

BZA 57-75 - Urban Renewal Agency -
Variance for relocation of the
screening requirement on property
located between Waco and Fairview
in an area south of 21st North

POSTED
1-7-76
MAPP
C.I.V.
2-6-76
[Signature]

ACTION

BZA COMMITTEE Approved 1-27-76

DATE

M.A.P.C. _____

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

Map No. 5449
 Sec. 8
 Twp. 27
 Range 1E

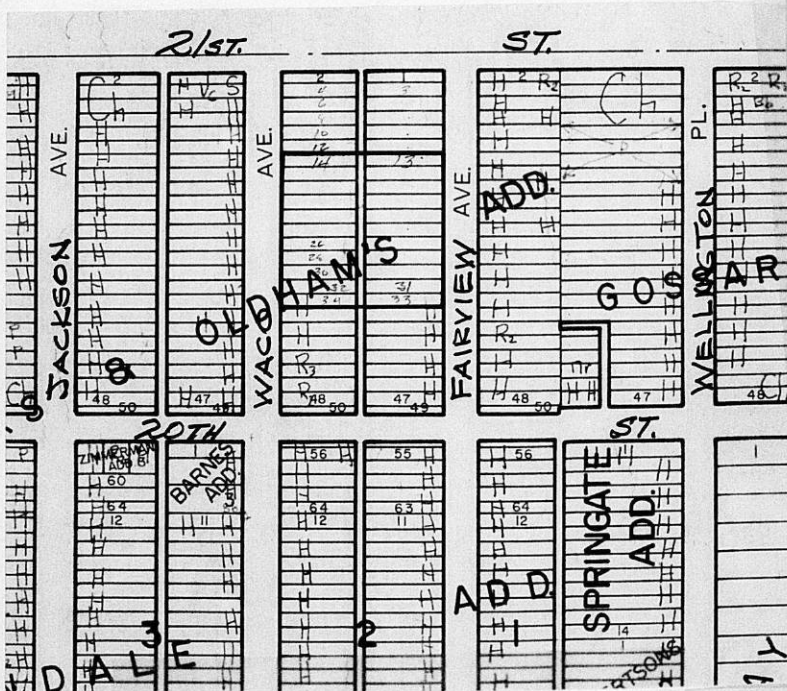
BZA- 57-75
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (295 ft. by 175 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



HARTSHORN - VAN LOS ANGELES
 LOGAN - OR - HENDERSON, TX, U. S. A.

No. 2-153C

Shepard

RESOLUTION NO. BZA 57-75

WHEREAS, Urban Renewal Agency and Constance M. Kenney, 104 South Broadway, Wichita, Kansas, request a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required landscaping adjacent to the residential district to the south from a 25 x 50 foot rectangular area along Waco to a 20 x 50 foot area; and to waive the required 25 x 50 foot landscaping on Fairview Avenue on "LC" Light Commercial zoning adjacent to "B" Multiple Family Zoning; and to waive the required screening of commercial and office development from multiple family residential development, all on property zoned the "LC" Light Commercial and "A" Two Family Dwelling districts, but approved for "LC", "BB" Office District and "B" Multiple Family District and legally described as follows:

Lots 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, and 33, on Wichita Street; (now Fairview), and Lots 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, and 34, on Waco Avenue, in Brooks and Oldham's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of 21st Street North between Waco and Fairview Avenues.

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 January 27, 1976, 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 includes three different zoning districts with the majority of the requested variance being located interiorly within the proposed development; and the applicants are willing to screen and landscape adjacent to the south 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 screening and landscaping will be placed along the south property line of the total 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 planned parking and circulation would be needlessly hindered and altered for the purpose of screening different parcels of the same total development; 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 applicants are planning to screen and landscape the south property line thereby placing the buffer where the intent of the ordinance would have it located; 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 landscaping adjacent to the residential district to the south from a 25 x 50 foot rectangular area along Waco to a 20 x 50 foot area; and to waive the required 25 x 50 foot landscaping on Fairview Avenue on "LC" Light Commercial Zoning adjacent to "B" Multiple Family Zoning; and to waive the required screening of commercial and office development from multiple family residential development, all on property zoned the "LC" Light Commercial and "A" Two Family Dwelling Districts, but approved for "LC", "BB" Office District and "B" Multiple Family District, and legally described as follows:

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be approved subject to the following conditions:

1. The applicants shall provide a 20 foot landscaped area beginning at the south property line and extending north along the west property line for a distance of at least 50 feet; and a 20 foot landscaped area beginning at the south property line and extending north along the east property line for a distance of at least 20 feet.
2. Screening shall be placed along the entire south property line except for the two 20 foot areas described in Condition # 1, and except for that portion of the south property line dedicated for a public alley.
3. The above mentioned screening and landscaping shall meet the requirements of the zoning ordinance definition of each and shall be maintained in good condition.

ADOPTED AT WICHITA, KANSAS, this 27th day of
January, 1976.


Marjorie L. Taylor, Chairman

ATTEST:


Jack H. Galbraith, Secretary

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

January 6, 1976

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 57-75

An application has been filed by the Urban Renewal Agency and Constance M. Kenney, 104 South Broadway, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required landscaping adjacent to the residential district to the south from a 25 x 50 foot rectangular area along Waco to a 20 x 50 foot area; and to waive the required 25 x 50 foot landscaping on Fairview Avenue on "LC" Light Commercial Zoning adjacent to "B" Multiple Family Zoning; and to waive the required screening of commercial and office development from multiple family residential development, all on property zoned the "LC" Light Commercial and "A" Two Family Dwelling districts, but approved for "LC", "BB" Office District and "B" Multiple Family District and legally described as follows:

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This application has been assigned Case No. BZA 57-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 27, 1976, at 1:30 p.m., in the Public Meeting Room, First Floor, 455 North Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person, or by agent or attorney.

Jack H. Galbraith
Secretary

SUB VACANT

N = "
E = " } SINGLE FAMILY
W S = " "

BOARD OF ZONING APPEALS
Tenth Floor, City Hall
455 North Main
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Jack H. Galbraith
Secretary

RESOLUTION NO. BZA 57-75

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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 January 27, 1976, 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 includes three different zoning districts with the majority of the requested variance being located interiorly within the proposed development; and the applicants are willing to screen and landscape adjacent to the south 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 screening and landscaping will be placed along the south property line of the total 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 planned parking and circulation would be needlessly hindered and altered for the purpose of screening different parcels of the same total development; 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 applicants are planning to screen and landscape the south property line thereby placing the buffer where the intent of the ordinance would have it located; 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 landscaping adjacent to the residential district to the south from a 25 x 50 foot rectangular area along Waco to a 20 x 50 foot area; and to waive the required 25 x 50 foot landscaping on Fairview Avenue on "LC" Light Commercial Zoning adjacent to "B" Multiple Family Zoning; and to waive the required screening of commercial and office development from multiple family residential development, all on property zoned the "LC" Light Commercial and "A" Two Family Dwelling Districts, but approved for "LC", "BB" Office District and "B" Multiple Family District, and legally described as follows:

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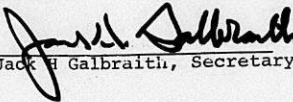
be approved subject to the following conditions:

1. The applicants shall provide a 20 foot landscaped area beginning at the south property line and extending north along the west property line for a distance of at least 50 feet; and a 20 foot landscaped area beginning at the south property line and extending north along the east property line for a distance of at least 20 feet.
2. Screening shall be placed along the entire south property line except for the two 20 foot areas described in Condition # 1, and except for that portion of the south property line dedicated for a public alley.
3. The above mentioned screening and landscaping shall meet the requirements of the zoning ordinance definition of each and shall be maintained in good condition.

ADOPTED AT WICHITA, KANSAS, this 27th day of
January, 1976.


Marjorie L. Taylor, Chairman

ATTEST:


Jack H. Galbraith, Secretary

February 12, 1975

Mr. Alan McHenry
318 Century Plaza
Wichita, Kansas 67202

Subject: Case No. BEA 57-76
Request for Variance

Dear Mr. McHenry:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 27, 1976, in connection with your request for a variance to reduce the required landscaping adjacent to the residential district to the south from a 25 x 50 foot rectangular area along Waco to a 20 x 50 foot area; and to waive the required 25 x 50 foot landscaping on Fairview Avenue on property zoned the "LC" Light Commercial; and to waive the required screening of commercial and office development from multiple family residential development on property zoned the "LC" and "A" Two Family Dwelling District, and generally located on the south side of 21st Street North, between Waco and Fairview Avenues.

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 any questions concerning this matter, please call our office.

Yours very truly,

Jack H. Galbraith
Secretary

JHG:LD:hh
Encl.

cc: Urban Renewal Agency, 104 S. Broadway, 67202
Constance M. Kenney, 104 S. Broadway, 67202
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection
Don Gladick, City Clerk

January 28, 1976

Mr. Alan McHenry
318 Century Plaza
Wichita, Kansas 67202

Re: Case No. BZA 57-76
Request for Variance

Dear Mr. McHenry:

At the regular meeting of the Board of Zoning Appeals on January 27, 1976, your request for a variance to reduce the required landscaping adjacent to the residential district to the south from a 25 x 50 foot rectangular area along Waco to a 20 x 50 foot area; and to waive the required 25 x 50 foot landscaping on Fairview Avenue on property zoned the "LC" Light Commercial; and to waive the required screening of commercial and office development from multiple family residential development on property zoned the "LC" and "A" Two Family Dwelling District was considered.

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

1. The applicants shall provide a 20 foot landscaped area beginning at the south property line and extending north along the west property for a distance of at least 50 feet; and a 20 foot landscaped area beginning at the south property line and extending north along the east property line for a distance of at least 20 feet.
2. Screening shall be placed along the entire south property line except for the two 20 foot areas described in condition # 1 and except for that portion of the south property line dedicated for a public alley.
3. The above mentioned screening and landscaping shall meet the requirements of the zoning ordinance definition of each and shall be maintained in good condition.

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

Alan McHenry
January 28, 1976

of the Chairman and Secretary have been obtained.
If you have any questions, please call our office.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Urban Renewal Agency, 104 S. Broadway, 67202
Constance M. Kenney, 104 S. Broadway, 67202
Robert Feldner, Supt. Central Inspection
Joe Donnelly, Central Inspection
Don Gisick, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 57-75

APPLICANT:

Urban Renewal Agency and Constance M. Kenney,
104 South Broadway, Wichita, Kansas.

AGENT:

Alan M. McHenry, 318 Century Plaza Building, Wichita,
Kansas.

REQUEST:

Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required landscaping adjacent to the residential district to the south from a 25 x 50 foot rectangular area along Waco to a 20 x 50 foot area; and to waive the required 25 x 50 foot landscaping on Fairview Avenue on "LC" Light Commercial Zoning adjacent to "B" Multiple Family Zoning; and to waive the required screening of commercial and office development from multiple family residential development.

GENERAL LOCATION:

South side of 21st Street North, between Waco and Fairview Avenues.

ZONING:

Subject property is zoned the "A" Two Family Dwelling District as are properties to the east, west and south; north is the "LC" Light Commercial District. (Subject property has been approved for "LC", "BB" and "B").

LAND USE:

Subject property and property north to 21st Street is vacant. East is vacant and single family residential development. West and south are developed as single family residential.

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 the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

Subject property is the south approximately 2/3 of the former Waco School site lying between Waco and Fairview Avenues, in an area south of 21st Street North. Subject property is zoned the "A" Two Family Dwelling District, but has been approved for a change of zoning to the "LC" Light Commercial, "BB" Office District, and "B" Multiple Family Dwelling District, subject to the entire Waco School site being re-platted. The remainder of the site to the north is already zoned "LC".

The applicants are proposing to develop this entire site with a combination of commercial, office, and residential uses. A commercial building with efficiency apartments on the second floor is planned for the "LC" portion of this property; offices and apartments are planned for the "BB" parcel; and an apartment building is proposed on the "B" zoned property. When the zone change becomes effective, the north approximate 1/2 of the site will be zoned "LC" Light Commercial, the southwest 1/4 of the site will be "BB" office zoning and the southwest 1/4 of the site will be zoned the "B" Multiple Family Dwelling District.

Section 28.04 160 (K) of the Zoning Ordinance requires the applicants to screen the commercial and office development from the residential apartment developments on the "B" zoned property and to provide a 20 x 50 foot landscaped area on the "LC" property as an extension of the required front yard setback on adjacent "B" zoned property. Inasmuch as this is a single, total development, and is being platted as one lot, the applicants are requesting that these interior screening and landscaping requirements be waived. Landscaping is also required at the south end of the "BB" zoned property as an extension of the required front yard in the "A" Two Family Dwelling District to the south. The applicants are requesting that this requirement be reduced from the required 25 x 50 foot area to a 20 x 50 foot area.

They plan to place screening along the south property line of subject property and landscape an additional 20 x 20 foot area at the southwest corner of the property to screen and buffer this development from the single family residential development to the south.

UNIQUENESS:

It is the opinion of the Secretary that the requested variance arises from a condition unique to the property in question inasmuch as the property includes three different zoning districts with the majority of the requested variance being located interiorly within the proposed development; and the applicants are willing to screen

and landscape adjacent to the south property line.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the requested variance will not adversely affect the rights of adjacent property owners or residents inasmuch as screening and landscaping will be placed along the south property line of the total development.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner inasmuch as planned parking and circulation would be needlessly hindered and altered for the purpose of screening different parcels of the same total development.

PUBLIC INTEREST:

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

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of this variance will not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the applicants are planning to screen and landscape the south property line thereby placing the buffer where the intent of the ordinance would have it located.

RECOMMENDATION:

It is the opinion of the Secretary that the five conditions necessary to the granting of a variance can be found to exist, and therefore, recommends that the variance be granted subject to the following conditions:

1. The applicants shall provide a 20 foot landscaped area beginning at the south property line and extending north along the west property line for a distance of at least 50 feet; and a 20 foot landscaped area beginning at the south property line and extending north along the east property line for a distance of at least 20 feet.
2. Screening shall be placed along the entire south property line except for the two 20 foot areas described in condition #1 and except for that portion of the south property line dedicated for a public alley.

Secretary's Report
Page 4, BZA 57-75

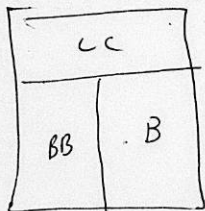
3. The above mentioned screening and landscaping shall meet the requirements of the zoning ordinance definition of each and shall be maintained in good condition.

33 notices sent to adjoining property owners on BZA Case No. 57-75
on January 6, 1975 for meeting on January 27, 1976, plus
9 notices to MAPC members

VARIANCES

The board may authorize in specific cases a variance from the specific terms of Title 28 which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of Title 28 will, in an individual case, result in unnecessary hardship, and provided that the spirit of Title 28 shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by Title 28 (zoning ordinance) in such zoning district. A request for a variance may be granted upon a finding by the board that all of the following conditions have been met:

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).



*between Waco & Fairview
avenues in an area south
of 21st Street North.*

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

M 05449

CASE NO. _____
FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Urban Renewal Agency - Constance M. Kenney
Mailing Address 104 S. Broadway, Wichita, Kansas 67202 Phone 267-8242
Name of Authorized Agent Alan M. McHenry
Mailing Address 318 Century Plaza, Wichita, Kans 67208 Phone 265-1872
Relationship of applicant to property is that of _____
(Owner, Tenant, Lessee, Other)

II. The variance requested is relocation of the screening requirement
28,04,160K

for property located between Waco and Fairview in the
area of 21st street

and legally described as: Lots 13 through 33 odd on Wichita Street,
now known as Fairview, and lots 14 through 34 even on Waco Avenue all in
Brooks and Oldhans Addition to the City of Wichita, Sedgwick County, Kansas
in the City of Wichita; and which is presently zoned LC, B and 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.

Constance M. Kenney
Applicant
Alan M. McHenry
Authorized Agent

Urban Renewal Agency
Applicant
Alan M. McHenry
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals _____ (a.m. - p.m.), 12:30 19 75
together with appropriate fee of \$50.00.

Larry Dobson
Signed _____

**Alan M. McHenry Architect
Century Plaza Building
Wichita, Kansas 265-1872**

At the request of the planning department this property was rezoned into 3 different zoning classifications, LC, B, and BB, even though the planned structure is one continuous building on all 3 zoned areas. There is also a continuity of use in all the elements of the building in that all top floors are apartments. The property is being platted as 1 lot. Consequently it seems to us that the required screening subdividing the property is meaningless and should be relocated along the south property line to screen the adjacent residential area.

We believe we share the concern shown by the intent of the zoning ordinance for an attractive area between the zoning classifications particularly because these are our main entrance drives. We have devoted considerable area to very dense landscaping including a fountain and overhead have added private apartment balconies and public seating platforms in addition to our overhead walkways. The unfortunately always present mechanical units and trash bins are contained in brick lattice screening structures.

Therefore, we request a variance in section 28.04.160K "Screening of office, commercial, institutional and industrial development" to delete the interior screening between BB, B, and LC in favor of perimeter screen between BB, B and the adjacent residential area. This in effect also screens the LC.

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the office of the Register of Deeds, Sedgwick County, Kansas, of:

Lots 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, and 33, on Wichita Street, and Lots 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, and 34, on Waco Avenue, in Brooks and Oldham's Addition to the City of Wichita, Sedgwick County, Kansas,

together with all real estate lying within a 200 foot radius thereof.

DESCRIPTION

OWNERS AND ADDRESSES

On Wichita Street, Brooks and Oldham's Addition to the City of Wichita:

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, and 33	<input checked="" type="checkbox"/> The Urban Renewal Agency of the Wichita, Kansas, Metropolitan Area <input checked="" type="checkbox"/> Century Plaza Building Wichita, Kansas 67202
Lots 35 and 37	<input checked="" type="checkbox"/> James P. Minton and Louise Minton <input checked="" type="checkbox"/> 2111 Fairview Wichita, Kansas 67203
Lots 39 and 41	<input checked="" type="checkbox"/> Arthur Ruhl and May Ruhl <input checked="" type="checkbox"/> 2109 Fairview Wichita, Kansas 67203
Lots 43 and 45	<input checked="" type="checkbox"/> Fred C. Janzen and Bertha I. Janzen <input checked="" type="checkbox"/> 2107 Fairview Wichita, Kansas 67202
Lot 47 and the N 13' of Lot 49	<input checked="" type="checkbox"/> Edward D. Coldiron and Patricia L. Coldiron <input checked="" type="checkbox"/> 2103 Fairview Wichita, Kansas 67203
Lot 2 and N 20' of Lot 4	<input checked="" type="checkbox"/> John Hershberger and Ailyan Hershberger <input checked="" type="checkbox"/> 2158 Fairview Wichita, Kansas 67203
S 5' of Lot 4, all of Lot 6 and N 10' of Lot 8	<input checked="" type="checkbox"/> Zada Corrine Jones Wiseman and Violet Maxine Jones Doyle <input checked="" type="checkbox"/> 2156 Fairview Wichita, Kansas 67203

DESCRIPTION

OWNERS AND ADDRESSES

(On Wichita Street - continued)

S 15' of Lot 8 and all of Lot 10

Anna Jane Ellington (1/3) and

Ellen Radke (2/3)

c/o Ellen Radke

201 S. Franklin

Anthony, Kansas 67003

*ret. 4/2/75 - sold
prop. to Wellington Place
Baptist Church
209 W. 21st St.
67203*

Lot 12

Wellington Place Baptist Church

209 West 21st Street

Wichita, Kansas 67203

Lots 14, 16, and 18

Helen M. Brown

5944 Sullivan Road

Wichita, Kansas 67204

Lots 20 and 22

Wellington Place Baptist

Church, Trustees

209 West 21st Street

Wichita, Kansas 67203

Lots 24 and 26

Margaret C. Bechtel and

Jane Federhen a/k/a.

Dora Jane Federhen

2134 Fairview, Wichita, Ks 67203

Lots 28 and 30

Hazel Brown

2132 Fairview

Wichita, Kansas 67203

Lots 32 and N 12½' of Lot 34

Murle L. Weiss and

Juanita P. Weiss

2521 Perry

Wichita, Kansas 67204

S½ of Lot 34

M. L. Weiss

2521 Perry

Wichita, Kansas 67204

Lots 36 and 38

Samuel T. Luinstra and

Helen L. Luinstra

1102 North Gow

Wichita, Kansas 67203

Lot 40 and N 19.08' of Lot 42

Belle Lancett

(Title from Case A-27699)

2108½ Fairview

Wichita, Kansas 67203

N 5.92' of Lot 42, all of Lot 44 and
N 13.16' of Lot 46

Vern A. Rice and

Emma Rice

2106 Fairview

Wichita, Kansas 67203

S 11.84' of Lot 46, all of Lot 48 and
N 13.16' of Lot 50

R. L. Peck and

Elva L. Peck

2102 Fairview

Wichita, Kansas 67203

DESCRIPTION

OWNERS AND ADDRESSES

On Waco Avenue, Brooks and Oldham's Addition to the City of Wichita:

W 33½' of Lots 1 and 3

✓ Dora Baldwin *mail red*
 (Title from Probate #51431) *City Directory*
 2007 Park Place
 ✓ Wichita, Kansas 67203

E 106½' of Lots 1 and 3

✓ Sue E. Gardner
 (Title from Probate #44447)
 ✓ 620 South Roosevelt
 Wichita, Kansas 67218

Lots 5 and 7

✓ Jeffery Kent Baldwin
 (Title from Probate #51431)
 ✓ 2055 Porter

Lots 9 and 11

✓ Wichita, Kansas 67203
net. 9/4/75 - 125 N. Water, 67202
 ✓ Elsie E. Lauppe and
 ✓ Walter D. Lauppe
 ✓ 2155 North Waco
 Wichita, Kansas 67203

Lots 13 and 15

✓ Tom Harley, Jr., and
 ✓ Margaret Jane Harley
 ✓ 1011 Bitting Building
 ✓ Wichita, Kansas 67202
net. 9/5/75 - 327 Circle Dr. 67218

Lots 17 and 19

✓ Virgil S. Brown and
 ✓ Gladys F. Brown
 ✓ 2149 North Waco
 Wichita, Kansas 67203

Lot 21 and N 17' of Lot 23

✓ Eva L. Raux and
 ✓ Harry J. Raux
 ✓ 2145 North Waco
 Wichita, Kansas 67203

S 8' of Lot 23, all of Lot 25 and
 N 8' of Lot 27

✓ John A. Espinosa and
 ✓ Blasa Espinosa
 ✓ 2141 North Waco
 Wichita, Kansas 67203

S 17' of Lot 27 and all of Lot 29

✓ Billy K. Jarvis and
 ✓ Eugene L. Jarvis
 ✓ 13636 N. 33rd
 Phoenix, Arizona 85032

Lot 31 and N 13' of Lot 33

✓ Rogene Martin Fortney and
 ✓ Robert Carrol Martin
 ✓ 2115 North Waco
 ✓ Wichita, Kansas 67203
 (Title from Probate #54739)

S 12' of Lot 33, all of Lot 35 and
 N 13' of Lot 37

✓ Mildred M. Robbins and
 ✓ Ralph R. Robbins
 ✓ 2109 North Waco
 Wichita, Kansas 67203

S 12' of Lot 37, all of Lot 39, and
 N 13' of Lot 41

✓ Chester L. Mathes and
 ✓ Edith M. Mathes
 ✓ 2109 North Waco
 Wichita, Kansas 67203

DESCRIPTION

OWNERS AND ADDRESSES

(On Waco Street - continued)
S 12' of Lot 41, all of Lot 43, and
N 13' of Lot 45

✓ George K. Herman,
✓ Mary M. Herman, and
✓ George L. Herman
✓ ~~2105 North Waco~~
Wichita, Kansas 67203
Net 9/2/75 - 424 N. Yale Ave, 67208

S 12' of Lot 45, all of Lot 47 and
Lot 49 except S 11.84'

✓ John R. Bouse and
✓ Mattie M. Bouse
✓ 2111 Arkansas
✓ Wichita, Kansas 67203

Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20,
22, 24, 26, 28, 30, 32, and 34

D The Urban Renewal Agency of the
Wichita, Kansas, Metropolitan Area
Century Plaza Building
Wichita, Kansas 67202

Lots 36 and 38

✓ Ileen M. Ballard
✓ 1727 North Monroe
✓ Hutchinson, Kansas 67501

Lot 40 and N 19.08' of Lot 42

✓ Harold L. Ruhl
✓ 2109 Fairview
✓ Wichita, Kansas 67203

S 5.92' of Lot 42, all of Lot 44, and
N 13.16' of Lot 46

✓ John J. Furthmyer and
✓ Agnes Furthmyer
✓ c/o Harold Ruhl
✓ 2109 Fairview
✓ Wichita, Kansas 67203

S 11.84' of Lot 46, all of Lot 48, and
N 13.16' of Lot 50

✓ Gurtha C. O'Bryan
✓ 2102 North Waco
✓ Wichita, Kansas 67203

WITNESS our hand and seal at Wichita, Kansas, this 8th day
of August, 1975, at 7:00 o'clock A. M.

REALTY TITLE CO., INC.

By

Eric Dan Smith
President

611875

WICHITA - SEDGWICK COUNTY
W.S.C.

METROPOLITAN AREA PLANNING
COMMISSION
262.0611 - AREA CODE 316
104 S MAINING ANNEX
WICHITA, KANSAS 67202


MOVED, LEFT NO ADDRESS
INDIAN HILLS



Dora Baldwin
2007 Park Place
Wichita, Kansas 67203

*Director
City of Wichita
not in
263-2807
Please call - of this
unknown address*

FIRST CLASS

Important!
Notice of Hearing
Enclosed

X

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

January 6, 1976

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 57-75

An application has been filed by the Urban Renewal Agency and Constance M. Kenney, 104 South Broadway, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required landscaping adjacent to the residential district to the south from a 25 x 50 foot rectangular area along Waco to a 20 x 50 foot area; and to waive the required 25 x 50 foot landscaping on Fairview Avenue on "LC" Light Commercial Zoning adjacent to "B" Multiple Family Zoning; and to waive the required screening of commercial and office development from multiple family residential development, all on property zoned the "LC" Light Commercial and "A" Two Family Dwelling districts, but approved for "LC", "BB" Office District and "B" Multiple Family District and legally described as follows:

Lots 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, and 33, on Wichita Street, and Lots 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, and 34, on Waco Avenue, in Brooks and Oldham's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of 21st Street North between Waco and Fairview Avenues.

This application has been assigned Case No. BZA 57-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 27, 1976, at 1:30 p.m., in the Public Meeting Room, First Floor, 455 North Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person, or by agent or attorney.

Jack H. Galbraith
Secretary

from: Meel date: _____

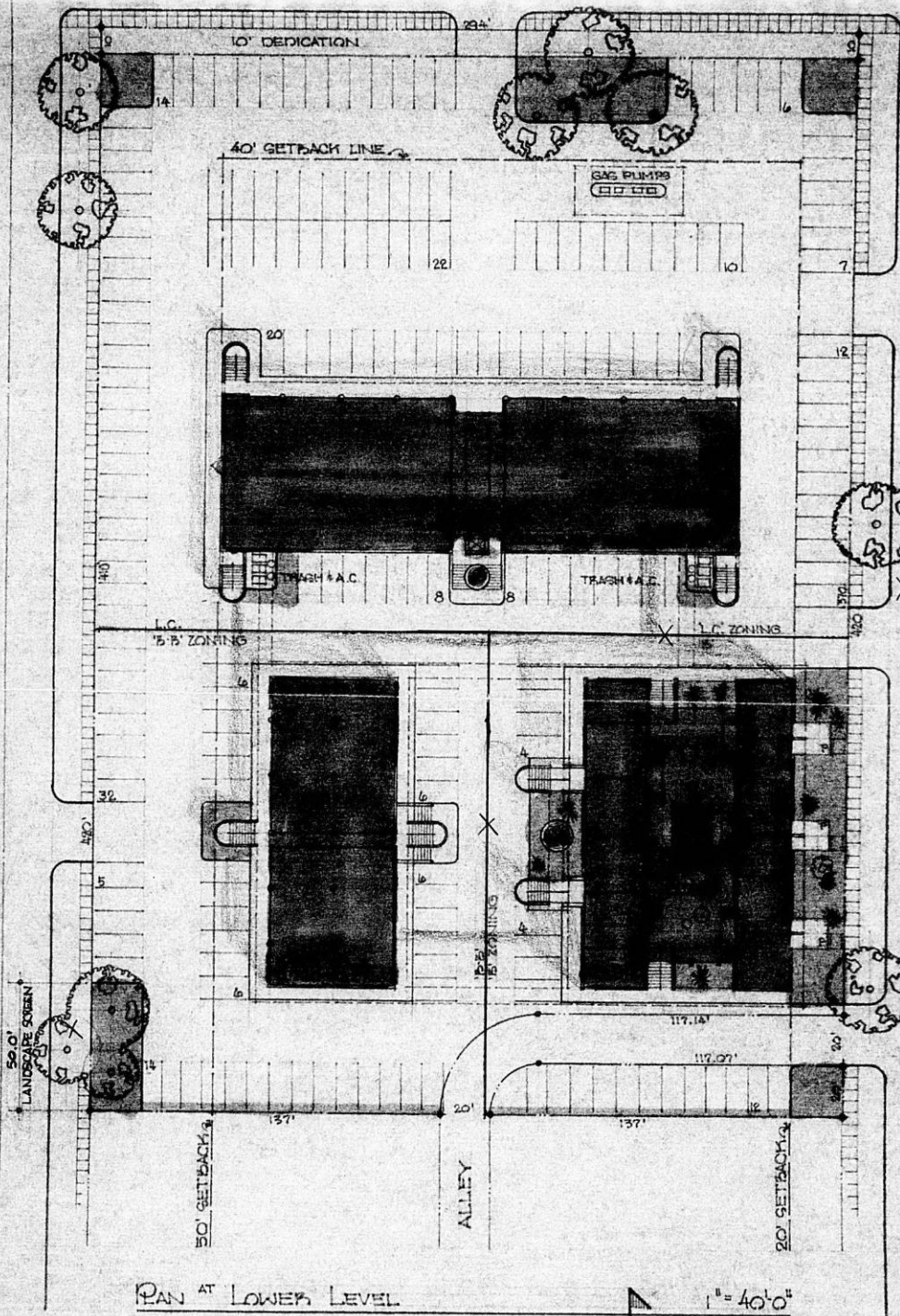
admin.	adv. plans	com. dev.	social	graphics
<input type="checkbox"/> lakin	<input type="checkbox"/> stockwell	<input type="checkbox"/> galbraith	<input type="checkbox"/> mitchell	<input type="checkbox"/> pierce
<input type="checkbox"/> brambam	<input type="checkbox"/> coleman	<input type="checkbox"/> hyle	<input type="checkbox"/> gibson	<input type="checkbox"/> herber
<input type="checkbox"/> rathke	<input type="checkbox"/> batson	<input type="checkbox"/> young, bob	<input type="checkbox"/> affman	<input type="checkbox"/> garland
<input type="checkbox"/> subanks	<input type="checkbox"/> may	<input type="checkbox"/> shirley	<input type="checkbox"/> irsk	<input type="checkbox"/> pats
<input type="checkbox"/> neilson, v	<input type="checkbox"/> stricker	<input checked="" type="checkbox"/> dawson	<input type="checkbox"/> kohl	<input type="checkbox"/> cammer
<input type="checkbox"/> smith	<input type="checkbox"/> butler	<input type="checkbox"/> moak	<input type="checkbox"/> fitzner	<input type="checkbox"/> york
<input type="checkbox"/> hanson	<input type="checkbox"/> hund	<input type="checkbox"/> richter	<input type="checkbox"/> gales	<input type="checkbox"/> crook
<input type="checkbox"/> randie	<input type="checkbox"/> habbitt	<input type="checkbox"/> may, d.	<input type="checkbox"/>	<input type="checkbox"/> livesay
<input type="checkbox"/> hahn	<input type="checkbox"/> ringwald	<input type="checkbox"/> huff	<input type="checkbox"/>	
	<input type="checkbox"/>			
	<input type="checkbox"/> gschrwind			
	<input type="checkbox"/> heinicks			
	<input type="checkbox"/> king			
	<input type="checkbox"/> looney			
	<input type="checkbox"/> lindebak			
	<input type="checkbox"/>			
	<input type="checkbox"/> shen			
	<input type="checkbox"/> neilson, p			
	<input type="checkbox"/> losow			
	<input type="checkbox"/> heinicks, j.s.			

<input type="radio"/> all staff	<input type="radio"/> information
<input type="radio"/> comment	<input type="radio"/> files
<input type="radio"/> note & return	<input type="radio"/> signature
<input type="radio"/> handle	<input type="radio"/> library

remarks: City BZA filed
Dec 30, 1975
4R case so no filing fees
2-1734

WACO AVENUE

FAIRVIEW AVE.



PAN AT LOWER LEVEL



BZA 57-75

SCHEMATIC PLAN FOR PROPOSED

CAGA VIA APARTMENT PROJECT
TWENTY-FIRST STREET AT WACO AVENUE - WICHITA, KANSAS

15 DEC. 75

SHEET
1
OF FIFTEEN