

BZA 58-75 - Unified School District
#259 - variance for off-street
parking on property located at the
east corner of Htgh and Del
Sienna

2

ACTION

BZA COMMITTEE

Approved

DATE

1-27-76

M.A.P.C.

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

POSTED

1-7-76

MAY V
C. F. V
1-27-76

BZA 58-75 - Unified School District
#259 - Variance for off-street
parking on property located at the
Southeast corner of High and Del
Stanno

Map No. 5248
 Sec. 13
 Twp. 27
 Range 1W

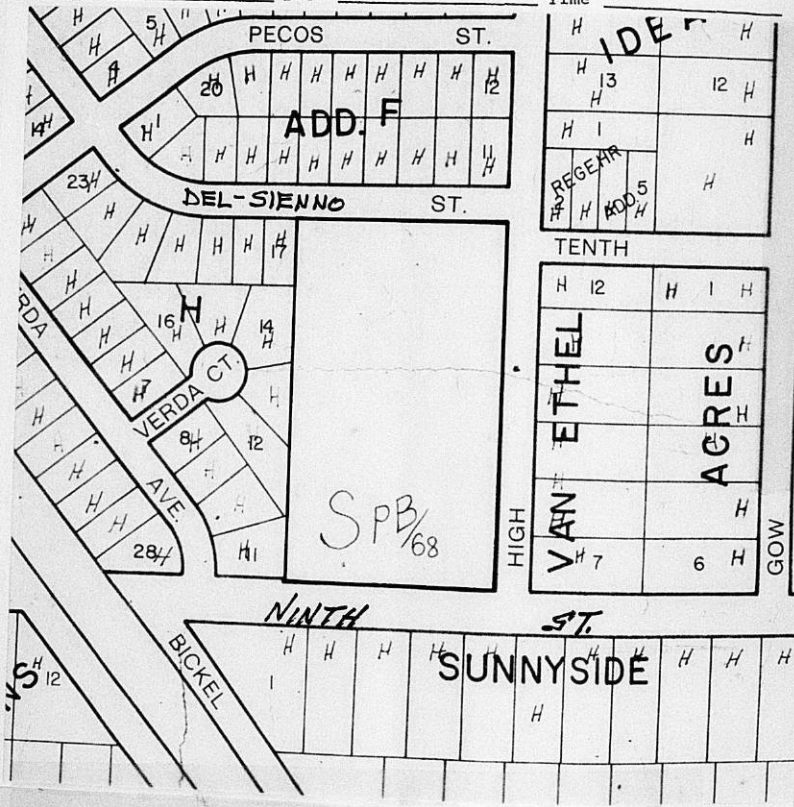
BZA- 58-75
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 5.4 (365 ft. by 650 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: ELEMENTARY SCHOOL
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



S
 No. 2153C
 HASTINGS, MIN. LOS ANGELES
 LOGAN ST. - HOLMBROOK, TX, U. S. A.

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 58-75

An application has been filed by Unified School District # 259, 428 South Broadway, 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 25 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the west property line from a 25 foot by 50 foot rectangular area to 0 landscaping, on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Beginning at a point 990 feet West of the Southeast corner of the Northwest Quarter of Section 13, Township 27, Range 1 West, of the 6th P.M., thence North 695 feet, thence West 400 feet, thence South 695 feet, thence East 400 feet to beginning, the South 35 feet dedicated to the City, as shown in Book "327" of Miscellaneous, page 489. Generally located on the west side of High Street, between Ninth Street and Del Sienna Street.

This application has been assigned Case No. BZA 58-75, 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.

All Single Family

Jack H. Galbraith
Secretary

RESOLUTION NO. BZA 58-75

WHEREAS, Unified School District # 259, 428 South Broadway, 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 25 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the west property line from a 25 foot by 50 rectangular area to 0 landscaping, on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Beginning at a point 990 feet west of the Southeast corner of the Northwest Quarter of Section 13, Township 27, Range 1 West, of the 6th P.M., thence North 695 feet, thence West 400 feet, thence South 695 feet, thence East 400 feet to beginning, the South 35 feet dedicated to the City, as shown in Book "327" of Miscellaneous, page 489. Generally located on the west side of High Street, between Ninth Street and Del Sienna 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 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 this would be a continuation and expansion of a parking lot that has been utilized for the past 20 years; 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 existing situation will not be appreciably changed by the granting of this variance. The paving of the parking area, additional parking spaces, and the planting of trees should tend to improve the existing conditions; 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 the expansion of the school facility is decreasing and the amount of playground space available on the site and to place this paved parking lot to the south of the building would limit the space even more; 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 use of the area would be essentially no different than for the past 20 years; 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 propose to plant trees in the adjacent street right-of-way to buffer and partially screen the parking area; 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

Resolution No. BZA 58-75
Page 2

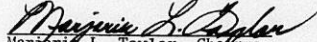
granted has been found to exist.

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 25 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the west property line from a 25 foot by 50 foot rectangular area to 0 landscaping, on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Beginning at a point 990 feet West of the Southeast corner of the Northwest Quarter of Section 13, Township 27, Range 1 West, of the 6th P.M., thence North 695 feet, thence West 400 feet; thence South 695 feet, thence East 400 feet to beginning, the South 35 feet dedicated to the City, as shown in Book "327" of Miscellaneous, Page 489. Generally located on the west side of High Street between Ninth Street and Del Sienna Street.

be approved, subject to the applicants planting trees in the street right-of-way area on Del Sienna as approved by the City Forester.

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


Marjorie L. Taylor, Chairman

ATTEST:


Jack H. Galbraith, Secretary

February 12, 1975

Mr. Roger D. Coad
3850 N. Hydraulic
Wichita, Kansas 67219

Subject: Case No.BZA 58-75

Dear Mr. Coad:

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 front yard setback from 25 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the west property line from a 25 foot x 50 foot rectangular area to 0 landscaping on property zoned the "AA" Single Family Dwelling District and generally located on the west side of High Street between Ninth Street and Del Sienna Street.

The Resolution reflects the official action of the Board to approve your request. It is forwarded for your information and files.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:LD:hh
Encl.

cc: John Firsching, Park Department
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection
Don Glsick, City Clerk
Unified School District, # 259

January 28, 1976

Mr. Roger D. Coad
3850 N. Hydraulic
Wichita, Kansas 67219

Re: Case No. BZA 58-75
Request for Variance

Dear Mr. Coad:

At the regular meeting of the Board of Zoning Appeals on January 27, 1976, your request for a variance to reduce the required front yard setback from 25 feet to 0 feet for off-street parking purposes only; and to reduce the required landscaping adjacent to the west property line from a 25 foot by 50 foot rectangular area to 0 landscaping on property zoned the "AA" Single Family Dwelling District and generally located on the west side of High Street between Ninth Street and Del Sienna Street was considered.

It was the action of the Board to approve this request subject to the planting of trees in the street right-of-way area on Del Sienna as approved by the City Forester.

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:bh

cc: Dana Foy, 3502 Del Sienna, 67203
John Firsching, Park Department
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection
Don Gisick, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 58-75

APPLICANT: Unified School District # 259, 428 South Broadway,
Wichita, Kansas.

AGENT: Roger D. Coad, 3850 N. Hydraulic, 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 25 feet to 0 feet for off-street
parking purposes only; and to reduce the required
landscaping adjacent to the west property line
from a 25 foot by 50 foot rectangular area to 0
landscaping.

GENERAL LOCATION: West side of High Street between Ninth Street and
Del Sienna Street.

ZONING: Subject property and all surrounding properties are
zoned the "AA" Single Family Dwelling District

LAND USE: Subject property contains Jessie Hunter Black
Elementary School. All surrounding properties
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 con-
stitute unnecessary hardship upon the property
owner represented in the application.
4. That the variance desired will not adversely affect
the public health, safety, morals, order, convenience,
prosperity, or general welfare; and
5. That granting the variance desired will not be
opposed to the general spirit and intent of Title 28
(zoning ordinance).

COMMENTS BY THE SECRETARY:

The Board of Education is requesting a variance to reduce the required front yard setback from 25 feet down to 0 on Del Siemno Street for off-street parking purposes only; and to reduce the required landscaping adjacent to the west property line from a 25 foot by 50 foot rectangular area to 0 landscaping; in connection with the proposed expansion of the Black Elementary School Facility.

Subject property is bounded on three sides by streets; on the north by Del Siemno, High Street to the east, and 9th Street on the south. The school is located on the north 1/2 of the property, with the south 1/2 being utilized as playground area. Property adjacent to the west and properties across the street to the north, south, and east are all developed with single family residences.

The area involved in the variance request is limited to the north side of the school along the north property line. A graveled parking lot has existed in this area since the school was built in 1954. The site plan submitted by the applicants shows the location of a paved 26 stall parking lot replacing the graveled parking and extending further to the west than the existing parking lot. An entrance driveway is to be located near the west property line. The proposed parking would also replace some portable classrooms located near the west property line.

The applicants state that this school site is small compared to many of the elementary school sites and they need all the playground area they have. They stress that to cut into the already limited playground space for off-street parking would hamper school playground activities greatly.

Although they are requesting a variance down to 0 landscaping and setback, they are proposing to plant trees on street right-of-way in cooperation with the City Forester, and indicate these plantings on their site plan.

UNIQUENESS:

It is the opinion of the Secretary that this may be a unique situation inasmuch as this would be a continuation and expansion of a parking lot that has been utilized for the past 20 years.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance would not adversely affect the rights of adjacent property owners inasmuch as the existing situation will not be appreciably changed by the granting of this variance. The paving of the parking area, additional parking spaces and the planting of trees should tend to improve the existing conditions.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the Zoning Ordinance would constitute an unnecessary hardship upon the applicants inasmuch as the expansion of the school facility is decreasing the amount of playground space available on the site and to place this paved parking lot to the south of the building would limit the space even more.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest inasmuch as the use of the area would be essentially no different than for the past 20 years.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the applicants propose to plant trees in the adjacent street right-of-way to buffer and partially screen the parking area.

RECOMMENDATION:

If the Board concurs that the five conditions necessary to the granting of a variance can be found to exist, the Secretary recommends that the variance be granted subject to the applicants planting trees in the street right-of-way area on Del Sienna as approved by the City Forester.

46 notices mailed to adjoining property owners on CASE BZA 58-75
on January 6, 1976, for meeting on January 27, 1976

plus 9 notices to MAPC members.

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Unified School District #259 (Wichita) Sedgwick County, KS

Mailing Address 428 S. Broadway Phone 268-7777

Name of Authorized Agent Roger D. Coad

Mailing Address 3850 N. Hydraulic Phone 832-1211

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

II. The variance requested is that parking be allowed on the 25 foot set back

established by Section 28.04.140(1) (Off-Street Parking) of the Code of the
City of Wichita, Kansas

for property located along the South side of Del Sienna Street on the
Elack Elementary School Site.

and legally described as: (See attached sheet)

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

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; B.O.E. Exempt
- 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.

Unified School District #259
Applicant

Roger D. Coad
Authorized Agent Roger D. Coad
School Plant Planner

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:00 (a.m. - P.M.), 12/30 19 75
~~together with appropriate fee of \$50.00.~~
B.O.E. exempt from fee

Larry Dobson
Signed

T9-402

5248

A Tract in the Northwest Quarter of Section 13,
Township 27 South, Range 1 West of the 6th P.M.
described as follows: Beginning at a point in the
South line of said Northwest Quarter, at a point
990 feet West of the Southeast corner of said
Northwest Quarter, thence North parallel to the
East line of said Northwest Quarter a distance
of 695 feet, thence West parallel to the
South line of said Northwest Quarter a distance
of 400 feet, thence South parallel to the East
line of said Northwest Quarter to the South line
of said Northwest Quarter, thence East along
the South line of said Northwest Quarter to
the point of beginning. EXCEPT the Street.

Per Variance Application Instructions:

1. This is a school site surrounded entirely by residences. The school building is located on the site in such a way that the area in question is not large enough to effectively utilize as playground space, but is sufficiently adequate for off street parking.

The area was designed with the original building as a gravel parking space and has been used for parking ever since the school was built in 1954.

2. Since this setback area is presently being used as parking and we have had no objections from the people across the street or next to the parking area there should be no adverse affect on adjacent property owners.
3. This school site is small compared to many of our elementary school sites and we need all the playground space we have. To cut into the already limited playground space for off street parking would hamper school playground activities greatly.
4. To grant the variance to allow parking on the 25 foot setback would in no way adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the community locally or otherwise.
5. The granting of this variance will not oppose the general spirit and intent of Title 28 (Zoning Ordinance.) We propose to plant trees in the parking area adjacent to the parking area in cooperation with the City Forester.

WICHITA PUBLIC SCHOOLS
ADMINISTRATION BUILDING
428 South Broadway
WICHITA, KANSAS 67202

*Division of School Plant Planning
and Operation Services*

December 30, 1975

Board of Zoning Appeals
City Hall
455 N. Main
Wichita, KS

Re: Black Elementary School
Off Street Parking Variance

Attention Mr. Jack Galbraith

Dear Mr. Galbraith:

We are attaching herewith an application for off street variance as related to the City Setback Ordinance and a sheet describing the reasons for requesting the variance. Find also enclosed a certified listing of the property owner within two hundred feet of the above reference property along with two copies of the plot plan showing the proposed parking and limited playground space.

Sincerely,

Roger D. Coad

Roger D. Coad
School Plant Planner

RC/bb

Enclosure

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS:
 SEDGWICK COUNTY)

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

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

All the owners within 200 feet of:

Beginning at a point 990 feet West of the Southeast corner of the Northwest Quarter of Section 13, Township 27, Range 1 West of the 6th P.M., thence North 695 feet, thence West 400 feet, thence South 695 feet, thence East 400 feet to beginning, the South 35 feet dedicated to the City, as shown in Book "327" of Miscellaneous, page 489.



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.)

LOT	BLOCK	ADDITION	OWNER & ADDRESS
		Caption Property	The Board of Education 428 South Broadway Wichita, Kansas 67202
3	F	La Placita Park	Basil L. & Ruth J. O. Bond 3550 Del Sienno Wichita, Kansas 67203
4 & 5	F	La Placita Park	Lawson D. & Edythe I. Ellis 3538 Del Sienno Wichita, Kansas 67203
6	F	La Placita Park	Robert Lee & Arlene Sue Hill 3532 Del Sienno Wichita, Kansas 67203
7	F	La Placita Park	James M. & Joyce A. Heinicke 3526 Del Sienno Wichita, Kansas 67203
8	F	La Placita Park	Jack S. & Joan F. Skelton 3520 Del Sienno Wichita, Kansas 67203

Fidelity  Title
 COMPANY, INC.

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
9	F	La Placita Park	Grover L. & Myrtle Owen Simpson ✓ 3514 Del Sienna Wichita, Kansas 67203
10	F	La Placita Park	Edith Joy Hollowell Address Unknown
11	F	La Placita Park	✓ Raymond B. Trotter 736 North Broadway Wichita, Kansas 67214
12	F	La Placita Park	Billy S. & Patricia A. Brewer ✓ 3501 Pecos Street Wichita, Kansas 67203
13	F	La Placita Park	Edward Dewane & Nancy Ruth Grimes ✓ 3507 Pecos Street Wichita, Kansas 67203
14	F	La Placita Park	John W. & Jean S. Griesbach ✓ 3513 Pecos Street Wichita, Kansas 67203
15	F	La Placita Park	Thomas Jacob & Hortensia Lent ✓ 3519 Pecos Street Wichita, Kansas 67203
16	F	La Placita Park	✓ Carl N. & Elizabeth Ann Buss 3525 Pecos Street Wichita, Kansas 67203
17	F	La Placita Park	Julian S. & Sarah J. Martin ✓ 3531 Pecos Street Wichita, Kansas 67203
18	F	La Placita Park	Matthew & Donna Marie Smith ✓ 3537 Pecos Street Wichita, Kansas 67203
19	F	La Placita Park	Clifford W. & Ruth A. Ward ✓ 3543 Pecos Street Wichita, Kansas 67203
8	H	La Placita Park	Administrator of Veterans Affairs ✓ 6500 East Kellogg Wichita, Kansas 67218
9	H	La Placita Park	John B. & Viola Barratti ✓ 1014 Verda Street Wichita, Kansas 67203
10	H	La Placita Park	Thomas Larry & Wilma Joyce DeVore ✓ 1008 Verda Street Wichita, Kansas 67203



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
11	H	La PLACITA PARK	Jack O. & Josephine Evans ✓ 1233 North Topeka Wichita, Kansas 67214
12	H	La PLACITA PARK	Leo J. & Ramona L. DuBois ✓ 1026 Verda Court Wichita, Kansas 67203
13	H	La PLACITA PARK	Marvin C. & Patt R. Stewart ✓ 1032 Verda Court Wichita, Kansas 67203
14	H	La PLACITA PARK	Robert M. & Maude E. Talbott ✓ 1038 Verda Court Wichita, Kansas 67203
15	H	La PLACITA PARK	Raymond F. & Velma N. DeWitt ✓ 1044 Verda Court Wichita, Kansas 67203
16	H	La PLACITA PARK	Don W. & Charlotte S. Riley ✓ 805 South Main Wichita, Kansas 67211
17	H	La PLACITA PARK	Robert Martin Shaver Address Unknown
18	H	La PLACITA PARK	John M. & Carol E. Orindgreff ✓ 8543 Del Siennes Wichita, Kansas 67203
19	H	La PLACITA PARK	Larry R. & Roberta L. Clum ✓ 3549 Del Siennes Wichita, Kansas 67203
20	H	La PLACITA PARK	Charlotte G. Prenger ✓ 3555 Del Siennes Wichita, Kansas 67203
1		REGEHR	Ernest L. & Joan E. Tooley ✓ 239 South Pattie Wichita, Kansas 67211 <i>mail note recent</i>
2		REGEHR	Glen & Ethel Phillips ✓ 1102 High Street Wichita, Kansas 67203
3		REGEHR	Harold G. & Esther E. Criman ✓ 3428 West 10th Wichita, Kansas 67203
4		REGEHR	Dan Gene & Cathey Clodfelter ✓ 3567 West 11th Wichita, Kansas 67203
7, except West 102.5'		VAN ETHEL ACRES	✓ Larry W. & Cynthia A. Parks 3428 West 9th Wichita, Kansas 67203



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
West 102.5 feet of Lot 7		VAN ETHEL ACRES	Marvin W. Jr. & Carol Ann Poort ✓ 3420 West 9th Wichita, Kansas 67203
South 66 feet of Lot 8		VAN ETHEL ACRES	Joe H. & Jeannette Y. Jones ✓ 1012 High Street Wichita, Kansas 67203
North 34 feet of Lot 8 & South 33 feet of Lot 9		VAN ETHEL ACRES	William Arthur & Vera Jean Brady ✓ 1018 High Street Wichita, Kansas 67203
North 67 feet of Lot 9		VAN ETHEL ACRES	James Stanley & Glenna M. Smith ✓ 1024 High Street Wichita, Kansas 67203
10		VAN ETHEL ACRES	William E. & Rosa E. Pruitt ✓ 1030 High Street Wichita, Kansas 67203
11		VAN ETHEL ACRES	Cecelia Hurley & Phyllis L. Hurley Address Unknown
12		VAN ETHEL ACRES	Ernest E. & Ruth Ann Cox ✓ 3431 West 10th Wichita, Kansas 67203
1		IDEAL	Isaac & Pearl Awild Bates ✓ 1145 North Sheridian Wichita, Kansas 67203
1		SUNNYSIDE GARDENS	Joseph Rufus & Barbara Ann Green ✓ 3533 West 9th Wichita, Kansas 67203
2		SUNNYSIDE GARDENS	Jimmy Lavis & Marjorie I. Hall ✓ 3525 West 9th Wichita, Kansas 67203
3		SUNNYSIDE GARDENS	Lon R. & Vera E. Moore ✓ 3515 West 9th Wichita, Kansas 67203
4		SUNNYSIDE GARDENS	Robert L. & Mary L. Newman ✓ 3501 West 9th Wichita, Kansas 67203
5		SUNNYSIDE GARDENS	Dione A. & Barbara L. Newton ✓ 3433 West 9th Wichita, Kansas 67203
6		SUNNYSIDE GARDENS	Charley C. & Lulu May Cox Address unknown
7		SUNNYSIDE GARDENS	Richard F. & Arvoda P. Little Address Unknown



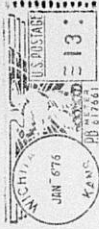
Dated at Wichita, Kansas, this 23rd day of December,
1975, at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

By *Christa Gray*
Asst. Sec. ag

Tracer No. 31479





Ernest L. and Joan E. Tooley
239 South Pattie
Wichita, Kansas 67211

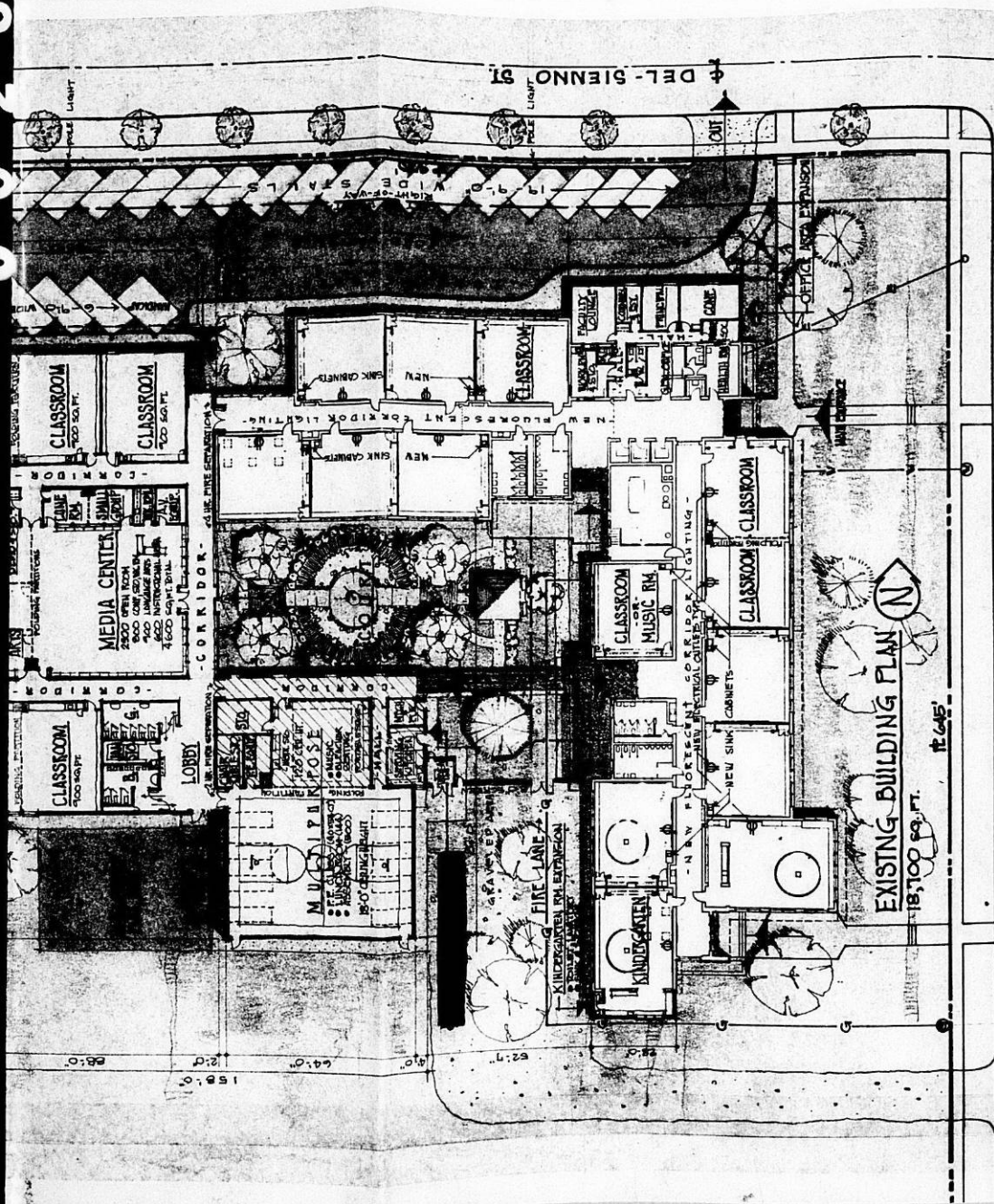
Important!
Notice of Hearing
Enclosed

WICHITA - SEDGWICK COUNTY
W S C
METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - 3RD FLOOR
404 NORTH MAIN STREET
WICHITA, KANSAS 67202

FIRST CLASS

11011

Ernest L. and Joan E. Tooley
239 South Pattie
Wichita, Kansas 67211



DEL-SIENNO ST

4 HIGH ST.

JESSIE HUNTER BLACK ELEMENTARY SCHOOL SCHEMATIC PHASE
 ADDITION AND RENOVATION - U. S. D. 259 - WICHITA PUBLIC SCHOOLS
 HOLLIS ARCHITECTS

9TH ST.

R 370

1.9 711 b

BZA 58-75

2370

