

BZA 45-67 - Arthur N. Newman requests  
Variance of the required side yard  
setback in an area at the southeast  
corner of 13th Street and Shady Way

*Post 1-67  
12-14*

**ACTION**

**DATE**  
*By a COMMITTEE Approved 11-28-67*

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

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

5444

December 11, 1967

Mr. Carl A. Bell, Jr., Attorney  
Suite 3  
230 S. Market  
Wichita, Kansas 67202

Dear Mr. Bell:

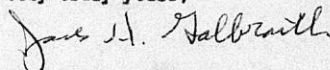
Re: Case No. BZA 45-67 - Request  
for Variance.

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 28, 1967, in connection with your request for a variance of the required 3 foot side yard setback to 0 feet, from the common lot line between Lots 15 and 16, on property zoned "A" Two Family Dwelling and generally located in an area at the Southeast corner of 13th and Shady Way.

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

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

Very truly yours,



Jack H. Galbraith  
Secretary

JEG:ekb

cc: Arthur N. Newman, 1036 Sady Way 67204  
Warren Oblinger, Oblinger and Smith  
625 First National Bank Building 67202  
Glen Lytle, Superintendent, Central Inspection  
Ralph Eberly, City Clerk



The City of Wichita

CITY BUILDING ANNEX • TELEPHONE AMBROS 2-8211

WICHITA, KANSAS

BOARD OF ZONING APPEALS  
Office of Secretary

December 11, 1967

Mr. Carl A. Bell, Jr., Attorney  
Suite 3  
230 S. Market  
Wichita, Kansas 67202

Dear Mr. Bell:

Re: Case No. HZA 45-67 - Request  
for Variance.

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 28, 1967, in connection with your request for a variance of the required 3 foot side yard setback to 0 feet, from the common lot line between Lots 15 and 16, on property zoned "A" Two Family Dwelling and generally located in an area at the Southeast corner of 13th and Shady Way.

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

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Very truly yours,

*Jack H. Galbraith*  
Jack H. Galbraith  
Secretary

JHG:skb

cc: Arthur H. Newman, 1036 Sady Way 67204  
Warren Oblinger, Oblinger and Smith  
625 First National Bank Building 67202  
Glen Lytle, Superintendent, Central Inspection  
Ralph Ebarly, City Clerk

R E S O L U T I O N   N O .   B Z A   4 5 - 6 7

WHEREAS, Arthur N. Newman, 1036 Shady Way, Wichita, Kansas 67204, by Carl A. Bell, Jr. Attorney, Suite 3, 230 S. Market, Wichita, Kansas 67202, pursuant to Section 2.12.590.2, Code of the City of Wichita, requests a variance from the requirement for a 3 foot side yard setback from the common lot line between Lots 15 and 16, in Shady Nook Addition to Wichita, as to the Northerly 36 feet of said lot line, on property zoned "A" Two Family Dwelling, and legally described as follows:

All of Lot 15, and that part of Lots 12 and 14, in Shady Nook Addition to Wichita described as: Beginning at the Southeast corner of Lot 14, thence in a Northwesterly direction along the South line of said Lot 14, to a point 25 feet Northwest from the Southeast corner of Lot 14; thence Northeast in a straight line to a point on the East line of Lot 12, 40 feet North of the Southeast corner said Lot 12, thence South along the East line said Lot 12 to the Southeast corner Lot 12; thence in a Northwest direction along the South line Lot 12 to the Northwest corner Lot 15; thence Southwest along the West line Lot 15, to the place of beginning. Generally located in an area at the Southeast corner of 13th and Shady Way.

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 consider said application on November 28, 1967; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "A" Two Family Dwelling; 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 lot is of very unusual shape due to its irregular configuration being comprised of Lot 15 and portions of Lots 12 and 14 of Shady Nook Addition.

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, as the overall character of shrubbery is such that by mere visual inspection it is difficult to determine the dividing property lines; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as he is required to convert his existing garage into an additional bedroom to house the elderly mother of his wife and therefore would not have adequate shelter for his car unless he is allowed to construct the carport; 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; 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); and

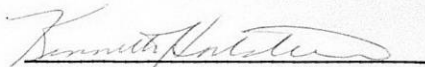
WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, to be present before a variance can be granted, has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that the request for a variance of the required side yard setback from 3 feet to 0 feet, from the common lot line between Lots 15 and 16, on property zoned "A" Two Family Dwelling and legally described as follows:

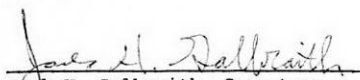
All of Lot 15, and that part of Lots 12 and 14, in Shady Nook Addition to Wichita, described as: Beginning at the Southeast corner of Lot 14, thence in a Northwesterly direction along the South line of said Lot 14, to a point 25 feet Northwest from the Southeast corner of Lot 14; thence Northeast in a straight line to a point on the East line of Lot 12, 40 feet North of the Southeast corner said Lot 12, thence South along the East line said Lot 12 to the Southeast corner Lot 12; thence in a Northwest direction along the South line Lot 12 to the Northwest corner Lot 15; thence Southwest along the West line Lot 15, to the place of beginning. Generally located in an area at the Southeast corner of 13th and Shady Way.

be approved for the unenclosed carport only and only for the north 36 feet (more or less to within one foot) of the easterly line of lot 15.

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

  
Kenneth Hartstein, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

December 1, 1967

Mr. Carl A. Bell, Jr., Attorney  
Suite 3  
230 S. Market  
Wichita, Kansas 67202

Dear Mr. Bell;

Re: BZA 45-67 - Request  
for Variance.

At the regular meeting of the Board of Zoning Appeals on November 28, 1967, your request for a variance from the required 3 foot side yard setback to 0 feet, from the common lot line between Lots 15 and 16, and generally located in an area at the Southeast corner of 13th and Shady Way, was considered.

It was the action of the Board to approve the variance as requested for an unenclosed carport only and only for the north 36 feet (more or less to within one foot) of the easterly line of Lot 15.

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

If you have any questions, please call.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:skb

Page 2  
Mr. Carl A. Bell, Jr., Attorney  
December 1, 1967

cc: Arthur N. Newman  
1036 Shady Way 67204

Warren Oblinger  
Oblinger and Smith  
625 First National Bank Building 67202

Glen Lytle, Superintendent  
Central Inspection

Ralph Eberly  
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 45-67

APPLICANT: Arthur N. Newman, 1036 Shady Way, Wichita, Kansas.

AGENT: Carl A. Bell, Jr., Attorney, Suite 3, 230 South Market, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setback for accessory structures located within the rear half of the lot from 3 feet down to 0.

GENERAL LOCATION: Southeast corner of 13th Street and Shady Way.

ZONING: Subject property as well as all surrounding property is zoned "A" Two family.

LAND USE: Subject property as well as that to the north and east is developed for single-family. Property to the west is vacant while to the south is the Little Arkansas River.

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 applicant.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
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:

The applicant has requested a variance to reduce the required side yard setback for accessory structures located within the rear half of the lot from 3 feet down to 0. The request stems from the applicant converting an attached garage into an additional bedroom, and in connection therewith desirous of constructing a detached carport, the easterly supports and roof of which would be located within the required 3-foot side yard setback. No formal application for a building permit has been made, although as a result of a consultation with the Central Inspection Division, the applicant has submitted this request for variance of the side yard setback in order to eliminate a possible delay of completing the abovementioned construction plans.

UNIQUENESS:

The applicant points out in his statement of justification that the property in question is unique due to its extremely unusual shape. It is also the opinion of the Secretary that subject property is sufficiently unique due to its irregular configuration being comprised of Lot 15 and portions of Lots 12 and 14 of Shady Nook Addition.

ADJACENT PROPERTY:

It is the opinion of the Secretary that there will be no adverse affect on any of the adjacent properties, as the overall character of the entire block is rather compact in nature and the growth of trees and shrubbery is such that by mere visual inspection it is difficult to determine the dividing property lines. The improvements on the property to the east are permanent structures and it is doubtful if others would be constructed or reconstructed in the future, thus leaving a minimum building separation of some 20 to 30 feet once the carport is built.

HARDSHIP:

The applicant points out in his statement of justification that he is required to convert his existing garage into an additional bedroom to house the elderly mother of his wife. It is the opinion of the Secretary that if the variance were not granted, it would place a hardship upon the applicant by not permitting the construction of the carport and providing shelter for his automobile.

Page 3 - Secretary's Report  
Case No. BZA 45-67

PUBLIC INTEREST:

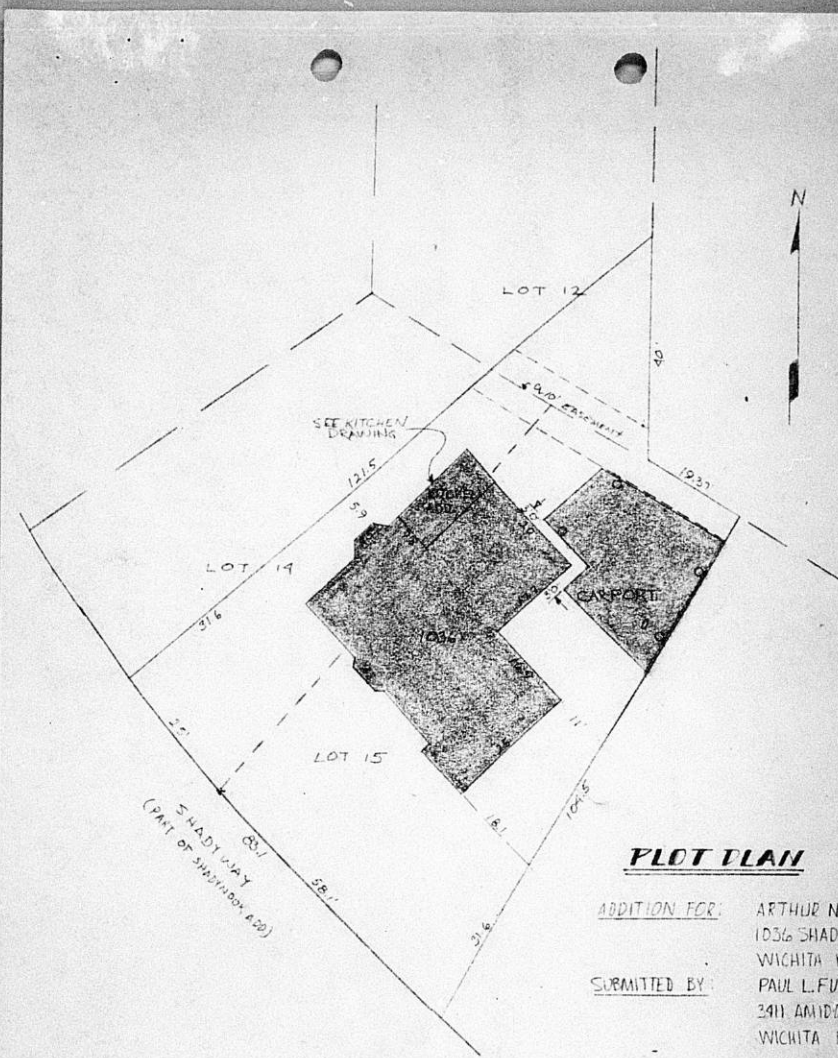
It is the opinion of the Secretary that there would be no problem as to adequate light and air in relation to abutting properties and that there would be adequate distances remaining between structures, therefore, the granting of this variance would have no affect on the public interest.

SPIRIT AND INTENT:

It is the opinion of the Secretary that inasmuch as the first four conditions can be found to exist, the request is not opposed to the general spirit and intent of Title 28.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance can be found to exist, and, therefore, it is recommended that the variance be approved for the unenclosed carport only and only for the north 36 feet (more or less to within one foot) of the easterly line of Lot 15.



**PLOT PLAN**

ADDITION FOR: ARTHUR NEWMAN  
 1036 SHADYWAY  
 WICHITA KANS.  
SUBMITTED BY: PAUL L. FURST CONST.  
 3411 AMIDON  
 WICHITA KANS.

PAGE 1 of DATED 9-27-67

SCHEDULE B

HARRIE S. MUELLER  
1505 PARK PLACE  
WICHITA, KANSAS 67203

17 November, 1967

Board of Zoning Appeals,  
402 City Building Annex,  
104 South Main Street,  
Wichita, Kansas 67202

Reference: BZA 45-67

Gentlemen:

Receipt is acknowledged of your Notice to Property Owners in Case No BZA 45-67, dated 8 November, 1967.

As the owner of Lot 13 and portions of Lots 12 and 14, Shady Nook Addition, which is the southeast corner of 13th Street and Shadyway, I am opposed to the changing of the Zoning Ordinance reducing the set-back from the required 3 feet to zero feet on this corner. I do not want anyone to be able to build right up to my property line.

I have no objections to a variance covering a specific location, provided the legal requirements for such a variance have been honestly met, and the location accurately described.

From a reading of the notice, it appears that the requested variance would have a general application to all property on the southeast corner of 13th Street and Shadyway, which is where my property is located. To this I am strongly opposed. I consider such an application to seriously affect the value of my property.

I have requested Mr Warren J Oblinger to represent by interests in this matter.

Very truly,

*Harrie S. Mueller*  
HARRIE S MUELLER



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

November 8, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 45-67

An application has been filed by Carl A. Bell Jr., Attorney, Suite 3, 230 S. Market, Wichita, Kansas, in behalf of Arthur N. Newma: 1036 Shady Way, Wichita, Kansas pursuant to Section 2.12.590, Code of the City of Wichita, requesting a variance from the required 3 foot side yard setback to 0 feet on property zoned "A" Two Family Dwelling and legally described as follows:

All of Lot 15, and that part of Lots 12 and 14, in Shady Nook Addition to Wichita described as: Beginning at the SE corner of Lot 14, thence in a Northwesterly direction along the S. line of said Lot 14, to a point 25 feet Northwest from the SE corner of Lot 14; thence NE in a straight line to a point on the E. line of Lot 12, 40 feet N. of the SE corner said lot 12, thence South along the East line said Lot 12 to the SE corner Lot 12; thence in a NW direction along the S. line Lot 12 to the NW corner Lot 15; thence SW along the W. line Lot 15 to the place of beginning. Generally located in an area at the SE corner of 13th and Shady Way.

This application has been assigned Case No. BZA 45-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 28, 1967, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 45-67  
FILED 10-31-67

APPLICATION FOR VARIANCE

I. Name of Applicant ARTHUR N. NEWMAN  
Mailing Address 1036 Shadyway Phone AM 76072  
Name of Authorized Agent CARL A. BELL, JR., Attorney  
Mailing Address Suite 3, 230 S. Market, Wichita, Kansas Phone AM 21847  
Relationship of applicant to property is that of Owner  
(owner, tenant, lessee, other)

II. The variance requested is This is an application for variance from the  
requirement for a 3 foot side yard setback from the common lot line between  
lots 15 and 16, in Shady Nook Addition to Wichita, as to the Northerly 36 feet  
of said lot line,  
for property located at 1036 Shadyway, Wichita, Kansas. In an area  
at the SE corner of 15th & Shady Way  
and legally described as: See Schedule A

in the City of Wichita; and which is presently zoned A.  
(Give metes and bounds description below if appropriate):

- 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 appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
  - That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Arthur N. Newman  
Applicant Arthur N. Newman  
Carl A. Bell, Jr.  
Authorized Agent Carl A. Bell, Jr.

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,  
4:30 (a.m. - P.M.), 10-31, 1967, together with  
appropriate fee of \$50.00.

SCHEDULE A

Lot 15 and that part of Lots 12 and 14, described as beginning at the Southeast corner of Lot 14; thence in a northwest direction along the south line of said Lot 14, to a point 25 feet northwest from the said southeast corner of said Lot 14; thence northeast in a straight line to a point on the east line of Lot 12, 40 feet north of the southeast corner of said Lot 12; thence south along the east line of said Lot 12, to the southeast corner of said Lot 12; thence in a northwest direction along the south line of Lot 12 to the northwest corner of Lot 15; thence in a southwest direction along the west line of Lot 15 to the place of beginning, in Shady Nook Addition to Wichita, Sedgwick County, Kansas.

The applicant proposes to remodel the attached garage on the dwelling house located on said property into an additional bedroom, and to construct a car port adjacent thereto. The limitation of available space for the construction of such car port requires that its easterly supports be located just inside the lot line common to Lots 15 and 16, Shady Nook Addition, and within the 3 foot side yard setback. Attached as Schedule B is a plot plan showing the proposed location of the carport.

Although formal application for a building permit for such carport has not been made to the Superintendent of Central Inspection, the Superintendent of Central Inspection has indicated that he will be compelled to deny the application for building permit, based upon the plot plan attached hereto as Schedule B, since it provides for the supports for the carport to be located on and within the 3 foot side yard setback from the common lot line of Lots 15 and 16, Shady Nook Addition, which is contrary to Section 28.04.040, MC, 2.4, of the Code of the City of Wichita, providing for a set back from an interior lot line of 3 feet for an accessory structure. The applicant, therefore, is applying for a variance, in anticipation of the Superintendent's denial, in order to eliminate delay and to save time in completing this construction.

The applicant respectfully submits that a variance from the provisions of sub-paragraph 2.4 of Paragraph C of Section 28.04.040 will not be contrary to the public interest and that a literal enforcement of the provisions of said section, requiring this accessory structure to be located 3 feet from the interior side lot line, will result in unnecessary hardship upon him. In support thereof, the applicant further states that all of the following conditions as required by Paragraph 2 of Section 2.12.590 of the Code of the City of Wichita have been met in the following particulars:

(a) 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 it is not created by an action or actions of the property owner or the applicant. The plot plan attached as Schedule B discloses subject property is a tract of extremely unusual shape. This is explained by the fact that, when Shady Nook Addition was platted in the year 1927, the plattors did not take into consideration the unusual topography of this land, and a pie-shaped (i.e., wider at front than in the rear) tract emerged. Also, the design of the dwelling house on this property is such that a relatively narrow space is provided between the Southeastern corner of the house and the easterly interior lot line. From an examination of the attached plot plan (Schedule B), it will be noted that the proposed carport would encroach the 3-foot side yard setback only as to the northerly 36 feet, more or less, of the said interior side lot line. At this point, on Lot 16 to the east, adjacent to the proposed location of the carport, there are no structures located within 50 feet, and such land is a natural garden-type setting. Quite obviously, these conditions are unique to this property, and would not be found ordinarily in the same zone or district.

(b) The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. This variance is requested as to the 3-foot side yard setback as it would pertain to the northerly 36 feet, more or less, of the interior side lot line common to Lots 15 and 16 in Shady Nook Addition. Lot 16, the property to the east of applicant's property, is owned by Central Christian Church of Wichita, Kansas, and used as a parsonage for its minister. The Church has expressed its desire to be cooperative to the applicant in this matter, since their property adjacent to the proposed variance area is not used for a building and, due to the irregular and unusual topography, would never have a building located on it. The area is not formally planted or garden and is allowed to grow in a natural state. The location of this carport on the setback would not interfere with the use by the owner of Lot 16 with its adjacent area in any manner. As a matter of fact, the growth of trees and shrubbery in this older residential area is such that the location of the carport as planned would not be unsightly to the neighborhood and it is doubtful that anyone would be able to tell from visual inspection whether the carport was located within 3 feet of a property line. There are not fences on this property.

(c) 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.

If applicant is not permitted to locate his carport as requested, he will not be able to construct it in such a way that it can best be utilized on his property. As a matter of fact, due to the unusual location of the house on this tract, together with the unusual shape of the tract, the only way his builder has been able to feasibly locate the carport is as shown on Schedule B. Any other location would not permit applicant or his wife to safely drive their car into and out of the carport.

Further hardship will exist because of the fact that applicant is required to convert his garage into an additional bedroom to house the elderly and infirm mother of applicant's wife, who must now live with applicant. When this is done, applicant needs the carport for shelter for his automobile from the elements. Failure to approve this variance will mean that applicant will be without shelter for his automobile and will adversely affect the value of his property.

(d) The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. Granting of this variance would in no wise cause any of these conditions to be adversely affected. The variance would not interfere with safety, in that utilization of this 3-foot setback would not create any problem in firefighting; there are no structures built on the property to the East for at least 50 feet and the existence, or non-existence, of the 3-foot building setback on this particular side would have no affect whatever on the problem of fire prevention or fighting. There is no public convenience or order affected, in that the variance would be located on the northerly one-third of the lot and obscured from the street. These are not well defined lot lines in this block and use of the 3-foot set back would not be apparent; for this reason, and also because, as has been set above, the owner to the East is not using, and will not be able to use, the area adjacent to the proposed variance, there will be no interference with property rights or consequent impairment of prosperity.

(e) Granting the variance desired will not be opposed to the general spirit and intent of Title 28. The general spirit and intent of Title 28 will not be adversely affected, inasmuch as the location of applicant's proposed carport within the 3-foot side yard setback along the northerly 36 feet, more or less, of the interior side lot line, will still not cause there to be structures located closer to each other than is intended by Title 28. As has been said several times, that part of Lot 16 adjacent to applicant's lot and to the proposed variance on the 3-foot setback has no building located upon it for a distance of over 25 feet. The improvements on Lot 16, while in excellent condition, are of long standing, and it is highly improbable that the owner of Lot 16 would ever wish or be able to re-locate those improvements on its lot so that they would be any closer to the proposed variance. The adjacent area on Lot 16 is covered by natural growth, consisting of shrubs, weeds and other natural plantings, and this area is also a rather deep depression, which also would prevent its use for any structure. Hence, because of natural conditions, the spacing between the improvements now existing on Lot 16 and applicant's proposed carport, will be far in excess of the intent and spirit of Title 28.

13 PON  
sent 11-8-67

LIST OF PROPERTY OWNERS

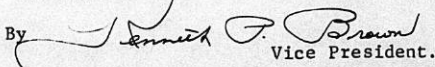
<u>DESCRIPTION</u>	<u>PROPERTY OWNER</u>
Lot 7, Shady Nook Add. to Wichita	✓ Lloyd A. Parr and Catherine H. Parr 929 W. 13th St. 14
Lot 8, Shady Nook Add. to Wichita	✓ Clyde J. Carle and Dorothea A. Carle 1001 W. 13th St. 14
Lot 9, and all of Lot 10, except the W. 12½ ft. of Lot 10, in Shady Nook Add. to Wichita.	✓ Dorothy M. Mayo 1009 W. 13th St. 14
The West 12½ ft. of Lot 10, and all Lot 11, Shady Nook Add. to Wichita	✓ Eleanor J. Hannah and Betty L. Hannah 1025 W. 13th St. 14
Lot 15, and that part of Lots 12 and 14, in Shady Nook Add. to Wichita desc. as: Beg. at the SE cor. Lot 14, th. in a NW-ly direction along the S. line said Lot 14, to a point 25 ft. NW from the SE cor. Lot 14; thence NE in a straight line to a point on the E. line of Lot 12, 40 ft. N. of the SE cor. said Lot 12; th. S. along the E. line said Lot 12 to the SE cor. Lot 12; th. in a NW-ly direction along the S. line Lot 12 to the NW cor. Lot 15; th. SW-ly along the W. line Lot 15 to the place of beg.	✓ Arthur N. Newman and Helen H. Newman 1036 Shady Way 04
Lot 13, and all of Lots 12 and 14, except Beg. at the SE cor. Lot 14, th NW along the S. line Lot 14, to a point 25 ft NW of SE cor. Lot 14; th N-ly to point in E. line Lot 12, 40 ft N of SE cor. Lot 12; th S. to SE cor. Lot 12; th NW along S. line Lot 12 to NE cor. Lot 14; SW along E. line Lot 14 to beg., Shady Nook Add. to Wichita.	✓ Harrie S. Mueller and Ina Belle Mueller 1505 Park Place 03

<u>DESCRIPTION</u>	<u>PROPERTY OWNER</u>
Lots 16, 17, and the W-ly 30 ft. of Lot 18, Shady Nook Add. to Wichita	✓ Central Christian Church 445 N. Market St. 02
East 23.4 ft. of Lot 18, all Lot 19, and the West 9.5 ft. of Lot 20 Shady Nook Add. to Wichita.	✓ Howard Collins Goss and Virginia Collins Goss 1008 Shady Way 04
Lot 20, except the W. 9.5 ft. in Shady Nook Add to Wichita	✓ Elmer C. Moore and Dorothea Moore 1002 Shady Way 04
Lots 147 and 149 on Salina Ave. & Lots 148 and 150 on Payne Ave., in Garden Grove Add. to Wichita.	✓ Kenneth P. Woolf and Cleo L. Woolf 1004 W. 13th St. 14
Lots 146 and 148 on Salina Ave., in Garden Grove Add. to Wichita.	✓ Frank L. Humphrey and Grace Humphrey 1000 W. 13th St. 14
Lots 150 and 152 on Salina Ave., in Garden Grove Add.	✓ Chas. E. Bowland and Marjorie A. Bowland. 1414 Salina 03

- - - -

We hereby certify the foregoing to be a correct list of property owners within a radius of 200 feet of: All of Lot 15, and that part of Lots 12 and 14, in Shady Nook Add. to Wichita described as: Beg. at the SE corner of Lot 14, thence in a Northwesterly direction along the S. line of said Lot 14, to a point 25 ft. Northwest from the SE corner of Lot 14; thence NE in a straight line to a point on the E. line of Lot 12, 40 ft. N. of the SE corner said Lot 12, thence South along the East line said Lot 12 to the SE corner Lot 12; thence in a NW direction along the S. line Lot 12 to the NW corner Lot 15; thence SW along the W. line Lot 15, to the place of beginning, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, this 27th day of October, 1967 at 7 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By  Kenneth P. Brown  
Vice President.

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
B30a App.	50 <sup>00</sup>

Name: Arthur N. Newman  
Address: 1036 Shadyway  
Due Date: 10-31-67

Comments:

R-71-C

Date: 10-31-67 By: BR