

DR 75-37 - Request for a Special  
Permit for Five Sorority Houses  
to be used primarily for meeting  
purposes in a combination "AA"  
Single Family Dwelling District  
"U" University District, north-

*App. as requested*  
*C. title to land B"* 12-23-75  
*being amended to delete*  
*the word "unimproved"*  
B.C.C./B-CO-C

POSTED  
11-14-75  
[Signature]

# ACTION

COMMITTEE	DATE
M.A.P.C. <u>Approved sub to</u> <u>Constitutions</u>	<u>12-1-75</u>
B.C.C./B.C.C. <u>App. as requested</u> <u>sub to Cond "B"</u> <u>being amended to delete</u> <u>the word "unfinished"</u>	<u>12-23-75</u>

DR 75-37 - Request for a Special  
Permit for five Sorority Houses  
to be used primarily for meeting  
purposes in a combination "AA"  
Single Family Dwelling District  
in "U" University District, Wash.



WICHITA-SEDGWICK COUNTY

DATE 3/8/77

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO To The Files  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 75-37; DR 76-12  
Sorority Houses--Omega Addition

On Thursday evening I received a call from Melody Eby re a stop work order on paving of a parking lot on one of the sorority houses in the Omega Addition. In checking with Feldner's office on Friday morning, March 4, I found that indeed they had received complaints from residents that this was violating the conditions of the special permit and it was the conclusion of the people in Central Inspection (on Thursday) that since the lots in the Omega Addition ran through from the private court, Omega Place, to Bluff that the area on the east of the lots in Omega Addition were indeed front yards. Since front yards cannot have off-street parking within them, they gave the cease and desist order.

After discussion with Leland Johnson and Bob Feldner as to possible interpretations, including the aforesaid interpretation as well as interpretation given on many lots in Westlink and Comotara where they front both on an interior street and an arterial but maintain access control and interpretations are given that those are rear yards. The facts on the Omega Addition indicate that total access control was taken along Bluff, that platted setbacks were put along the private court and 21st Street indicating the desire to create front yards in those directions. It was my feeling that either interpretation could be made. However, if indeed the east edge of Omega Addition constituted rear yards due to the access control, then screening would be required for parking in a rear or side yard for institutional use against a residential dwelling district.

This was conveyed to Fred Braht, architect, and Melody Eby as to the alternates and as to the initial preference of Central Inspection to reverse their original cease and desist order and designate these areas as rear yards. Johnson called the University (Dr. George Platt) and received his concurrence as to that type of an interpretation.

It was later reported to me by Johnson that Feldner had indeed made this interpretation as to rear yard plus screening.

  
Robert A. Lakin, Director of Planning

RAL:ew

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 8-19-76

Case No. DR 76-12

*related case*  
Request: Eliminate the 5000 square feet limitation of the special permit for five sorority houses in the "U" overlay district.

Location: Northwest corner of 21st Street North and Bluff.

Reason: "Condition may be more restrictive than the original intent of the "U" District which contains a 30% lot area coverage limitation."

Acres: 3

Size: 413 ft. by 424 ft. - Irregular

	Land Use	Zoning
Existing	Underdevelopment	"AA" & "U"
North	Single family	"AA"
East	Single family	"AA"
South	University campus	"U"
West	Single family	"AA"

Street right-of-way is adequate

History: z-9600 - "AA" to "B" - MAPC  
12-3-64 Deny; BCC: 2-16-65 Deny  
Z-0967 - "AA" to "B" - MAPC: 5-23-64  
Deny "B", approve "RB" in part:  
BCC: 6-18-68 Ref. back to MAPC: MAPC  
7-11-68 Withdrawn by applicant.  
Z-1699 - "AA" to "AA" and "U" - MAPC:  
4-24-75 approve; BCC 5-13-75 approve.  
DR 75-37 - Special permit for sorority  
house construction - MAPC: 12-1-75  
approve; BCC: 12-23-75 approve

Platted: Yes  
Sidewalk: No

Comments:

1. The Board of City Commissioners on 12-23-75 approved a request for a special permit (DR 75-37) to allow the construction of five sorority houses in the "U" University overlay zoning district at the northwest corner of 21st Street and Bluff. The approval of the permit was subject to the following conditions:

- "A. The number of persons residing on the premises in each sorority house shall not exceed ten."
- "B. The maximum square footage for each sorority house shall not exceed 5,000 square feet (which does not include basement areas)."
- "C. The University shall provide an instrument agreeing to provide parking space for the sororities in a designated area within 500 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made."
2. The "U" University overlay zoning district contains a provision that limits lot area coverage to 30% and a floor area ratio limitation of 0.50. With the elimination of condition "B" above as requested, the 30% lot coverage and 0.50 floor area limitation would continue to apply. The approximate effect of these provisions of the zoning ordinance on the lots in question would be as follows:

	<u>Allowable Lot Coverage</u>	<u>Allowable Floor Area</u>
Lot No. 1	8006 square feet	13,344 square feet
Lot No. 2	8836 square feet	14,727 square feet
Lot No. 3	7380 square feet	12,300 square feet
Lot No. 4	7380 square feet	12,300 square feet
Lot No. 5	7380 square feet	12,300 square feet

3. In checking with the architects involved on each of the sorority structures, one indicated that original plans for the structure on Lot 4 has exceeded the 5000 square foot limitation by approximately 500 square feet and was designed to accommodate 10 persons. It has since been reduced to meet the 5000 square foot limitation. The structures designed for lot 2 had 3,800 square feet excluding the basement and is to accommodate 8 persons. The structure designed for lot 5 has 4,800 square feet and living quarters for 5 persons. The structures designed for lots 1 and 3 are in the 3,000 square foot range and have no living quarters.

Architects involved in the projects have indicated that the 5,000 square foot limitation may not provide sufficient space for future expansion to accommodate the 10 persons allowed by condition "A" of the approved special permit.

4. As an alternative to eliminating the 5,000 square foot limitation, the Metropolitan Area Planning Commission may wish to consider an increase in the limitation to 6,000 square feet.
-

December 26, 1975

✓  
Dr. George Platt  
Director of Planning  
Wichita State University  
Wichita, Kansas 67208

Re: DR 75-37-Request for a Special  
Permit for Five Sorority Houses  
to be used primarily for meeting  
purposes in a combination "AA  
Single Family Dwelling District  
& "U" University District, North-  
west corner of Bluff & 21st St. No.

Dear Dr. Platt:

The Board of City Commissioners at their regular meeting on December 23, 1975 considered the above captioned case. Their action was to approve the application subject to Condition B being amended to delete the word "unfinished", as follows:

- A. The number of persons residing on the premises in each sorority house shall not exceed ten.
- B. The maximum square footage for each sorority house shall not exceed 5,000 square feet (which does not include basement areas).
- C. The University shall provide an instrument agreeing to provide required parking space for the sorority in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

*see letter  
dated  
12-19-75*

Page 2 - Dr. George Platt  
DR 75-37  
December 26, 1975

Please call if you have any questions.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:el

cc: ✓ Clark D. Ahlberg, President, Wichita State University, 67208  
✓ Mr. Cletus J. Pottebaum, Assistant Secretary, W.S.U. 67208  
✓ Mr. Milo Wright, 2200 N. Roosevelt, 67208  
✓ Richard C. Harris, Attorney, 4th Financial Center, 67208-67202  
✓ Mr. Curtis D. Terflinger, 2250 N. Roosevelt, 67208

(cc: Dolores Mast, Plans Examiner, Central Inspection - sent 6/2/76)

*JSS*

(cc. provided to Milo Wright - neighborhood rep. - 8/9/76)



WICHITA STATE UNIVERSITY  
WICHITA, KANSAS 67208

OFFICE OF THE PRESIDENT

December 19, 1975

Mr. Jack H. Galbraith  
Chief Planner  
Wichita-Sedgwick County  
Metropolitan Area Planning Department  
455 North Main  
Wichita, KS 67202

Re: DR 75-37 - Special Permit  
Request for Five Sorority  
Houses - Northwest Corner  
of 21st Street and Bluff

Dear Mr. Galbraith:

This is to certify that Wichita State University will provide the required parking space for the members of the sororities occupying Lots 1 through 5 of Omega Addition. The parking will be located in Lot 19 on 21st Street, and it is within 600 feet of the sorority houses. The City of Wichita will be given notice in the event any change shall be made.

Sincerely,

A handwritten signature in cursive script, appearing to read "Clark D. Ahlberg".

Clark D. Ahlberg

CDA:dl

cc: Dr. George Platt  
Mr. Clete Pottebaum



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 75-37

CONSIDERED BY MAPC:

12-1-75

REQUEST FOR: Special permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

For five sorority houses to be used primarily for meeting purposes in a combination "AA" Single-family Dwelling District and "U" University District

GENERAL LOCATION: Northwest corner of Bluff and  
21st Street North

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4 and 5, Omega Addition,  
Sedgwick County, Kansas

APPLICANT:

COUNSEL FOR APPLICANT: Dr. George Platt, Agent

PROTESTORS (LIST COUNSEL) IF ANY: Milo Wright, 2200 North Roosevelt,  
spoke in opposition on behalf of  
residents in the areaSURROUNDING ZONING: To the north, east, and west  
is "AA"; south is "U" ZoningLAND USE: Subject property is undeveloped; north, east, and  
west is single-family; south is University campus

PLANNING COMMISSION RECOMMENDATION:

That this request for a special permit for five sorority houses to be used primarily for meeting purposes in the combination "AA" single-family and "U" University Districts, be approved, subject to the following conditions: (See attached excerpt of Planning Commission minutes for conditions.) Hennessy moved, Kamen seconded and it carried unanimously. Savina and Taylor were absent.

*Concur with findings of fact of the MAPC and*

- ACTION 1. ~~Approve the special permit as recommended by the Metropolitan Area Planning Commission~~, subject to the recommended conditions of approval; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 1, 1975:

20. DR 75-37 - Request for special permit for five sorority houses to be used primarily for meeting purposes in a combination "AA" single-family dwelling district and "U" University District, for Lots 1, 2, 3, 4, and 5, Omega Addition. Generally located at the northwest corner of Bluff and 21st Street North.

GALBRAITH pointed out the location of this request on the map and reviewed the following staff report:

Comments

1. The Board of Trustees of Wichita State University has requested a special permit under Section 28.04.136.2a. for five sorority houses to be used primarily for meeting purposes on a tract of land approved for a combination "AA" Single family dwelling district and "U" University District by the Board of City Commissioners on May 13, 1975 (Z-1699).
2. In addition to a copy of Omega Addition showing the location of the houses and parking areas on each lot, the applicant has submitted preliminary specification data on each of the proposed sorority houses. (Copies of data enclosed to Planning Commissioners). A letter from Dr. Clark D. Ahlberg has also been submitted authorizing use of University parking facilities on the south side of 21st Street by the sororities.
3. Should the Planning Commission recommend approval of this request, the following condition is suggested:
  - A. The number of persons residing on the premises in each sorority house shall not exceed that permitted in a single-family residence.

GALBRAITH reported that there has been much neighborhood concern in the area to the north of 21st Street and in the past vigorous opposition to any rezoning which would permit apartments. The University has been working with the neighborhood association in developing, through the Planning Commission, the overlay zoning district to permit by a special permit process, sorority houses, and other related uses, without changing the "AA" single-family zoning. The neighborhood to the north was concerned about the type of activities that might be generated on the residential streets to the north. GALBRATH said there have been a number of meetings; the lots involved are quite small and in replatting, a private cul-de-sac from 21st Street has been provided, which the applicant will maintain. In the platting, guarantee for paving of Bluff was not required on the lots adjacent to the street as the lots do not have access to Bluff. The University will do extensive landscaping for protection of the residential area to the north, and will provide off-street parking south of 21st Street to accommodate those attending sorority meetings.

GALBRAITH said the staff considered this use appropriate for the area with the understanding that they are to be meeting type sororities, with the stipulation that the number of persons actually residing in each of the sorority houses not exceed that permitted in a single-family residence. He said a legal opinion has been obtained from the Department of Law, which has determined that a maximum of 8 unrelated people could reside in each sorority home, under the "AA" zoning which is the assurance the residents to the north wanted.

LAKIN said that because of the neighborhood concern, it is considered desirable to consider limiting the capacity of the meeting rooms in each of the sorority houses, and in considering this matter, the top figure so far as square feet is 5,000, which is applicable to only one of the houses involved, the others being less area. It was his suggestion that a further condition be established in any approval to limit the square footage to 5,000, which would not include any unfinished basement areas. This point, he said, would be

presented to the University officials prior to consideration of this request by the City Commission, inasmuch as this point had arisen since the last consultation with them.

Another condition suggested by Lakin, and which has been agreed to by the University, concerns the filing of a letter from the University agreeing to provide required parking space for the sororities in a designated area within 600 feet of the sorority site, with notice to the City in the event of any change. He said that Dr. Ahlberg, President of the University, has agreed to this item. This would assure the City that the area south of 21st Street now proposed for parking for the sororities would not be put to some other use and parking provided elsewhere.

GEORGE PLATT, Director of Planning for the University, said there was no objection to the conditions as suggested by the staff.

CHAIRMAN BAYOUTH asked concerning sidewalks, and GALBRAITH said the City Commission did not require sidewalks on the north side of 21st Street adjacent to this property, but they are being put in on the south side of 21st Street.

MILO WRIGHT, 2200 North Roosevelt, representing the northeast community, said they wanted to be sure that the request for the special permit complies with the provision of the zoning ordinance to be primarily for meeting rooms as opposed to strictly general categories of sororities, and they favored the limiting of square footage for each sorority house.

PORTER felt that any action to recommend approval should be subject to the three conditions suggested by staff - number of occupants in each house, square footage and assurance of off-street parking south of 21st Street.

CHAIRMAN BAYOUTH questioned how a number could be specified as the number of residents who could live at any one of the houses. LAKIN pointed out that the zoning ordinance defines what constitutes a family, and the Department of Law in this case has interpreted it as being no more than 8 unrelated individuals. He said the square footage suggested will limit the capacity for living quarters as well as meeting rooms. He pointed out that it will vary as to the individual houses as to how much space is used for meeting rooms, kitchen, bedrooms, etc..

CHAIRMAN BAYOUTH did not understand why the number of people would make a difference. WRIGHT said they felt it should be a reasonable number and should be defined so that if there is a change of plans on the part of the sororities and they desire some other number as residents, it would have to be reconsidered by this Commission. WRIGHT again stressed their desire that any approval be in line with the terms of the zoning ordinance and the section which established this overlay district in residential districts.

PORTER asked if he would prefer that the condition state that the number of people shall not exceed that permitted in a single-family home. LAKIN pointed out that in this given instance where a normal type family is not involved, the Legal Department has established 8 as the number of unrelated individuals constituting a family.

GALBRAITH pointed out that the request has been made under a particular section and that the full range of uses is not being considered.

WRIGHT commented that the five sorority houses would apparently have living quarters as their primary use and his group asked that the primary use be for meeting room purposes in line with the regulations in the zoning ordinance as to the use of the overlay district, which would preclude live-in facilities as the primary use. The limitation of number of persons allowed would be an additional assurance that the primary purpose will not be for living facilities. He suggested that if the proposed use does not fit the definitions as established in the applicable section of the zoning ordinance, then

there needs to be a further definition, inasmuch as the applicable section makes no mention of occupancy of a sorority house as living quarters.

Further, WRIGHT indicated they were agreeable to 8 live-in occupants for each house in this particular instance, however, the ordinance merely lists fraternities and sororities as permitted uses.

GALBRAITH commented that Mr. Wright is wanting the request processed under a separate clause not pertaining to sororities or fraternities, but the application has been set up to be used primarily for meeting purposes, and he felt that with the three conditions suggested, they would not be the general dormitory or live-in sorority home.

RICHARD C. HARRIS, attorney for the sororities, pointed out that this matter was initiated over a long time between the Board of Trustees and the sororities, and in this case one of the sororities desires to build a house with four bedrooms that would be occupied by 8 young women, plus what they consider to be permitted under "AA" zoning and that is a servant, which would, in this case, be a house mother. He said they wanted it clearly understood that this is their intent to have 9 people.

Another factor, HARRIS said, concerned square footage, and he wanted to be sure it is big enough to encompass anything now planned. One of the houses, he said, was 4,500 square feet, plus a basement and he wanted to be sure it does include that. He did not understand why the neighborhood was upset, as the sorority activity will not mix with the neighborhood and will be limited to the cul-de-sac and 21st Street, the site is totally self-contained as a security measure for the neighborhood.

GALBRAITH said that was why the staff requested a legal opinion as to the number of unrelated persons constituting a family. If the one sorority wants something different then they need to consider specifically approving the number of people that can go in that particular sorority house, and that is apparently objected to by the neighborhood in that they don't want more than 8 residents in each house.

HARRIS asked if it was the staff interpretation that a house mother is not considered as an employee, and LAKIN responded that that was his understanding at this time. GALBRAITH said he had raised that question with the Department of Law. HARRIS said the members of the sororities have understood the allowance of 8 individuals would not include a house mother.

When the Chairman asked what was so magic about the number 8, HARRIS said that such had been negotiated with the neighborhood, but he could not see that 9 would hurt the neighborhood any more than 8.

LAKIN said that as far as he personally was concerned, if the Commission wanted to recommend 9 for the one sorority, he had no objections as he did not think one more would make any difference in terms of density; however, that view was not shared by the representative of the neighborhood association when discussed at a meeting. When asked if he objected to 9, WRIGHT said it was his understanding as presented to the community, that 8 would be the number of people who could live in each house. It has been presented to the neighborhood as 8 and that is what they desire to see recommended.

DR. PLATT spoke again to point out that the desire of the neighborhood is to maintain the single-family character of the area, and they have been represented many times on zoning requests in the past, which is why the overlay district was developed, which is a method of preserving the single-family character of the area and still permit other designated uses. The Department of Law has determined what constitutes a family where individuals are not related, and that is what the applicant desires to comply with.

**MOTION:** That the number of people permitted as residents in each house be established as 10. Hennessy moved.

After brief discussion, this motion was restated as follows:

**MOTION:** That the Planning Commission recommend to the City Commission that this request for a special permit for five sorority houses to be used primarily for meeting purposes in the combination "AA" single-family and "U" University District be approved subject to the following conditions:

- A. The number of persons residing on the premises in each sorority house shall not exceed ten.
- B. The maximum square footage for each sorority house shall not exceed 5,000 square feet (which does not include unfinished basement areas).
- C. The University shall provide an instrument agreeing to provide required parking space for the sororities in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

Hennessy moved, Kamen seconded and it carried unanimously. Savina and Taylor were absent.

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# The Daily Record

AFFIDAVIT OF PUBLICATION  
1066 N. Waco - Wichita, Kansas 67203

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Cheri Bush, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is, not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) times a year, has been so published continuously and uninterruptedly in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for one consecutive issue as follows:

- 1st ..... 11/10/75 .....
- 2nd .....
- 3rd .....
- 4th .....
- 5th .....
- 6th .....

Cheri Bush  
Business Manager

Subscribed and sworn to before me

this 10th day of

November, 1975

William G. Sheldon  
Notary Public

Notary Public

My commission expires

11/25/78

Publication Fees \$ 5.49

82503 (Published in The Daily Record November 10, 1975)  
OFFICIAL NOTICE

To Whom it may concern and to all persons interested: Notice is hereby given that on Monday, December 1, 1975, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the Public Meeting Room, City Hall, 1st floor, 455 North Main Street, Wichita, Kansas, at 1:30 p.m., will consider the following application:

CASE NO. DR 75-37

Request for a Special Permit for five Sorority Houses to be used primarily for meeting purposes in a combination "AA" Single Family Dwelling District and "U" University District.

Lots 1, 2, 3, 4 and 5, Omega Addition, Sedgwick County, Kansas, Generally located on the northwest corner of Bluff and 21st Street North.

The Special Permit Request and supporting information including a Site Plan will be on file and available for public information and review in the Office of the Planning Department, Tenth floor, City Hall, 455 North Main, Wichita, Kansas, after November 20, 1975, due to a move to the new facility.

Subject request will be discussed and considered by the Wichita Sedgwick County Metropolitan Area Planning Commission and all persons interested in said matter will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed Special Permit will be considered as by law provided.

WITNESS my hand and seal on this 7th day of November, 1975.

ROBERT A. LAKIN, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

35 lines

WILLIAM G. SHELDON  
STATE NOTARY PUBLIC  
BUTLER COUNTY, KANSAS  
MY COMM. EXP. NOV. 23, 1978



December 2, 1975

Mr. George Platt  
Director of Planning  
Wichita State University  
Wichita, Kansas 67208

Re: DR 75-37 - Special Permit  
Request for Five Sorority  
Houses - Northwest corner  
of 21st Street and Bluff

Dear Dr. Platt:

At the regular meeting of the Metropolitan Area Planning Commission on December 1, 1975, the above-captioned application was considered. The action of the Commission was to recommend to the City Commission the approval of the special permit request for five sorority houses to be used primarily for meeting purposes in the combination "AA" Single-family and "U" University Districts, subject to the following conditions:

- A. The number of persons residing on the premises in each sorority house shall not exceed ten.
- B. The maximum square footage for each sorority house shall not exceed 5,000 square feet (which does not include unfinished basement areas).
- C. The University shall provide an instrument agreeing to provide required parking space for the sorority in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

Although it was stated at the meeting that subject case would be forwarded to the City Commission 19 days from yesterday's date, the actual date for consideration by the City Commission is December 23, 1975, the meeting to start at 9:00 a.m. in the City Commission Chambers, First Floor, City Hall, 455 North Main.

Page 2 - Dr. George Platt  
December 2, 1975

We would appreciate submission of the instrument agreeing to provide the required parking by December 17, so that the document may be forwarded to the City Commission for consideration along with the special permit request.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Clark D. Ahlberg, President, Wichita State University,  
Wichita, Kansas 67208  
Cletus J. Pottebaum, Asst. Secretary, Wichita State  
University, Wichita, Kansas 67208  
Richard C. Harris, Attorney, 4th Financial Center 67202  
Milo Wright, 2200 North Roosevelt 67208  
Curtis D. Terflinger, 2250 North Roosevelt 67208  
City Manager's Office

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 12-1-75

Case No. DR 75-37	Request: Special permit for five sorority Houses
Location: Northwest corner of 21st Street North and Bluff	
Reason: Five Sorority houses to be used primarily for meeting rooms.	
Acres: 3	Size: 413 ft. by 424 ft. Irregular

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" & "U"
North	Single-family	"AA"
East	Single-family	"AA"
South	University campus	"U"
West	Single-family	"AA"

Street right-of-way is adequate.  
 History: Z-0600 - "AA" to "B" - MAPC:  
 12-3-64 Deny; BCC: 2-16-65 Deny  
 Z-0967 - "AA" to "B" - MAPC: 5-23-68  
 Deny "B", approve "RB" in part;  
 BCC: 6-18-68 Ref back to MAPC; MAPC  
 7-11-68 Withdrawn by applicant  
 Z-1699 - "AA" to "AA" & "U" - MAPC:  
 4-24-75 approve; BCC: 5-13-75 Approve

Platted: Yes  
 Sidewalk: No

Comments

1. The Board of Trustees of Wichita State University has requested a special permit under Section 28.04.136.2a. for five sorority houses to be used primarily for meeting purposes on a tract of land approved for a combination "AA" Single Family Dwelling District and "U" University District by the Board of City Commissioners on May 13, 1975 (Z-1699).
2. In addition to a copy of Omega Addition showing the location of the HOUSES AND PARKING AREAS ON EACH LOT, THE APPLICANT HAS submitted preliminary specification data on each of the proposed sorority houses. (Copies of data enclosed to Planning Commissioners). A letter from Dr. Clark D. Ahlberg has also been submitted authorizing use of University parking facilities on the south side of 21st street by the sororities.
3. Should the Planning Commission recommend approval of this request, the following condition is suggested:
  - A. The number of persons residing on the premises in each sorority house shall not exceed that permitted in a single-family residence.

OMEGA ADDITION Lot No. 1

DELTA GAMMA

Preliminary data for Sorority house includes:

- A) Approximately 3,000 square feet
- B) Two-story and unfinished basement
- C) 70+ people in meetings
- D) One bathroom upstairs
- E) One bathroom, main floor
- F) Two stairs for proper fire exiting both to basement and 2nd floor
- G) One bedroom and bath for housemother use only
- H) Living, dining and study facility on main floor
- I) Meeting area on second floor
- J) House will resemble residential type building
- K) Location of house will be in such a way to take advantage of lake view
- L) Parking will be minimum per code (7-10 cars)  
Access to University Parking Lot No. 19 for 10-20 cars,  
distance 225 feet

OMEGA ADDITION Lot No. 2

ALPHA CHI OMEGA

Preliminary data for Sorority house includes:

- A) Approximately 4,000 square feet of living space
- B) One story with unfinished basement
- C) 70 members in meeting
- D) No second floor
- E) 2½ baths on first floor
- F) ½ bath in basement
- G) Fire exits will be as per building code for each level
- H) 2 bedrooms
- I) House will be residential in character
- J) Meeting area first level
- K) Combination Living room and Dining room
- L) 10 car parking lot, located on north end of the property. Parking area will have a low level of lighting for security. Additional parking provided by University within 500 feet.
- M) Residential Landscaping with terrace greening

OMEGA ADDITION Lot No. 3

DELTA, DELTA, DELTA

Preliminary data for Sorority house includes:

- A) Approximately 3,200 square feet
- B) Two-story and unfinished basement
- C) 70+ people in meetings
- D) (1) Bathroom, 2nd Floor
- E) (2) Bathrooms, 1st Floor
- F) (1) Future bathroom, basement
- G) Two stairs for fire exiting both to basement & 2nd floor
- H) (1) Bedroom & bath for housemother use only
- I) House will resemble residential type building
- J) (1) Meeting area, 2nd floor
- K) Living and dining combination, 1st floor
- L) Parking will be minimum per code (7-10 cars)  
Access to University Parking Lot No. 19 for 10-20 cars,  
Distance 350 feet

11/6/5

OMEGA ADDITION Lot No. 4

ALPHA PHI

Preliminary data for Sorority house includes:

- A) Approximately 4,000 square feet of living space
- B) Two-story with a basement containing an entry hall
- C) 60 members in meetings
- D) Bathroom facilities, 2nd floor
- E) Bathroom facilities, 1st floor
- F) Bathroom facilities in basement
- G) Fire exits will be as per building code for each level.
- H) (4) Bedrooms, walk-in closets, work space for projects, mechanical and storage
- I) House will be residential in character
- J) Meeting area first level
- K) Living room, family room, kitchen
- L) Parking area for 10-12 cars, located on east end of the property. Parking area will have a low level of lighting for security. Additional parking provided by University within 450 feet.
- M) Landscaping and low level fencing will be incorporated in the plan to screen views of trash and for privacy but will be kept to a minimum for security and maintenance reasons.

11246

OMEGA ADDITION Lot No. 5

GAMMA PHI BETA

Preliminary data for Sorority house includes:

- A) Approximately 4,500 square feet of living space
- B) One story with unfinished basement
- C) 60 members in meeting
- D) No second floor
- E) 2½ baths on first floor
- F) No bath in basement
- G) Fire exits will be as per building code for each level
- H) 2 bedrooms
- I) House will be residential in character
- J) Meeting area first level
- K) Separate Living Room and Dining Room
- L) 10 car parking lot, located on east end of the property. Parking area will have a low level of lighting for security. Additional parking provided by University within 250 feet.
- M) Residential Landscaping with terrace greening

DR-75-37 - 33 Notices to adjoining property owners mailed 11-15-75 for  
the MAPC meeting of 12-1-75

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 North Main Street  
WICHITA, KANSAS 67202

November 17, 1975

NOTICE TO ADJOINING PROPERTY OWNERS

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the Public Meeting Room, City Hall, 1st floor, 455 North Main Street, Wichita, Kansas, at its meeting at 1:30 p.m. on Monday, December 1, 1975, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 75-37

Request for a Special Permit for five Sorority Houses to be used primarily for meeting purposes in a combination "AA" Single Family Dwelling District and "U" University District.

Lots 1, 2, 3, 4 and 5, Omega Addition, Sedgwick County, Kansas. Generally located on the northwest corner of Bluff and 21st Street North.

The Special Permit Request and supporting information including a Site Plan will be on file and available for public information and review in the office of the Planning Department, Tenth floor, City Hall, 455 North Main, Wichita, Kansas, after November 20, 1975, due to a move to the new facility.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin  
Secretary

BOARD OF TRUSTEES  
WICHITA STATE UNIVERSITY  
WICHITA, KANSAS

October 29, 1975

Mr. Jack Galbraith  
Wichita Sedgwick County  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main  
Wichita, KS 67202

Dear Mr. Galbraith:

SUBJECT: Special Permit for Sorority Houses OMEGA ADDITION

This is a request for a special permit for Lots 1, 2, 3, 4, and 5 of OMEGA ADDITION, in accordance with paragraph A2(a), Section 28.04.136 "U" University District of the Zoning Ordinance of the City of Wichita.

To accompany this request attached is:

- a) Copy of Warranty deed and legal description of the area to be occupied by the Sororities, which is a part of the OMEGA ADDITION, designated as Lots 1, 2, 3, 4, and 5 platted on the Final Plat of OMEGA ADDITION.
- b) Copy of Final Plat of OMEGA ADDITION, showing the location of the houses and parking areas on each lot.
- c) Preliminary specification data on each house:
  - 1) OMEGA ADDITION Lot No. 1, DELTA GAMMA
  - 2) OMEGA ADDITION Lot No. 2, ALPHA CHI OMEGA
  - 3) OMEGA ADDITION Lot No. 3, DELTA DELTA DELTA
  - 4) OMEGA ADDITION Lot No. 4, ALPHA PHI
  - 5) OMEGA DDDITION Lot No. 5, GAMMA PHI BETA
- d) Certification for adjacent parking in Wichita State University Parking Lot.
- e) Copy of certified statement of ownership list from Fidelity Title Company, Inc.

Sincerely,

*Cletus J. Pottebaum*  
Cletus J. Pottebaum  
Assistant Secretary

CJP:am

WARRANTY DEED (Kansas Statutory Form)

Entered in Transfer Record in my office this

day of \_\_\_\_\_ A. D., 19\_\_\_\_

County Clerk.

ARTHUR SCHRECK and CLARA SCHRECK, his wife,

CONVEY \_\_\_\_ AND WARRANT \_\_\_\_ TO  
BOARD OF TRUSTEES OF WICHITA STATE UNIVERSITY

all the following described REAL ESTATE in the County of Sedgwick  
and the State of Kansas, to-wit:

Please see attached sheet

STATE OF KANSAS } ss  
SEDGWICK COUNTY }  
FILED FOR RECORD AT  
..... 2.2. P.M.  
JUL 14 1975

NO. 2 39095  
BETTE F. McCART  
REGISTER OF DEEDS

*Pat Kettler*  
Deputy

Original Compared  
With Record

ENTERED ON  
TRANSFER RECORD  
JUL 14 1976  
GEORGE PIERCE  
COUNTY CLERK

for the sum of One Dollar and other good and valuable considerations

EXCEPT AND SUBJECT TO: Restrictions of record, dedicated streets and rights of way

Dated June 25, 19 75

*Arthur Schreck*  
Arthur Schreck

STATE OF KANSAS, SEDGWICK COUNTY, ss

*Clara Schreck*  
Clara Schreck

BE IT REMEMBERED, That on this 25 day of June,

A. D. 19 75, before me, the undersigned, a Notary Public

in and for the County and State aforesaid, came  
Arthur Schreck and Clara Schreck,  
his wife,

STATE OF \_\_\_\_\_ }  
County, } ss.

This instrument was filed for record on the  
\_\_\_\_ day of \_\_\_\_\_, A. D., 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_ M., and duly recorded  
in book \_\_\_\_\_ of \_\_\_\_\_  
at page \_\_\_\_\_

\_\_\_\_\_  
Register of Deeds.  
\_\_\_\_\_  
Deputy.  
Fees, \$ \_\_\_\_\_

who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

PATRICIA R. HOWLAND  
NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY COMM. EXPIRES NOV. 23, 1977

*Patricia R. Howland*  
Notary Public.

Term expires \_\_\_\_\_, 1977

(This form is printed by the Bar Association of the State of Kansas solely for the use of its Members)

Copy 2, 1845 Fairmount 67208

4.00 Skantee, 1845 No. Fairmount, 67208

Mich 1.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION TWO (2) TOWNSHIP TWENTY-SEVEN (27) SOUTH, RANGE ONE (1) EAST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) THENCE ON AN ASSUMED BEARING OF NORTH 00°00' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) A DISTANCE OF THIRTY (30.00) FEET; THENCE SOUTH 88°58' WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) A DISTANCE OF THIRTY (30.00) FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 88°58' WEST PARALLEL WITH SAID SOUTH LINE A DISTANCE OF THREE HUNDRED AND THIRTEEN (313.00) FEET; THENCE NORTH 00°00' EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) A DISTANCE OF TWO HUNDRED AND TWELVE (212.00) FEET; THENCE NORTH 51°39'42" WEST A DISTANCE OF SIXTY FIVE (65.00) FEET; THENCE NORTH 36°23' EAST A DISTANCE OF TWO HUNDRED FORTY AND FIFTY EIGHT HUNDREDTHS (240.58) FEET; THENCE NORTH 89°01' EAST A DISTANCE OF TWO HUNDRED TWENTY-ONE AND TWENTY-FIVE HUNDREDTHS (221.25) FEET TO A POINT ON THE WEST LINE OF BLUFF AVENUE; THENCE SOUTH 00°00' WEST ALONG SAID WEST LINE A DISTANCE OF FOUR HUNDRED FORTY-FOUR AND SEVENTEEN HUNDREDTHS (444.17) FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING THREE AND THIRTEEN HUNDREDTHS (3.13) ACRES. SAID TRACT OF LAND BEING SUBJECT TO AN EXCEPTION FOR ADDITIONAL PUBLIC RIGHT-OF-WAY. SAID EXCEPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING AS HERETOFORE DESCRIBED THENCE SOUTH 88°58' WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) A DISTANCE OF THREE HUNDRED AND THIRTEEN (313.00) FEET; THENCE NORTH 00°00' EAST PARALLEL WITH THE EASTLINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) A DISTANCE OF TWENTY (20.00) FEET; THENCE NORTH 88°58' EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) A DISTANCE OF THREE HUNDRED AND THIRTEEN (313.00) FEET TO A POINT ON THE WEST LINE OF BLUFF AVENUE; THENCE SOUTH 00°00' WEST ALONG SAID WEST LINE A DISTANCE OF TWENTY (20.00) FEET TO THE POINT OF BEGINNING.

SAID EXCEPTION CONTAINING FOURTEEN HUNDREDTHS (0.14) ACRES.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING: THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED BY ME OR UNDER MY DIRECTION AND IS CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 24TH DAY OF JUNE, A.D. 1975



*James R. Dreesse*  
 JAMES R. DREESE  
 L.S. #434

CERTIFICATION OF PARKING

This is to certify that Wichita State University will provide parking for members of sororities occupying lots 1 through 5 of Omega Addition, located on 21st Street, in University parking lots. The closest lot, and most convenient for them to use, is lot 19 which is located across 21st Street within 600 feet of the sorority site.

*Clark D. Ahlberg*

Clark D. Ahlberg

President

Wichita State University

October 28, 1975

1748

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 of the owners within 3<sup>5</sup>0 feet of:

Beginning at the SE corner of the SW $\frac{1}{4}$  of Section 2, Township 27 South, Range 1 East, thence West 537.94 feet, thence North 354 feet, thence Northeasterly 217 feet to the South line of Gentry Drive, thence South and Easterly along the said South line of Gentry Drive to the East line of the said Southwest Quarter, thence South to beginning, Except Street.

together with:

Lot 1, Block B, 2nd Addition to Schreck Estates and Lots 1, 2, & 3, in Block B in the Replat of Part of Block B and all of C & D in 2nd Addition to Schreck Estates.

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.)

TRACT

OWNER & ADDRESS

See Attached sheet for legal description.

✓  
Board of Trustees of Wichita State University  
1845 Fairmount  
Wichita, Kansas 67208



LEGAL DESCRIPTION

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SAID EXCEPTION CONTAINING FOURTEEN HUNDREDTHS (0.14) ACRES.

LOT	BLOCK	ADDITION	OWNER & ADDRESS
Beginning at the SW corner of the SE $\frac{1}{4}$ of Section 2, thence North 412 feet, thence East 239.867 feet, thence South 412 feet, thence West 239.867 feet to beginning, Section 2, Township 27, Range 1 East			✓ Alfred M. & Lila R. Tocker <del>Address Unknown</del> <b>135 North Emporia Wichita, KS 67214</b> <i>Percent 11/20/55 to 1035 North Emporia 67214 (E)</i>
1	C	MONA LYNN ESTATES	✓ Milo Wright & Mable Wright ✓ 2200 North Roosevelt Wichita, Kansas 67220
2	C	MONA LYNN ESTATES	✓ Russel W. Miller & L. Lorraine ✓ 2220 North Roosevelt Wichita, Kansas 67220
3	C	MONA LYNN ESTATES	✓ James H. Petree & Sandra A. Pet ✓ 2230 North Roosevelt Wichita, Kansas 67220
4	C	MONA LYNN ESTATES	✓ Curtis D. & Marjorie A. Terflinger ✓ 2250 North Roosevelt Wichita, Kansas 67220
5	C	MONA LYNN ESTATES	✓ Michael Henry & Judith A. Dicker ✓ 2260 North Roosevelt Wichita, Kansas 67220
6	C	MONA LYNN ESTATES	✓ Aline W. Friedel ✓ 2277 Gentry Drive Wichita, Kansas 67220
1	B	SCHRECK ESTATES 2ND	✓ Godrey B. Thomas & Iola M. Thom ✓ 2278 Gentry Drive Wichita, Kansas 67220
South 55' of Lot 2 & North 25' of Lot 1	B	SCHRECK ESTATES 2ND	✓ Bobby Dean Justice & Ollie M. Justice ✓ 2284 Gentry Drive Wichita, Kansas 67220
South 80' of North 105' of Lot 1	A	SCHRECK ESTATES 2ND	✓ Perry F. & Helen P. Harris ✓ 2253 Gentry Drive Wichita, Kansas 67220
North 80' of Lot 2	B	SCHRECK ESTATES 2ND	✓ Thomas H. & Maggie L. Johnson ✓ 2302 Gentry Drive Wichita, Kansas 67220
1, 2 & 3	B	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ Arthur Schreck & Clara Schreck ✓ % Board of Trustees WSU 1845 Fairmount, Box 2 Wichita, Kansas 67208
4	B	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ James H. & Geraldine Chism ✓ 2257 North Bluff Wichita, Kansas 67220



LOT	BLOCK	ADDITION	OWNER & ADDRESS
5	B	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ William H. Jr. & Marlene F. Wentz ✓ <del>1638 Florberta</del> <b>2263 N. Bluff</b> 67220 Wichita, Kansas 67208
6	B	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ James L. & Venita C. Jenkins 2269 North Bluff Wichita, Kansas 67220
7	B	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ James L. & Venita C. Jenkins 2269 North Bluff Wichita, Kansas 67220
8	B	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ Gerald Howard & Donna L. Paske 2307 North Bluff Wichita, Kansas 67220
1	A	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ Floyd S. & Inez M. Pitts 2302 North Bluff Wichita, Kansas 67220
1	C	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ Millard F. Hicks ✓ 2240 North Bluff Wichita, Kansas 67220
2	C	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ Robert M. & Elizabeth K. Holmes ✓ 2246 North Bluff Wichita, Kansas 67220
3	C	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	<i>no listing</i> Richard L. & Marne B. Isakson Address Unknown ✓ <b>2252 N. Bluff</b> 67220
4	C	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ Walter R. & Naomi M. Grundman 2258 North Bluff Wichita, Kansas 67220
5	C	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ Orlando J. & Cleo M. D'Amato 4001 East 22nd Street North Wichita, Kansas 67220
27	B	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ John C. & Irene R. Jones 2314 Gentry Drive Wichita, Kansas 67220



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
28	B	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION TO SCHRECK ESTATES	✓ Kenneth & Eunice P. Moore ✓ 2308 Gentry Drive Wichita, Kansas 67220
1	D	MONA LYNN ESTATES	✓ D. Edward & Mildred E. Conklin ✓ 2300 North Roosevelt Wichita, Kansas 67220
2	D	MONA LYNN ESTATES	✓ Chester I. Lewis & Vashti E. Lewis ✓ 2202 East 17th Street Wichita, Kansas 67214
13	D	MONA LYNN ESTATES	✓ Clarence L. Williams & Mary L. Williams ✓ 2323 Gentry Drive Wichita, Kansas 67220
14	D	MONA LYNN ESTATES	✓ Wayne A. & Carole A. Linder ✓ 2301 Gentry Drive Wichita, Kansas 67220
6	C	REPLAT OF BLOCKS C & D & PART OF B 2ND ADDITION to SCHRECK ESTATES	✓ Ferdinand K. & Rosina Foergg ✓ 4009 East 22nd Street North Wichita, Kansas 67219
1	H	CLOUDRIDGE	✓ Roma A. Allegrucci 2225 North Fountain Wichita, Kansas 67219
2	H	CLOUDRIDGE	✓ Roma A. & Robert L. Allegrucci 2225 North Fountain Wichita, Kansas 67219
3	H	CLOUDRIDGE	✓ Adolf & Joan Reiss ✓ 2241 North Fountain Wichita, Kansas 67219
4	H	CLOUDRIDGE	✓ Jack L. & Evelyn V. Noles ✓ 2221 North Hillside Wichita, Kansas 67219
5	H	CLOUDRIDGE	✓ Ernest & Helen M. Chappell ✓ 2265 North Fountain Wichita, Kansas 67219



Dated at Wichita, Kansas, this 20th day of October, 1975,  
at 7:00 o'clock A.M.

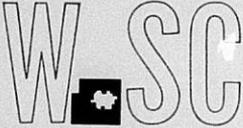
FIDELITY TITLE COMPANY, INC.  
By *Carita Gray*  
Asst. Sec. 44

Tracer No. 30511-A



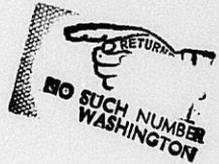
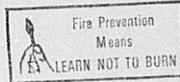
DR- 75-37

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



**FIRST CLASS**

**Important!**  
Notice of Hearing  
Enclosed

1035 Alfred & Lila Tocker  
135 North Emporia  
Wichita, KS 67214

Re sent 11-20-75 to 1035 North Emporia