

BZA 53-75 - William Cather -  
Variance for alternate land-  
scaping designed generally  
located in an area on the  
northwest corner of Seneca and  
29th Street, South

ACTION

COMMITTEE

*Approved*

DATE  
12-16-75

M.A.P.C.

B.C.C./B.C.C.

*POSTED  
12-2-75  
E.I.V.  
2-6-76*

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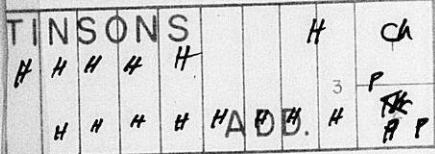
Map No. 5344  
 Sec. 6  
 Twp. 28  
 Range 1E

BZA- 53-75  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

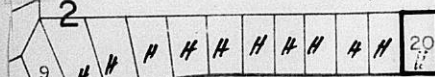
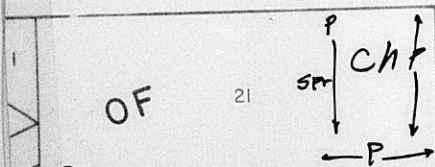
- AREA DATA:  
 1. Acres: 1.4 ( 60 ft. by 110 ft.)  
 2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
 3. Land Use: East MEDICAL CLINIC South SINGLE F  
 West SINGLE FARM North CHURCH & PARKING  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use if for: \_\_\_\_\_  
 6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

WENTY SEVENTH ST. SO.



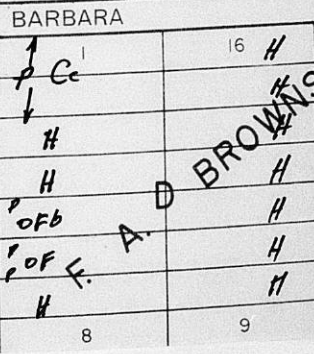
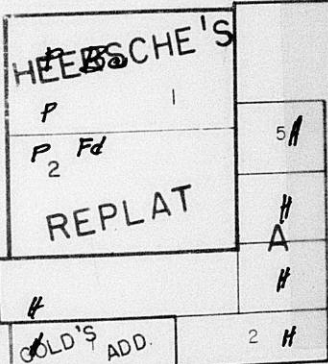
ST.



29TH ST.



ST.



SENECA

Smith  
 No. 2153C  
 HASTINGS, MN. - LOS ANGELES  
 LOGAN OH. - McREGOR, TX. U. S. A.

RESOLUTION NO. BZA 53-75

WHEREAS, William Cather, 2935 South Seneca, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required area and change the configuration of the required 25 x 50 foot rectangular landscaped area adjacent to both the north and west property lines; and to not require screening along the north property line; and to reduce the required screening along the west property line and along the south wall of the structure on property zoned the "BB" Office District, and legally described as follows:

Lot 20, Block 2, Replat of Iva Fultz Addition,  
Wichita, Sedgwick County, Kansas. Generally  
located at the northwest corner of Seneca  
and 29th Street South.

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 16, 1975, 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 structure is a converted single family residence with existing driveways and could be effectively landscaped to compliment the neighboring residential development and yet partially screen the office activity without use of solid wall screening. The location of a large church parking lot adjacent to the north tends to negate the need for screening along this property line; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the applicant is proposing landscaping to aesthetically buffer his office from adjacent single family development; 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 existing driveways would have to be removed and solid wall screening erected, all of which would destroy the practical use of the property for this office use; 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 requests are interiorly located; 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 applicant is proposing detailed landscaping to buffer or partially screen residential development. The waiver of the screening along the north property line would not be opposed to this spirit and intent inasmuch as a large paved parking lot lies adjacent to subject property; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required area and change the configuration of the required 25 x 50 foot rectangular landscaped area adjacent to both the north and west property

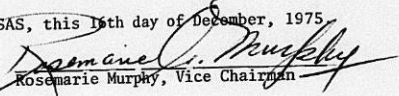
lines; and to not require screening along the north property line; and to reduce the required screening along the west property line and along the south wall of the structure on property zoned the "BB" Office District, and legally described as follows:

Lot 20, Block 2, Replat of Iva Fultz Addition,  
Wichita, Sedgwick County, Kansas. Generally  
located at the northwest corner of Seneca  
and 29th Street South,

be approved, subject to the following condition:

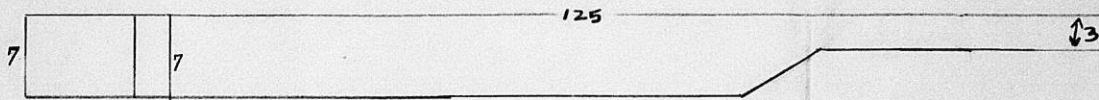
1. A revised detailed landscape plan shall be submitted in duplicate to the Secretary of the Board of Zoning Appeals for his approval prior to the Resolution reflecting the official action of the Board being forwarded to the Superintendent of Central Inspection.

ADOPTED AT WICHITA, KANSAS, this 16th day of December, 1975.

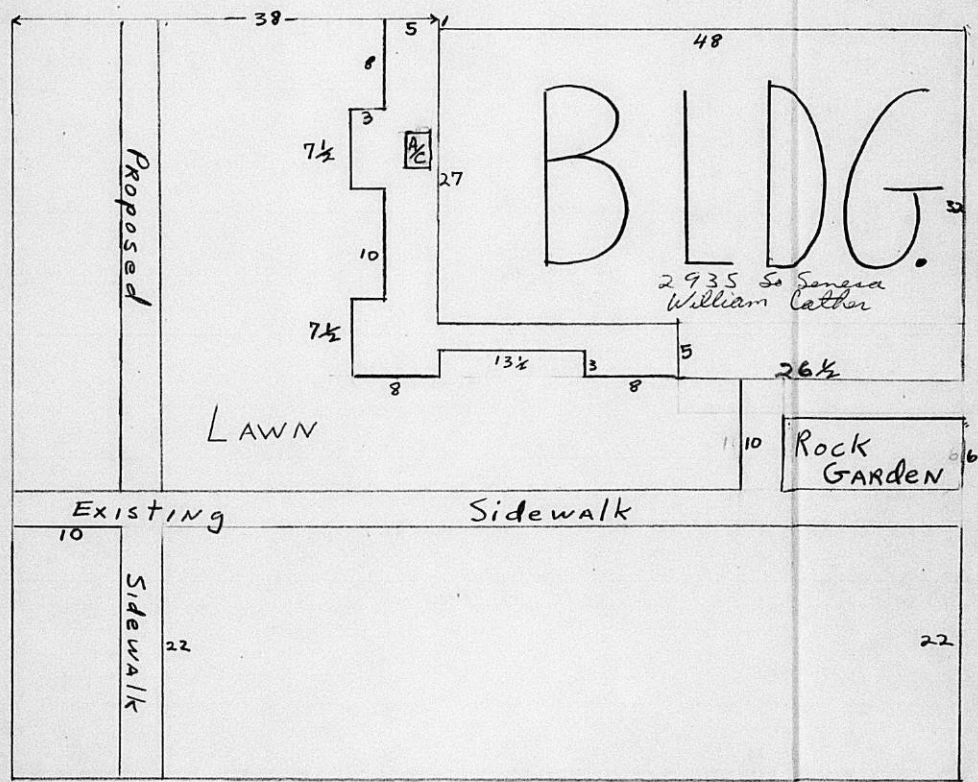
  
Rosemarie Murphy, Vice Chairman

ATTEST:

  
Larry Dobson, Assistant Secretary



14 Existing Driveway



29th

SENECA

125

↓3

DRIVEWAY

48

BLDG.

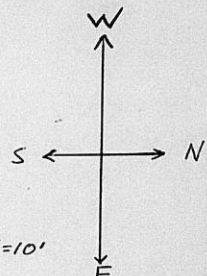
2935 So Seneca  
William Cather

← 20 →

← 19 →

70

1"=10'



Church  
Parking  
Lot

13 1/2

3

5

26 1/2

10

Rock  
GARDEN

6 1/2

Rock  
GARDEN

Sidewalk

22

BOARD OF ZONING APPEALS  
Tenth Floor, City Hall  
455 N. Main, Wichita, Kansas  
67202

November 24, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 53-75

An application has been filed by William Cather, 2935 South Seneca, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required area and change the configuration of the required 25 x 50 foot rectangular landscaped area adjacent to both the north and west property lines; and to not require screening along the north property line; and to reduce the required screening along the west property line on property zoned the "BB" Office District, and legally described as follows:

Lot 20, Block 2, Replat of Iva Fultz Addition, Wichita, Sedgwick County, Kansas. Generally located at the north west corner of Seneca and 29th Street South.

This application has been assigned case No. BZA 53-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 16, 1975, at 1:30 p.m., in the Public Meeting Room, First Floor, City Hall, 455 N. Main, Wichita, Kansas, at which time, if you so desire, you may appear, either in person, or by agent, or attorney.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
Tenth Floor, City Hall  
455 N. Main, Wichita, Kansas  
67202

November 24, 1975

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Jack H. Galbraith  
Secretary

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Tenth Floor  
455 N. Main

January 7, 1976

Mr. William Cather  
2935 South Seneca  
Wichita, Kansas 67217

Subject: BZA Case No. 53-75  
Request for Variance

Dear Mr. Cather:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 16, 1975, in connection with your request for a variance to reduce the required area and change the configuration of the required 25 x 50 foot rectangular landscaped area adjacent to both the north and west property lines; and to not require screening along the north property line; and to reduce the required screening along the west property line, and along the south wall of the structure, on property zoned the "BB" Office District, and generally located on the northwest corner of Seneca and 29th Street, South.

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

Also enclosed is an approved copy of your submitted Landscape Plan, a copy of which we are also forwarding to Robert Feldner, Superintendent of Central Inspection.

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

Very truly yours,

Larry Dobson  
Assistant Secretary

LD:bh  
Encl.

cc: Robert Feldner, Supt. of Central Inspection  
Joe Donnelly, Central Inspection  
Donald Glsick, City Clerk  
Iris E. Byrum, 1110 W. 29th St., South, 67217

Tenth Floor  
455 North Main

December 17, 1975

Mr. William Cather  
2935 South Seneca  
Wichita, Kansas 67217

Subject: BZA Case No. 53-75  
Request for Variance

Dear Mr. Cather:

At the regular meeting of the Board of Zoning Appeals on December 16, 1975, your request for a variance to reduce the required area and change the configuration of the required 25 x 50 foot rectangular landscaped area adjacent to both the north and west property lines; and to not require screening along the north property line; and to reduce the required screening along the west property line and along the south wall of the structure, on property zoned the "BB" Office District, and generally located on the northwest corner of Seneca and 29th Street South, was considered.

It was the action of the Board to approve this request subject to the following condition:

A revised, detailed landscape plan shall be submitted in duplicate to the Secretary of the Board of Zoning Appeals for his approval prior to the Resolution reflecting the official action of the Board being forwarded to the Superintendent of Central Inspection.

A Resolution setting forth the official action of the Board is/being prepared and you will be mailed a copy as soon as the above mentioned landscape plan has been submitted and approved. As I discussed with you following the meeting, your landscape plan should show the type, size, and placement of proposed plant materials, which should include an appropriate selection of coniferous materials.

If you have any questions, please call our office.

Very truly yours,

Larry Dobson  
Assistant Secretary

LD:bh  
cc: Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection  
Donald Gisick, City Clerk  
Iris E. Byrum



Dec. 9-75

Jack Salbra  
Board of Zoning Appeals,  
455 N. Main,

Dear Sir:

In reference to Case no. BZA 53-75 to be heard on Dec. 16 in regard to Wm. Bathers request to reduce the ground required and a change in the screening, I will not be able to attend the meeting. As I think I have stated to you before as have the Kelley and Swetten, Mr. Bather has swamped the books of the place, attends to do more as soon as the requirements can be settled that we would like to see his request granted. His clients come go with no more than the normal car noise that we have from all the driveways. As to the screening since I have a fence between my property and his I think another fence would detract from the property, wouldn't a

Miss J. Byrum  
1110 W. 29th St.  
Wichita KS. 67217



CONQUER  
MULTIPLE  
SCLEROSIS



Board of Zoning Appeals  
455 N. Main (10th Floor)

Attn Jack Salbraith  
Wichita  
Kansas

67202

ledge or something similar serve the  
purpose just as well? We have discussed  
Boe of Sharon trees between the properties  
as there is already two there, and they  
can be kept topped and form an attractive  
ledge.

Sincerely

Fris S. Byrum

1110 W. 29th St.

Wichita KS.

Fris S. Byrum  
1110 W. 29th St.  
Wichita KS. 67217



CONQUER  
MULTIPLE  
SCLEROSIS



Quadrant National Gallery  
Christmas US postage

Board of Zoning Appeals  
455 N. Main (10th Floor)

Attn: Jack Zabrath

Wichita

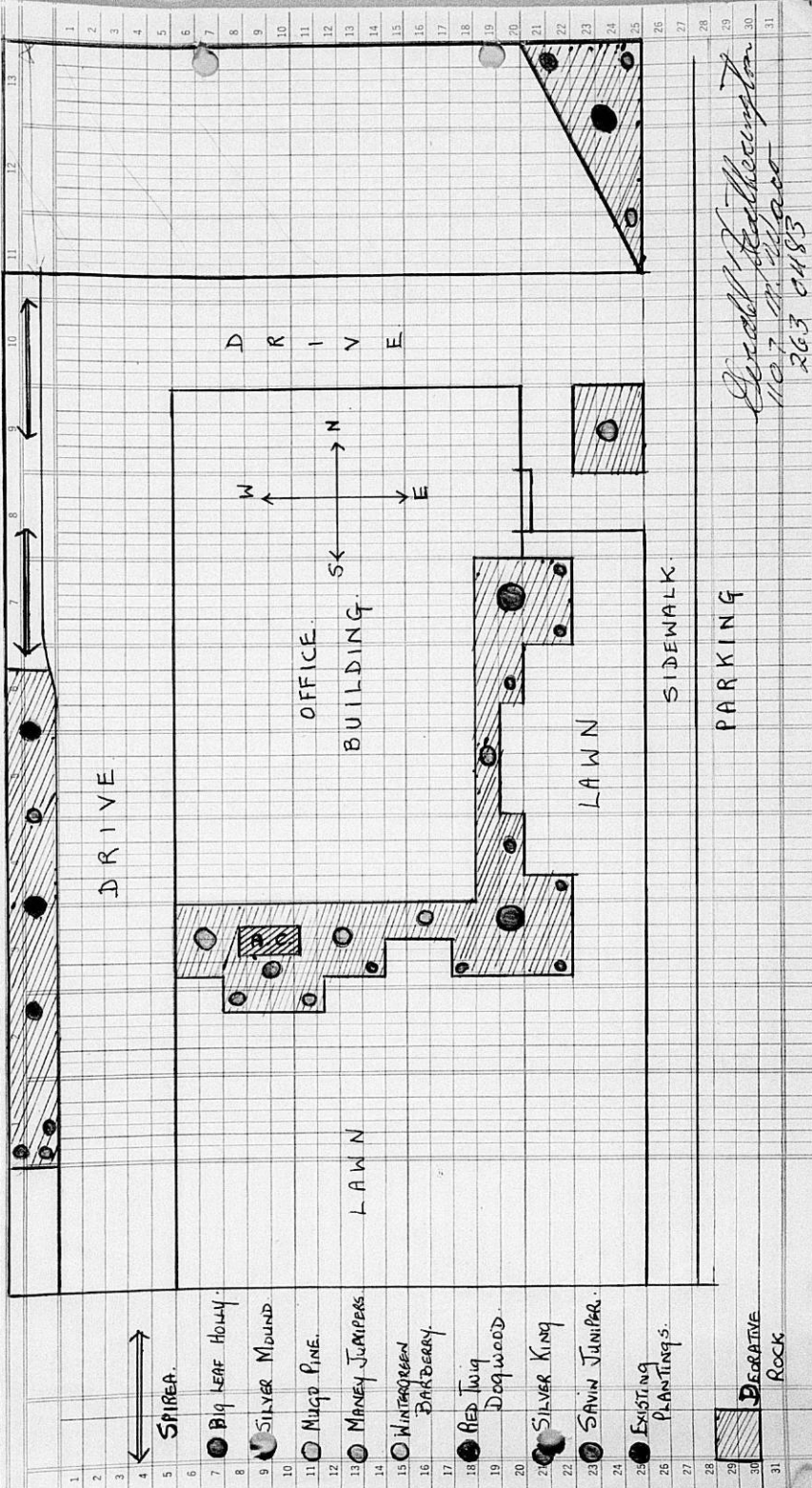
Kansas

67202

HEATHERINGTON'S TREE SERVICE

LANDSCAPING PLANS FOR :- BILLY CATHERS OFFICE AT - 2935 S. SENECA

6513A - Bill  
6513A - Green  
6713A - WMA



*Donald Heatherington*  
107 N. W. Ave  
263 0483

BZA 53-75 - 15 Notices to adjoining property owners  
9 MAPC members

SECRETARY'S REPORT  
EZA CASE No. 53-75

APPLICANT: William Cathar, 2935 South Seneca, Wichita, Kansas.

AGENT: Same

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required area and change the configuration of the required 25 x 50 foot rectangular landscaped area adjacent to both the north and west property lines; and to not require screening along the north property line; and to reduce the required screening along the west property line.

GENERAL LOCATION: Northwest corner of Seneca and 29th Street South.

ZONING: Subject property and property to the east is zoned the "BB" Office District. Properties to the north, south and west are zoned "AA" Single Family Dwelling District.

LAND USE: Subject property is a converted residence utilized as a lawyer's office. East is a real estate office; north is a church and parking; west and south are 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).

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the screening and landscaping provisions required of an office use located in the "B3" office district where adjacent property is a residential zoning district.

Subject property is located at the northwest corner of 29th Street South and Seneca. The structure located on this property fronts on Seneca although the rest of the residences on 29th Street front on 29th Street. On September 30, 1975, the Board of City Commissioners approved a change of zoning on this property from the "AA" Single Family Dwelling District to the "B3" Office District, for the expressed purpose of converting a single family home to a lawyer's office.

The "AA" Single Family Dwelling District is adjacent to subject property on the north and west end also across the street to the south. The land use to the south and west is single family residential development. North is a church and associated parking lot. Across Seneca to the east is office zoning and development.

The zoning ordinance, in Section 28.04.160 (k), requires that a landscaped yard equal in depth to the minimum front yard required on adjacent residential lots shall be provided along the front and side yard lines for a distance of at least fifty feet. This Section also requires screening along the north and west property lines and requires that the south side wall of the office structure be screened from the residential district across the street. The applicant is requesting a complete waiver of the screening along the north property line, adjacent to the church parking lot, and a reduction of the required landscaping extending from the north and west property lines. He is also asking that he be permitted to use various plant materials for screening purposes along the west property line and on the south side of the office. The applicant has submitted a proposed landscape plan showing the type and placement of various plant materials to be used for screening and landscaping.

Although the submitted landscape plan is not, in the opinion of the Secretary, completely satisfactory as to type and placement of plant materials, the applicant has assured us that he is willing to substitute materials to be agreeable to the Board.

The submitted site plan shows existing driveways on Seneca and 29th Street. Required off-street parking is shown adjacent to the north property line. A chain link fence is located along the west property line.

The church property to the north was granted a variance by this Board in the early 1960's permitting them to utilize front and side yard setbacks for off-street parking purposes.

UNIQUENESS:

It is the opinion of the Secretary that the requested variance may result from a unique situation inasmuch as the existing structure is a converted single family residence with existing driveways and could be effectively landscaped to compliment the neighboring residential development and yet partially screen the office activity without use of solid wall screening. The location of a large church parking lot adjacent to the north tends to negate the need for screening along this property line.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance will not adversely affect the rights of adjacent property owners inasmuch as the applicant is proposing landscaping to aesthetically buffer his office from adjacent single family development.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of Title 28 (zoning ordinance) would constitute an unnecessary hardship upon the applicant inasmuch as existing driveways would have to be removed and solid wall screening erected, all of which would destroy the practical use of the property for this office use.

PUBLIC INTEREST:

It is the opinion of the Secretary that the variance desired will not adversely affect the public interest inasmuch as the requests are interiorly located.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the desired variance will

SECRETARY'S REPORT

BZA 53-75

Page 4

not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the applicant is proposing detailed landscaping to buffer or partially screen residential development. The waiver of the screening along the north property line would not be opposed to this spirit and intent inasmuch as a large paved parking lot lies adjacent to subject property.

RECOMMENDATION:

It is the opinion of the Secretary that the five above conditions can be found to exist and it is, therefore, recommended that the screening requirement along the north property line be waived and that the other screening and landscaping provisions required by Section 28.04.160 (M) of the Zoning ordinance be reduced or altered in accordance with an approved landscape plan, subject to the following conditions:

1. A revised detailed landscape plan shall be submitted in duplicate to the Secretary of the Board of Zoning Appeals for his approval prior to the Resolution reflecting the official action of the Board being forwarded to the Superintendent of Central Inspection.

BOARD OF ZONING APPEALS  
Tenth Floor, City Hall  
455 N. Main, Wichita, Kansas  
67202

November 24, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 53-75

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This application has been assigned case No. BZA 53-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 16, 1975, at 1:30 p.m., in the Public Meeting Room, First Floor, City Hall, 455 N. Main, Wichita, Kansas, at which time, if you so desire, you may appear, either in person, or by agent, or attorney.

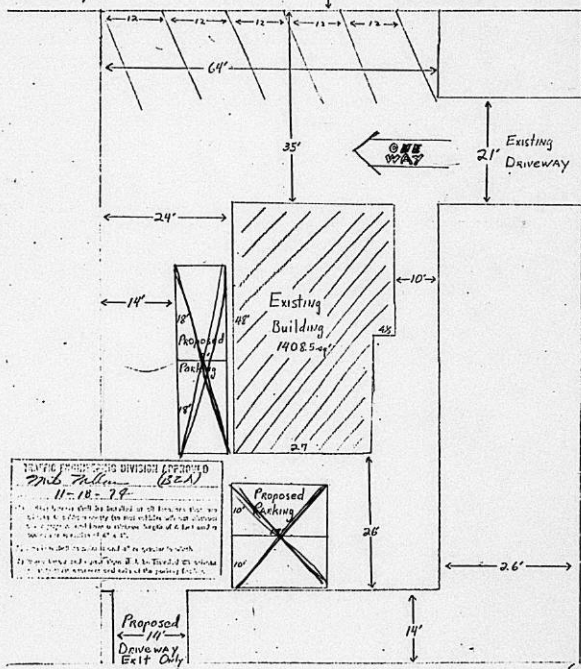
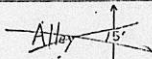
Jack H. Galbraith  
Secretary

6550  
5/30

N ↑

# PARKING PLAN 2935 S. Seneca

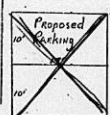
Not a public  
Alley



Seneca  
10'

S.  
S.

PLANNING DIVISION APPROVED  
Mob. Miller (S.E.A.)  
11-18-79



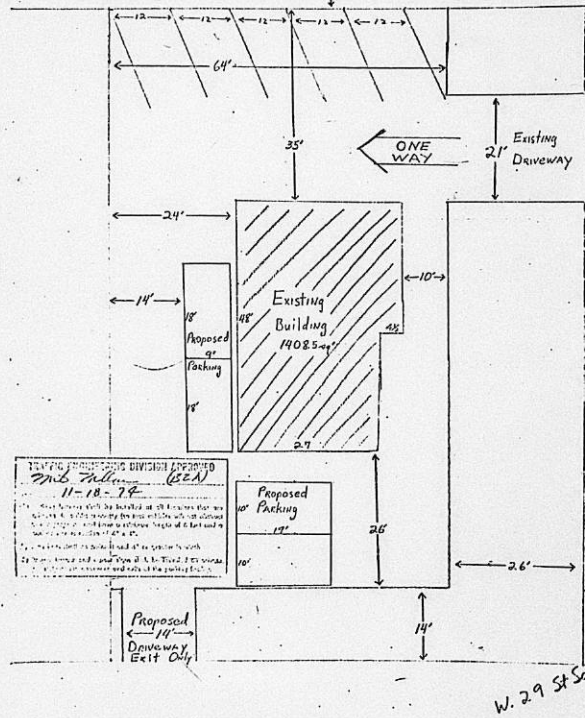
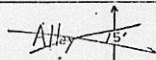
Proposed  
Driveway  
Exit Only

W. 29 St So.

65'

# PARKING PLAN 2935 S. SENECA

Not a public alley



TRAFFIC ENGINEERING DIVISION APPROVED  
 2/16/78  
 11-18-78  
 (S.E.A.)

Proposed  
 102' Parking  
 12'  
 102'

OFFICE OF  
**WILLIAM CATHER**  
ATTORNEY AT LAW  
2935 SOUTH SENECA  
WICHITA, KANSAS 67217

TELEPHONE  
(316) 522-4749

November 3, 1975

Board of Zoning Appeals  
Room 402 City Building  
104 South Main  
Wichita, KS 67202

Dear Board Members:

The screening and landscaping provision (Section 28 04  
160 K 3) require a landscaped area to be maintained:

- (a) for a distance of 50 feet from the west property  
line and to a depth of 25 feet from 29th Street:
- (b) and for a distance of 50 feet from the north  
property line and to a depth of 25 feet from  
Seneca Street.

The only structure on the premises was built in approx-  
imately 1955 when Seneca was a two lane residential street.  
The landscape provision was enacted in 1974. The property  
was zoned "BB" (case z 1672) in the fall of 1975.

I wish to comply with the spirit of the zoning ordinance  
and attach my landscaping proposal hereto. However, the  
house and one existing driveway sets within the land-  
scaped area designated (b) above and the other driveway  
sets within the landscaped area designated (a). I  
request that the board approve the landscaping plan  
or a variation thereof and require that area not occupied  
by driveways and structure to be landscaped by building  
several rock gardens and planting shrubs and trees.

I suggest that it would be better to allow shrubs along  
the west property line than a barrier fence because it  
would be esthetically and ecologically more complementary  
to the neighborhood. The north property line abuts a  
large parking lot and there is considerable pedestrian  
traffic across my property to the church to the north,

OFFICE OF  
**WILLIAM CATHER**  
ATTORNEY AT LAW  
2935 SOUTH SENECA  
WICHITA, KANSAS 67217

TELEPHONE  
(316) 522-4749

especially on bingo nights and Sundays. It makes little sense to screen one parking lot off from another and it will inconvenience many people who go to that church and would have to walk three times as far.

Thank you.

Sincerely,



William Cather

en: Drawing of property showing existing features  
Landscaping proposal  
Heatherington Tree Service

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_  
FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant William Gather

Mailing Address 2935 S. Seneca 67217 Phone 522-4749

Name of Authorized Agent same

Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

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

II. The variance requested is to waive the screening and landscaping  
provisions (section 28 04 160 K 3) in part and allow an alternative landscaping  
design as set out in attached letter

for property located 2935 South Seneca Wichita, KS 67217

and legally described as: lot 20 block 2 replat of Iva Fultz Addition  
to Wichita, Sedgwick County, KS

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

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.

William Gather  
Applicant

\_\_\_\_\_  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 1:00 (a.m. - p.m.), 11/6 19 75 together with appropriate fee of \$50.00.

T9-402

Larry Dolson  
Signed

*use abstract from Z-1672 (prox copy)*

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 SEDGWICK COUNTY ) SS

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

*OK for legal* [ All the owners within 200 feet of Lot 20, Block 2, Replat of Iva Fultz Gardens.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
16	2	Replat of Iva Fultz Gardens	Richard L. Heimerman 1128 West 29th Street So. Wichita, Kansas 67217
17 & 18	2	Replat of Iva Fultz Gardens	Veterans Adaministration 5500 E. Kellogg Wichita, Kansas 67218
19	2	Replat of Iva Fultz Gardens	Claud J. Byrum & Iris I. Byrum 1110 West 29th Street South Wichita, Kansas 67217
20	2	Replat of Iva Fultz Gardens	William & Linda Cather 4710 South Clarence Wichita, Kansas 67217
21	2	Replat of Iva Fultz Gardens	Catholic Diocese of Wichita 424 N. Broadway Wichita, Kansas 67202

**Fidelity**  **Title**  
 COMPANY, INC.

LOT	BLOCK	ADDITION	OWNER & ADDRESS
8	3	Replat of Iva Fultz Gardens	Billy M. Parris Address Unknown 1127 W 29th St. 17
9	3	Replat of Iva Fultz Gardens	Jack Rowe & Ruth E. Rowe 1121 West 29th Street South Wichita, Kansas 67217
10	3	Replat of Iva Fultz Gardens	Ralph W. Kirk & Bonnie M. Kirk 1115 West 29th Street South Wichita, Kansas 67217
11	3	Replat of Iva Fultz Gardens	Charles H. Guenther & Hulda M. 1305 N. St. Francis Wichita, Kansas 67214
12	3	Replat of Iva Fultz Gardens	Everett Leon Kelley & Marian A. 1103 West 29th St. South Wichita, Kansas 67217
1		Gold	Emmett H. Gold & Hilda E. Gold 2860 South Seneca Wichita, Kansas 67217
1 & 2 except East 140 feet Block D		F. A. Brown's Add.	Harter & Sons Inc. 2910 South Seneca Wichita, Kansas 67217
2		Heersch's Replat	Charles M. Campbell & Gene M. 2826 South Seneca Wchita, Kansas 67217
Beg. 466.69' South of NW corner of NW 1/4 SW 1/4 5-28-1E, East 466.69 feet South 109.76 feet West, 466.69 feet North to Point of Beginning.			Raymond H. Taton & Dorothy H. Taton 2858 S. Seneca Wichita, Kansas 67217



Dated this 11th day of June, 1975; 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *Cenita Gray*  
Asst. Sec. ag

Tracer No. 28938



FORM 22-1

**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

Name \_\_\_\_\_

Address \_\_\_\_\_

Type	Due Date
------	----------

Comments: \_\_\_\_\_

Date	By
------	----

11-6-75	Harkin
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OFFICE OF  
WILLIAM CATHER  
ATTORNEY AT LAW  
2935 SOUTH SENECA  
WICHITA, KANSAS 67217

TELEPHONE  
(316) 522-4749

January 2, 1976

Larry Dobson  
Board of Zone Appeals  
City Building

Dear Larry:

Please find enclosed two copies of the landscape plan. It is drawn to scale 1/8. Mr. Heatherington ( the landscaper-Heatherington Tree Service) and I are showing the Spirea hedge plants to be located along the west property line and planted at 18" intervals. These will be one (1) gallon size plants and should grow to 5 feet. They are indicated by an "x".

The Rose of Sharon are existing and are perhaps 20 years old and quite beautiful all spring and summer. The small "x" indicates the trunk and the circle indicates the present circumference. They are 7' in diameter.

The Big Leaf Holly are labeled "Holly". They are a shiny, dark elliptic or oblong leaves, larger than most crenata. They should grow to 4' in diameter. We have shown them placed at 4 foot intervals. This should make a compact ledge that will screen the west property line as well as landscape it. We will plant 5 gallon size plants.

The Pyrocantha is shown in two different sizes along the south side of the building. The plants nearest the building will be 5 gallon and grow to 4' diameter. The Pyrocantha on the southeast corner of the building will be 1 gallon size and be trimmed to 2' diameter.

The Silver Mound is a silvery coated shrubby plant that is hardy and likes sunny dry areas. It grows about 10" tall and 18" in diameter. When grouped, it makes an excellent plant for edging rock gardens or as an accent. We have located these near the air conditioner (A/C) and have indicated it by the initials "S.M."

The entire south side of the building for 5'-8' from the building will be a rock garden and covered with decorative rock. (Probably white rock.)

The maple tree in the northeast corner is probably 20 years old and presently has a 30' diameter, and is easily 20' tall. I have indicated it's trunk with an "x", with a circle around it drawn to scale.

We have not shown the landscaping on the east side (front) of the building. We plan to replace the private side walks with new, wider sidewalks and to continue the rock garden across the front. The shrubbery in the front will be Big Leaf Holly and Pyracantha with a few silver mound.

I plan to place two flowering trees in the south yard, but I have not decided where or what to put there yet. I have discussed these matters with Mrs. Byrum ( my neighbor to the west) and I believe she is generally in agreement with this plan. I would be pleased to visit with you in your office or by phone about this, at your convenience.

Sincerely,

William Cather

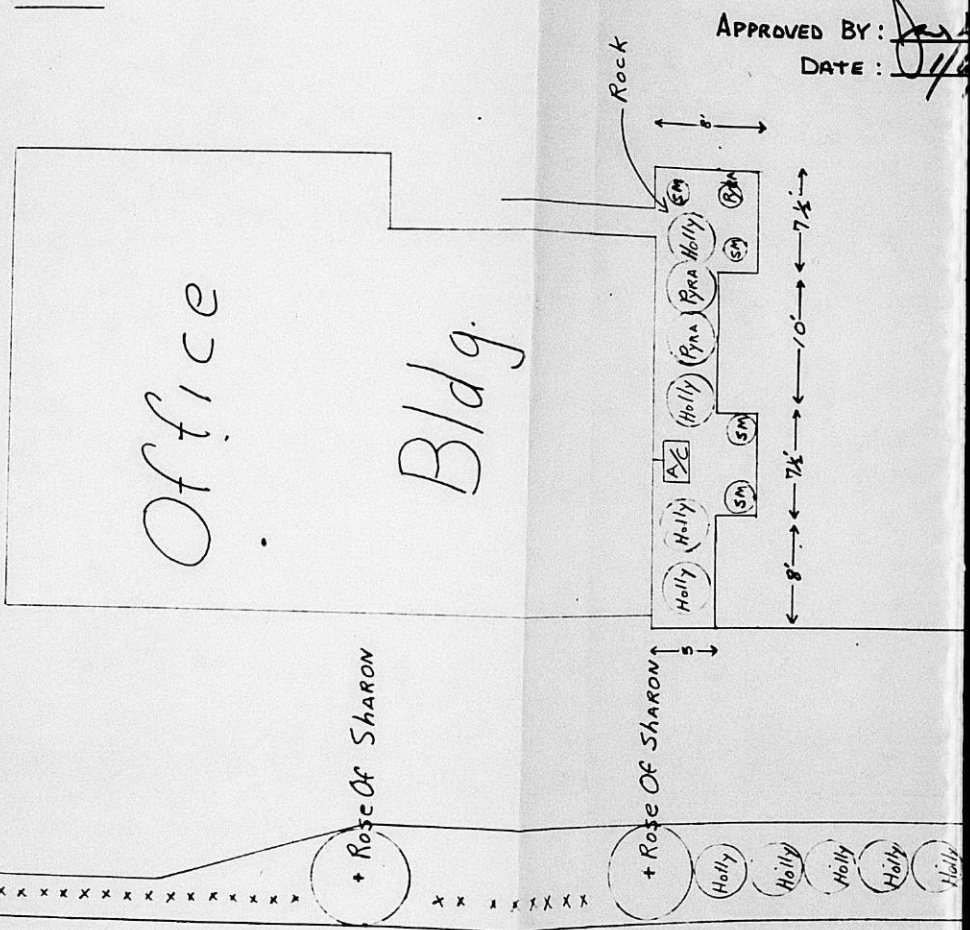
WC/bm



LANDSCAPE  
ASSOCIATE

APPROVED BY: *[Signature]*

DATE: *[Date]*



Office  
Bldg.

Rock

+ ROSE OF SHARON

+ ROSE OF SHARON

SM  
Pyra  
Holly  
SM  
SM  
SM

Holly  
Holly  
Holly  
Holly  
Holly

Hedge-planted 18" APART

