

Case No. BZA 90-84 - Messiah Baptist Church - requests a variance to reduce a portion of the required front yard setback from 25 feet to 0 feet adjacent to both Hillside and Mt. Vernon for off-street parking purposes only.

POSTED
11-15-84

ACTION

BZA 80-84 APPROVED 1/27-84
DATE

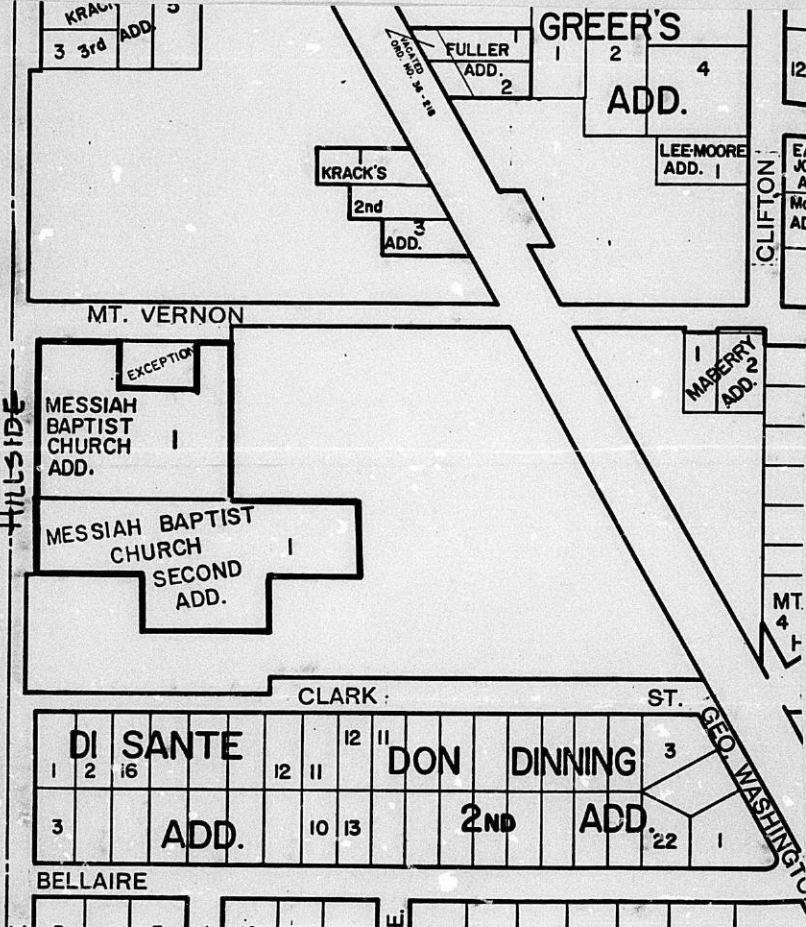
200' 4" Sec 3-5-85
Slot ✓
Record 3-19-85

Map No. 5745C

BZA 80-84
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E AA S AA W AA N AA
3. Land Use: East 1-F South 1-F
West Ch. & Day Care North 1-F
4. Area (is) (~~is not~~) platted.



LOS ANGELES, CHICAGO, LOAN, OH
MCKENNON, TX, LOCUST GROVE, GA
U.S.A.

Standard
No. 2-153C
HASTING, IN.

February 5, 1985

Rev. Roy Johnson
Messiah Baptist Church
2000 South Hillside
Wichita, Kansas 67211

RE: BZA 68-84 and BZA 80-84 - Requests for Variance

Dear Rev. Johnson:

Enclosed herewith are resolutions BZA 68-84 and BZA 80-84 reflecting the official action of the Board of Zoning Appeals on the variances requested on the church property at the southeast corner of Hillside and Mt. Vernon. As you will note, these variances are subject to a number of conditions including the providing of surfaced off-street parking in compliance with the site plan approval by Central Inspection. It should be noted that the area within the platted setbacks adjacent to Hillside and Mt. Vernon are now permitted to be used for off-street parking.

Should you have any questions on this matter, please give me a call.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL/lw Enclosure

cc: Jim Jorgensen, Acting Superintendent of Central Inspections
Don Gisick, City Clerk

RESOLUTION NO. BZA 80-84

WHEREAS, Messiah Baptist Church, 2000 South Hillside, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce a portion of the required front yard setback from 25 feet to 0 feet for off-street parking purposes only on property zoned the "AA" One-family Dwelling District and legally described as follows:

Messiah Baptist Church Addition and the Messiah Baptist Church 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the south-east corner of Hillside and Mt. Vernon.

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 December 18, 1984, 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 at the intersection of two arterial streets and is located across Hillside from two institutional uses from the major part of the parking, and there is only one parking space located in the setback adjacent to Mt. Vernon; 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 parking is existing and for the most part is not adjacent to the front yards of any residential structures; 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 applicant would be required to remove the asphalt paving located in the setback except for the driveways providing access to the parking thru the 25 foot setback; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of the setbacks for parking purposes only will not interfere with any needed right-of-way or easements; 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 parking is not immediately adjacent to a residential use and should have little affect upon properties located across an arterial street from the parking lot; 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.

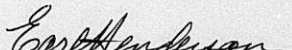
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce a portion of the required front yard setback from 25 feet to 0 feet for off-street parking purposes only on property zoned the "AA" One-family Dwelling District and legally described as follows:

Messiah Baptist Church Addition and the Messiah Baptist Church 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the south-east corner of Hillside and Mt. Vernon.

be approved subject to the following conditions:

1. The reduction of the required front yard setback from 25 feet to 0 feet shall be for off-street parking purposes only.
2. The variance of the setback adjacent to Mt. Vernon shall apply only to the one existing parking space in the setback.
3. The variance of the setback adjacent to Hillside shall apply only to the existing parking until such time that the entire block is acquired to the south.
4. The off-street parking shall be improved and maintained in conformance with all provisions of the zoning ordinance and the standards established by the Traffic Engineer.
5. The applicant shall plant street trees within one year on the public right-of-way on Hillside in the area where the front yard setback is reduced.
6. Prior to the release of the resolution, the applicant shall furnish 3 copies of a landscape plan showing the location, size and type of trees to be planted.

ADOPTED AT WICHITA, KANSAS, this 18th day of December, 1984.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

December 19, 1984

Rev. Roy L. Johnson
Messiah Baptist Church
2000 South Hillside
Wichita, Kansas 67216

Re: BZA 80-84 - Request for Variance

Dear Rev. Johnson:

At the regular meeting of the Board of Zoning Appeals on December 18, 1984, your request for a variance was considered. It was the action of the Board to approve your request subject to the following conditions:

1. The reduction of the required front yard setback from 25 feet to 0 feet shall be for off-street parking purposes only.
2. The variance of the setback adjacent to Mt. Vernon shall apply only to the one existing parking space in the setback.
3. The variance of the setback adjacent to Hillside shall apply only to the existing parking until such time that the entire block is acquired to the south.
4. The off-street parking shall be improved and maintained in conformance with all provisions of the zoning ordinance and the standards established by the Traffic Engineer.
5. The applicant shall plant street trees within one year on the public right-of-way on Hillside in the area where the front yard setback is reduced.
6. Prior to the release of the resolution, the applicant shall furnish 3 copies of a landscape plan showing the location, size and type of trees to be planted.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with condition number 6.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE December 14, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

SUBJECT EZA 80-84 Southeast corner
of Hillside & Mt. Vernon

CPO Council "E" considered the captioned case at its December 12th meeting and voted 8-0 to recommend approval of the variance to reduce the required front yard setback from 25 feet to 0 feet for off-street parking purposes only.

Rev. Roy Johnson, Pastor of Messiah Baptist Church was present and discussed the case with the Council. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the December 18th meeting.

Shirley Mast
Shirley Mast
Administrative Aide III

SECRETARY'S REPORT
CASE NO. BZA 80-84

APPLICANT: Messiah Baptist Church, 2000 South Hillside, Wichita, Kansas.

AGENT: Rev. Roy L. Johnson, Messiah Baptist Church, 2000 South Hillside, 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.

GENERAL LOCATION: On the southeast corner of Mt. Vernon and Hillside.

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are all adjacent properties.

LAND USE: Subject property is occupied by a church and associated uses. Properties to the north, east and south are residential. Properties to the west are occupied by a church and a child day care center.

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 of the 25 foot setbacks to be reduced to 0 feet for off-street parking purposes only. This is for existing parking lots that have been installed on the property in violation of the requirements of the zoning regulation that were discovered by a recent request for a variance for side yard setbacks for the addition of new structures.

It should be noted that the main parking area is across the street from another church and a large child day care facility. Both streets are arterial streets and carry a large volume of traffic. On other similar requests for reduction of the setbacks for off-street parking purposes only on major streets, variances have been granted in most cases provided the applicant plants street trees on public right-of-way to soften the effects of the parking lot.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located at the intersection of two arterial streets and is located across Hillside from two institutional uses from the major part of the parking, and there is only one parking space located in the setback adjacent to Mt. Vernon.

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 parking is existing and for the most part is not adjacent to the front yards of any residential structures.

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 applicant would be required to remove the asphalt paving located in the setback except for the driveways providing access to the parking thru the 25 foot setback.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of the setbacks for parking purposes only will not interfere with any needed right-of-way or easements.

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 parking is not immediately adjacent to a residential use and should have little affect upon properties located across an arterial street from the parking lot.

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 reduction of the required front yard setback from 25 feet to 0 feet shall be for off-street parking purposes only.
 2. The variance of the setback adjacent to Mt. Vernon shall apply only to the one existing parking space in the setback.
 3. The variance of the setback adjacent to Hillside shall apply only to the existing parking until such time that the entire block is acquired to the south.
 4. The off-street parking shall be improved and maintained in conformance with all provisions of the zoning ordinance and the standards established by the Traffic Engineer.
 5. The applicant shall plant street trees within one year on the public right-of-way on Hillside in the area where the front yard setback is reduced.
 6. Prior to the release of the resolution, the applicant shall furnish 3 copies of a landscape plan showing the location, size and type of trees to be planted.
-

BZA CASE NO. 80-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>26</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>29</u>	TOTAL NOTICES SENT <u>11-28-84</u>

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

November 28, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 80-84

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 Messiah Baptist Church, 2000 South Hillside, 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 a portion of the required front yard setback from 25 feet to 0 feet adjacent to both Hillside and Mt. Vernon for off-street parking purposes only on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Messiah Baptist Church Addition and the Messiah Baptist Church 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Hillside and Mt. Vernon.

This application has been assigned Case BZA 80-84. It will be considered by the Board of Zoning Appeals on December 18, 1984 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 80-84

CITY OF WICHITA, KANSAS

FILED 11-6-84

APPLICATION FOR VARIANCE

I. Name of Applicant Messiah Baptist Church
 Mailing Address 2000 S. Hillside Phone 682-9445
 Name of Authorized Agent Roy L. Johnson, Pastor
 Mailing Address Box 16023 - Wichita, Ks. 67216 Phone 682-5233
 Relationship of applicant to property is that of Pastor
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce a portion of the required front yard
set back from 25 feet to 0 feet from off-street for parking purposes
only.
 for property located On the east side of Hillside between Mt. Vernon
and Clark.
 and legally described as: Messiah Baptist Church Addition and
the Messiah Baptist Church 2nd Addition to Wichita, Sedgwick County,
Kansas.

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. 36-596); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Messiah Baptist Church

Authorized Agent Roy L. Johnson

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
3:30 (p.m.), Nov. 6, 1984, together with
 appropriate fee of 150.00.

Signed [Signature]

OWNERSHIP LIST

Property Description

Property Owner

Lot 1, Messiah Baptist Church Addition

✓ D Messiah Baptist Church Inc
2000 South Hillside
67211

Lot 1, Messiah Baptist Second Addition

Same as above

A tract beginning 460 feet South of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South Range 1 East of the 6th P.M., thence South 101.5 feet to a point 101.5 feet North of the Southwest corner of the North half of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, thence East 455.5 feet to a point 101.38 feet north of the south line of the north half of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence North 101.38 feet to a point 460 feet South of the North line of said SW $\frac{1}{4}$, thence West 455.5 feet to the point of beginning, except that portion now platted as Messiah Baptist Second Addition.

✓ Donald Joseph Locke Jr.
Helena J. Locke
2040 South Hillside
67211

A tract beginning 561.5 feet South of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M., thence South 101.5 feet to the Southwest corner of the North half of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section, thence East on the South line 455.5 feet, thence North parallel with the west line of said section, 101.38 feet to a point 561.38 feet south of the north line of said SW $\frac{1}{4}$, thence West 455.5 feet to beginning, except the south 20 feet of the east 49.5 feet, the south 16 feet of the west 42 feet of the east 91.5 feet and the south 20 feet of the west 334 feet of the east 425.5 feet, for street.

✓ D Messiah Baptist Church Inc
2000 South Hillside
67211

A tract beginning 450 feet south of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M., thence East 455.5 feet for a point of beginning, thence South 202.76 feet, thence East 53.625 feet, thence North 202.705 feet, thence West 53.625 feet to the point of beginning, except the South 30 feet for street.

✓ Richard E. Parsons
Emma E. Parsons
3320 East Clark
67218

Property Description

A tract beginning 460 feet South of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M., thence East 509.125 feet to the point of beginning, thence South 202.76 feet, thence East 53.625 feet, thence North 202.76 feet, thence West 53.625 feet to the place of beginning, except the South 30 feet for street.

A tract beginning 460 feet South and 562.7 feet East of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M., thence East 53.625 feet, thence South 202.675 feet, thence West 53.625 feet, thence North 202.705 feet to the point of beginning, except the south 30 feet for street.

A tract beginning 460 feet south and 670 feet East of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M., thence South 202.65 feet to the South line of the North half of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence West 53.625 feet, thence North 202.67 feet to a point 460 feet South of the North line of the SW $\frac{1}{4}$, thence East 53.625 feet to beginning, except the South 30 feet for street.

A tract beginning at the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M., thence South along the West line of the SW $\frac{1}{4}$, 330 feet, thence East parallel to the North line of the SW $\frac{1}{4}$, 616.4 feet to the point of beginning, thence East 53.625 feet, thence South parallel with the West line of the SW $\frac{1}{4}$, 130 feet, thence West 53.625 feet, thence North 130 feet to the point of beginning.

Property Owner

~~Venice E. Pennington
Edna J. Pennington
443 S. Minneapolis
retired 10-15-84~~

Billie E. Kirkhart
Jane Ann Kirkhart
3324 East Clark
67218

Eugene P. Brane
Lois J. Brane
3326 East Clark
67218

Same as above

Property Description

Property Owner

A tract beginning 670 feet East and 330 feet South of the Northwest corner of the SW $\frac{1}{4}$ of Section 35 Township 27 South, Range 1 East of the 6th P.M., thence South, parallel with the West line of the SW $\frac{1}{4}$, 332.65 feet to the south line of the North half of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence East 66 feet, thence North parallel with the West line of the SW $\frac{1}{4}$, 332.61 feet to a point 330 feet South and 736 feet East of the Northwest corner of the SW $\frac{1}{4}$, thence West 66 feet to the point of beginning, except the South 30 feet for road.

Raymond Aguirre
Retha J. Aguirre
3400 East Clark
67218

A tract beginning 330 feet South and 802 feet East of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M., thence South 332.57 feet to the South line of the North half of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence East 66 feet, thence North 332.53 feet to the North line of the South half of the North half of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, thence West 66 feet to beginning, except the South 30 feet for street.

Allan K. Shorthill
Deborah S. Shorthill
3408 East Clark
67218

A tract beginning at a point 330 feet South and 736 feet East of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, thence South parallel to the West line of said SW $\frac{1}{4}$, 332.61 feet to the South line of the North half of the SW $\frac{1}{4}$, thence East on said line 66 feet, thence north parallel to the west line of said SW $\frac{1}{4}$, 332.57 feet to a point 330 feet south of the north line of SW $\frac{1}{4}$, thence West 66 feet to the point of beginning, except the south 30 feet for street.

Wayne J. Wood
Fayrene P. Wood
3404 East Clark
67218

Property DescriptionProperty Owner

~~A tract~~ beginning 792 feet east and 234 feet south of the northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, thence South parallel with the West line of said SW $\frac{1}{4}$, 100 feet; thence East parallel with the North line of said SW $\frac{1}{4}$, 132 feet, thence North 108 feet, thence West 132 feet to the point of beginning.

Paul W. Dicks
Hazel J. Dicks
2021 George Washington Bl.
67218

~~A tract~~ beginning 722 feet East of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, thence South 130 feet, thence East 70 feet, thence North 330 feet, thence West 70 feet to the point of beginning.

Virgil Enos Weaver
Marian Audrey Weaver
3407 East Mt. Vernon
67218

~~A tract~~ beginning 660 feet East of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township South Range 1 East, thence South parallel with the West line of said SW $\frac{1}{4}$ 330 feet, thence East parallel with the section line 62 feet, thence north parallel with the SW $\frac{1}{4}$, 330 feet, thence West 62 feet to the point of beginning.

Robert L. Prather
Elaine K. Prather
3401 East Mt. Vernon
67218

~~A tract~~ beginning 605 feet East of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South Range 1 East, thence East 55 feet, thence South 330 feet, thence West 55 feet, thence North 330 feet to beginning, except the North 22 feet, and except the east 3 feet.

~~D~~ Renate Moffett
3330 East Mt. Vernon
67218

~~The East 3 feet of a tract~~ beginning 605 feet East of the Northwest corner of the SW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, thence East 55 feet, thence South 330 feet, thence West 55 feet, thence North 330 feet to beginning except the North 22 feet for street.

~~D~~ Robert L. Prather
Elaine K. Prather
3401 East Mt. Vernon
67218

Property Description

A tract beginning 550 feet East of the Northwest corner of the SW¹/₄ of Section 35 Township 27 South, Range 1 East, thence East 55 feet, thence South 330 feet, thence West 55 feet, thence North 330 feet to the point of beginning.

Property Owner

Thomas Edward Moffett
 Renate Moffett
 3330 East Mt. Vernon
 67218

George R. Dean
 Ethel L. Dean
 1127 S. Main 67213

Edward M. Bender
 Janice H. Bender
 3315 South Hillside
 67211 ¹⁰⁻⁹⁻⁸⁴
 sent to Mr. Vernon
 3315 E. Mt. Vernon
 67218

Frederick R. McKnight
 Lois J. McKnight
 3309 Mt. Vernon Road
 67218

South Wichita Church of
 God, Board of Trustees
 2011 S. Hillside
 67211

Shibly,

*11-29-84
 1:00 PM*

*Ethel J. Dean (Mrs. Noble Dean),
 of 1127 S. Main called regarding
 a notice to adjoining property
 owners that she received for
 case # BTA 80-84.*

*She said that it should
 have been sent to George R.
 & Ethel J. Dean (she thinks).*

*1127 S. Main
 She said that she looked up
 their address and she
 thought they lived on Belmont*

Branda

*P.S. She is 75 yrs. old and a
 widow and she got her
 phone bill so she knows that
 she is Ethel J. Dean.*

since 1965

Property Description

Property Owner

A tract beginning 313 feet South of the Northeast corner of the SE $\frac{1}{4}$ of Section 34, Township 27 South, Range 1 East, thence West 412.5 feet, thence South 160 feet, thence East 412.5 feet, thence North 160 feet to the point of beginning, except the east 30 feet for street.

Gary Lynn Lanning
Linda Gail Lanning
2021 S. Hillside
67211

A tract beginning 30 feet west and 473 feet South of the Northeast corner of the SE $\frac{1}{4}$ of Section 34, Township 27 South, Range 1 East of the 6th P.M., thence West 182.5 feet, thence South 160 feet, thence East 182.5 feet, thence North 160 feet to the point of beginning.

Charles W. Murphy
Roberta J. Murphy
2045 S. Hillside
67211

Lot	Addition	Property Owner
Lot 1	Di Sante Addition	Glenn W. Hull Lorna E. Hull 3301 E. Clark 67218
Lot 2	"	Ronald R. Palmer Lora M. Palmer 3307 East Clark 67218
Lot 11	"	George E. Benton Pamela Benton 3347 East Clark 67218
Lot 12	"	Richard C. Hershberger Norma J. Hershberger 3341 East Clark 67218
Lot 13	"	James C. Campbell Esther L. Campbell 3335 East Clark 67218
Lot 14	"	Brant A. Fisher Shirley A. Fisher 3325 E. Clark 67218
Lot 15	"	Robert A. Tanner Doris E. Tanner 3319 East Clark 67218

Page 7

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 16	Di Sante Addition	Earle R. Wright, Jr. Virginia Mae Wright 3311 East Clark 67218
Lot 12	Don Dining 2nd Addition	Dale B. Dutcher Connie S. Dutcher 3401 East Clark 67218

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:

Lot 1, Messiah Baptist Church Second
Addition

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas on the 14th day of September, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By

Mary Gable
Vice-President

Order No: 338618
ap

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 2-021

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT
CITY BZA VAR.	\$150 ⁰⁰

NAME MESSIAH BAPT. CH

ADDRESS 2006 So. Hillside

FUND 753-4071-003 DUE DATE

COMMENTS

DATE Nov 6, 1984 BY [Signature]

*

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

Roll # 2