

DR-76-12 - Request for Waiver of
the Floor Area Limitations (5000
sq.ft.) in the University Overlay
District at the N.W. Corner of
21st And Bluff.

M.A.P.C. (Virginia) *1-27-76*
M.A.P.C. *Approved as to 6,000 sq. ft. 8-19-76*
B.C.C./B.-CO.-C. *Approved as 9-7-76*
Revised

POSTED
8-4-76

ACTION

COMMITTEE	DATE
M.A.P.C. (Request initiation) Initiated	7-22-76
M.A.P.C. Approve change to 6,000 ^{sq. ft.} GFA	8-19-76
B.C.C./B. CO. C. Approved and Recorded	9-7-76

DR-76-12 - Request for waiver of
the Floor Area Limitations (5000
sq. ft.) in the University Overlay
District at the N.W. Corner of
21st and Bluff.

5. The transfer of title of all included within the Community Un- shall run with the land for co- termination of the plan or any- shall run with the land for co- termination of the plan or any- shall run with the land for co-

Map No. 5750
 Sec. 2
 Twp. 27
 Range 1E

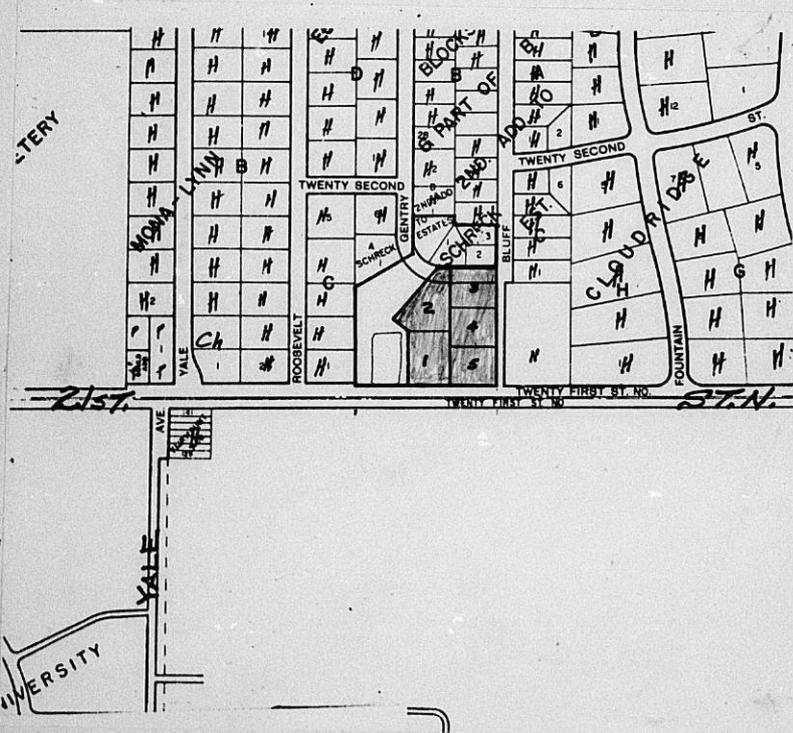
~~DR-76-12~~ DR-76-12
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 3.0 (413 (IRREGULAR) ft. by 424 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South WSU CAMPUS
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



No. 2-153C
 S. Smith
 NATIONAL INSURANCE EXCHANGES
 LOAN OR MORTGAGE, TX. U. S. A.

Use ownership list in Case No. DR 75-37 plus send notices to those persons indicated on prior correspondence in both files plus others listed in this file

Ma
Se
Tw
Ra

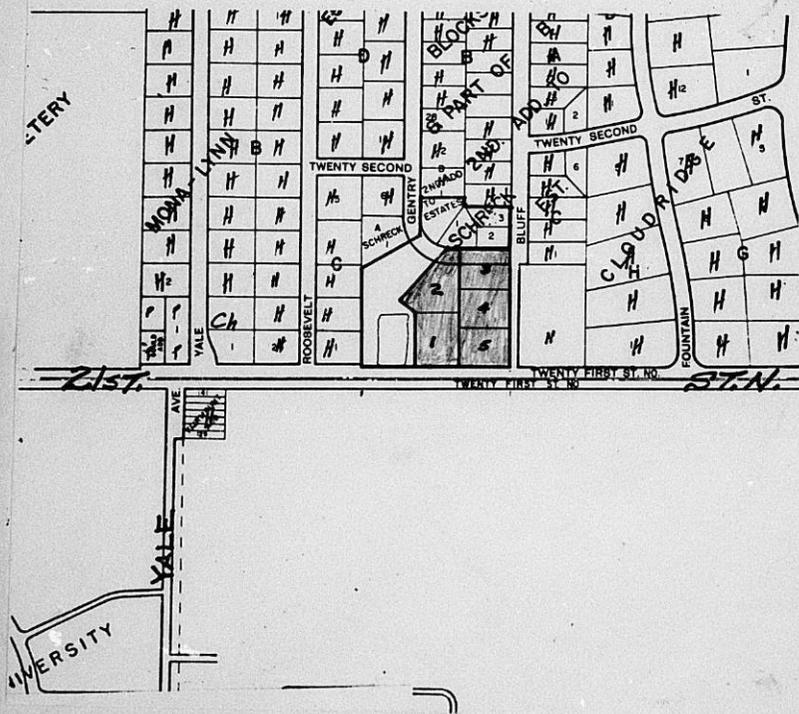
AR
1.
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PHC
Ta)

~~DR-76-12~~
SCZ-
CU-
led

(square)
by 424 ft.)
W N
South 10571 CAMPUS
North SINGLE FAN
UNDEVELOPED

Time _____



Smyth
No. 2-153C
HASTINGS, MIN. LOS ANGELES
LOGAN OH. - MEMPHIS, TX. U. S. A.

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
CITY HALL — SEVENTH FLOOR
466 NORTH MAIN STREET
WICHITA, KANSAS 67202

March 10, 1977

Mr. George Platt
Wichita State University Planning Office
1845 Fairmount
Wichita, Kansas 67208

Dear Mr. Platt:

Re: Sorority Parking Lots; Screening and Set Backs

You may recall our telephone conversation on Friday, March 4, that raised the question of required screening along those portions of sorority parking lots along Bluff north of 21st Street. These parking areas serve the Gamma Phi Beta, Alpha Phi and Delta Delta Sororities.

I reviewed this question with Mr. Robert Feldner, Superintendent of Central Inspection Division, and Mr. Robert Lakin, Director of Metropolitan Area Planning Department. The known facts surrounding the question include

1. There is no required off street parking for any of the sororities since the university was to provide access to the school facility which was within 600 feet (immediately south of 21st Street)
2. The zoning is a "U-AA" combined district approved by the City Commission without a requirement for fencing or screening in their action of December 23, 1975.

SUPERINTENDENT OF CENTRAL INSPECTION ... 268-4460
BUILDING CODE ENGINEER ... 268-4468
PLAN EXAMINATION ... 268-4477

HOUSING ... 268-4481
ZONING ... 268-4479
SIGNS ... 268-4475

BUILDING & CONSTRUCTION ... 268-4461
PLUMBING & MECHANICAL ... 268-4476
ELECTRICAL & ELEVATOR ... 268-4471



THE CITY OF WICHITA

March 10, 1977
Mr. George Platt
Re: Sorority Parking Lots
Page 2

3. The lots on which the above named sororities are planned or built extend from Omega Drive to Bluff and, thus, front on both the public street of Bluff and the private drive of Omega Avenue. The approved plat shows a 25' building set back along Omega Avenue and extending eastward along 21st Street to Bluff. No set back is shown along Bluff.
4. The screening requirements of Section 28.04.160 K call for screening or landscaping between institutional and residential properties.

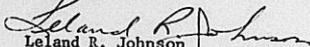
In consideration of the foregoing, the superintendent made the determination that the front yard is adjacent to Omega Avenue; that off street parking is not required, but that where it is provided, it must be screened from the surrounding residential development; and that a set back will not be required along Bluff for parking purposes.

Screening may consist of planting, fence or landscaped earth berms for purposes of preventing a view of an area behind the screen. If planting is selected for screening, a landscape plan must be submitted to the Superintendent of Central Inspection and to the Director of the Planning Department for approval. If a fence is used, the height is to be not less than six or more than eight feet tall.

I have been told of the apprehension which members of the sorority have concerning screens, fences or similar separations providing a means of concealment for potential attackers who may assault them as they go to or from their autos. It appears that the question becomes one of whether a pleasant view to the neighbors is more important than the personal safety of the young women.

Although the Superintendent of Central Inspection is bound to make his interpretations consistent with the provisions of the ordinances as adopted, the sororities should be advised of their privilege to appeal his decision. The appeal should be addressed to the Board of Zoning Appeals through the Metropolitan Area Planning Department if they wish a review of the superintendent's decision.

Yours very truly,


Leland R. Johnson
Building Code Engineer

cc: Mr. Fred Braht
Mr. Larry Reynolds
Woodman-Van Doren
✓ Mr. Robert Lakin

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

September 10, 1976

Robert Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DR 76-12 - Waiver of the Floor Area Limitations
(5000 sq. ft.) in the University Overlay District
at the Northwest Corner of 21st and Bluff.

As you may be aware, the Board of City Commissioners considered the above referenced case on September 7, 1976. The action of the Board of City Commissioners was to reapprove the special permit for sorority house construction originally approved on December 23, 1975 (DR 75-37) subject to increasing the floor area limitation from 5000 to 6000 square feet.

Based on the above action, the issuance of special permits for the construction of sorority houses at the northwest corner of 21st Street and Bluff is 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 6000 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.

Our file contains a copy of a letter from Dr. Clark D. Alberg, President of Wichita State University, which satisfies condition "C" above.

If you have any question concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:RLY:rme

cc: Ms. Lorry Frank, 856 N. Old Manor, 67208
Dr. George Platt, Wichita State University, 67208
Mr. Curtis Terflinger, 2250 N. Roosevelt, 67208

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

CASE NO. DR 76-12

CONSIDERED BY MAPC: 8-19-76

REQUEST FOR: Elimination of the 5,000 square foot floor area limitation of the previously approved special permit for five sorority houses in the "U" overlay district

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

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

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

LEGAL DESCRIPTION:

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

APPLICANT: Alpha Chi Omega, Inc., Alpha Phi, Inc., Delta Delta Delta,
Delta Gamma Fraternity, Inc., Gamma Phi Beta, Inc.

COUNSEL FOR APPLICANT: Lorry Frank, Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, east, and west is
"AA"; south is "U"

LAND USE: Subject property is under development; north, east, and
west is single-family; south is University campus

CPO RECOMMENDATION: Area "I" recommends approval of the elimination of the 5,000 square foot limitation only if the surrounding area residents are not in opposition. If any of the neighbors are opposed, the Council recommends that the original special permit (DR 75-37) not be amended or altered in any way.

PLANNING COMMISSION RECOMMENDATION:

That the special permit for sorority house construction be reapproved subject to the conditions previously approved, except that the maximum square footage for each sorority house be increased from 5,000 to 6,000 square feet, not including basement area. Porter moved, Barrier seconded and it carried unanimously as to those voting. Taylor abstained and Gragg and Savina were absent.

-
- ACTION 1. Reapprove the special permit as recommended by the Metropolitan Area Planning Commission, subject to the recommended increase in the floor area limitation from 5,000 to 6,000 square feet; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 19, 1976:

26. Case No. DR 76-12 - Public Hearing for consideration of waiving the floor area limitation of 5,000 square feet in the University Overlay District - Northwest corner of 21st and Bluff.

GALBRAITH reviewed the following staff report:

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 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.
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	8,006 square feet	13,344 square feet
Lot No. 2	8,836 square feet	14,727 square feet
Lot No. 3	7,380 square feet	12,300 square feet
Lot No. 4	7,380 square feet	12,300 square feet
Lot No. 5	7,380 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 5,000 square foot limitation by approximately 500 square feet and was designed to accommodate 10 persons. It has since been reduced to meet the 5,000 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.

GALBRAITH said the 5,000 square foot floor area limitation had been included in the approval of the original request at the request of residents in the area, who were concerned about how large the structures would be. Most of the concern, too, was as to the number of "live ins" there would be, and that has been limited to 10 persons for each sorority.

GALBRAITH showed slides of the area and stage of development, pointing out that the private street has now been paved. He pointed out that the staff report has suggested that a limitation of 6,000 square feet be considered, as all architects involved have indicated that would permit completion of their plans. It was reported by GALBRAITH that CPO Council "I" has recommended approval if there is no opposition from the neighborhood, but if there is, that the original approval apply.

LORRY FRANK, representing the sorority which needed the extra footage, indicated that an increase to 6,000 square feet would accommodate their plans.

CURTIS TERFLINGER, 2250 North Roosevelt, said development of this site for the sororities has been negotiated with the neighborhood of approximately 20 families. He said they have considered very carefully the ramifications of the number of "live ins", and felt that there should be a limitation which would permit the residents, in the event there was a substantial change in the nature of the project, to discuss the implications thereof. He said he understands the nature of the various sorority houses and felt they would be an asset to the neighborhood as long as there were reasonable limitations and as long as the residents in the area can continue to have input. TERFLINGER said of the 20 families included in the original negotiations, five or six were present. He said he understood the problem of the one sorority which was having difficulty observing the 5,000 square foot limitation and that he was not so "picky" that he would object to a modification to 6,000 square feet as it does fall within the concept.

PORTER asked if the others present could accept a limitation of 6,000 square feet, and no objection was offered.

MOTION: That the Planning Commission recommend to the City Commission the reapproval of the request, subject to the conditions previously approved, except that the maximum square footage for each sorority house be increased from 5,000 to 6,000 square feet (which does not include basement area). Porter moved, Barrier seconded and it carried unanimously as to those voting. Taylor abstained and Gragg and Savina were absent.

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE August 18, 1976



TO Metropolitan Area Planning Commission

FROM David Furnas, Citizen Participation Coordinator

SUBJECT DR 76-12

At the meeting of Area "I" on August 17, 1976, the Council unanimously approved the following motion:

Area "I" recommends approval of elimination of the 5,000 sq. ft. limitation of the special permit for five sorority houses in the "U" overlay district only if the surrounding area residents are not in opposition. If any of the neighbors are opposed to the increase in square footage, the Council recommends that the original special permit (DR 75-37) not be amended or altered in any way.

The Council members had not been in contact with any of the residents adjacent to the northwest corner of 21st Street and Bluff and did not know if they would be opposed to the change in Condition B of the special permit.

Generally, the Council could understand the necessity of perhaps increasing the floor space to 6,000 square feet, but they were concerned about eliminating Condition B entirely which would allow a lot area coverage of 30% and a 0.50 floor area limitation.

A handwritten signature in black ink that reads "David L. Furnas". The signature is written in a cursive style.

David Furnas
Citizen Participation Coordinator

DF:CB:rh

August 20, 1976

Ms. Lorry Frank, President
Board of Trustees, Wichita Alumni
Chapter of Alpha Phi, Inc.
856 North Old Manor
Wichita, Kansas 67208

Re: DR 76-12 - Waiver of floor
area limitation - Northwest
corner of Bluff and 21st

Dear Ms. Frank:

At the regular meeting of the Metropolitan Area Planning Commission on August 19, 1976, the above-captioned application was considered. The action of the Commission was to recommend the reapproval of the request, subject to the conditions previously approved, except that the maximum square footage for each sorority house was increased from 5,000 to 6,000 square feet (which does not include basement area).

This matter will be forwarded to the Board of City Commissioners for consideration on September 7, 1976, the meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would call to your attention that planning items are considered by the City Commission following all other matters of business.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Curtis Terflinger, 2250 North Roosevelt 67208
Dr. George Platt, Director of Planning,
Wichita State University 67208
City Manager's Office

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-19-76

Case No. DR 76-12 | 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

	<u>Land Use</u>	<u>Zoning</u>
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-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" 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.
-

the Daily Record

218 North West
Wichita, Kansas 67202
316-261-5177

AFFADAVIT OF PUBLICATION

82876 (First Published in The Daily Record July 29, 1976)
OFFICIAL NOTICE
TO WHOM IT MAY CONCERN AND TO ALL PERSONS
INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, August 19, 1976, the WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in the City Commission Meeting Room City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at 1:30 p.m., will consider the following application:

CASE NO. DR 76-12
Request for deletion of the 5000 sq. ft. floor area limitation in the "U" University Overlay 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 request for deletion of this condition of the previously approved Special Permit request and supporting information 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.

Subject request for deletion of the prior condition of approval of the Special Permit 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 request deletion will be considered as by law provided.

WITNESS my hand and seal on this 28th day of July, 1976.
ROBERT A. LAKIN, Secretary, Wichita Sedgwick County Metropolitan Area Planning Commission (SEAL)

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Karen Gilbert, _____, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & 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 uninterrupted 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 _____ consecutive days as follows:

- 1st July 29, 1976
- 2nd _____
- 3rd _____
- 4th _____
- 5th _____
- 6th _____

Karen Gilbert
Business Manager

Subscribed and sworn to before me this 28th day

of July, 1976

William G. Sheldon
Notary Public

My commission expires 11/25/78

Publication Fees
\$ 5.50
35



WILLIAM G. SHELDON
STATE NOTARY PUBLIC
BUTLER COUNTY, KANSAS
MY COMM. EXP. NOV. 25, 1978

(Used abstract list in Case No. DR 75-37 for this mailing)

DR-76-12 - 46 Notices to Adjoining Property Owners mailed 8/5/76 for the
MAPC meeting of 8/19/76
1 to CPO office

47 TOTAL

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

NOTICE TO ADJOINING PROPERTY OWNERS

AUG 5 1976

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Chambers, City Hall, 1st floor, 455 North Main Street, Wichita, Kansas, at its meeting at 1:30 p.m. on AUG 19 1976, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 76-12

Request for deletion of the 5000 sq. ft. floor area limitation in the "U" University Overlay 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 request for deletion of this condition of the previously approved Special Permit request and supporting information 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.

Subject request for deletion of the prior condition of approval of the Special Permit 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 request deletion will be considered as by law provided.

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.

T9-215

Robert A. Lakin
Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits Multiple-family dwellings at a density of 12.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits Multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals, medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed building; service stations, all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

July 16, 1976

✓ Ms. Lorry Frank, President
Board of Trustees
Wichita Alumni Chapter of
Alpha Phi, Inc.
856 North Old Manor
Wichita, Kansas 67208

Dear Ms. Frank:

Attached is a letter to the Metropolitan Area Planning Commission recommending that a case be initiated on the question of the 5000 square foot limitation in the "U" district at the northwest corner of 21st and Bluff. The Planning Commission will consider the initiation of the case during their meeting of July 22, 1976. We will keep you advised of their decision and of future scheduling of the case after its initiation.

Sincerely,



Robert L. Young
Principal Planner

RLY:rms
Attachment

cc: ✓ Kathleen Thomas, 3211 Cromwell, 67204
✓ Dorothy Harmon, 2418 North Belmont, 67220
✓ Corky Calvert, 6032 Legion, 67204
✓ Sandy Hanley, 439 North Belmont, 67208
✓ Nancy Martin, 5628 Polo Drive, 67208

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 12, 1976

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT Request for the initiation of a case to eliminate
the 5,000 square foot floor area limitation from
the University District Overlay at the Northwest
corner of 21st Street and Bluff

Attached please find a letter from the various owners involved in the sorority properties at 21st and Bluff. As you may recall, the Metropolitan Area Planning Commission and the Board of City Commissioners previously approved a special permit request for the establishment of five sorority houses in the University District at 21st and Bluff. One of the conditions of approval of the special permit was that the maximum square footage for each house not exceed 5,000 square feet (not including basement areas). As indicated in their letter, the sorority representatives and their architects are having difficulty meeting the 5,000 square foot limitation. They feel, however, that they can achieve their design objectives and remain within the 30% lot area coverage limitation, which is also required by the "U" University District zoning classification.

It is their request that the Metropolitan Area Planning Commission initiate a case at no additional cost to them, to eliminate the 5,000 square foot limitation from the conditions of the previously approved special permit request.

Recommendation

It is recommended that the Metropolitan Area Planning Commission initiate a case to consider the elimination of the 5,000 square foot limitation from the special permit for the sorority houses at 21st and Bluff, and instruct the Planning Department staff to proceed with the filing, scheduling and notification of hearing on the same.


Robert A. Lakin
Director of Planning

RAL:RLY:ber

Attachment

June 3, 1976

Mr. Robert A. Lakin
Director
Metropolitan Area Planning Department
City Hall
Wichita, Kansas 67202

Dear Mr. Lakin:

Your letter to Wichita State University Trustees, dated December 26, 1975, outlines several conditions of approval of a special permit for five sororities to build new structures in Omega Addition. Request for special permit was initiated by the University Trustees under requirements of the U District which overlays the Residential Zone AA of the Omega Addition. U District restrictions include not more than thirty per cent site coverage by improvements, so condition B of special permit approval, that the structure not exceed 5,000 square feet, is in addition to the existing U District restriction.

The sororities, who are present owners of Omega Addition lots 1 through 5, request that Metropolitan Area Planning Commission initiate a case on behalf of the housing corporations, and without cost to current owners or former applicant, to amend special permit conditions of approval to delete condition B, "the maximum square footage for each house shall not exceed 5,000 square feet, excluding basement area."

Sorority construction committees and project architects have altered arrangement and functions within the proposed structures in an effort to comply with condition B, but the committees feel this condition may be more restrictive than the original intent of the U District. Construction committees are conscious of the surrounding neighborhood and are making every effort to develop structures which are compatible in scale and character.

Your consideration of this request is very much appreciated.

Very truly yours,

Sarah Harmon
Gamma Psi Chapter of
Alpha Chi Omega, Inc.

Larry Park
Wichita Alumni Chapter of
Alpha Phi, Inc.

Judith K. Swaney
Phi Xi House Corporation of
Delta Delta Delta

Mickey Semington
Gamma Upsilon House Corporation of
Delta Gamma Fraternity, Inc.

Joyce Ann Hultgren
Beta Chi of
Gamma Beta, Inc.

Attachments

(cc to Milo Wright - neighborhood rep. - 8/7/76.)



Please address correspondence to:

D Kathleen Thomas
House Corporation Coordinator
3211 Cromwell
Wichita, Kansas 67204

D Dorothy Harmon
President
House Corporation
Gamma Psi Chapter of
Alpha Chi Omega, Inc.
2418 N. Belmont
Wichita, Kansas 67220

D Lorry Frank
President, Board of Trustees
Wichita Alumni Chapter of Alpha Phi, Inc.
856 N. Old Manor
Wichita, Kansas 67208

D Corky Calvert
President
Phi Xi House Corporation of
Delta Delta Delta
6032 Legion
Wichita, Kansas 67204

D Sandy Hanley
President
Gamma Upsilon House Corporation of
Delta Gamma Fraternity, Inc.
439 N. Belmont
Wichita, Kansas 67208

D Nancy Martin
President
Beta Chi of Gamma Phi Beta, Inc.
5628 Polo Drive
Wichita, Kansas 67208

Corporation Deed (General Warranty)

STATE OF KANSAS, ss.
County, _____
This instrument was filed for record on the _____ day of _____ A.D. 19____, at _____ o'clock _____ M., and duly recorded in Book _____ of Deeds, at page _____

Register of Deeds.
By _____ Deputy.

FEES
Register of Deeds, _____ \$
for recording, _____ \$
County Clerk, for Transfer _____ \$
Total, \$ _____

Entered in Transfer Record in my office _____ day of _____ A.D. 19____
FILED FOR RECORD
FEB 18 1976, Clerk.
2 66027

NO. BETTE F. MCCART
REGISTER OF DEEDS
Original Compared with Record
Pat Kettler
Ray

3616 Clough 67202

THIS INDENTURE, Made this 17th day of February A. D., 19 76, between BOARD OF TRUSTEES OF WICHITA STATE UNIVERSITY

a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Wichita in the State of Kansas of the first part, and WICHITA ALUMNI CHAPTER OF ALPHA PHI, INC. of Sedgwick County, in the State of Kansas of the second part:

WITNESSETH, That said party Y of the first part, in consideration of the sum of One and no DOLLARS the receipt of which is hereby acknowledged, do es by these presents, Grant, Bargain, Sell, and convey unto said part Y of the second part, its successors and assigns, all the following-described real estate, situated in Sedgwick County and State of Kansas, to wit:

Lot 4, Omega Addition to the City of Wichita, Sedgwick County, Kansas, and the East Half of the private drive adjacent thereto.

ENTERED ON TRANSFER RECORD
FEB 18 1976
GEORGE PENCE
COUNTY CLERK

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said grantor for itself, its successors and assigns, does hereby covenant, promise and agree, to and with said party of the second part, that at the delivery of these presents it is lawfully seized in its own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever; subject to rights of way, easements, restrictions and covenants of record, and that said grantor and forever defend the same unto said party of the second part, its successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto caused this Deed to be signed on its behalf by its _____ and has caused its corporate seal to be hereunto affixed the day and year first above written.



BOARD OF TRUSTEES OF WICHITA STATE UNIVERSITY
By *Philip F. Payne*
Philip F. Payne, Chairman

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

HCO Dick Harris
100 1/2 4th Floor St. 67202



(SEAL)

Term expires Jan 2 1977

Lois A. Gummer Notary Public.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

Michigan State / a corporation duly organized, incorporated and existing under and by virtue of the laws of

sonally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of

who is personally known to me to be such officer, and who is per-

came Phillip P. Farha Chairman XXXXXX of the Board of Trustees of

Notary Public, a in and for the County and State aforesaid

BE IT REMEMBERED, that on this 17th day of February A.D. 19 76

STATE OF KANSAS COUNTY, SEDGWICK

CORPORATION DEED
GENERAL WARRANTY

FROM
TO

THE KANSAS BAR ASSOCIATION





THE KANSAS BAR ASSOCIATION

CORPORATION DEED
GENERAL WARRANTY

FROM

TO

STATE OF KANSAS SEDGWICK COUNTY, ss.

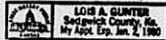
BE IT REMEMBERED, That on this 17th day of February A.D. 19 76
 before me, the undersigned, a Notary Public in and for the County and State aforesaid
 came Philip F. Farha Chairman ~~Member~~ of the Board of Trustees of
Wichita State University
 a corporation duly organized, incorporated and existing under and by virtue of the laws of
Kansas, who is personally known to me to be such officer, and who is per-
 sonally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of
 said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said cor-
 poration.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

Lois A. Gunter Notary Public

Term expires Jan 2, 1980

(SEAL)



Corporation Deed (General Warranty)

FILM 177 PAGE 1119

STATE OF KANSAS, } ss.
County, }
This instrument was filed for record on the _____ day of _____ A.D. 19____, at _____ o'clock _____ M., and duly recorded in Book _____ of Deeds, at page _____.

Register of Deeds.
By _____ Deputy.

FEES
Register of Deeds, _____
for recording, _____ \$
County Clerk, for Transfer _____
Total, \$ _____

Entered in Transfer Record _____
in my office, this _____
day of _____ A.D., 19____

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
_____ County Clerk.
FEB 18 1976

NO. 2 66026
BETTE F. McCART
REGISTER OF DEEDS
Original Compared
With Record
Pat Kettler
Deputy

3600 Clough 67208

THIS INDENTURE, Made this 17th day of February A. D., 19 76, between BOARD OF TRUSTEES OF WICHITA STATE UNIVERSITY,

a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Wichita, in the State of Kansas of the first part, and PHI XI HOUSE CORPORATION OF DELTA DELTA DELTA _____ of Sedgwick County, in the State of Kansas of the second part:

WITNESSETH, That said party _____ of the first part, in consideration of the sum of One and no DOLLARS the receipt of which is hereby acknowledged, do es by these presents, Grant, Bargain, Sell, and convey unto said party _____ of the second part, ~~its~~ successors and assigns, all the following-described real estate, situated in _____ Sedgwick County and State of Kansas, to wit:

Lot 3, Omega Addition to the City of Wichita, Sedgwick County, Kansas, and the East half of the private drive adjacent thereto.

ENTERED ON
TRANSFER RECORD
FEB 18 1976
GENERAL
COUNTY CLERK

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said grantor for itself, its successors and assigns, does hereby covenant, promise and agree, to and with said party _____ of the second part, that at the delivery of these presents it is lawfully seized in its own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever; subject to rights of way, easements, restrictions and covenants of record, and that it will warrant and forever defend the same unto said party _____ of the second part, its ~~heir~~ successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto caused this Deed to be signed on its behalf by _____ thereof, and has caused its corporate seal to be hereunto affixed the day and year first above written.



BOARD OF TRUSTEES OF WICHITA STATE UNIVERSITY
By *Philip A. Parha*
Philip A. Parha Chairman

400 Dick Harris
700 4th F. MAN Ctr 67202

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

CORPORATION DEED
GENERAL WARRANTY

FROM

TO



THE KANSAS BAR ASSOCIATION

RECORDED
INDEXED
FEB 17 1976
SEDGWICK COUNTY, KANSAS

STATE OF KANSAS , SEDGWICK COUNTY, ss.

BE IT REMEMBERED, That on this 17th day of February A.D. 1976

before me, the undersigned, a Notary Public in and for the County and State aforesaid
came Philip F. Farha Chairman ~~President~~ of the Board of Trustees
University
of Wichita State / a corporation duly organized, incorporated and existing under and by virtue of the laws of
Kansas

, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

Lois A. Gunter Notary Public.

Term expires Jan 2, 1980

(SEAL)



Corporation Deed (General Warranty)

FILM 177 PAGE 1115

STATE OF KANSAS, } ss.
County, }

This instrument was filed for record on the _____ day of _____ A.D. 19____, at _____ o'clock _____ M., and duly recorded in Book _____ of Deeds, at page _____

Register of Deeds.
By _____ Deputy.

FEES
Register of Deeds,
for recording,\$
County Clerk, for Transfer
Total, \$ _____

Entered in Transfer Record _____
in my office, this _____
day of _____, 19____.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
_____ County Clerk.

FEB 18 1976
2 66024

NO. BETTE F. McCART
REGISTER OF DEEDS

Original Compared
With Record
*Pat Kettner
Deputy*

1944 N. Yale 67208

THIS INDENTURE, Made this 17th day of February
A. D., 1976, between BOARD OF TRUSTEES OF WICHITA
STATE UNIVERSITY,

a corporation duly organized, incorporated and existing under and by virtue
of the laws of the State of Kansas and having its principal
place of business at Wichita, in
the State of Kansas of the first part, and GAMMA UPSILON
HOUSE CORPORATION OF DELTA GAMMA FRATERNITY,
INC. of Sedgwick County, in the State
of Kansas of the second part:

WITNESSETH, That said part Y of the first part, in consideration of
the sum of One and no DOLLARS
100
the receipt of which is hereby acknowledged, doES by these presents,
Grant, Bargain, Sell, and convey unto said part Y of the second part,
successors
its/ and assigns, all the following-described real estate, situated
in Sedgwick County and State of Kansas, to wit:

Lot 1, Omega Addition to the City of Wichita, Sedgwick
County, Kansas, and the West Half of the private drive
adjacent thereto.

ENTERED ON
TRANSFER RECORD
FEB 18 1976
COUNTY CLERK

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said grantor for itself, its successors and assigns, does hereby covenant, promise and agree, to and with said part Y of the second part, that at the delivery of these presents it is lawfully seized in its own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever; subject to rights of way, easements, restrictions and covenants of record, and that it will warrant and forever defend the same unto said part Y of the second part, its and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto caused this Deed to be signed on its behalf by its Chairman thereunto duly authorized so to do, and has caused its corporate seal to be hereunto affixed the day and year first above written.



BOARD OF TRUSTEES OF WICHITA STATE
UNIVERSITY
By Philip F. Farha
Chairman



THE KANSAS BAR ASSOCIATION

CORPORATION DEED
GENERAL WARRANTY

FROM

TO

STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED, That on this 17th day of February A.D. 1976
before me, the undersigned, a Notary Public in and for the County and State aforesaid
came Philip F. Farha Chairman ~~President~~ of the Board of Trustees
of Wichita State University a corporation duly organized, incorporated and existing under and by virtue of the laws of
Kansas, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

Lois A. Gunter Notary Public.

Term expires Jan 2, 1980

(SEAL)



Corporation Deed (General Warranty)

STATE OF KANSAS, } ss.
County, }
This instrument was filed for record on the _____ day of _____ A.D. 19____, at _____ o'clock _____ M., and duly recorded in Book _____ of Deeds, at page _____.

Register of Deeds.
By _____ Deputy.

FEEs
Register of Deeds,
for recording,\$ _____
County Clerk, for Transfer
Total, \$ _____

Entered in Transfer Record _____
in my office, this _____ day of _____ A.D., 19____
SEDDWICK COUNTY, KANSAS
FILED FOR RECORD AT
.....
FEB 18 1976 City Clerk.

THIS INDENTURE, Made this 17th day of February A. D., 19 76, between BOARD OF TRUSTEES OF WICHITA

STATE UNIVERSITY

a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Wichita, in

the State of Kansas of the first part, and BETA CHI OF GAMMA PHI BETA, INC.

_____ of Sedgwick County, in the State of Kansas of the second part:

WITNESSETH, That said part Y of the first part, in consideration of the sum of One and no DOLLARS,

the receipt of which is hereby acknowledged, do es by these presents, Grant, Bargain, Sell, and convey unto said part Y of the second part, successors

its/ heirs and assigns, all the following-described real estate, situated in Sedgwick County and State of Kansas, to wit:

Lot 5, Omega Addition to the City of Wichita, Sedgwick County, Kansas, and the East Half of the private drive adjacent thereto.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said grantor for itself, its successors and assigns, does hereby covenant, promise and agree, to and with said part Y of the second part, that at the delivery of these presents it is lawfully seized in its own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever; subject to rights of way, easements, restrictions and covenants of record, and that it will warrant and forever defend the same unto said part Y of the second part, its successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto caused this Deed to be signed on its behalf by its _____ and _____ thereunto duly authorized so to do, and has caused its corporate seal to be hereunto affixed the day and year first above written.

BOARD OF TRUSTEES OF WICHITA STATE UNIVERSITY

By Philip F. Parha
Philip F. Parha, Chairman



3620 Clough 67208

Original Compared With Record

NO. 2 66028
BETTE F. McCART
REGISTER OF DEEDS
Pat Kettler Deputy

ENTERED ON TRANSFER RECORD
FEB 18 1976
GEORGE F. WILSON
COUNTY CLERK



THE KANSAS BAR ASSOCIATION

CORPORATION DEED
GENERAL WARRANTY

TO
FROM

STATE OF KANSAS SEDGWICK COUNTY, ss.

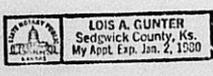
BE IT REMEMBERED, That on this 17th day of February A.D. 1976
before me, the undersigned, a Notary Public in and for the County and State aforesaid
came Philip F. Farha Chairman ~~Member~~ of the Board of Trustees of
Wichita State / University a corporation duly organized, incorporated and existing under and by virtue of the laws of
Kansas, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

Lois A. Gunter Notary Public.

Term expires Jan 2, 1980

(SEAL)



Entered in Transfer Record in my office this _____ day of _____, A. D. 19____ County Clerk.

HOUSE CORPORATION, GAMMA PSI CHAPTER OF ALPHA CHI OMEGA, INC.,
A corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Wichita County of Sedgwick in the State of Kansas

QUIT CLAIMS 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:

Tract beginning 212 feet East and 30 feet North of a point 1440 feet East and 1330 feet North of the Southwest corner of the Northwest Quarter of Section 11, Township 27 South, Range 1 East of the 6th Principal Meridian; thence North parallel with the West line of said Quarter Section 30 feet; thence East 100 feet, thence South parallel with the West line of said Section 30 feet; thence West 100 feet to place of beginning.

for the sum of One Dollar

ENTERED ON TRANSFER RECORD
FEB 18 1976
GEORGE HARRIS
COUNTY CLERK

Dated: February 17, 1976

(Corporate Seal)
STATE OF KANSAS SEDGWICK COUNTY, ss. HOUSE CORPORATION, GAMMA PSI CHAPTER OF ALPHA CHI OMEGA, INC.

BE IT REMEMBERED, That on this 17th day of February AD 19 76 before me, the undersigned, Dorothy Harmon President
Dorothy Harmon
a Notary Public in and for the county and State

aforsaid came Dorothy Harmon President of HOUSE CORPORATION, GAMMA PSI CHAPTER OF ALPHA CHI OMEGA, INC., a corporation duly organized, incorporated and existing under and by virtue of the laws of Kansas who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

(SEAL) Lois Hunter Notary Public.
Term expires _____, 19____



STATE OF KANSAS
FEB 18 1976
66020
This instrument was recorded on the _____ day of _____ at _____ o'clock _____ AM, and _____ in book _____ of _____ at page _____
Register of Deeds
Deputy.
Fees, \$ _____

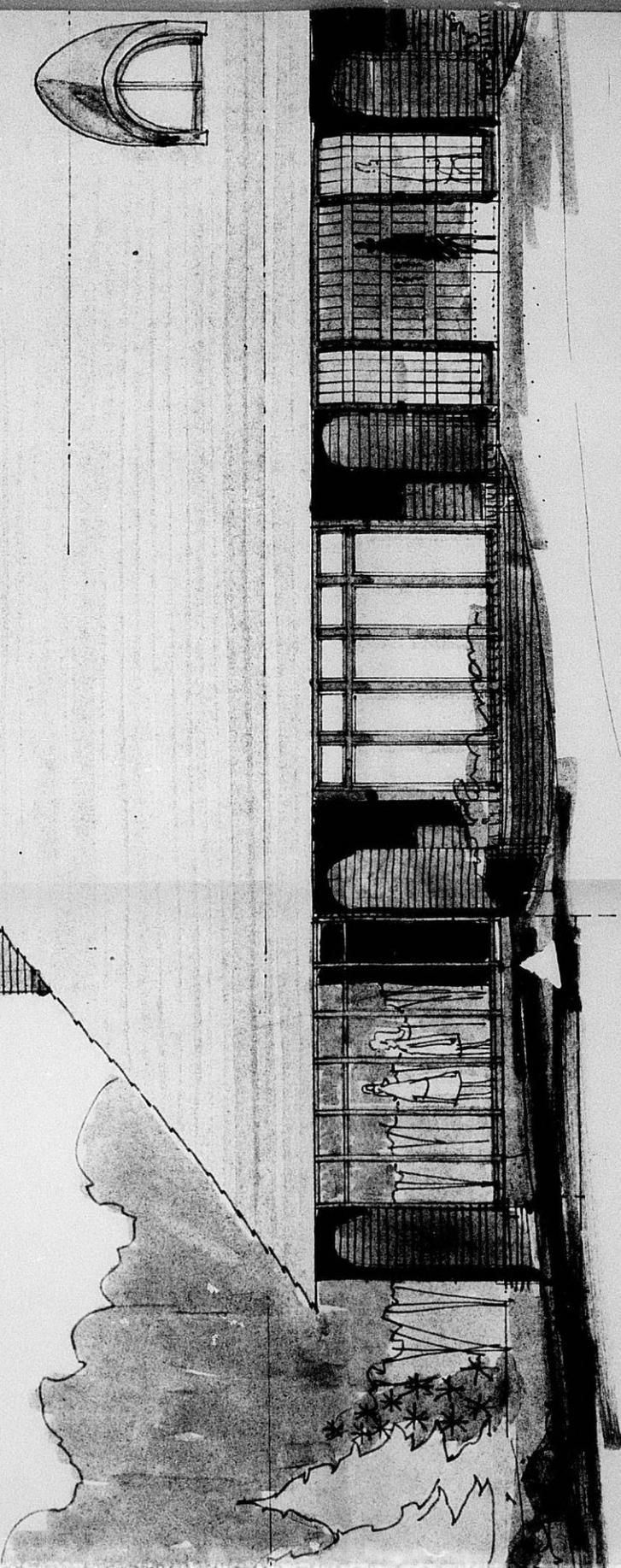
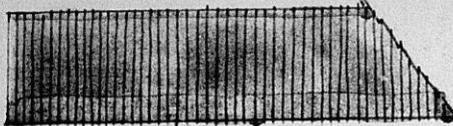
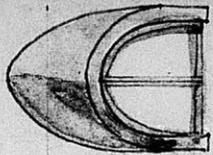
Campus Box No 2 1845 Fairmount 67208

300 Dick Harris 700 4th St. to 67202

Omega Addition:

	100%	50%
Lat 1	26688.	8006.4
2	29454.	8836.2
3	24600	7380.0
4	24602	7380.6
5	24602	7380.6

001312



WEST ELEVATION
4" = 1'-0"



FIRST FLOOR LEVEL

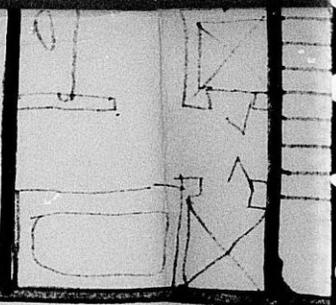
FIRST FLOOR LEVEL

BASEMENT FLOOR LEVEL

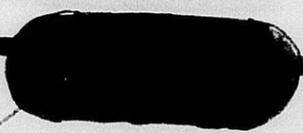
ALPHA PHI SORORITY - W&U

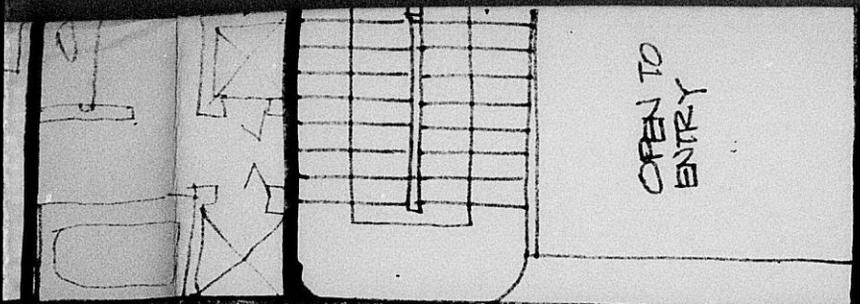


ROOM 5



ATTIC SPACE
FUTURE EXPANSION





OPEN TO
ENTRY

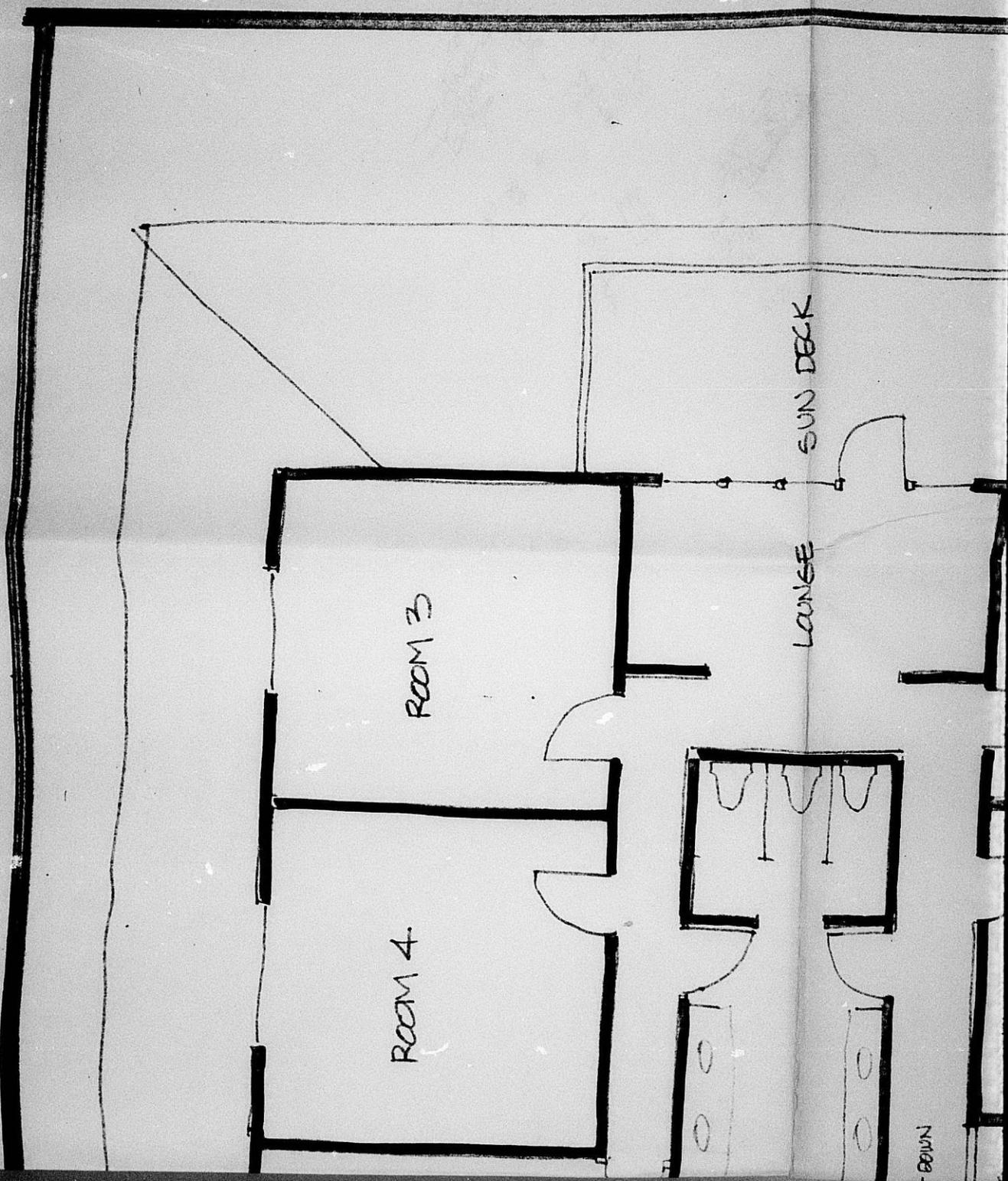
ATTIC SPACE
FUTURE EXPANSION



Pg. 97
Chpt. 17.

2/19
2/28
5/2

50	50
2600	2200
32500	32500
6080	54500
24	52300
50	56800
2200	5
32500	
54500	
52300	
56800	
5	



ROOM 3

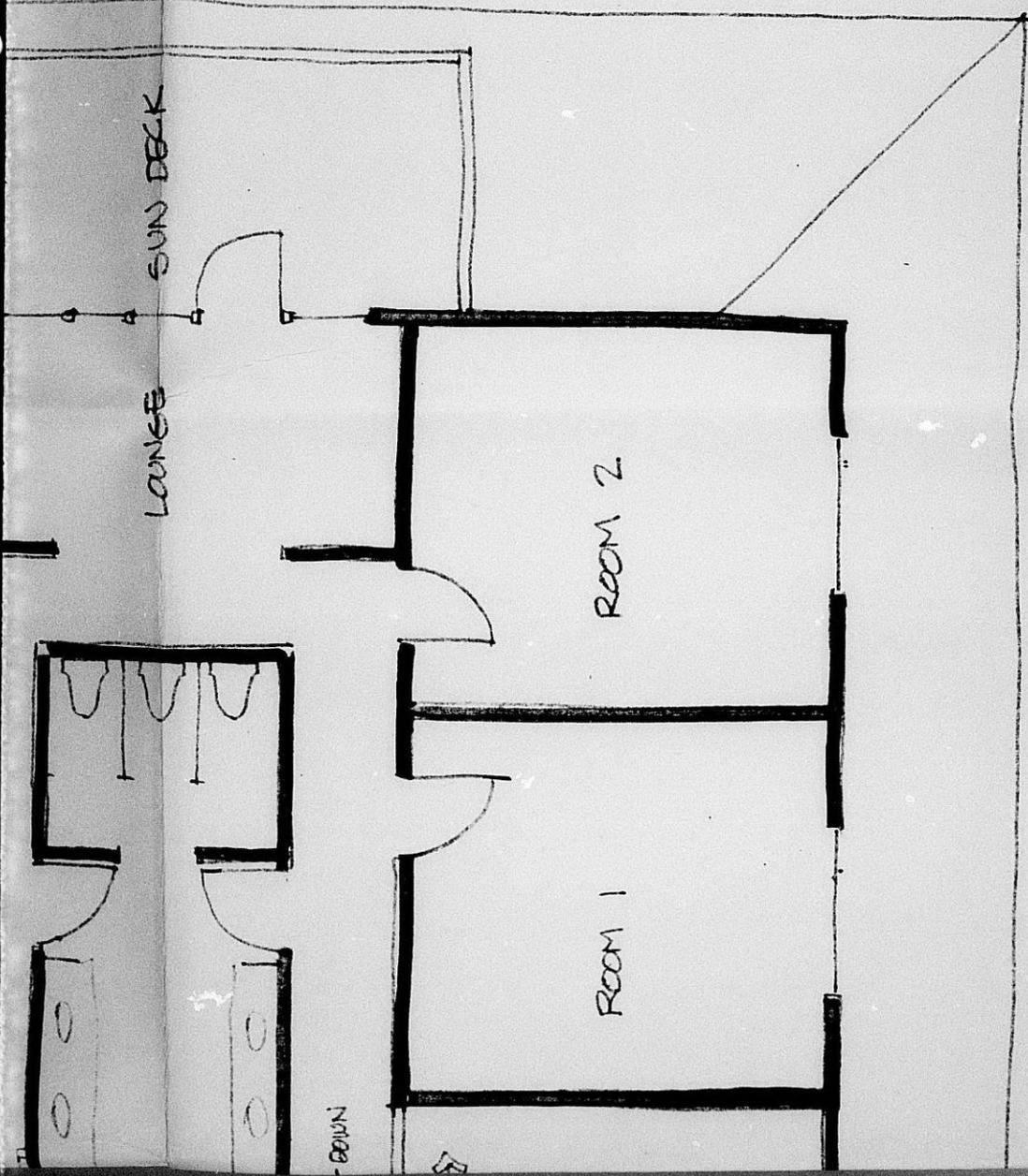
ROOM 4

LOUNGE

SUN DECK

DOWN

SECOND FLOOR



SUN DECK

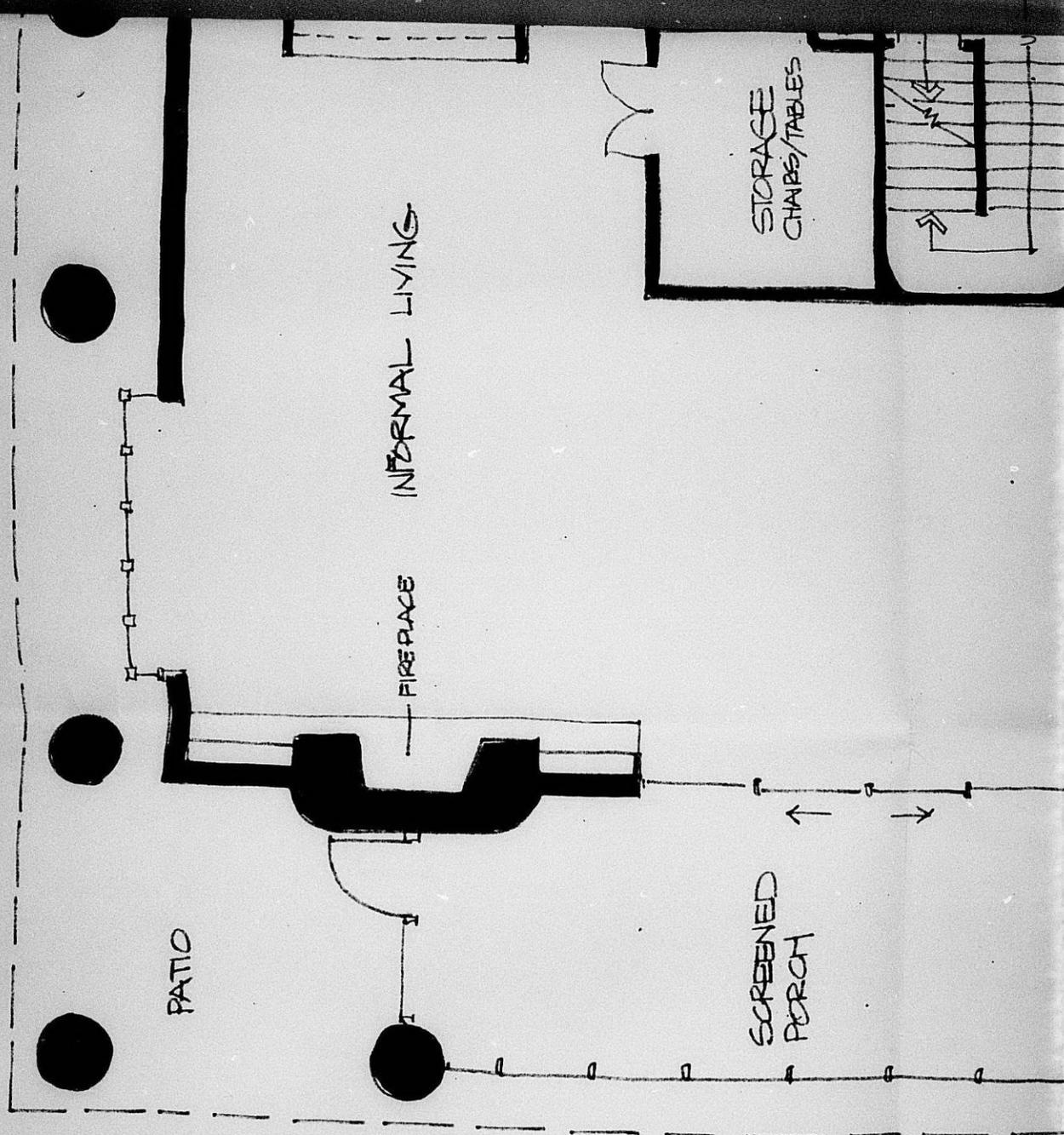
LOUNGE

ROOM 2

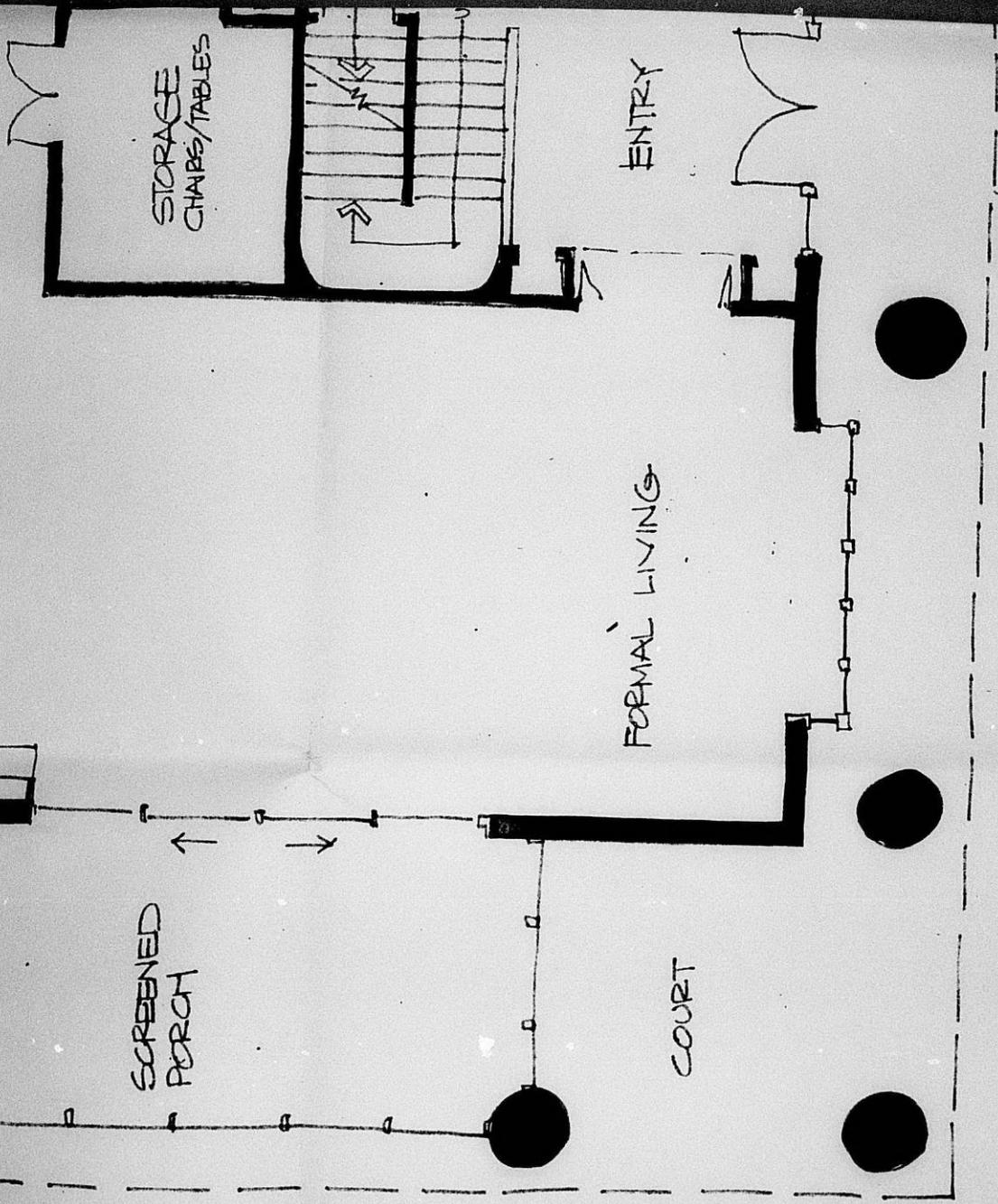
ROOM 1

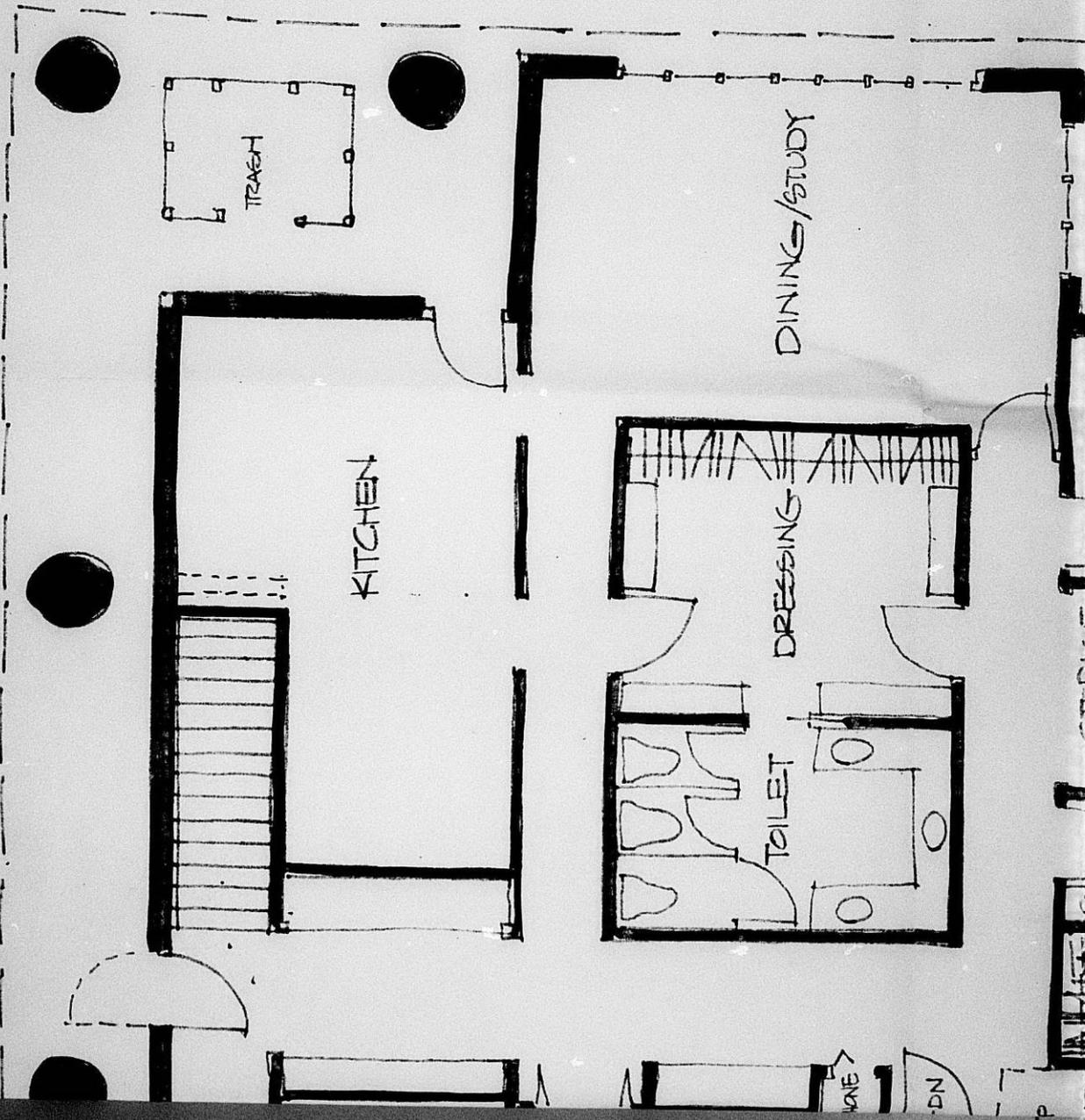
BATH

8
8
5/2



Q10





TRASH

KITCHEN

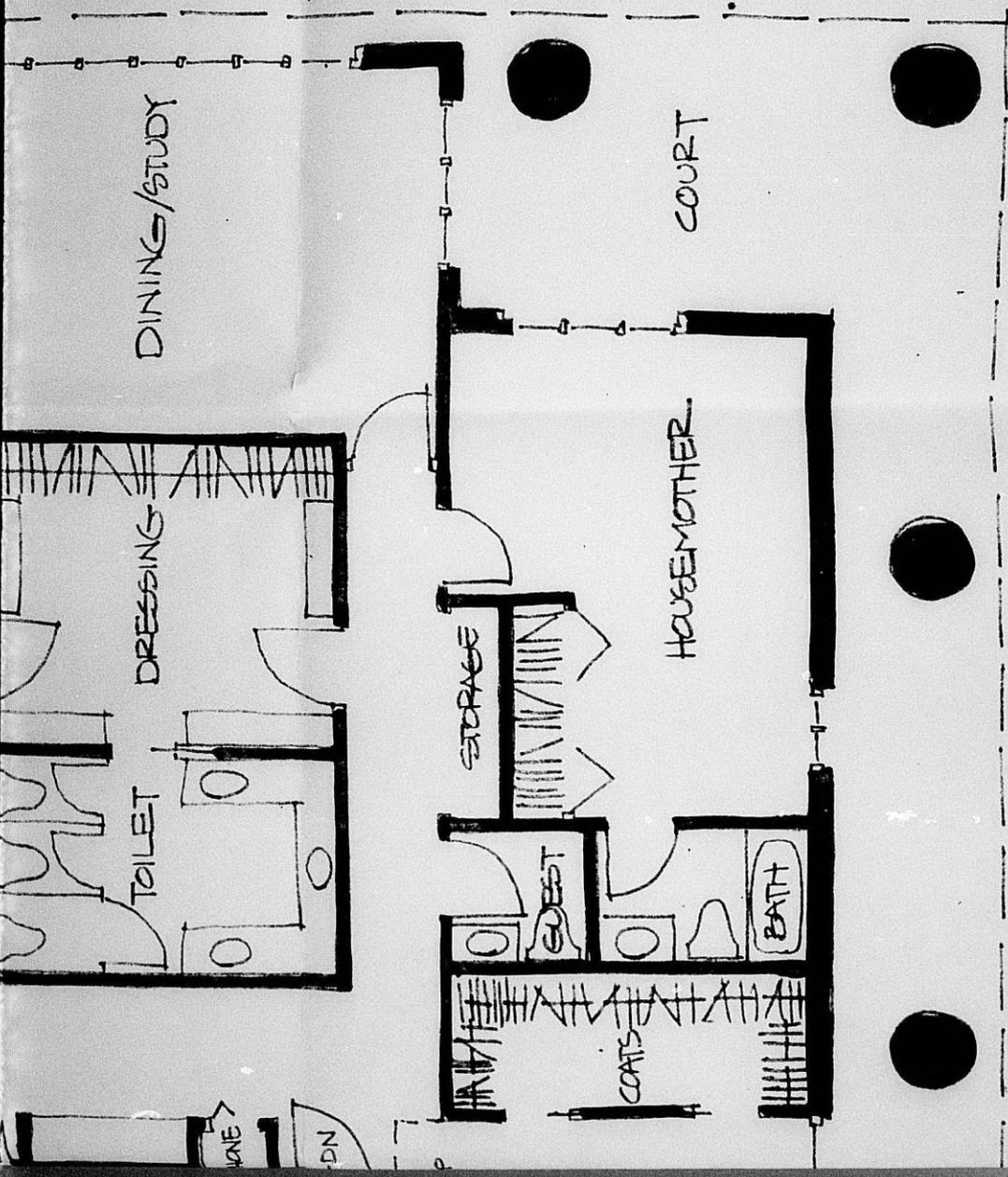
DINING/STUDY

DRESSING

TOILET

DOOR

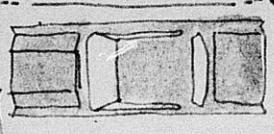
DOOR



FIRST FLOOR

PROPERTY

20
50
60



2

6

3

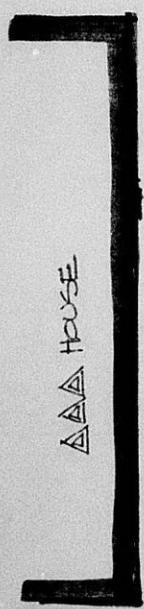
7

4

8

5

15'-0"



HOUSE

PROPERTY LINE 174.0' N 89° 01' E 7'

INFORMAL AREA
20 X 30

FORMAL PORCH SCREENED

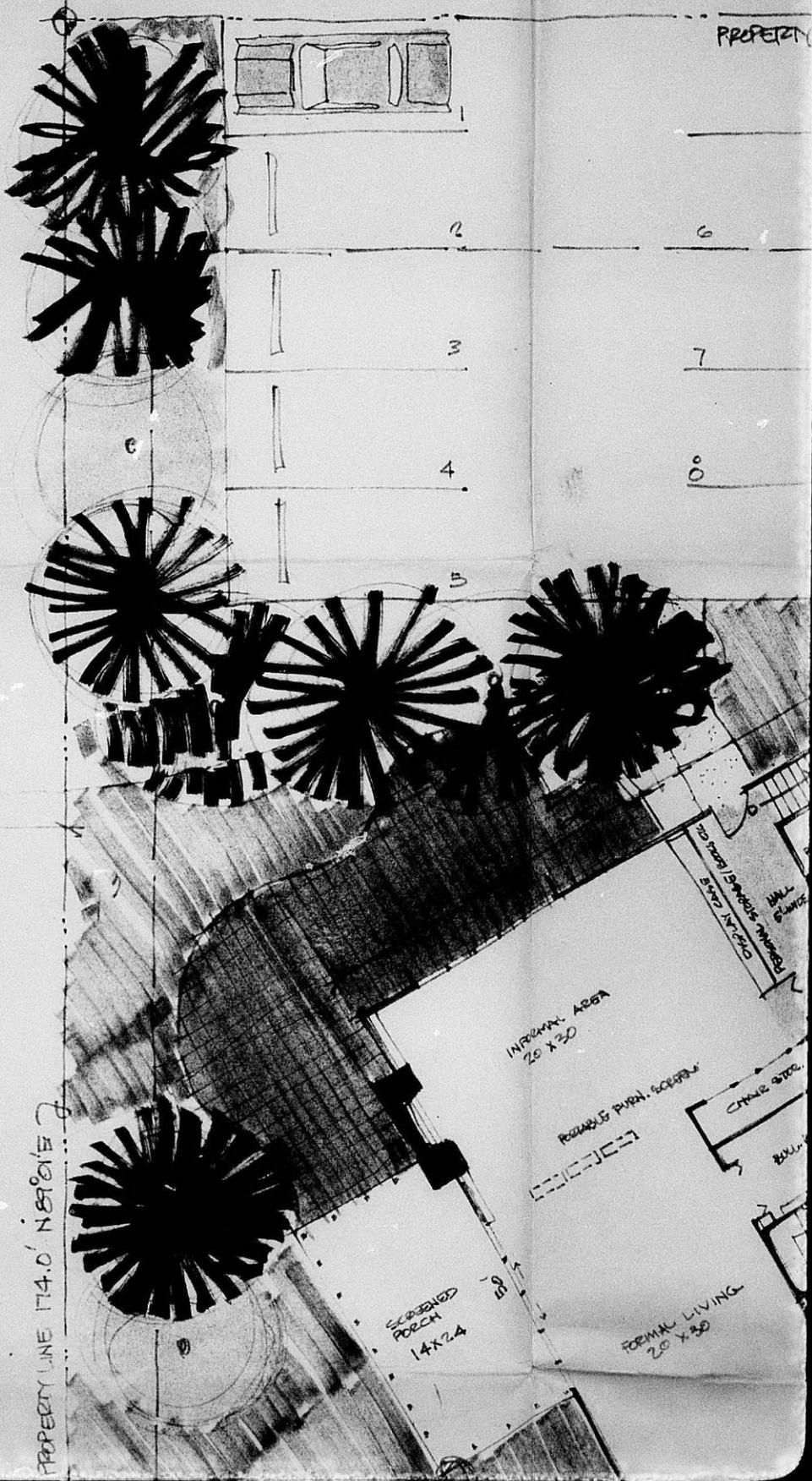
SCREENED PORCH
14 X 24

FORMAL LIVING
20 X 30

20' x 30' / 15' x 30' / 15' x 30'
HALL
CLIMB STAIRS

CLIMB STAIRS

BATH



PROPERTY LINE 141.39' S 0° 0' W

