

Case No. BZA 53-81 - Broadway  
Christian Church - requests a  
variance to reduce the front yard  
setback from 10' to 0' for off-  
street parking purposes only, on  
property zoned the "B" Multiple-

5546 D

200 14 Sec 12-7-81  
Checked 12-7-81  
Shot 1-4-82  
Recorded 1-5-82

Supervised by [illegible]

POSTED  
11-6-81  
[Signature]

# ACTION

BZA  
53-81

COMMITTEE APPROVED DATE 11-24-81

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

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

SUPERCEDED BY BZA 44-85

5546 D

200' 1st Sec 12-7-81  
Checked 12-7-81  
Sho. 1-4-82  
Recorded 1-5-82

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Christian Church - requests a  
variance to reduce the front yard  
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property zoned the "B" Multiple-



December 1, 1981

Lawrence Wells  
254 Laura, Suite 205  
Wichita, Kansas 67211

Re: Case No. BZA 53-81  
Request for Variance

Dear Mr. Wells:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 24, 1981.

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

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

Sincerely,

Jack H. Galbraith  
Secretary

GEL:sad  
Enclosure

cc: Broadway Christian Church, 1130 S. Broadway, Wichita 67211  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 53-81

WHEREAS, the Broadway Christian Church, 1130 South Broadway, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback from 20' to 0' for off-street parking purposes only on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

Lots 145, 147, 149, 151, 153, 155, 157, south 10' of Lot 165, Lots 167, 169, 171, 173, 175, 177 and south 19.5' of Lot 179, all in Block 5, Orme & Phillips Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka between Lincoln and Morris.

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 November 24, 1981, 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 property is adjacent to an arterial street and the applicant owns nearly the entire block on the west side of the street; 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 will be required to provide screening adjacent to the remaining residential properties on the block; 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 owners represented in the application inasmuch as part of the surfacing is in place and the removal would be an undue expense; 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 reduction of the front yard for parking will not interfere with any easements or right-of-way; 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 front yard is to preserve the residential character of a neighborhood; 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.

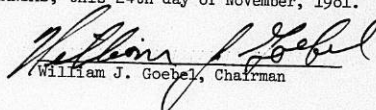
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the front yard setback from 20' to 0' for off-street parking purposes only; and on property zoned the "B" Multiple-family Dwelling District and legally described as:

Lots 145, 147, 149, 151, 153, 155, 157, south 10' of Lot 165, Lots 167, 169, 171, 173, 175, 177 and south 19.5' of Lot 179, all in Block 5, Orme & Phillips Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Topeka between Lincoln and Morris.

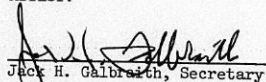
be approved subject to the following conditions:

1. All improvements shall be in accordance with Section 28.04.143 of the Zoning Ordinance.
2. The applicant shall provide screening adjacent to the side property lines where adjacent to a residential zoning district.
3. The applicant shall maintain the existing trees in the public right-of-way, and if for any reason said trees die, the owner shall replace the trees with similar trees, or with trees approved by the Superintendent of Landscape and Forestry of the Park Department.

ADOPTED AT WICHITA, KANSAS, this 24th day of November, 1981.

  
William J. Goebel, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE November 18, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, Administrative Aide III

SUBJECT 53-81: West side of Topeka  
between Lincoln and Morris

On Monday, November 16, 1981, CPO Neighborhood Council Area "L" considered the captioned case, a request for a variance to reduce the front yard setback from 20' to 0' for off-street parking purposes on property zoned "B", Multi-Family Dwelling District. The Council voted 7-0 to recommend approval of the requested variance subject to staff comments regarding screening and preservation of trees.

Ken Mathus and Carl Kelly, Broadway Christian Church, appeared before the Council to describe the requested variance and respond to questions. No area residents or property owners were present.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 53-81 is considered on Tuesday, November 24th.



Stan Scott  
Administrative Aide III

SS:dm

Noted:



Sarah Gilbert  
CP Coordinator

RECEIVED

NOV 19 1981

METROPOLITAN PLANNING

ROUTE

SECRETARY'S REPORT  
CASE NO. BZA 53-81

APPLICANT: Broadway Christian Church, 1130 South Broadway, Wichita, Kansas.

AGENT: Lawrence Wells, 254 Laura, Suite 205, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback from 20' to 0' for off-street parking purposes only.

GENERAL LOCATION: On the west side of Topeka between Lincoln & Morris.

ZONING: Subject property is zoned "B" Multiple-family as are the properties to the east, north and south. Property to the west is "LC" Light Commercial.

LAND USE: Subject property is either developed as parking or being developed for parking. To the west is the church and to the east are residential properties.

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 and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the front yard setback from 20' to 0' for off-street parking and circulation purposes only in the "B" Multiple-family Dwelling District. The property is already developed or is being developed for off-street parking and in order to make all of the surfacing legal, the applicant is requesting this variance.

The property is located adjacent to a major street and nearly the entire block on the west side of the street is occupied by church related parking facilities. The applicant has provided a site plan showing all driveway approaches and existing trees that are located on public right-of-way. This request is similar to other churches in the general vicinity that such variances have been granted in order to provide a maximum number of parking spaces for their facility. These have been granted subject to the maintaining of the existing trees, or the planting of adequate street trees in the public right-of-way.

UNIQUENESS:

It is the opinion of the Secretary that this property is somewhat unique inasmuch as the property is adjacent to an arterial street and the applicant owns nearby the entire block on the west side of the street.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the applicant will be required to provide screening adjacent to the remaining properties in the block.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as part of the surfacing is already in place and the removal of such would be an undue expense.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of the front yard for off-street parking would not interfere with any easements or public right-of-way.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the front yard requirement is primarily for residential character of a neighborhood.

RECOMMENDATION:

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

1. All improvements shall be in accordance with Section 28.04.143 of the Zoning Ordinance.
2. The applicant shall provide screening adjacent to the side property lines where adjacent to a residential zoning district.
3. The applicant shall maintain the existing trees in the public right-of-way, and if for any reason said trees die, the owner shall replace the trees with similar trees, or with trees approved by the Superintendent of Landscape and Forestry of the Park Department.

BZA CASE NO. 53-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

48 NOTICES SENT TO ADJOINING PROPERTY OWNERS

61 TOTAL NOTICES SENT 11-4-81

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

November 4, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 53-81

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Broadway Christian Church, 1130 South Broadway, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the front yard setback from 20' to 0' for off-street parking purposes only, on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 145, 147, 149, 151, 153, 155, 157, south 10' of Lot 162, Lots 167, 169, 171, 173, 175, 177 and south 19.5' of Lot 179, all in Block 5, Orme & Phillips Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Wopeka between Lincoln and Morris.

This application has been assigned Case No. BZA 53-81. It will be considered by the Board of Zoning Appeals on November 24, 1981 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 53-81  
FILED 10-26-81

APPLICATION FOR VARIANCE

I. Name of Applicant Broadway Christian Church  
Mailing Address 1130 So. Broadway 67211 Phone 262-3425  
Name of Authorized Agent Lawrence E. Wells  
Mailing Address 254 Laura, Suite 205 67211 Phone 262-3649  
Relationship of applicant to property is that of Chairman of Board  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the front yard setback from  
20' to 0' for offstreet parking and circulation only.  
for property located On the west side of Topeka between Lincoln and  
Morris.  
and legally described as: Lots 145, 147, 149, 151, 153, 155, 157,  
S. 10' Lot 165, 167, 169, 171, 173, 175, 177 & N. 19.5' Lot 179, Block 5,  
Orme & Phillips Addition to the City of Wichita, Kansas.

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

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

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

Applicant Broadway Christian Church

Authorized Agent Lawrence E. Wells  
Lawrence E. Wells, Chairman of Board

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:45 (a.m.-p.m.), Oct 26, 1981, together with appropriate fee of 150.00.

Signed D. Lytle



**Broadway Christian Church**

1130 So. Broadway • Phone (316) 262-3425

PRAYER PHONE 265-2621

October 26, 1981

ATTACHMENT TO APPLICATION FOR VARIANCE

Gentlemen:

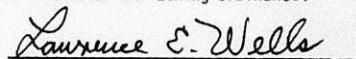
Broadway Christian Church owns all the property listed in this Application. Presently, paving exists on the north five lots, Lots 145, 147, 149, 151 & 153; and on lots 171 & 173. These lots have been paved to the sidewalk line for a number of years.

During October two buildings on Lots 175, 177 and the N. 10'6" of 179 were removed. The Church is now desirous of paving the balance of lots owned to allow for more off-street parking spaces, and also desires to add the pavement to be compatible with the existing. Paving of an additional parking area north of the building has the parking lot paved to the Broadway and Morris sidewalks.

Fences will be installed as shown on the included site plan at three locations. Existing trees along Topeka are so noted with their diameters.

It is sincerely believed that the granting of this Variance will not adversely affect the rights of adjacent property owners or residents. Nor, will it adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. Actually, because more cars will be parking off the public streets, safety should be better.

We also believe that the granting of this Variance will not be in opposition to the general spirit and intent of the Zoning Ordinance.

  
Lawrence E. Wells, Architect  
Chairman of Board

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
 SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstracter 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:

All the Record Owners within 200 feet of: Lots 145 to 157, odd, inclusive and The South 10 feet of Lot 165 and all of Lots 167 to 177, odd, inclusive and the North 19.45 feet of Lot 179, all in Block 5, ORME & PHILLIPS ADDITION, Sedgwick County, Kansas.



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>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lots 145, 147, 149, 151, 153, 171, 173, 175, 177 and North 19.45 feet of Lot 179, Block 5,	ORME AND PHILLIPS	Broadway Avenue Christian Church 1128 South Broadway Wichita, Kansas 67211
Lots 155, 157, 167, 169 and South 10 feet of Lot 165, Block 5,	ORME AND PHILLIPS	Broadway Avenue Christian Church of America 1128 South Broadway Wichita, Kansas 67211
Lots 159 and 161, Block 5,	ORME AND PHILLIPS	Tommie E. & Ruth I. Young 1115 1/2 South Topeka Wichita, Kansas 67211
Lots 163 and North 15 feet of Lot 165, Block 5,	ORME AND PHILLIPS	<del>Marie Provast ADDRESS UNKNOWN</del>



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lots 146 and 148, Block 5,	ORME AND PHILLIPS	Fourth National Bank and Trust Company, Trustee's of Webb Trust P.O. Box 1069 Wichita, Kansas 67201
Lots 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174 and 176, Block 5,	ORME AND PHILLIPS	Broadway Avenue Christian Church of America 1128 South Broadway Wichita, Kansas 67211
Lot 178, Block 5,	ORME AND PHILLIPS	Fredda Virginia & Leonard O. Hendry 7515 Tanglewood Lane Wichita, Kansas 67206
Lots 180 and 182, Block 5,	ORME AND PHILLIPS	Walter W. White with contract purchaser Katherine W. Haggard 1144 South Broadway Wichita, Kansas 67211
Lots 128, 130, 132, 134, 136 and 138, Block 4,	ORME AND PHILLIPS	Alvin L. Newfer <del>ADDRESS UNKNOWN</del>
Lots 140, 142 and 144, Block 4,	ORME AND PHILLIPS	Wichita Electrical Workers 1040 South Broadway Wichita, Kansas 67211
Lot 127, Block 4,	ORME AND PHILLIPS	James Elmore & Bernice A. Rouse 1021 South Topeka Wichita, Kansas 67211
Lots 129 and 131, Block 4,	ORME AND PHILLIPS	Fred L. Harris with Michael Lynn and Martha Jean Lichtenberg contract puchasers 5039 South Elmhurst Wichita, Kansas 67216
Lots 133 and 135, Block 4,	ORME AND PHILLIPS	Neil A. & Ruby Keltner 1031 South Topeka Wichita, Kansas 67211
Lots 137 and 139, Block 4,	ORME AND PHILLIPS	Rodney L. & Laiketa R. Brown 1039 South Topeka Wichita, Kansas 67211
Lots 141 and 143, Block 4,	ORME AND PHILLIPS	Alonza L. & Mary E. Wright 1045 South Topeka Wichita, Kansas 67211



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lot 128, Block 9,	ORME AND PHILLIPS	✓ Alfred R. Crotts <u>ADDRESS UNKNOWN</u> <sup>1330 S. Empire</sup> <sub>Room</sub>
Lots 130 and 132, Block 9,	ORME AND PHILLIPS	Richard J. & Lillian L. Wilson ✓ 1510 Pattie Wichita, Kansas 67211
Lots 143 and 136, except the East 57 feet thereof, Block 9,	ORME AND PHILLIPS	Joan L. Willems ✓ 4544 Cherry Street Wichita, Kansas 67217
East 57 feet of Lots 134 and 136, all of Lots 138, 140, 142 and 144, Block 9,	ORME AND PHILLIPS	<sup>11-16-91</sup> <del>Returned</del> <sup>11-81</sup> <del>Account to</del> <sup>723 Steadman Dr.</sup> Loren H. & Rebecca F. Winders ✓ 1044 South Topeka Wichita, Kansas 67211
Lots 139, 141 and 143, Block 9,	ORME AND PHILLIPS	Robert W. Carstedt ✓ 1343 South Water Wichita, Kansas 67213
Lots 146 and 148, Block 10,	ORME AND PHILLIPS	Erwin L. & Linda K. Scott ✓ 1102 South Topeka Wichita, Kansas 67211
Lots 150 and 152, Block 10,	ORME AND PHILLIPS	Joyce A. Chewing Boyce A. Tomek ✓ Patsylee V. Dreiling 1106 South Topeka Wichita, Kansas 67211
Lots 154 and 156, Block 10,	ORME AND PHILLIPS	Robert L. & Lois C. ✓ Hutson with Clifford S. & Catherine Gundersen, Contract Purchasers 2915 South Richmond Wichita, Kansas 67217
Lots 158 and 160, Block 10,	ORME AND PHILLIPS	? John C. Malone ✓ <u>ADDRESS UNKNOWN</u> <sup>23071 Bellvue</sup>
Lots 162 and 164, Block 10,	ORME AND PHILLIPS	Ray K. & Brenda L. Clark with Galan M. & Frances E. Janeksela, Contract ✓ Purchasers 2625 Glen Oaks Drive Wichita, Kansas 67216
Lots 166 and 168, Block 10,	ORME AND PHILLIPS	Mary B. Wilt ✓ 2419 North Fountain Wichita, Kansas 67220
Lot 170 and the North 9.34 feet of Lot 172, Block 10,	ORME AND PHILLIPS	Arnel J. & Mildred Marie Rutledge ✓ 1126 South Topeka Wichita, Kansas 67211



LOTS AND BLOCKS

ADDITION

RECORD OWNERS

Lot 172 except the North 9.34 feet and all of Lot 174, Block 10,

ORME AND PHILLIPS

✓ Ronnie L. & Rebecca L. Sanders  
1130 South Topeka  
Wichita, Kansas 67211

Lots 176 and 178, Block 10,

ORME AND PHILLIPS

✗ ~~Raymond E. & Marcella Arken~~  
ADDRESS UNKNOWN

East 59 feet of Lots 180 and 182, Block 10,

ORME AND PHILLIPS

✓ Wayne E. Fling with Gary Lee Shively as Contract Purchaser  
3411 East Pine  
Wichita, Kansas 67208

Lots 180 and 182, except the East 59 feet, Block 10,

ORME AND PHILLIPS

✓ Leslie B. & Maxine L. Bower  
1125 South Market  
Wichita, Kansas 67211

West 50 feet of Lots 145 and 147, Block 10,

ORME AND PHILLIPS

✓ Scott & Effie Stucky  
4805 South Minneapolis  
Wichita, Kansas 67216

Lots 149 and 151, Block 10,

ORME AND PHILLIPS

✓ Sylvia Wilson Taylor  
1103 South Emporia  
Wichita, Kansas 67211

Lots 153 and 155, and the North 2 feet of Lot 157, Block 10,

ORME AND PHILLIPS

✓ <sup>N.L.</sup> Nettie Klish  
ADDRESS UNKNOWN  
704 N. Broadway

South 23 feet of Lot 157, all of Lots 159, 161 and 163, Block 10,

ORME AND PHILLIPS

✓ Nona H. Orebaugh  
1117 South Emporia  
Wichita, Kansas 67211

Lots 165 and 167, Block 10,

ORME AND PHILLIPS

✓ K. D. & Patricia T. Lacy and Kenneth L. & Patricia C. Garrett  
1800 South Seneca  
Wichita, Kansas 67213

Lots 169 and 171, Block 10,

ORME AND PHILLIPS

✓ Harriett <sup>P?</sup> Morris  
ADDRESS UNKNOWN 1401 W. River Blvd apt. #2c

Lots 173 and 175, Block 10,

ORME AND PHILLIPS

✓ Gabriel & Christina Gallegos  
1135 South Emporia  
Wichita, Kansas 67211

Lots 177 and North 15 feet of Lot 179, Block 10,

ORME AND PHILLIPS

✓ Fred J. & Lola M. Becker  
1139 South Emporia  
Wichita, Kansas 67211



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
West 40 feet of the South 10 feet of Lot 179 and the West 40 feet of Lot 181, Block 10,	ORME AND PHILLIPS	✓ Joel M. & Irene Pollock 441 North Rock Road, Apt. #2402 Wichita, Kansas 67206
Lots 2, 4, 6 and 10, on Topeka,	LINCOLN PARK	✓ Earl A. & Audra M. Huston 1205 South Topeka Wichita, Kansas 67211
Lot 8 on Topeka	LINCOLN PARK	✓ Anna Marie Hodge and Alfred B. Wingfield 1215 South Topeka Wichita, Kansas 67211
Lot 1, 3 and 5, on Broadway,	LINCOLN PARK	✓ Richard L. Kunkle 212 West Lincoln Wichita, Kansas 67213
Lots 7 and 9, on Broadway,	LINCOLN PARK	✓ Earl A. & Audra M. Huston 1205 South Topeka Wichita, Kansas 67211
School Reserve on Lincoln,	ZIMMERLY'S 2ND	✓ Board of Education School District #259 428 South Broadway Wichita, Kansas 67202
Lots 1 and 3 on Lawrence Avenue,	PARKHURST'S	✓ Regina T. Butters 1534 South Main Wichita, Kansas 67213
Lot 5 and the North 16.9 feet of Lot 7 on Broadway,	PARKHURST'S	✓ Eugene P. Brane; John E. Brane, Jr.; Eva L. Catter; and Georgia M. Burge 5044 East Morrris Wichita, Kansas 67218
North 25 feet of Lot 9 and South 8.3 feet of Lot 7 on Broadway,	PARKHURST'S	✓ Thriftway Enterprises Inc. 1225 South Broadway Wichita, Kansas 67211
Lots 131 and 133, on Broadway,	LEE'S	Jessie Claude Olson 1023 South Broadway Wichita, Kansas 67211
Lots 135 and 137, on Broadway,	LEE'S	✓ Harold R. & Claudine Olson 1023 South Broadway Wichita, Kansas 67211
Lot 139 on Broadway,	LEE'S	✓ Ernest G. & Ellen E. Briggs 1106 South Market Wichita, Kansas 67211



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lots 141 and 143, on Broadway,	LEE'S	✓ Fredda Virginia & Leonard O. Hendry 7515 Tanglewood Lane Wichita, Kansas 67206
Lots 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167 and 169, on Broadway,	LEE'S	✓ William L. & Sarah S. Cozine 1101 South Broadway Wichita, Kansas 67211
Lots 171, 173, 175 and 177, on Broadway,	LEE'S	✓ <sup>and</sup> W. E. & Pearl C. McCandless 115 S. <sup>15th</sup> <u>ADDRESS UNKNOWN</u> <sup>Apt. 64</sup>
Lots 179 and 181, on Broadway,	LEE'S	✓ Dick A. Morris and Eugene E. Carlson 224 West Ash El Dorado, Kansas 67042

DATED in Wichita, Kansas, this 26th day of October, 1981  
at 7:00 A.M.



FIDELITY TITLE COMPANY, INC.

By *Dwight A. Schuller*  
Vice President

Tracer No. 55032

November 6, 1981

Gentlemen:

We have no Webb Trust at the Fourth National  
Bank and Trust Co.

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

November 4, 1981

RECEIVED

NOV 9 1981

METROPOLITAN PLANNING  
ROUTE

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 53-81

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Broadway Christian Church, 1130 South Broadway, Wichita, Kansas, requesting a variance.

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

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

Jack H. Galbraith  
Secretary

TheFourth



Wichita-Sedgwick County  
Board of Zoning Appeals  
Tenth Floor, City Hall  
455 North Main  
Wichita, Kansas 67202

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 25 21      PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT
11-15-81	1500

NAME: ANDREW WELLS

ADDRESS: 4444 CHERRY

FUND: 11-4671-003      DUE DATE: 11-15-81

COMMENTS:

DATE: 11-24-81      BY: [Signature]

WICHITA - SEDGWICK COUNTY



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

MOVED LEFT  
NO ADDRESS  
RETURN TO



*53-81  
Returned*

*11-81*

WIL 44 110705N1 11/07/81

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

Joan L. Willems  
4544 Cherry Street  
Wichita, Kansas 67217

*resent to  
723 Stackman  
11-16-81*

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm  
Roll # 2