

Case No. BZA 57-77 - Steffens Dev.
Inc., requests variance to reduce
required front yard setback from
20 feet to 0 feet for off-street
parking purposes only on property
generally located on the west

POSTED
1-10-78
~~1200 - C.I.~~
~~1200 - MHP~~
3-9-78

ACTION

BZA57-77 COMMITTEE Approved 1-24-78

M.A.P.C. _____

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

Case No. BZA 57-77 - Steffens Dev. Inc., requests variance to reduce required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property generally located on the west.

D6

Map No. 5749
 Sec. _____
 Twp. _____
 Range _____

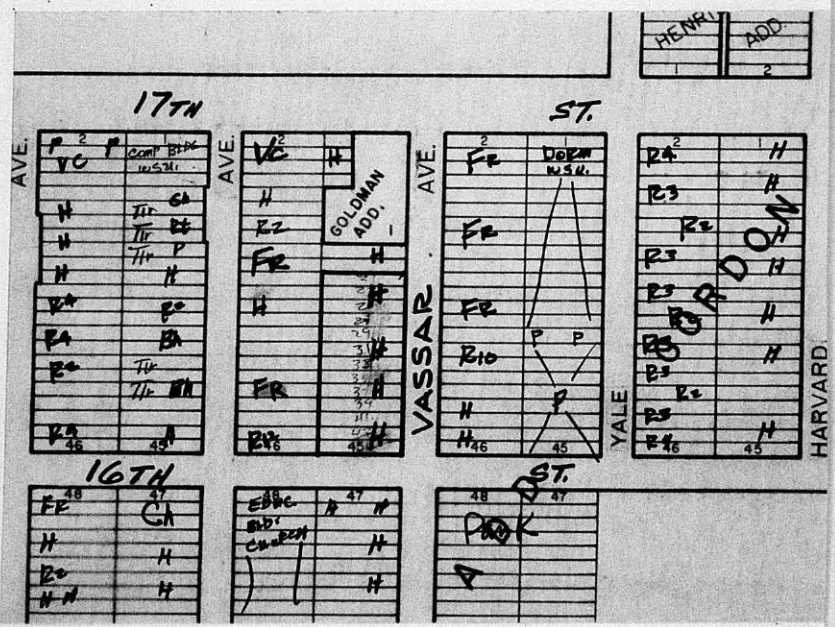
BZA- 57-77
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 1.11 (150 ft. by 325 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East FRATERNITY HOUSE MULTI-FAM South SINGLE FAM
 West FRAT. / MULTI-FAM / SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: SINGLE FAMILY
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



LC
 BBB
 A

HASTINGS, INC. LOS ANGELES
 No. 2-153C
 LOGAN ON - MORGAN, TX. U. S. A.

Splend
 ©

RESOLUTION NO. BZA 57-77

WHEREAS, Steffens Developments, Inc., 536 S. Yale, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Odd numbered Lots 21 through 45, on Vassar, in Fairmount Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Vassar in an area north of 16th Street.

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 24, 1978, 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 located in a congested traffic area where parking is already at a premium; and the "LC" parking in the remainder of the block to the north would permit what the applicants are requesting to do; 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 property is bordered by a public street on the south and "LC" zoning on the north; and landscaping will be provided in the setback areas adjacent to the two apartment buildings; 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 the general shortage of parking in the area will create a parking problem for the occupants of these apartments if just the minimum parking is provided; 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 additional parking spaces in this neighborhood would be in the best interest of the public; 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 proper screening and landscape treatments are being provided to buffer the parking areas to some extent; 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 front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Odd numbered Lots 21 through 45, on Vassar, in Fairmount Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Vassar in an area north of 16th Street.

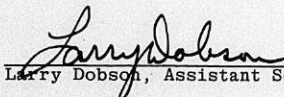
be approved subject to the following conditions:

1. The front yard setback shall be reduced from 20 feet to 3 feet for off-street parking purposes only for those areas designated on the submitted site plan. Two revised copies of the plan shall be submitted to the Secretary of the Board, denoting the conditions contained herein.
2. The five foot side yard setback adjacent to the south property line and the 20 foot front yard setback adjacent to the apartment buildings shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition.
3. A four to six foot high solid fence constructed of staggered or louvered redwood or cedar shall be erected along the five foot setback line adjacent to the south property line.
4. A three to four foot high solid fence constructed of the same material used for condition #3 above shall be erected along a minimum three foot setback line adjacent to the parking spaces next to Vassar and the area between the fence and sidewalk shall be landscaped.

ADOPTED AT WICHITA, KANSAS, this 24th day of January, 1978.


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

City Hall, 10th Floor
455 North Main

January 31,
1978

Mr. William H. Steffens
536 South Yale
Wichita, Kansas 67218

Re: Case No. BZA 57-77
Request for Variance


Dear Mr. Steffens:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 24, 1978, in connection with your request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and generally located on the west side of Vassar in an area north of 16th Street.

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.

Very truly yours,


Larry Dobson
Assistant Secretary

LD:bh

cc: Steffens Developments, Inc., 536 South Yale, 67218
Don Gisick, City Clerk
Joe Donnelly, Housing and Zoning Administrator
Robert Feldner, Supt., Central Inspection

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE January 19, 1978



TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 57-77 (16th and Vassar)

At their January 17, 1978, meeting, members of CPO Council "I" voted unanimously to recommend approval of the captioned case.

The applicant had spoken to the Council at the previous meeting, explaining the purpose and the anticipated impact on the neighborhood of the setback reduction. The Council feels that the extra parking afforded by the variance would reduce traffic hazards and congestion in the area by reducing on-street parking.

Please provide the Board of Zoning Appeals with this recommendation when they consider the case on January 24.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:sm

Noted:

D.F.

David Furnas
Citizen Participation Coordinator

January 25, 1978

Mr. William H. Steffens
536 S. Yale
Wichita, Kansas 67218

Re: Case No. BZA 57-77
Request for Variance

Dear Mr. Steffens:

At the regular meeting of the Board of Zoning Appeals on January 24, 1977, your request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and generally located on the west side of Vassar in an area north of 16th Street.

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

1. The front yard setback shall be reduced from 20 feet to 3 feet for off-street parking purposes only for those areas designated on the submitted site plan. Two revised copies of the plan shall be submitted to the Secretary of the Board, denoting the conditions contained herein.
2. The five foot side yard setback adjacent to the south property line and the 20 foot front yard setback adjacent to the apartment buildings shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition.
3. A four to six foot high solid fence constructed of staggered or louvered redwood or cedar shall be erected along the five foot setback line adjacent to the south property line.
4. A three to four foot high solid fence constructed of the same material used for condition #3 above shall be erected along a minimum three foot setback line adjacent to the parking spaces next to Vassar and the area between the fence and sidewalk shall be landscaped.

William H. Steffens
1-25-78

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

If you have any questions, please call our office.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bn
cc: Steffens Developments, Inc. 536 S. Yale, 67218
Don Gisick, City Clerk
Joe Donnelly, Housing & Zoning Administrator
Robert Feldner, Supt., Central Inspection

WICHITA STATE UNIVERSITY
PLANNING AND
INSTITUTIONAL STUDIES



WICHITA, KANSAS 67208
AREA CODE 316
689-3015

January 23, 1978

Mr. Jack Galbraith
Secretary
Board of Zoning Appeals
Metropolitan Area Planning Dept.
City Building
455 N. Main
Wichita, KS 67202

Re: Case No. BZA 57-77

Dear Mr. Galbraith:

The Land Use Planning and Design Committee of Wichita State University has reviewed Case No. BZA 57-77 requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking.

The problem presented by this case is really not the one involved in the request. The problem really exists because the zoning ordinance allows the construction of more housing units on that property than (1) Vassar can handle in terms of traffic and (2) the site can accommodate and still provide adequate green areas and trees. If the development plan had adequate green areas and if Vassar could handle the traffic, the addition of the additional 12 spaces by extending the parking to the sidewalk would not disturb us.

We had a difficult time reaching a conclusion. We finally decided that the advantage of 12 extra spaces is more important than small plots of grass which in the locations involved would probably turn to dirt. We will support the request, therefore, subject to the following items:

1. Fencing along Vassar (we like the fence proposed by the developer).
2. Adequate screening on the west.
3. Adequate screening on the north, including landscaping.
4. Landscaping on the south.

The University's area land-use plan, which was adopted in 1974, calls for high density housing between 16th and 17th Streets, west of Gentry. The proposed development falls within this area and we are pleased to see housing to serve University needs. Our plan, however, also recognizes the need for open spaces and green areas, and from that standpoint the proposed apartments do not meet

Mr. Jack Galbraith
January 23, 1978
Page. Two

our criteria. We recognize that even with the best possible management there will probably be two individuals, each with a car, living in some of the units. We hope, therefore, that the Board of Zoning Appeals would join us in requesting that these problems be considered by the Metropolitan Area Planning Commission when zoning in the area around the University is reviewed as a part of the proposed new zoning ordinance.

Sincerely,



George M. Platt
Director

GMP/hs

SECRETARY'S REPORT
CASE NO. BZA 57-77

APPLICANT: Steffens Developments, Inc., 536 S. Yale,
Wichita, Kansas.

AGENT: William H. Steffens, 536 S. Yale, Wichita,
Kansas.

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

GENERAL LOCATION: West side of Vassar in an area north of 16th
Street.

ZONING: Subject property is zoned the "B" Multiple
Family Dwelling District as are the properties
to the east and west. North is the "LC"
Light Commercial District. South is the "A"
Two Family Dwelling District.

LAND USE: Subject property contains four single family
residences. East and west are apartments,
fraternity houses and single family homes.
South is single family development. North is
a single family home and vacant land.

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 23 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 23 (zoning ordinance).

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only in association with the proposed construction of studio apartments on subject property.

The application area, located one block south of Wichita State University on the west side of Vassar, extends north from 16th Street a distance of 325 feet and is 150 feet deep. The applicants are planning to construct two, 3-story apartment buildings on the property for a total of 32 studio apartment units on 1.1 acres of land. The applicants can comply with the minimum off-street parking requirement of 82 spaces without encroachment into the front yard setback, but are requesting this variance in order to provide 12 additional parking spaces. The remainder of the block to the north is zoned the "LC" Light Commercial district and is being cleared for future development of some type of university related use. The Planning Office of Wichita State University indicates that it may be paved for parking at first and later may be developed for fraternity houses or some similar use. It should be noted that "LC" zoning would permit parking to extend to the property lines.

The site plan submitted with the application indicates three separate parking areas, each served by an ingress/egress driveway from Vassar. The plan shows extension of the parking to the front property line for each of these three parking areas and retention of the 20 foot landscaped yard in front of the two apartment structures.

The addition of this high density apartment development into an already congested area is certain to increase the pressure on available parking in the neighborhood. A member of the planning committee of the Fairmount Neighborhood Citizens Association said that their committee favors the approval of the applicants' request to maximize the amount of off-street parking, but is hopeful that some screening and landscaping will be provided.

It should be pointed out that this is believed to be about the highest residential density developed in the City of Wichita to date. The Secretary is uncertain how the studio units are proposed to be leased, however, it is assumed they are designed for only one occupant. Should it be the developer's intent that each unit can accommodate two people, or should there be just a few occasions where two people will occupy a few of the units, there is sure to be congestion and parking problems in an already problem neighborhood. The Secretary has mixed feelings in this case, whether it is more appropriate to grant a front yard variance so that additional parking can be provided to a project that is already designed for over development in a neighborhood; or should the variance be denied and the appli-

SECRETARY'S REPORT

Case No. BZA 57-77

Page 3

cant maintain the area as a landscaped yard. It should be noted here that if development proceeded with a 20 foot setback the applicant would not be required to plant trees or shrubs in the front yard to provide screening of the three large parking lots. Perhaps then a third alternative should be considered, and that would be to grant a variance for only 10 feet and require the 10 remaining front feet to either be densely planted or that a screening fence be provided.

UNIQUENESS:

It is the opinion of the Secretary that this may be a unique situation inasmuch as the property is located in a congested traffic area where parking is already at a premium; and the "LC" parking in the remainder of the block to the north would permit what the applicants are requesting to do.

ADJACENT PROPERTY:

It is the opinion of the Secretary that, although difficult to determine, the granting of the requested variance may not adversely affect the rights of adjacent property owners inasmuch as the property is bordered by a public street on the south and "LC" zoning on the north. Landscaping will be provided in the setback areas adjacent to the two apartment buildings.

HARDSHIP:

It is the opinion of the Secretary that it is difficult to determine that the strict application of the provisions of the zoning ordinance will constitute an unnecessary hardship upon the property owner, but that if hardship exists it may be due to the general shortage of parking in the area creating a parking problem for the occupants of these apartments if just the minimum parking is provided.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired would not adversely affect the public interest in that additional parking spaces would be in the best interest of the public.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired may not be opposed to the general spirit and intent of the zoning ordinance if proper screening and landscape treatments are provided to buffer the parking areas to some extent.

RECOMMENDATION:

If the Board determines that the five conditions necessary to the granting of a variance can be found to exist it is recommended that the following conditions be considered as conditions of approval:

1. The front yard setback shall be reduced from 20 feet to 0 feet for off-street parking purposes only for those areas designated on the submitted site plan. Two additional marked copies of the plan shall be submitted to the Secretary of the Board.
 2. The five foot side yard setback adjacent to the south property line and the 20 foot front yard setback adjacent to the apartment buildings shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition.
 3. A three to four foot high solid fence constructed of staggered or louvered redwood or cedar shall be erected along the five foot setback line adjacent to the south property line.
-

16 notices sent to adjoining property owners
10 notices sent to MAPC members
1 notice sent to CPO
27 total notices sent on BZA 57-77, 12-27-77

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

December 29, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 57-77

An application has been filed by Steffens Developments, Inc., 536 South Yale, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Odd numbered Lots 21 through 45, on Vassar,
in Fairmount Addition, Wichita, Sedgwick
County, Kansas. Generally located on the
west side of Vassar in an area north of 16th
Street.

This application has been assigned Case No. BZA 57-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 24, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

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

Jack Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 57-77

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant STEFFENS DEVELOPMENTS, INC

Mailing Address 536 S. YALE 67218 Phone 686-6160

Name of Authorized Agent WILLIAM H. STEFFENS

Mailing Address 536 S. YALE 67218 Phone 686-6160

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

II. The variance requested is parking lots for pro proposed
apartment buildings to be extended to the side
walls. to reduce front yard setback from 20' to 0' for off-street
parking purposes only.
for property located 1700 block of N. Vassar

and legally described as: lots 21-4S, Vassar Ave,
Fairmount Add.

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. 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.

Steffens Development Inc.
Applicant

W. H. Steffens Pres.
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4 (a.m. - p.m.), 12-27 1977 together with appropriate fee of \$50.00.

5749
W. side of Vassar
in an area N. of
16th Street.

T9-402

M. Meador
Signed



(316) 686-6160 / 536 SO. YALE / WICHITA, KANSAS 67218

27 December 1977

To the Board of Zoning Appeals:

Re: lots 2, 1-45 (odd numbers) on Vassar Ave., Fairmount Addition.

Our property in the 1700 block of North Vassar is presently zoned B which calls for a 20-foot setback for the parking areas. It is our contention that an extension of the parking lots to the sidewalk would be in tune with the spirit of the immediate neighborhood as well as being a service to Wichita State University and the City of Wichita.

We answer the demand by the Board that five conditions for a variance be met in the following manner:

1. Our situation is unique.

This property is located less than one block from Wichita State University campus. Parking is already at a premium for many blocks in the Fairmount neighborhood. Students have to park as far as a half-mile from campus. Since we are already building parking areas on this property for our future tenants of the proposed apartment building, we believe an extension of those lots to the sidewalk would benefit a number of WSU students daily.

Thus, since we are already building parking lots for the proposed apartment building, now seems like the proper time to ask for as much parking space as possible.

2. Adjacent property owners or residents will not be adversely affected.

Our property is adjacent to 16th street on the south and Vassar avenue on the east. Apartment buildings skirt the west easement/property line. Our common property line to the north lies between lots 19 and 21. All of the land to the north, lots 1-19 (odd nos.) is owned by WSU, and is zoned light commercial. It is our understanding that this property will eventually be turned into a parking lot for WSU.

Thus, extending the parking area to the sidewalk would fit in with the plans which our nearest neighbor has for its land.

PLEASANT LIVING NEAR WSU

3. Strict application will constitute a hardship.

It has been our experience as owners of this land that cars have been parked in this area even though we have attempted to retain it as a grassy area. Students and fraternity members, frustrated in their attempts to park as close to WSU as possible, have frequently used the setback area as it now exists for the parking of their cars. It has been an inconvenience for us, for our tenants and for the owners of the cars. Basing our thoughts on past experiences, we have come to the conclusion that cars will be parked in this setback area, whether it is paved or left grassy.

Thus, it would create a hardship on us as landlord (to maintain the property) if the setback is left as a grassy area.

4. The public health, safety, morals, order, convenience, prosperity and general welfare will not be adversely affected.

a) health & safety -- additional parking at this location will definitely take a number of cars off the streets. This, in turn, will allow for safer passage through the already heavily-congested and narrow streets of the Fairmount neighborhood.

b) public morals -- will probably be raised due to the fact that students who otherwise have to buck the cold, Kansas winter wind for three blocks will now only have a couple hundred yards to walk and thus would cut down considerably on cussing under their breaths.

c) order, convenience or general welfare -- we would be making a valuable contribution to the Fairmount Neighborhood, WSU and the City of Wichita by providing badly-needed parking at absolutely no cost.

5. All of our above reasons point out that we are not opposing the general spirit and intent of Title 28. What we are doing is providing a badly needed service (parking) to WSU and the Neighborhood which will do much to upgrade the Neighborhood considerably. Since our closest neighbor is supposedly planning to build a parking lot, our planned extension of parking to the sidewalk would blend in smoothly.

Thus, Steffens Developments, Inc., wants to make the urgent request that we be allowed to extend the parking area for our proposed apartment complex in the 1700 block of North Vassar to the sidewalk. Since we plan to initiate construction at this site in mid-February, it is important to us that we receive a reply as quickly as possible.

OWNERSHIP LIST

Lot	Addition	Ownership
W 50' of Lots 1,3,5 & 7 & All Lots 17 & 19 on Vassar	Fairmount	✓ Wichita Public Bldg. Commission 1735 N. Fairmount 67208
Lots 21 thru 41, incl. on Vassar	" " "	D Steffens Developments Inc. 536 S. Yale 67218
Lots 43 & 45 on Vassar	" " "	Same as Boyd address unknown
West 75' of Lots 47, 49, 51, 53, 55, on Vassar	" " "	✓ Fairmount Community Church 1650-55 Fairmount Ave. 67208
East 75' of Lots 47, 49, 51, 53, 55 on Vassar	" " "	X Stella C. Hill, deceased address unknown
Lot 57 on Vassar	" " "	✓ Kenneth F. Beck & Sarah B. 1062 Lawrence Ln 67206
Lots 6 & 8 on Vassar	" " "	X Wichita Phis Building Association ✓✓ address unknown <i>none found</i>
Lot 10 on Vassar	" " "	D Wichita Phis Building Association
Lots 12, 14, 16, 18 & 20 on Vassar	" " "	✓ The Alumni Board of the Kansas Eta Chapter of the Sigma Phi Epsilon Fraternity, Inc. 1740 N.Vassar Ave 67208
Lots 22,24,26,28 & 30 on Vassar	" " "	✓ Wichita State University, State of Kansas 1845 Fairmount Ave. 67208
Lots 32,34,36 & 38 on Vassar	" " "	✓ Wayne M. Adrian & Martha P. 6600 Farmview La. 67204
Lots 40 & 42 on Vassar	" " "	✓ Franklin L. Jamis & Mildred R. 2614 N. Meridian Ave. 67204
Lots 44 & 46 on Vassar	" " "	✓ John A. Barnett & Avanelle D. 1700 N. Vassar Ave. 67208
Lots 4,6,8,10 & 12 on Fairmount	" " "	✓ Garvey Associates, Inc. 900 R.H. Garvey Bldg. 67202
Lots 14 & 16 on Fairmount	" " "	D Wichita Public Bldg. Commission 1735 N. Fairmount 67208



434 NORTH MAIN
 WICHITA, KANSAS 67202
 267-8371

Lot	Addition	Ownership
Lots 18 & 20 on Fairmount	Fairmount	✓ MaRco Apartment Inc. % John Suter 605 Wiley Bldg. Box 798 Hutchinson, Kansas 67501 <i>mail not yet returned address found</i>
Lots 22, 24 & 26 on Fairmount	" " "	✓ Wichita Kappa Sigma Alumni, Inc. 1722 Fairmount Ave. 67208
Lots 28 & 30 on Fairmount	" " "	D Wichita Kappa Sigma Alumni, Inc. 1722 Fairmount Ave. 67208
Lots 32,34,36 & 38 on Fairmount	" " "	✓ S & S Inc. 208 N. Bleckley Drive 67208
Lots 40,42,44 & 46 on Fairmount	" " "	✓ Donald K. Enoch & Margery E. 1818 W. 18th St. Apt A94 67203
Lots 48,50,52,54, 56 & 58 on Fairmount	" " "	D Fairmount Community Church (Cong) 1650-55 Fairmount Ave. 67208
Lots 48, 50, 52, 54 & 56 on Vassar	" " "	✓ Board of Park Commissioners <i>to Tom Allen</i> 455 N. Main 67202
Lot 1	Goldman	D Wichita Public Building Commission 1735 N. Fairmount, 67208 <i>resent to Elton Parsons adm. office back up</i>

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

add numbered
 200' Radius of: Lots 21 thru 45, on Vassar, in Fairmount, an Addition to the City of Wichita, Sedgwick County, Kansas.

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 27th day of December, 1977 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 259543
 rmk

FORM 223-021

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 Fee	Cement	M.S.P.

50.00

DESCRIPTION	AMOUNT
City BZA	

NAME *Steffens Developments*

ADDRESS *536 S. Yale*

FUND *AA107103* DUE DATE

COMMENTS

DATE *12-27-77* BY *Mike Meek*

WICHITA - SEDGWICK COUNTY



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

Important!
Notice of Hearing
Enclosed

WICHITA PUBLIC BUILDING COMMISSION
1735 N. FAIRMOUNT
WICHITA, KS. 67208



Betty

57-77

*Back of photo
to Dan Parsons*

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