

POSTED
7-28-83
A.E.L.

ACTION

B.Z.A. 41-83 Daley Lmo. 8-23-83
DATE

for readjust. to reduce
distance between structures.

BZA APPROVED 9-27-83

200' Sec.	<u>✓</u>
Checked	<u>11-29</u>
Shot	<u>12-1</u>
Record	<u>12-6</u>

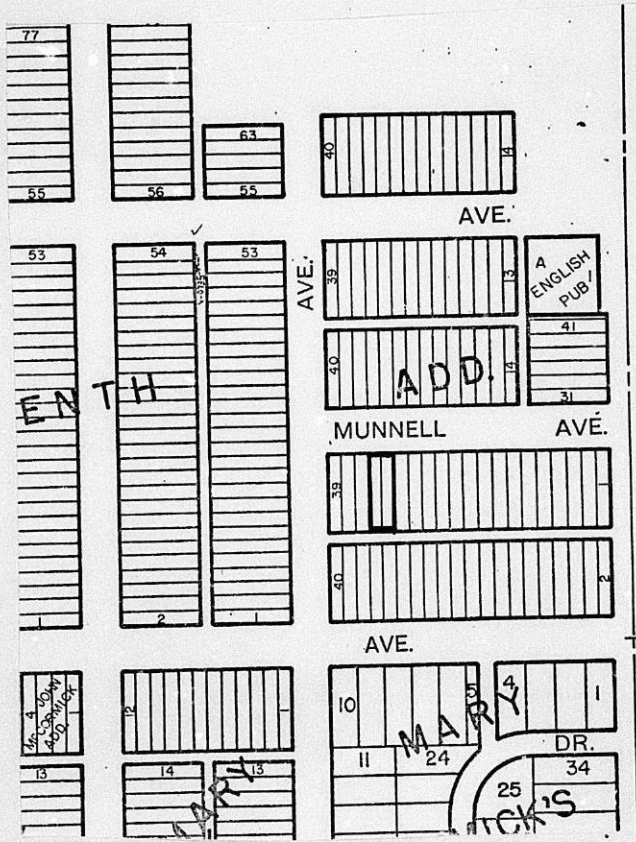
Map No. 5346

BZA 41-83 *Better - smaller type*
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E RB S RD W RB N RB
3. Land Use: East Res South Res
West Res North Res
4. Area (is) (~~is not~~) platted.

A 5346
B 2




 No. 2-153C
 PATENTED AND REGISTERED IN U.S. PATENT OFFICE
 MADE IN U.S.A.
 107 AND 109 WEST 10TH AVE. DENVER, CO
 MERRICK TRAIL COURT GROVE, CA

September 30, 1983

Mr. John M. Walker
1137 1/2 Munnell
Wichita, Ks. 67213

Re: BZA 41-83 - Request for Variance

Dear Mr. Walker:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 27, 1983.

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Encl.

cc: Kurt A. Harper, P. O. Box 830, Wichita, Ks. 67201
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 41-83

WHEREAS, John M. Walker, 1137½ Munnell, Wichita, Kansas, requests variances as provided in Section 2.12.590.B, Code of the City of Wichita, to (1) reduce the required front yard from 27½ feet to 25 feet, and (2) reduce the separation required between a mobile home and another structure from 20 feet to 10 feet on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 31 and 33, Munnell, Lawrence's 7th Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Munnell and east of Dodge Street (1137 Munnell).

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of September 27, 1983, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said requests for variances 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 variances arise 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 setback of 27½' would be excessive since the street is a residential street platted in 1887 at 80' in width, which compared to today's standards for street width is eight feet excessive. Also the reduction between the new structure and the mobile home will maintain a minimum of 10' which has been proposed as the minimum distance under the provisions of the ordinance; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permits for the variances will not adversely affect the rights of adjacent property owners or residents inasmuch as the adjacent properties were constructed many years prior to the adoption of zoning regulations, and any reconstruction would probably be at a lesser setback as is the case of this application. The reduction of setbacks is in conformance with the wishes of the adjacent property owners; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variances are requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the existing house has been removed and without the variances the applicant would be unable to start construction of the new dwelling; and

WHEREAS, the Board of Zoning Appeals has found that the variances desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the structures will not interfere with any right-of-way or easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variances desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the building will still comply with the normal 20' setback of the "RB" Four-family district and the separation between structures will be adequate to provide light and air to all properties; and

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


NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that these requests for variances to (1) reduce the required front yard from 27½ feet to 25 feet, and (2) reduce the separation required between a mobile home and another structure from 20 feet to 10 feet on property zoned the "RB" Four-family Dwelling District and legally described as:

Lots 31 and 33, Munnell, Lawrence's 7th Addition, to Wichita, Sedgwick County, Kansas. Generally located on the south side of Munnell and east of Dodge Street (1137 Munnell).

be approved subject to the following condition:

1. The non-conforming mobile home shall be removed from the property by December 31, 1986.

ADOPTED AT WICHITA, KANSAS, this 27th day of September, 1983.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE September 20, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Interim CP Coordinator

SUBJECT BZA 41-83 South Side of Munnell
and east of Dodge Street
(1137 Munnell)

CPO Council "0" considered the captioned case at their September 15th meeting and voted 7-0 to recommend approval of the variances to 1) reduce the required front yard setback from 27½ feet to 25 feet; and 2) reduce the separation required between a mobile home and another structure from 20 feet to 10 feet subject to the recommendation of the MAPD Secretary's report.

The applicant, John M. Walker was present and spoke in support of the variances. No one was present to speak in opposition.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered on September 27th.


Shirley Mast
Interim CP Coordinator

SM:sm

RECEIVED
SEP 21 1983
METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 41-83

APPLICANT: John M. Walker, 1137-1/2 Munnell, Wichita, Ks.
AGENT: Kurt A. Harper, P. O. Box 830, Wichita, Kansas.
REQUEST: Variances pursuant to Section 2.12.590.B, Code of the City of Wichita; to (1) reduce the required front yard setback from 27-1/2' to 25'; (2) reduce the separation required between a mobile home and another structure from 20' to 10'.
GENERAL LOCATION: On the south side of Munnell and between Dodge and Seneca Streets (1137 Munnell).
ZONING: Subject property is zoned the "RB" Four-family Dwelling District as are all adjacent properties.
LAND USE: Subject property is occupied by a mobile home. Adjacent properties are mostly one-family dwellings with at least one two-family dwelling across Munnell to the north.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

When this case was considered on August 23, 1983, it was the decision of the Board to defer action on the requested variance of the front yard setback due to neighborhood opposition and allow the case to be considered for an additional variance. This variance would be to reduce the required distance between the proposed new structure and the existing mobile home to be less than 20'. This was agreeable with the adjacent property owners and was advertised for consideration. This was preferable to the reduction of the front yard being reduced below 25'. The original request was to permit the location of the new structure within 20' of the street right-of-way of Munnell. The applicant was agreeable to the 25' setback if the other variance could be considered.

It should be noted that at the rear of the property is a non-conforming mobile home that is occupied by the applicant. Also, the applicant recently removed a delapidated dwelling that was on the front of the property in order to construct a new home which would be a part of an eventual two-family dwelling. After the home was torn down, it was then discovered what the setback requirement would be.

The "RB" district would permit up to four dwellings on this property, however, with the location of the existing mobile home, it is difficult to locate the proposed structure on the property. Since the mobile home is nonconforming, it is difficult to justify the variance in order to construct a new dwelling on the property without its removal. However, the applicant proposes to eventually remove the mobile home and construct the second dwelling unit, but due to financial restrictions he is unable to accomplish that at this time. Any approval of the variance should set a time limit for the mobile home to remain on the property.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the setback of 27-1/2' would be excessive since the street is a residential street platted in 1887 at 80' in width, which compared to today's standards for street width is eight feet excessive. Also the reduction between the new structure and the mobile home will maintain a minimum of 10' which has been proposed as the minimum distance under the provisions of the ordinance.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the adjacent properties were constructed many years prior to the adoption of zoning regulations, and any reconstruction would probably be at a lesser setback as is the case of this application. The reduction of setbacks is in conformance with the wishes of the adjacent property owners.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the existing house has been removed and without the variances the applicant would be unable to start construction of the new dwelling.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variances would not adversely affect the public interest inasmuch as the variances will not interfere with any right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the building will still comply with the normal 20' setback of the "RB" Four-family district and the separation between structures will be adequate to provide light and air to all properties.

RECOMMENDATION:

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

1. The non-conforming mobile home shall be removed from the property by December 31, 1986.

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE August 19, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Interim CP Coordinator

SUBJECT BZA 41-83 (on the south side of
Munnell, between Dodge and
Seneca Street-1137 Munnell

CPO Council "0" considered the captioned case at their August 18th meeting and voted 5-0 to recommend approval of the variance to reduce the required front yard setback from 27½ feet to 20 feet on property located at the aforementioned location.

The applicant and agent were present to speak in support of the application. No one was present to speak in opposition.

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

Shirley Mast
Shirley Mast
Interim CP Coordinator

SM:sm

RECEIVED

AUG 19 1983

METROPOLITAN PLANNING
ROUTE _____

BZA CASE NO. 41-83

2 NOTICES SENT TO APPLICANT/AGENT

(10) *Legal Adv.*
NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

23 NOTICES SENT TO ADJOINING PROPERTY OWNERS

26 TOTAL NOTICES SENT 9-7-83

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

September 7, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 41-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by John M. Walker, 1137-1/2 Munnell, Wichita, Kansas, requesting variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting two variances to (1) reduce the required front yard setback from 27-1/2 feet to 25 feet; and (2) reduce the distance between a mobile home and another structure on the same property from 20 feet to 10 feet on property zoned the "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 31 and 33, Munnell, Lawrence's 7th Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Munnell and east of Dodge Street (1137 Munnell).

This application has been assigned Case BZA 41-83. It will be considered by the Board of Zoning Appeals on September 27, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

August 24, 1983

Mr. Kurt Harper, Attorney
833 North Waco
Wichita, Ks. 67203

Re: BZA 41-83 - Request for Variance

Dear Mr. Harper:

The action of the Board of Zoning Appeals at their meeting on August 23, 1983, was to defer action on Mr. Walker's request, to vary the front yard setback from 27-1/2 feet to 20 feet, until the meeting of September 27, 1983. This deferral was so that the additional variance to reduce the distance between the new structure and the mobile home could be reduced to 10 feet.

It will not be necessary for you or your client to take any further action prior to the meeting other than to furnish a site plan drawn to scale showing the location of the new structure at a 25 foot setback and the location of all structures (mobile home and accessory structure) on the property. In addition the location of the required surfaced off-street parking spaces and driveways shall be shown.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

cc: John M. Walker, 1137-1/2 Munnell, Wichita 67213
Robert Feldner, Superintendent of Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 41-83

APPLICANT: John M. Walker, 1137-1/2 Munnell, Wichita, Ks.
AGENT: Kurt A. Harper, P. O. Box 830, Wichita, Kansas.
REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 27-1/2' to 20'.
GENERAL LOCATION: On the south side of Munnell and between Dodge and Seneca Streets (1137 Munnell).
ZONING: Subject property is zoned the "RB" Four-family Dwelling District as are all adjacent properties.
LAND USE: Subject property is occupied by a mobile home. Adjacent properties are mostly one-family dwellings with at least one two-family dwelling across Munnell to the north.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the front yard setback from 27-1/2' to 20' in order to construct a one-family dwelling as close to the front of the lot as possible. Due to the location of the existing structures located on each side of this property, the applicant is required to set back a distance of approximately 27-1/2'. The normal setback of the "RB" Four-family Dwelling District is 20'.

It should be noted that at the rear of the property is a non-conforming mobile home that is occupied by the applicant. Also, the applicant recently removed a delapidated dwelling that was on the front of the property in order to construct a new home which would be a part of an eventual two-family dwelling. After the home was torn down, it was then discovered what the setback requirement would be.

The "RB" district would permit up to four dwellings on this property, however, with the location of the existing mobile home, it is difficult to locate the proposed structure on the property. Since the mobile home is nonconforming, it is difficult to justify the variance in order to construct a new dwelling on the property without its removal. However, the applicant proposes to eventually remove the mobile home and construct the second dwelling unit, but due to financial restrictions he is unable to accomplish that at this time. Any approval of the variance should set a time limit for the mobile home to remain on the property.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the setback of 27-1/2' would be excessive since the street is a residential street platted in 1887 at 80' in width, which compared to today's standards for street width is eight feet excessive.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the adjacent properties were constructed many years prior to the adoption of zoning regulations, and any reconstruction would probably be at a lesser setback as is the case of this application.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the existing house has been removed and without the variance the applicant would be unable to start construction of the new dwelling.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the variance will not interfere with any right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the building will still comply with the normal 20' setback of the "RB" Four-family district.

RECOMMENDATION:

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

1. The non-conforming mobile home shall be removed from the property by December 31, 1986.
2. A new site plan shall be submitted showing all structures on the property and the two required surfaced off-street parking spaces prior to release of the resolution.

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

August 2, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 41-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by John M. Walker, 1137½ Munnell, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the front yard setback from 27½' to 20' on property zoned "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

lots 31 and 33, Munnell, Lawrence's 7th Addition to
Wichita, Sedgwick County, Kansas. Generally located
on the south side of Munnell and east of Dodge Street
(1137 Munnell).

This application has been assigned Case BZA 41-83. It will be considered by the Board of Zoning Appeals on August 23, 1983, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

BZA CASE NO. 41-83

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

24 NOTICES SENT TO ADJOINING PROPERTY OWNERS

36 TOTAL NOTICES SENT 8/3/83

5346

BOARD OF ZONING APPEALS

CASE NO. 41-83

CITY OF WICHITA, KANSAS

FILED 7-25-83

APPLICATION FOR VARIANCE

I. Name of Applicant JOHN M. WALKER

Mailing Address 1137 1/2 MUNNELL Phone 263-2782

Name of Authorized Agent Kurt A. Harper

Mailing Address P.O. Box 830 Phone 267-1281

Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. The variance requested is Use of the minimum setback
setback from 27 1/2 feet to 30 feet
for front yard, in lieu of use of the line from
buildings on adjacent property.

for property located on the south side of Munnell and east of Dodge St.
(1137 Munnell)

and legally described as: LOTS 31 & 33, MUNNELL,
LAWRENCE'S 7TH ADDITION TO WICHITA, K.S.

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

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

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

Applicant _____

Authorized Agent Kurt A. Harper

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:00 (pm-D.M.), July 25, 1983, together with appropriate fee of 75.00

Signed [Signature]

67213
67201

Section 28.04.060.C.1.2, Code of the City of Wichita; states that..."in the "RB" four-family dwelling district, the minimum front yard setback shall be twenty feet", provided, that the minimum front yard setback of all lots between two adjacent conforming use buildings, which are not more than one hundred feet between buildings shall be the distance between the front of the lot and a straight line projected between the nearest front corner of the building on each side of the lot in question; provided that the application of the rule shall not reduce the minimum front yard setback to less than fifteen feet.

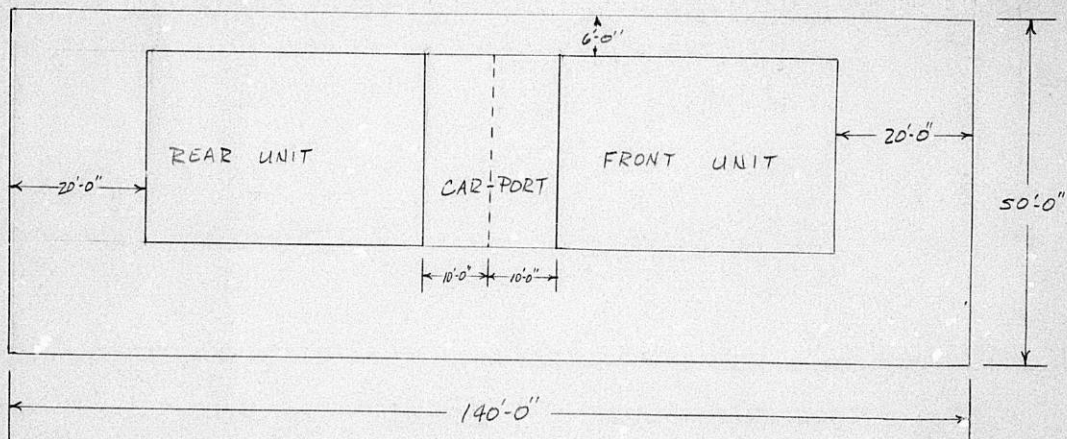
The variance requested is the use of the minimum front yard setback of twenty feet. The existing structure that has recently been removed was on a twenty-two foot setback. I am proposing the construction of a duplex (a two-family dwelling) of which only the front section (a single-family dwelling) will be completed at this time due to a lack of funds to complete the entire project. The twenty foot setback will provide enough room to allow for off street parking for both units plus the required rear yard.

For an interim period of three years, at which time finances will be made available to complete the project, the twenty foot setback will allow the required distance between the front section of the duplex (a single family dwelling) and a mobile home, which currently and prior to my purchase of the property (May 1978) occupies the back portion of the lot. The required distance is twenty feet. At the end of three years the mobile home will be removed and construction will commence to complete the afore mentioned project.

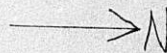
It is required that the mobile home be used for additional income that will be applied towards the completion of the project. It is believed, in my opinion, that, without the additional income, it will be an even longer time before the project can be completed. Sale of the mobile home will create an income of \$3,000. If rented for three years, the mobile home will generate an additional income of approximately \$10,000; plus the sale of the mobile home which will bring the total additional income to approximately \$13,000. This is a \$10,000 difference, should I have to sell the mobile home at this time.

I would also like to point out that a mobile home is classified as a nonconforming structure. According to Section 28.04.170.E.2.a, Code of the City of Wichita, expansion of nonconforming uses in the RB zoning district are allowed provided the use does not increase the number of dwelling units, when residential. I am only proposing the removal of a dwelling unit and replacing it with another dwelling unit. This does not change the number of dwelling units on the existing property.

Pursuant to Section 2.12.590B, applicant represents that the existence and position of the mobile home is unique; relocation of the mobil home is impractical; the mobile home was situated on the property before applicant purchased it; adjacent owners will not suffer any adverse effects, and indeed may benefit if the proposed project is completed; that strict adherence to Title 28 will work a hardship on applicant, since it will present or delay the orderly development of his property; and that the spirit of the zoning laws, and the public welfare, will be served by granting this variance.



FINAL STAGE
OF PROJECT



OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
Lots 13 & 15, Munnell, Lawrence's 7th Addition	✓ Kenneth E. Bell Teresa A. Bell 1115 Munnell 67213
Lots 17 & 19, Munnell, Lawrence's 7th Addition	✓ A. E. McGehee Nettie R. McGehee (deceased) Address unknown
Lots 21 & 23 & 25, Munnell, Lawrence's 7th Addition	✓ Alfred B. Burgkamp Opal R. Burgkamp 1123 Munnell 67213
Lots 27 & 29, Munnell, Lawrence's 7th Addition	✓ Billie L. Plumlee Elsie M. Plumlee 1135 Munnell 67213
Lots 31 & 33, Munnell, Lawrence's 7th Addition	D John Michael Walker 1137½ Munnell 67213
Lot 35, & the east half of lot 37, Munnell, Lawrence's 7th Addition	✓ Jeannie B. Briscoe 1141 Munnell 67213
The west half of lot 37, & all of lot 39, Munnell, Lawrence's 7th Addition	✓ Coy Lybrand 1136 N. Market 67214
The west 3 feet of lot 18, & all of lot 20, Munnell, Lawrence's 7th Addition	✓ Joseph H. Wooton Mary G. Wooton 217 S. Mount Carmel 67213
Lot 22 & 24, Munnell, Lawrence's 7th Addition	✓ James H. Marshall Opal W. Marshall 1126 Munnell 67213
Lots 26 & 28, Munnell, Lawrence's 7th Addition	✓ Credit Union of America 229 Ellis 67211
Lots 30 & 32, Munnell, Lawrence's 7th Addition	✓ Michael R. Briggs Terry L. Briggs 1136 Munnell 67213
Lots 34 & 36, Munnell, Lawrence's 7th Addition	✓ Terry L. Hutchings Mary J. Hutchings Address unknown
Lots 38 & 40, Munnell, Lawrence's 7th Addition	✓ Virgil Lee Buckner Doris Lee Buckner 1146 Munnell 67213

<u>Property Description</u>	<u>Property Owner</u>
Lots 1 & 3, Dodge, Lawrence's 7th Addition	✓ Billy Rex Clark Dorcus S. Clark 963 S. Dodge 67213
Lots 5 & 7, Dodge, Lawrence's 7th Addition	✓ Michael B. Phelps Teresa A. Phelps 961 S. Dodge 67213
Lots 9 & 11, Dodge, Lawrence's 7th Addition	✓ R. W. Hay Mary B. Hay address unknown
Lots 13 & 15, Dodge, Lawrence's 7th Addition	✓ Bonnie M. Knight Glennys M. Nichols 1748 S. Grove 67211
Lots 17 & 19, Dodge, Lawrence's 7th Addition	✓ Levi L. Myers Alice May Myers P.O. Box 234 Nash, Oklahoma 73761
Lots 21, 23 & 25, Dodge, Lawrence's 7th Addition	Same as above
Lots 27 & 29, Dodge, Lawrence's 7th Addition	✓ Ronald E. Kelsey Donna L. Kelsey 1333 Peterson 67212
Lots 31, 33, & the south 10 feet of lot 35, Dodge, Lawrence's 7th Addition	✓ Ronald E. Uhls Ella Lou Uhls 831 S. Dodge 67213
Lots 14 & 16, McCormick, Lawrence's 7th Addition	✓ May's Company Inc. 128 S. Dellrose 67218
Lots 18, 20, & 22, McCormick, Lawrence's 7th Addition	✓ McPherson College McPherson, Kansas 67460
Lots 24 & 26, McCormick, Lawrence's 7th Addition	✓ Alvin Boyd Collins 1128 McCormick 67213
	✓ Marvin Boyd Collins 1607 E. Harry 67211
	✓ Pearl Irene Crisp Marie Elizabeth Rozen address unknown
Lots 28 & 30, McCormick, Lawrence's 7th Addition	✓ Albert C. Lemcke Margaret J. Lemcke 1130 McCormick 67213

<u>Property Description</u>	<u>Property Owner</u>
Lot 32, 34 & 36, McCormick, Lawrence's 7th Addition	✓ Allyn L. Doggett 1131 McCormick 67213
Lots 38 & 40, McCormick, Lawrence's 7th Addition	✓ N. A. Hill Geraldine M. Hill 614 S. Rutan 67218
Lots 14, 16, & the east 22 feet of lot 18, Munnell, Lawrence's 7th Addition	✓ Larry R. Schwart Theresa A. Schwart 1112 Munnell 67213 returned 8-8-83 by 301 Greenwood 67211

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

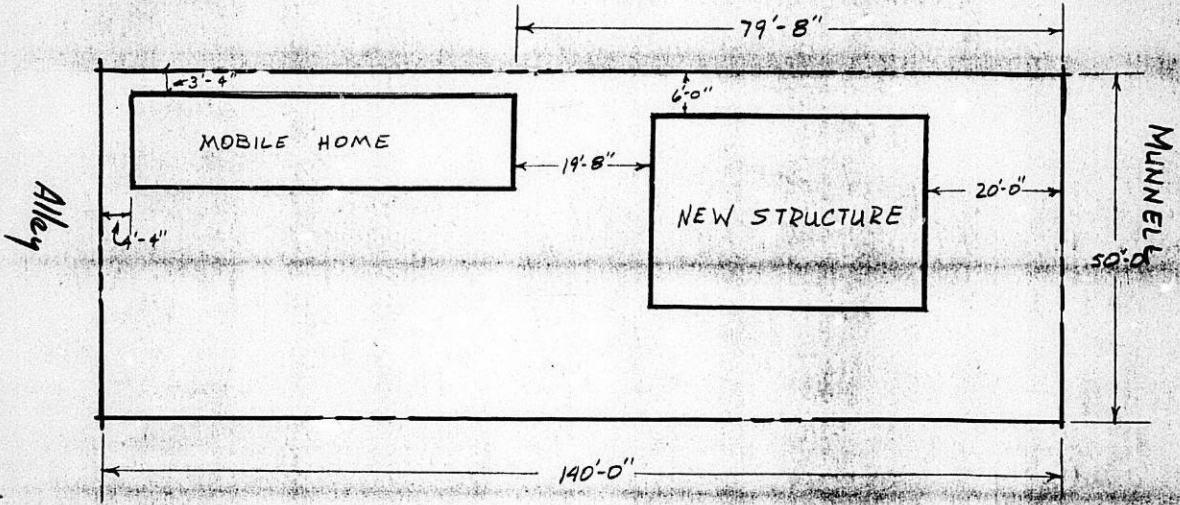
Lots 31 & 33, Munnell, Lawrence's 7th Addition, Wichita, Kansas, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 18th day of July, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Isable
Vice President



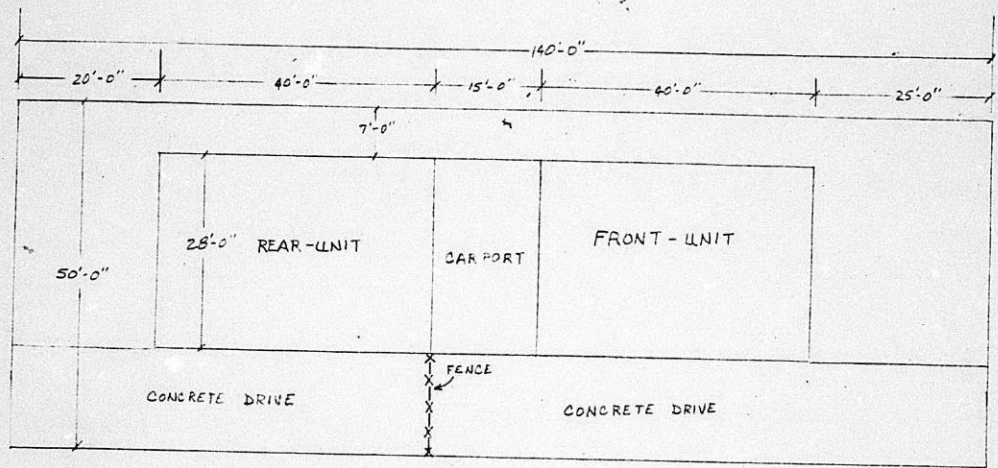
INITIAL STAGE
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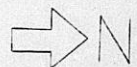
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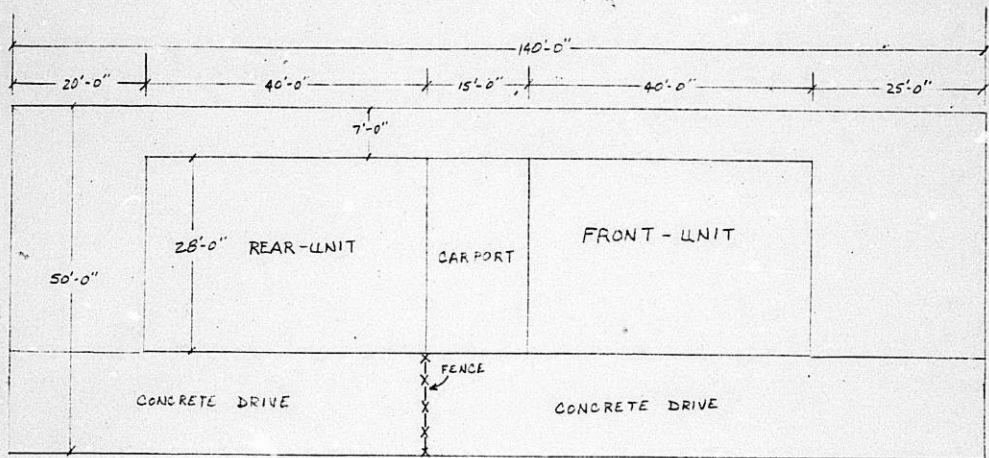
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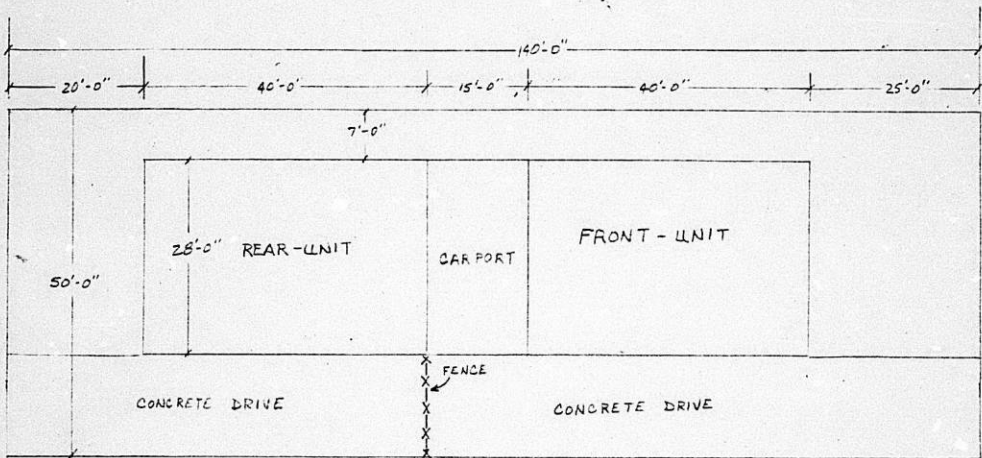
LOTS 31 & 33 ON MUNNELL
LAWRENCE'S 7TH ADDITION





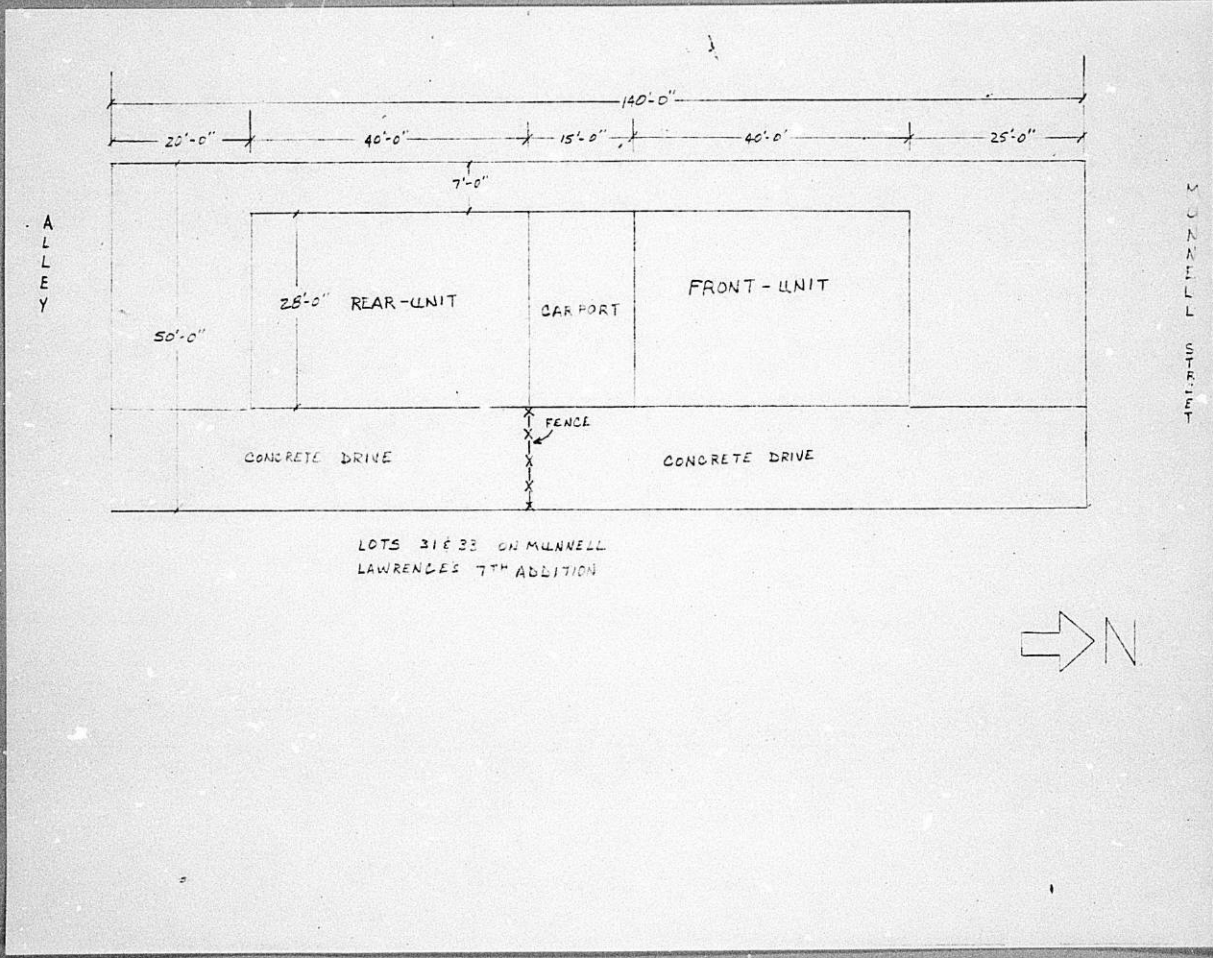
LOTS 31 & 33 ON MUNNELL
LAWRENCE'S 7TH ADDITION



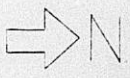


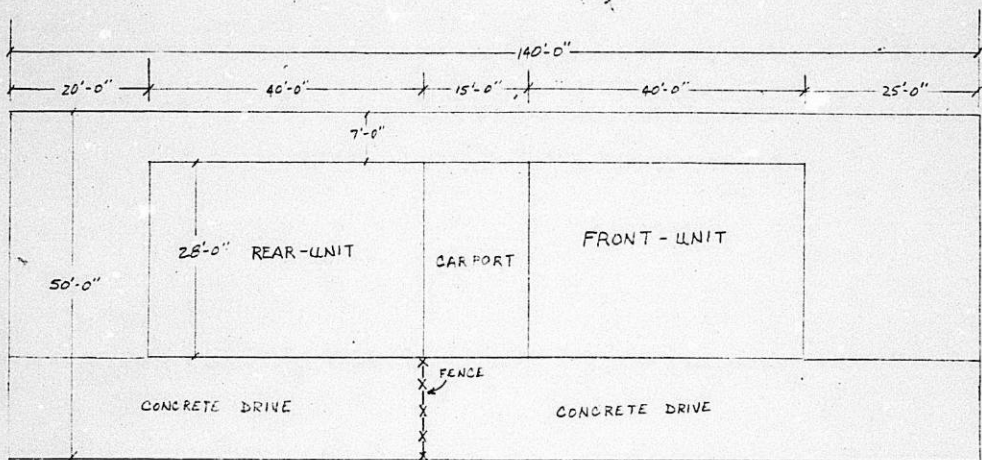
LOTS 31 & 33 ON MUNNELL
 LAWRENCE 7TH ADDITION



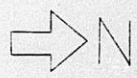


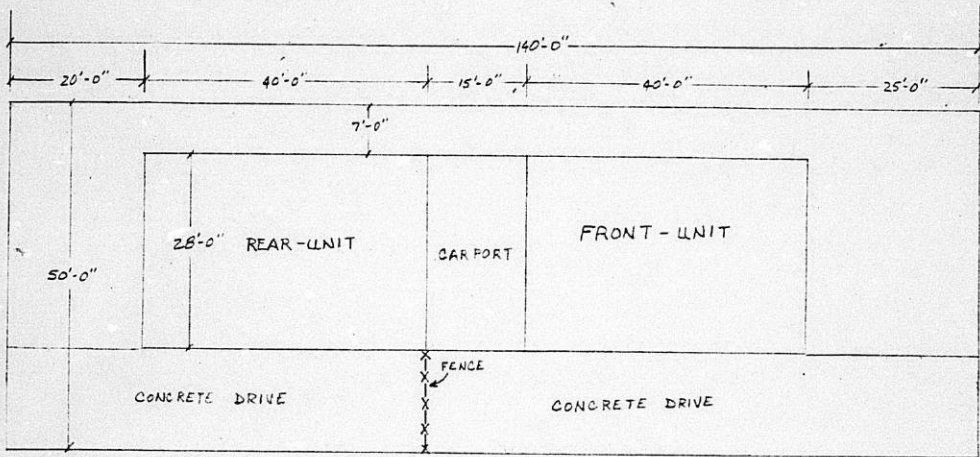
LOTS 316 & 33 ON MUNNELL
LAWRENCE'S 7TH ADDITION



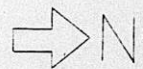


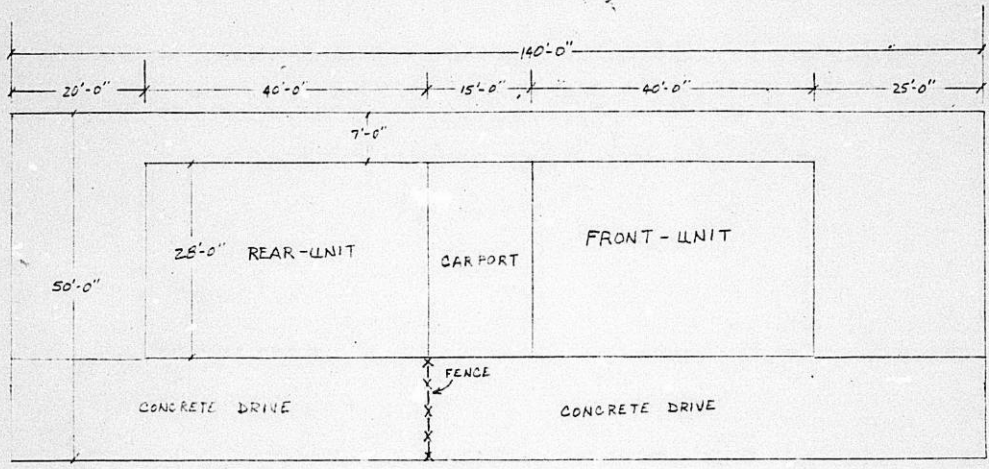
LOTS 31 & 33 ON MUNNELL
LAWRENCE'S 7TH ADDITION



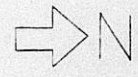


LOTS 31 & 33 ON MUNNELL
LAWRENCE'S 7TH ADDITION

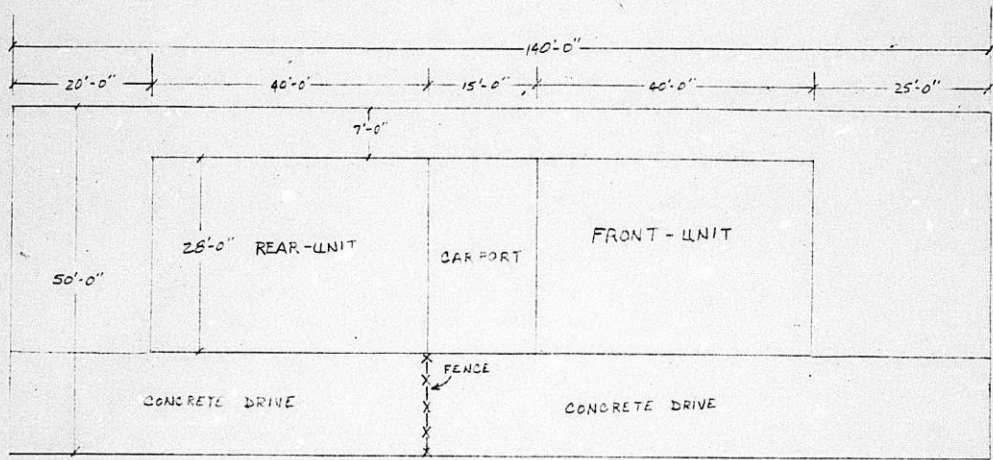




LOTS 31 & 33 ON MULNELL
LAWRENCE 7TH ADDITION



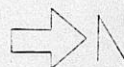
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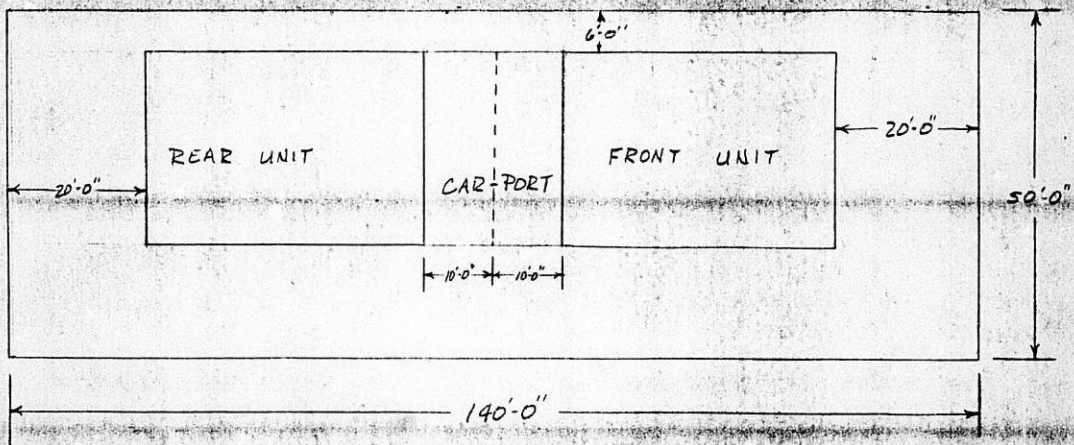


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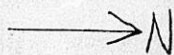
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LOTS 31 & 33 ON MUNNELL
LAWRENCE 7TH ADDITION





FINAL STAGE
OF PROJECT



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

August 2, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 41-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by John M. Walker, 1137½ Munnell, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the front yard setback from 27½' to 20' on property zoned "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 31 and 33, Munnell, Lawrence's 7th Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Munnell and east of Dodge Street (1137 Munnell).

This application has been assigned Case BZA 41-83. It will be considered by the Board of Zoning Appeals on August 23, 1983, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

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Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

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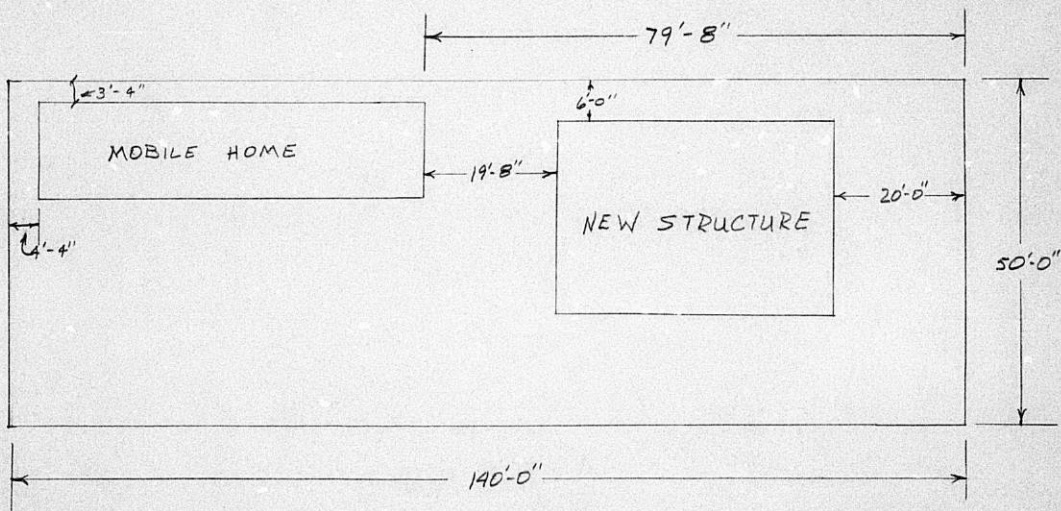
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INITIAL STAGE
OF PROJECT



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FROM THE BEST
AVAILABLE COPY

FORM 29-

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION

AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY