

Case No. BZA 52-77 - Boulevard
State Bank, requests a
variance to waive the
required screening adjacent
to the west property line
(southwest corner of Osie

ACTION

BZA 52-77 COMMITTEE

Approved

DATE
12-20-77

M.A.P.C. _____

B.C.C./B. CO. C. _____

POSTED
1-12-78
MK
MMP ✓
C.I.V.
7-18-78

Case No. BZA 52-77 - Boulevard
State Bank, requests a
variance to waive the
required screening adjacent
to the west property line
(southwest corner of 081e

RESOLUTION NO. BZA 52-77

WHEREAS, Boulevard State Bank, P.O. Box 1441, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to waive the required screening adjacent to the west property line on property zoned the "LC" Light Commercial District and legally described as follows:

Even numbered Lots 50 through 72, inclusive, on Lawrence Avenue, English's Sixth Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Broadway and Osie (1701 S. Broadway).

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 20, 1977, 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 existing bank has been in operation at this location for over two years without any screening adjacent to the alley and the planned expansion of one drive-in lane should not appreciably alter the circumstances that have existed over this time; 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 half of the adjacent property is owned by a church which utilizes the bank's parking lot, 100 feet of subject property is undeveloped and the remaining 50 to 70 feet is partially shielded by detached garages located in the rear yards of adjacent residences. Also an alley separates the properties; 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 inasmuch as one-half of the adjacent property is developed with an institutional use and the 100 feet of the remaining 150 feet is adjacent to applicant's undeveloped land; 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 due to the fact that the existing situation will not be changed appreciably; 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 the bank has proven to be a cooperative and compatible neighbor to the residential neighborhood to the west and is planning an expansion of a very insignificant nature which should not alter this situation; 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 waive the

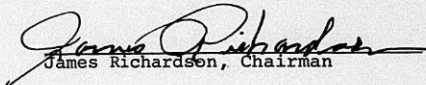
required screening adjacent to the west property line on property zoned the "LC" Light Commercial District, and legally described as follows:

Even numbered Lots 50 through 72, inclusive, on Lawrence Avenue, English's Sixth Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Broadway and Osie (1701 S. Broadway).

be approved subject to the following condition:

1. The waiver of screening along the west property line shall apply to the permit required to construct one additional drive-in lane only. If future construction permits are needed for a new bank facility or other uses on undeveloped portions of this property, the applicants shall be required to provide screening as required by the ordinance or obtain approval of a variance at that time.

ADOPTED AT WICHITA, KANSAS, this 20th day of December, 1977.


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

Board of Zoning Appeals

January 5, 1978

Mr. Ronald L. Nieto
612 Douglas Building
104 South Broadway
Wichita, Kansas 67202

Re: Request for Variance
Case No. BZA 52-77

Dear Mr. Nieto:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 20, 1977, in connection with your request for a variance to waive the screening adjacent to the west property line on property zoned the "LC" Light Commercial District and generally located at the south-west corner of Broadway and Osie.

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

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

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Boulevard State Bank, P.O. Box 1441, 67201
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE December 13, 1977



TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Dennis Bishop, CPO Administrative Aide

SUBJECT BZA 52-77 (1701 S. Broadway)

At their December 7, 1977, meeting, CPO Council "E" was unable to take formal action on the variance to waive the required screening adjacent to the west property line on property zoned the "LC" Light Commercial District at 1701 S. Broadway due to lack of a quorum.

The applicant was not present at the meeting, but CPO members present and visiting residents discussed the need and justification for the variance. During the conversation it was pointed out that the variance was requested three years after the construction of a structure on the property, and that the property is an "eye sore" in the neighborhood.

The Council members and guests realize that they have no power of recommendation, but wished to inform you that those present were opposed to the variance because the property constitutes an adverse influence on the surrounding neighborhood. This adverse influence is manifested in the traffic problems on Broadway and on Osie, and in the lack of maintenance of the property by the property-owners.

I hope that this information will be helpful on December 20, 1977, when the Board of Zoning Appeals hears this case.

Dennis L. Bishop
Dennis Bishop
CPO Administrative Aide

DB:sm

Noted:

D.F.
David Furnas
Citizen Participation Coordinator



BOARD OF ZONING APPEALS

December 21, 1977

Mr. Ronald L. Nieto
612 Douglas Building
104 South Broadway
Wichita, Kansas 67202

Re: Request for Variance
Case No. BZA 52-77

Dear Mr. Nieto:

At the regular meeting of the Board of Zoning Appeals on December 20, 1977, your request for a variance to waive the screening adjacent to the west property line on property zoned the "LC" Light Commercial District and generally located at the southwest corner of Broadway and Osie was considered.

The action of the Board was to grant the request subject to the following condition:

1. The waiver of screening along the west property line shall apply to the permit required to construct one additional drive-in lane only. If future construction permits are needed for a new bank facility or other uses on undeveloped portions of this property, the applicants shall be required to provide screening as required by the ordinance or obtain approval of a variance at that time.

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.

Yours very truly,

Larry Dobson
Assistant Secretary
Rev. William G. Martin, 1700 S. Market, 67211
Don Gisick, City Clerk

LD:hh
cc: Boulevard State Bank, P.O. Box 1441, Wichita, Kansas 67201

Mr. Ronald L. Nieto
612 Douglas Building
104 S. Broadway
Wichita, Kansas 67202

December 21, 1977
Page 2

Joe Donnelly, Housing and Zoning Administrator
Robert Feldner, Supt., Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 52-77

APPLICANT: Boulevard State Bank, P.O. Box 1441, Wichita, Kansas.

AGENT: Ronald L. Nieto, 612 Douglas Building, 104 South Broadway, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to waive the screening requirement adjacent to the west property line.

GENERAL LOCATION: Southwest corner of Broadway and Osie.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the north, south and east. Property to the west is zoned the "A" Two Family Dwelling District.

LAND USE: Subject property is developed with a banking facility. North is a carry-out restaurant. East is a mixture of general retail business uses and single family residential development. South is a two-family residence. West is a church and single family residences.

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).

SECRETARY'S REPORT

CASE NO. BZA 52-77

Page 2

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance to waive the required screening adjacent to the west property line, in connection with the expansion of an existing banking facility located on the property.

The existing banking facility was constructed prior to the screening requirements being adopted as a part of the zoning ordinance. The applicants are now desirous of adding one drive-in lane to the present facility. In order to obtain a building permit for the remodeling and expansion of this facility, they are required to provide screening, in accordance with Section 23.04.160.K, along their west property line. The properties to the west are zoned the "A" Two Family Dwelling District and developed with a church and associated parking lot and four single family residences. A 20 foot unpaved alley separates subject property from these rear yards to the west. Each of the four adjacent single family residences has a detached garage located in the rear yard. A letter received from the pastor of the adjacent church states that the church is permitted to utilize the bank's parking lot during non-working hours and believes a screening fence would hinder its use of said parking and would serve no useful purpose to the community, in that the bank is aesthetically pleasing as it now stands.

The applicants state that there has been no neighborhood objection to their use of the premises or lack of screening and that their relationship with the neighborhood has been good.

The south 100 feet of the approximately 300 feet long application area is vacant and unpaved. Future plans for this area are not known at this writing.

UNIQUENESS:

It is the opinion of the Secretary that this may be a unique situation inasmuch as the existing bank has been in operation at this location for over two years without any screening adjacent to the alley and the planned expansion of one drive-in lane should not appreciably alter the circumstances that have existed over this time.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the requested variance should not adversely affect the rights of adjacent property owners inasmuch as half of the adjacent property is owned by a church which utilizes the bank's parking lot, 100 feet of subject property is undeveloped and the remaining 50 to 70 feet is partially shielded by detached garages located in the rear yards of adjacent residences. Also an alley separates the properties.

SECRETARY'S REPORT

Case No. BZA 52-77

Page 3

HARDSHIP:

It is the opinion of the Secretary that it is difficult to determine that the strict application of the provisions of the zoning ordinance will constitute an unnecessary hardship upon the applicants, but that if hardship exists it may be because one-half of the adjacent property is developed with an institutional use and the 100 feet of the remaining 150 feet is adjacent to applicant's undeveloped land.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired will not adversely affect the public interest.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested may not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the bank has proven to be a cooperative and compatible neighbor to the residential neighborhood to the west and is planning an expansion of a very insignificant nature which should not alter this situation.

RECOMMENDATION:

If the Board concurs that the above five conditions can be found to exist, it is recommended that the variance be granted subject to the following condition:

1. The waiver of screening along the west property line shall apply to the permit required to construct one additional drive-in lane only. If future construction permits are needed for a new bank facility or other uses on undeveloped portions of this property, the applicants shall be required to provide screening as required by the ordinance or obtain approval of a variance at that time.
-

24 notices sent to adjoining property owners and applicant or agent
10 notices sent to MAPC member
1 notice to CPO
35 total notices sent on BZA 52-77, 11-28-77

BOARD OF ZONING APPEALS
TENTH FLOOR, CITY HALL
455 North Main, Wichita, Kansas 67202

November 28, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 52-77

An application has been filed by Boulevard State Bank, P.O. Box 1441, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to waive the required screening adjacent to the west property line on property zoned the "LC" Light Commercial District, and legally described as follows:

Even numbered Lots 50 through 72 inclusive, on Lawrence Avenue, (now Broadway), English's Sixth Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Broadway and Osie (1701 S. Broadway).

This application has been assigned Case No. BZA 52-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 20, 1977, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. BZA 52-77

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant BOULEVARD STATE BANK
P. O. Box 1441
Mailing Address Wichita, Kansas 67201 Phone 265-0721

Name of Authorized Agent Ronald L. Nieto
612 Douglas Building
Mailing Address 104 South Broadway Phone 267-2212
Wichita, Kansas 67202

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

II. The variance requested is Relief from screening requirements
under Title 28.04.160 K,

for property located at 1701 South Broadway

and legally described as: Lots 50 through 72 even inclusive
on Lawrence Avenue, English's Sixth Addition to Wichita,
Sedgwick County, Kansas,

in the City of Wichita; and which is presently zoned LC

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. 24-606); 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.

BOULEVARD STATE BANK
Applicant
By: [Signature]
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 5:10 (a.m. P.M.), 11-21 1977
together with appropriate fee of \$50.00.

SW corner of Osie & Broadway

T9-402

[Signature]
Signed

B
BOULEVARD STATE BANK
B. A. KREUTZER, JR.
VICE PRESIDENT & CASHIER
2300 E. LINCOLN
WICHITA, KANSAS
(316) 265-0721

Also send staff report to

STATEMENT IN SUPPORT OF APPLICATION FOR VARIANCE

The real estate in question is leased by Boulevard State Bank for a detached facility. Although its use is business in nature, the structure to some extent appears similar to a residence and is in general conformity with adjacent residential areas.

The present structure was erected on the premises in 1975 and at that time no screening requirements were made. The Applicant now desires to add one drive-in lane to the present building and it was in connection with request for building permit that the question of screening was required as a condition to issuance of the permit.

No objection to the use of the premises and in particular to the lack of screening has ever been raised by the neighborhood. In fact, the Applicant's relationships with neighbors has been good to this date.


We do permit the First Wesleyan Church at 1700 South Market to use the Applicant's parking facilities after business hours. The First Wesleyan Church is located directly West of the premises. Screening to the West would interfere with their use of the parking facilities.

Directly across Osie to the North is another business establishment.

The Applicant has landscaped the premises and feels that it has been successful in a creation of a building and grounds in conformity with the neighborhood without the necessity of screening.

The property is screened to the South by greenery which is most attractive and it is Applicant's opinion that screening to the West and North would be detrimental to its efforts to enhance the appearance of the neighborhood and in fact would only call attention to the commercial nature of the use.

BOULEVARD STATE BANK, Applicant

By 
Ronald L. Nieto

First Wesleyan Church

1700 South Market
WICHITA, KANSAS 67211

WM. G. MARTIN, JR., Pastor
Church Phone 265-8500
Parsonage Phone 262-0553

November 15, 1977

Zoning Board of Appeals
Metropolitan Planning Commission
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Sirs:

Our church borders on the west side of the property of the Boulevard State Bank at 1701 S. Broadway. It is my understanding the city of Wichita is attempting to force the bank to erect a fence on their west boundary and part of their north boundary. In talking with bank officials, it is my understanding they do not want to erect the fence, and our church would concur with them in their decision. We believe the bank is aesthetically pleasing to the community as it stands, and that a fence would be detrimental in how it looks.

Our church also has an agreement with the bank to use their parking facilities during the times it would not interfere with the banks working hours. In fact, we have paid for a portion of the banks parking lot in exchange for use of the parking lot. I am enclosing a copy of a letter from Mr. B. A. Kreutzer, Vice-President at Boulevard State Bank, which states this agreement. If the fence were erected as proposed, it would so separate our properties, that it would be next to impossible to use their parking lot for any additional church parking we may need.

As a church, we would like to go on record that we definitely appreciate the contribution the Boulevard State Bank has made to our community. Thus, we stand firmly behind them in their appeal to your zoning board to change the requirement to erect a fence. We trust your board will honor their request.

Sincerely,

Rev. Wm. G. Martin, Jr.
Rev. Wm. G. Martin, Jr.

WGM:psm
Encl. 1

First Wesleyan Church

1700 South Market
WICHITA, KANSAS 67211

Loring
WM. G. MARTIN, JR., Pastor
Church Phone 265-8500
Parsonage Phone 262-0553

November 15, 1977

Zoning Board of Appeals
Metropolitan Planning Commission
City of Wichita
455 N. Main
Wichita, Kansas 67202



Dear Sirs:

Our church borders on the west side of the property of the Boulevard State Bank located at 1701 S. Broadway. It is my understanding the city of Wichita is attempting to force the bank to erect a fence on their west boundary and part of their north boundary. In talking with bank officials, it is my understanding they do not want to erect the fence, and our church would concur with them in their decision. We believe the bank is aesthetically pleasing to the community as it stands, and that a fence would be detrimental in how it looks.

Our church also has an agreement with the bank to use their parking facilities during the times it would not interfere with the banks working hours. In fact, we have paid for a portion of the bank's parking lot in exchange for use of the parking lot. I am enclosing a copy of a letter from Mr. E. A. Kreutzer, Vice-President at Boulevard State Bank, which states this agreement. If the fence were erected as proposed, it would so separate our properties, that it would be next to impossible to use their parking lot for any additional church parking we may need.

As a church, we would like to go on record that we definitely appreciate the contribution the Boulevard State Bank has made to our community. Thus, we stand firmly behind them in their appeal to your zoning board to change the requirement to erect a fence. We trust your board will honor their request.

Sincerely,

Rev Wm G Martin Jr.
Rev. Wm. G. Martin, Jr.

WGM:psm
Encl. 1



BOULEVARD STATE BANK

B. A. KREUTZER, JR.
VICE PRESIDENT & CASHIER

2300 EAST LINCOLN
WICHITA, KANSAS 67201 • 316 265-0721

October 15, 1975

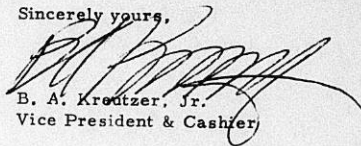
Rev. Jerry Martin
1700 South Market
Wichita, Kansas

Dear Rev. Martin:

Per our conversation of October 15, 1975, you requested permission to pay for the paving of a portion of Boulevard State Banks parking lot to the west of our Osie exit and to the east of the alley way. It is Boulevard State Banks intend to cooperate fully with the neighborhood. We would be happy to allow your church to pay for the paving of the above parcel of ground. In addition feel free to use our parking lot for your parishioners parking convenience as long as it does not interfere with the banks working hours.

I hope that some day soon when I am in the neighborhood, I can stop in and meet and visit with you. If in the future we can be of service in any way, please feel free to call on any of the banks officers or employees. Your cooperation is truly appreciated.

Sincerely yours,



B. A. Kreutzer, Jr.
Vice President & Cashier

BAK:jjb

Robson



BOULEVARD STATE BANK

2300 EAST LINCOLN
WICHITA, KANSAS 67201 • 316 265-0721

B. A. KREUTZER, JR.
VICE PRESIDENT & CASHIER

November 15, 1977



Zoning Board of Appeals
Metropolitan Planning Commission
City of Wichita
455 North Main
Wichita, Kansas 67202

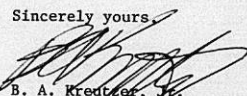
RE: Boulevard State Bank Motor Facility at 1701 South Broadway

Gentlemen:

The Boulevard State Bank recently received a permit to do some basic remodeling of our facility located at 1701 South Broadway, and along with granting the building permit we were required to erect a fence on the West and North boundaries of our property.

It is difficult to understand what the usefulness of this fence will serve, for we have several agreements in the neighborhood stating that they can utilize our parking lot during non banking hours. Specifically the First Wesleyan Church, 1700 South Main uses our parking lot for their parishioners to park while attending church services. We are appealing to you to change the requirement of erecting the fence. We feel that due to our unusual situation of allowing the church to utilize our parking lot for their parishioners parking, this would create an inconvenience.

I appreciate your cooperation in this matter.

Sincerely yours,

B. A. Kreutzer, Jr.
Vice President & Cashier

BAK:jjb

*responded by phone on 11-16-77
representative came by to
pick up application for variance 11-16-77*

O W N E R S H I P L I S T

Lot	Addition	Property Owner
50,52,54,56, 58, & 60 on Lawrence now Broadway	English's 6th Addition	✓ Paul W. Wendel 204 Forest Dr. Falls Church, Virginia 22000
74 & 76 on Lawrence now Broadway	" " " " " "	✓ James L. Farha aka Jim Lee Farha 1743 S. Broadway St. 67211
62,64,66,68 70 & 72 on Lawrence now Broadway	" " " " " "	✓ Paul W. Wendel 204 Forest Dr. Falls Church, Virginia 22000
78 & 80 on Lawrence now Broadway	" " " " " "	✓ Jim L. Farha 1743 S. Broadway St. 67211
82 & 84 on Lawrence now Broadway	" " " " " "	✓ Mildred Masterson 1050 S. Water St. 67213
86 & 88 on Lawrence now Broadway	" " " " " "	✓ Helen B. & Jim L. Farha 1743 S. Broadway 67211
90 on Lawrence now Broadway	" " " " " "	✓ Jim Lee Farha 1743 S. Broadway 67211
40,42,44,46 & 48 on Lawrence now Broadway	" " " " " "	✓ Charles G. Fox & Sybil L. 2407 Reva St. 67211
38 on Lawrence now Broadway	" " " " " "	✓ Larry Earl Henderson & Jacqueline DeMoines, Iowa 50300
37 on Market	" " " " " "	✓ Walter O. Stahl & Lucille C. 1640 S. Market 67211
39,41 & N9' 43 on Market	" " " " " "	✓ Elmer B. Noble & Pansy D. 1652 S. Market St. 67211
W77'N5'S16' of 43 on Market	" " " " " "	✓ Elmer B. Noble & Pansy D. 1652 S. Market St. 67211
43 exc N9' & exc N5'S16' W77' on Market	" " " " " "	✓ May Audra Reed 1660 S. Market St. 67211

Lot	Addition	Property Owner
S21' 45 & All 47 on Market	English's 6th Addition	✓ May Audra Reed 1660 S. Market St. 67211
N5' 45 on Market	" " " " " "	✓ May Audra Reed 1660 S. Market St. 67211
49,51,53 & N15' 55 on Market	" " " " " "	✓ Kansas Conference of Wesleyan Methodist Church 1702 S. Market St. 67211
S10' 55, all 57 & N7½' 59 on Market	" " " " " "	✓ Kansas Conference of Wesleyan Methodist Church 1702 S. Market St. 67211
S17½' 59 & all 61 on Market	" " " " " "	✗ Ronald R. Brannon & Rosalee V. address unknown not in ph bk
63 & 65 on Market	" " " " " "	✗ Harry J. Staib & Mabel address unknown not in ph bk
67 & N½ 69 on Market	" " " " " "	✓ Cleo K. Sandberg & Lillian F. 550 N. Spruce 67214
S½ 69 & all 71 on Market	" " " " " "	✓ Karsting A. Whitlock & Genevieve 1724 S. Market St. 67211
73 & 75 on Market	" " " " " "	✓ Alton D. Powell & Betty Jo 1757 N. West St. 67203
77 & 79 on Market	" " " " " "	✓ Harold W. Tolan 1738 S. Market 67211 ✓ Vadna A. Tolan 951 S. Bleckley Dr. Apt 108 67218
81, & 83 on Market	" " " " " "	✓ Melvin H. Harrison & Lorene G. 1740 S. Market 67211
85 & N19' 87 on Market	" " " " " "	✓ Robert A. Kreager & Emily 1746 S. Market 67211
S6' 87, all 89, N20' 91 on Market	" " " " " "	✓ Roy P. Smith - deceased Atlar C.L. Smith 1748 S. Market 67211
4,5,6,7 & 8	Cottingham's South Lawrence Avenue Addition	✓ Kansas Blue Print Co. Inc., a corp. 1650 S. Broadway 67211
1,3 & 5 on Lawrence now Broadway	McBee's Addition	✓ Guy Groom 309 E. Osie St. 67211

Lot	Addition	Property Owner
7 & N16' 9 on Lawrence now Broadway	McBee's Addition	X Rolley R. McBeath & Opal address unknown
S9' 9, all 11 13 & 15 on Lawrence now Broadway	" " " "	D Rolley R. McBeath & Opal address unknown
2 & 4 on Lawrence now Broadway	Wilson's Addition	✓ Lena M. Ayesh 1720 S. Broadway 67211
6 & 8 on Lawrence now Broadway	" " " "	✓ Vergil O'Donnell & Harriet 506 S. Seneca 67213
10 & 12 on Lawrence now Broadway	" " " "	X Versal Vera Hogan address unknown
14 & 16 on Lawrence now Broadway	" " " "	✓ Sarah A. Keeven 1734 S. Broadway 67211
18 & 20 on Lawrence now Broadway	" " " "	X Ross Malone & Opal Ramona address unknown
S½ 22, All 24 & 26 on Lawrence now Broadway	" " " "	✓ Viola M. Cummings 1744 S. Broadway 67211
N½ 22 on Lawrence now Broadway	" " " "	D Ross Malone address unknown

We hereby certify the foregoing to be a true and correct list of the property owners of:

200 foot radius of even lots
50 thru 72 inclusive, on Lawrence
now Broadway, English's 6th Addition

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 21st day of November, 1977 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Sable
Vice President

Order No. 258336
rmk

FORM 223-1

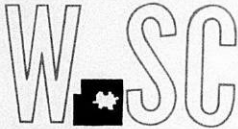
PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Hks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan <u>Fee</u>	Cement	M.S.P.

DESCRIPTION	AMOUNT
B2A Variance	\$5000
Asphalt	

NAME
 ADDRESS
 FUND 11 407103 DUE DATE
 COMMENTS
 DATE 11-1-77 BY

WICHITA - SEDGWICK COUNTY



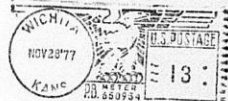
BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

NO SUCH NUMBER
WASHINGTON ST. ST.

By P. Smith,
Atlar C.L. Smith
1948 S. Market
Wichita, Kansas 67211

Important!
Notice of Hearing
Enclosed

1748



52-77

rec'd
12-5-77

*

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