

Case No. BZA 74-85 - Larry Womack re-  
quests a variance to reduce the required  
front yard setback from 20 feet to 10  
feet on property zoned the "C" Commercial  
District & generally located on the south  
side of MacArthur & east of Hydraulic

200'4 SEC. 6-3-87  
SHOT 7-27-87  
~~REMOVED~~

DATE

Route 8552  
12-5-21

# ACTION

B.Z.A. 74-85 APPROVED 1/28/86  
DATE

200'4 SEC. 6-27-87  
SHOT 7-27-87  
~~RECORDED~~ ✓

Case No. BZA 74-85 - Larry Homack requests a variance to reduce the required front yard setback from 20 feet to 10 feet on property zoned the "C1" Commercial District & generally located on the south side of MacArthur a east of Hydraulic

Map No. 5643 C

BZ. 74-85  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E "E1C" S "AA" W "E1C" N "E"
3. Land Use: East Vacant M.H. Pl. South Ag.  
West Comm North Vacant
4. Area (+) (is not) platted.



LOS ANGELES, CHICAGO, LOGAN, OH  
NORRISON, TX, LOCKETT GROVE, GA  
U.S.A.

**Standard**  
No. 2153C

May 12, 1987

Reiss and Goodness  
2160 West 21st Street  
Wichita, Kansas 67203

Re: BZA 74-85 - Request for Variance  
(North side of MacArthur and east of Hydraulic)

Dear Sir:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 28, 1986.

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

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL/lw

Enclosure

cc: Larry W:mack, 3232 S. Clifton, Lot #117, Wichita, KS 67216  
Monty Robson, Superintendent of Central Inspection (2)  
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 74-85

WHEREAS, Larry Womack, 3232 S. Clifton, Lot #117, Wichita, Kansas, requests a variance to reduce the required front yard setback from 20 feet to 10 feet on property zoned the "C" Commercial District and approved for the "G" Mobile Home District and legally described as follows:

Southeast quarter, Southwest quarter, Section 10, Township 28 South, Range 1 East; except the West 20 feet; Sedgwick County, Kansas. Generally located on the north side of MacArthur and east of Hydraulic (2300 E. MacArthur).

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 28, 1986, 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 it is located along an arterial that the street right-of-way is not centered on the Section line and as such additional street dedication on the applicants' side is needed to provide adequate land for street and utility purposes; 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 reduction of the setback by ten feet should not interfere with the existing or proposed commercial development, since most commercial development will provide parking adjacent to the street and there will be no vehicular access from this property to any adjacent parcel; 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 additional right-of-way dedication has already reduced the full utilization of the property for development as a mobile home park, excessive setbacks would further reduce the number of mobile home spaces that could be utilized; 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 adequate right-of-way and easements will be provided at the time of platting that will not be affected by a reduction in the setback; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the applicant is willing to build a concrete wall along that area where the setback is to be reduced which would more than compensate for the reduced yard 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 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 10 feet on property

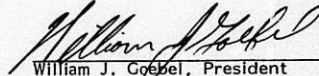
zoned the "C" Commercial District and approved for the "G" Mobile Home District and legally described as follows:

Southeast quarter, Southwest quarter, Section 10, Township 28 South, Range 1 East; except the West 20 feet; Sedgwick County, Kansas. Generally located on the north side of MacArthur and east of Hydraulic (2300 E. MacArthur).


be approved subject to the following conditions:

1. The applicant shall provide a 6-foot high concrete or masonry wall along the entire south property line except at the points of vehicular ingress and egress.
2. Prior to the release of the resolution, the applicant shall provide design details of the wall and a layout of the 10-foot landscaped yard immediately north of the wall. In addition, a plan showing the number, size and type of street trees that will be provided on the public right-of-way adjacent to the property shall be submitted. Such plan shall be submitted to the Secretary in triplicate for approval.
3. Should a utility easement be required during platting adjacent to MacArthur Road, it shall begin 2 feet north of the street right-of-way to provide sufficient room to construct the wall.

ADOPTED AT WICHITA, KANSAS, this 28th day of January, 1986.

  
William J. Goebel, President

ATTEST:

  
Glen E. Lytle, Assistant Secretary

November 21, 1986

Reiss and Goodness  
2160 West 21st Street  
Wichita, Kansas 67203

RE: BZA 74-85 Request for Variance  
(North side of MacArthur and east of Hydraulic)

Dear Sir:

On February 5, 1986, you were notified of the Board of Zoning Appeals approval of the request for a reduction of the front yard setback. This approval was subject to the submission of a detailed design of the wall and a detailed landscape plan of both the front yard and the planting of street trees in public right-of-way.

As of this date, this office has not received these plans and since the plat is complete, I would assume that you are intending to proceed with the project. The resolution authorizing the variance will not be released until such plan is submitted and approved by the Secretary.

If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle  
Special Assistant for Zoning

GEL/lw

cc: Monty Robson, Superintendent of Central Inspection

February 5, 1986

Reiss & Goodness  
2160 West 21st Street  
Wichita, Kansas 67203

Re: BZA 74-85 - Request for Variance (On the north side of MacArthur Road and beginning  $\frac{1}{4}$  mile east of Hydraulic).

Dear Sir:

At the regular meeting of the Board of Zoning Appeals on January 28, 1986, your request for a variance was considered. It was the action of the Board to grant the variance subject to the following conditions:

1. The applicant shall provide a 6-foot high concrete or masonry wall along the entire south property line except at the points of vehicular ingress and egress.
2. Prior to the release of the resolution, the applicant shall provide design details of the wall and a layout of the 10-foot landscaped yard immediately north of the wall. In addition, a plan showing the number, size and type of street trees that will be provided on the public right-of-way adjacent to the property shall be submitted. Such plan shall be submitted to the Secretary in triplicate for approval.
3. Should a utility easement be required during platting adjacent to MacArthur Road, it shall begin 2 feet north of the street right-of-way to provide sufficient room to construct the wall.

Release of the resolution is subject to the compliance of the plat and the submission of a landscape plan as shown by condition #2.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL/lw

cc: Monty Robson, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk  
Larry Womack, 3232 S. Clifton, Lot 117, Wichita, KS 67216

# RE: AGENDA ITEM NO. 7

## SECRETARY'S REPORT CASE NO. BZA 74-85

APPLICANT: Larry Womack, 3232 S. Clifton, Lot 117, Wichita, KS 67216.

AGENT: Reiss & Goodness, 2160 W. 21st Street, Wichita, KS 67203.

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 10 feet.

GENERAL LOCATION: On the north side of MacArthur Road and beginning  $\frac{1}{4}$  mile east of Hydraulic.

ZONING: Subject property is zoned the "C" Commercial and the "E" Industrial districts and has been approved for the "G" Manufactured Home District. Property to the south is "AA" One-family and to the east and west are the "C" and "E" districts.

LAND USE: Subject property is an existing mobile home park that is to be redeveloped and expanded. To the west is commercial development. To the north and east is vacant land and to the south is agricultural 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 conditions as required by the State Statutes are found to exist.

### COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required front yard setback from 20 feet to 10 feet for the development of a mobile home park. The property has been approved for the "G" Manufactured Home District subject to the platting of the property. In the process of platting, the applicant is requesting that the normal 20-foot setback be reduced in order to better utilize the site for development as a mobile home park.

It should be noted that MacArthur Road has been improved adjacent to the property and that the center line of the paving is not the Section line. In the process of platting, it is being requested that 75 feet of right-of-way from the Section line for MacArthur Road be dedicated. This is 25 feet more than normal at similar locations adjacent to an arterial street. The applicant feels that this alone creates a certain uniqueness to the property. In addition, the applicant is proposing to construct a 6-foot concrete wall along the property line to create a buffer between the street and the mobile homes. The wall should compensate for the reduction of the setback by ten feet by providing a visual as well as a sound barrier.

Although it is difficult for the Secretary to justify any uniqueness on most large parcels of land that are being platted adjacent to a major street, in this case the additional right-of-way being requested exceeds the norm by 25 feet. The provision of the setback is to provide as much distance as possible from the residences to the traffic lanes.

### UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located along an arterial that the street right-of-way is not centered on the Section line and as such additional street dedication

on the applicants' side is needed to provide adequate land for street and utility purposes.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the reduction of the setback by ten feet should not interfere with the existing or proposed commercial development, since most commercial development will provide parking adjacent to the street and there will be no vehicular access from this property to any adjacent parcel.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the additional right-of-way dedication has already reduced the full utilization of the property for development as a mobile home park, excessive setbacks would further reduce the number of mobile home spaces that could be utilized.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the adequate right-of-way and easements will be provided at the time of platting that will not be affected by a reduction in the setback.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the applicant is willing to build a concrete wall along that area where the setback is to be reduced which would more than compensate for the reduced yard area.

RECOMMENDATION:

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

1. The applicant shall provide a 6-foot high concrete or masonry wall along the entire south property line except at the points of vehicular ingress and egress.
2. Prior to the release of the resolution, the applicant shall provide design details of the wall and a layout of the 10-foot landscaped yard immediately north of the wall. In addition, a plan showing the number, size and type of street trees that will be provided on the public right-of-way adjacent to the property shall be submitted. Such plan shall be submitted to the Secretary in triplicate for approval.
3. Should a utility easement be required during platting adjacent to MacArthur Road, it shall begin 2 feet north of the street right-of-way to provide sufficient room to construct the wall.

BZA CASE NO. 74-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>8</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>10</u>	TOTAL NOTICES SENT <u>1/7/86</u>

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

January 6, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 74-85

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Larry Womack, 3232 S. Clifton, Lot #117, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required front yard setback from 20 feet to 10 feet on property zoned the "C" Commercial Dwelling District. A legal description of the applicant's property is as follows:

Southeast quarter, Southwest quarter, Section 10, Township 28 South, Range 1 East; except the West 20 feet; Sedgwick County, Kansas. Generally located on the north side of MacArthur and east of Hydraulic (2300 E. MacArthur).

This application has been assigned Case No. BZA 74-85. It will be considered by the Board of Zoning Appeals on January 28, 1986 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Glen E. Lytle  
Assistant Secretary

BOARD OF ZONING APPEALS

CASE NO. 74-85

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Larry Womack  
Mailing Address 3232 S. Clifton, Lot #117 Phone 684-1171  
Name of Authorized Agent Reiss & Goodness Engineers  
Mailing Address 2160 West 21st Street Phone 832-0213  
Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is reduction of required 20' front building setback line to 10'

for property located 2300 East MacArthur

and legally described as: Southeast quarter, Southwest quarter, Section 10, Township 28 South, Range 1 East; except the West 20 feet.

in the City of Wichita; and which is presently zoned <sup>"C-4-E"</sup>~~C-4~~ Subject to Platting.

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. 39-285); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Larry Womack

Authorized Agent Charles M. Goodness, P.E.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:00 (~~5~~ p.m.), DEC. 30, 1985, together with appropriate fee of 200.00.

Signed [Signature]

JUSTIFICATION FOR VARIANCE REQUEST

Owner: Larry Womack

Legal Description: Southeast quarter, southwest quarter, Section 10, Township 28 South, Range 1 East, except the west 20 feet.

Common Address: 2300 East MacArthur

RE: Section 28.04.135 C. 3.1(a) - (minimum front yard) Mobile Home Parks and other permitted uses: Twenty feet (20') or the setback line as shown on the plat, whichever is greater.

It is my request that the required twenty foot (20') building setback required for the area proposed to be platted as Pleasantview Mobile Home Park be reduced to a ten foot (10') building setback. The area in concern is currently zoned LC with "G", Mobile Home Park Zoning approved subject to platting.

A solid wall architectural fence is planned to be provided along the north right-of-way of MacArthur across the frontage of the Mobile Home Park. The fence is intended to provide a visual and noise buffer between the street and Mobile Home Park. An approved landscape buffer, as required, will provide additional screening. In this way, valuable space near the architectural wall can be utilized for mobile home space without sacrificing the intent of the building setback.

Also, due to the way MacArthur Street was constructed, off-center and north of the true section line, seventy-five feet (75') of the "half-street" right-of-way is recommended by the planning department. Under normal circumstances fifty feet (50') of half-street right-of-way is granted on section line roads. Since the solid architectural wall will be built regardless of the front setback requirements, there is nothing substantially gained with a twenty foot (20') setback over a ten foot (10') setback. However, more screening and greater privacy will be provided as a result of the wall and landscaping.

The property to the west is developed as a drive-in theater, and as such, would not be affected in any way regardless of the setback required. The areas to the north and east are zoned light commercial and at present undeveloped. They would not be adversely affected should development occur.

In summary, the land required to be granted as public right-of-way (75'), along with a twenty foot (20') building setback would unnecessarily waste space that could be used for development when weighed against the proposed methods of screening and landscaping. The architectural wall and landscaping will more than make up for the intent of the required setback. More than adequate screening can be obtained along with increased privacy without affecting the public health, safety, morals, order, convenience, prosperity, or general welfare without being in opposition with the general spirit and intent of Title 28 (Zoning Ordinance).

Larry Womack, Owner



Deliver to Metropolitan Planning

attn: Glenn Lytle

from Reiss & Godness  
(For Larry Womack)

SECURITY ABSTRACT AND TITLE CO. INC.  
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371  
SECURITY IS KNOWING

O W N E R S H I P   L I S T

<u>Property Description</u>	<u>Property Owner</u>
The East one-half of the Southeast Quarter of the Southwest Quarter, except the West 20 feet, thereof, in Section 10, Township 28 South, Range 1 East of the 6th P.M.	✓ Tom J. Reed Marie S. Reed 2320 East MacArthur Road 67216
The West one-half of the Southeast Quarter of the Southwest Quarter, except the West 20 feet, thereof, in Section 10, Township 28 South, Range 1 East, and The West 20 feet of the East one-half of the Southeast Quarter of the Southwest Quarter of Section 10, Township 28 South, Range 1 East of the 6th P.M.	Same as above
The West 20 feet of the Southeast Quarter of the Southwest Quarter of Section 10, Township 28 South, Range 1 East of the 6th P.M., and The East 40 feet of the Southwest Quarter of the Southwest Quarter of Section 10, Township 28 South, Range 1 East of the 6th P.M.	✓ City of Wichita 455 North Main City           67202 and ✓ Sedgwick County County Courthouse 525 North Main City           67202
The West 563 feet of Government Lot 6, Section 10, Township 28 South, Range 1 East of the 6th P.M., except the South 100 feet thereof.	Same as above
The South 100 feet of Government Lot 6, in Section 10, Township 28 South, Range 1 East of the 6th P.M., except the East 193.6 thereof.	Same as above
Government Lot 7, in the Southwest Quarter of Section 10, Township 28 South, Range 1 East of the 6th P.M.	Same as above
All of the Southwest Quarter of the Southwest Quarter of Section 10, Township 28 South, Range 1 East, of the 6th P.M., except the South 1039.5 feet of the West 1280 feet thereof.	Same as above

Property DescriptionProperty Owner

Government Lot 6, in Section 10, Township 28 South, Range 1 East of the 6th P.M., except the West 563 feet, and except the East 193.6 feet, and except the South 100 feet, thereof.

City of Wichita  
City Hall  
455 North Main 67202  
and  
Sedgwick County  
County Courthouse  
525 North Main 67202

A tract in the Southeast corner of Government Lot 6, Section 10, Township 28 South, Range 1 East of the 6th P.M., described as beginning at the Southeast corner of said Government Lot 6, thence North 325 feet, thence West 193.6 feet, thence South 325, thence East 193.6 feet to the point of beginning.

Same as above

A tract in the Southwest corner of Government Lot 5, Section 10 Township 28 South Range 1 East of the 6th P.M., described as beginning at the Southwest corner of Lot 5, thence East 135 feet, thence North 325 feet, thence West 135 feet, thence South 325 feet to the point of beginning.

Same as Above

Government Lot 5, in the Southeast Quarter of Section 10, Township 28 South, Range 1 East, except a tract described as beginning at the Southwest corner of said Lot 5, thence East 135 feet, thence North 325 feet, thence West 135 feet, thence South 325 feet to the point of beginning.

Same as above

That part of the Southwest Quarter of the Southeast Quarter of Section 10, Township 28 South, Range 1 East lying West and North of the Kansas Turnpike right of way.

Same as above

Property Description

That part of the Northeast Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M. lying West of the Arkansas River, except that part condemned for the Wichita-Valley Center Floodway, and except that part deeded for the Turnpike, and except a tract beginning on the Northerly right of way line of MacArthur Road, 1307.25 feet East and 45.14 feet South of the Northwest corner of said Northeast Quarter; thence Southeasterly 274.84 feet to a point 2063.25 feet East and 145.15 feet South of the Northwest corner of said Northeast Quarter; thence Southeasterly on a deflection to the right of 31°00'19" a distance of 237 feet more or less to a point on the West bank of the Big Arkansas River; thence Southwesterly along said West bank 64 feet more or less to the Northerly right of way line of MacArthur Road; thence Northwesterly along said right of way line to the point of beginning, all in Sedgwick County.

The East one half of the Northwest Quarter of Section 15, Township 28 South, Range 1 East of the 6th P.M. except the South 1219 feet thereof and except that part deeded for the Kansas Turnpike Authority, and except a 100 foot strip described in the following parcel immediately below.

A strip of land 100 feet in width described as follows: Beginning at the Northeast corner of the Northwest Quarter of Section 15, Township 28 South Range 1 East of the 6th P.M., Sedgwick County, thence South on the east line of said NW $\frac{1}{4}$  to the westerly right of way line of the Kansas Turnpike Authority; thence southwesterly along the westerly right of way line of said turnpike, to a point 1219 feet north of the south line of said NW $\frac{1}{4}$ ; thence west parallel to the south line of said NW $\frac{1}{4}$  to a point 100 feet northwesterly from said westerly right of way line of said Kansas Turnpike, said point being measured at right angles to said right of way line; thence northeasterly parallel to and 100 feet from said right of way to a point (description continued on following page)

Property Owner

Frank Eugene Emery  
Route # 9  
Box 575 A  
Springfield, Missouri  
65804

Julia Emery  
# 301  
1637 West May  
67213

Board of Park Commissioners  
City Hall  
455 North Main  
Wichita  
67202

Property Description

(description continued from previous page)

100 feet west of the east line of said Northwest Quarter; thence north parallel to and 100 feet west of said east line of said NW $\frac{1}{4}$  to the north line of said NW $\frac{1}{4}$ ; thence east 100 feet to the point of beginning.

The East 5 acres of the North 20 acres of the West one half of the Northwest Quarter of Section 15, Township 28 South Range 1 East of the 6th P.M.

Property Owner

Lottie Reers  
No address

✓ Henry Reers, Jr.  
2001 East MacArthur

67216

Lot 1, D.I.T. Addition

Lot 4, D.I.T. Addition

✓ Rainbow Drive In Theatre Inc.  
& Landmark Theater Inc.  
P.O. Box 16026

67216

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

The Southeast Quarter of the Southwest Quarter of Section 10, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, except the West 20 feet thereof.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas on the 30th day of December, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT &amp; TITLE CO. INC.

By

*Mary Gable*

Sr. Vice-President

Order No: 354549

ap

**MICROFILMED**  
 FROM THE BEST  
 AVAILABLE COPY

FORM 29-1021

PAYMENT NOTICE  
 City of Wichita

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

Planning

DESCRIPTION	AMOUNT
CITY DTA V&R	\$ 200 <sup>00</sup>

NAME LARRY WINDICE

ADDRESS 211 S. 10th St. - 4th Fl. W.K.

FUND 45-4070-003 DUE DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_

DATE 10-10-1975 BY [Signature]

\*

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

Roll # 2