

DR 84-10 - Alpha Chi Omega requests a special permit for a fraternity house and/or sorority house to be used for meeting purposes on property zoned "AA" & "U" located on the N.W. corner of 21st St. North and Bluff. (3912 East

# ACTION

DATE

COMMITTEE \_\_\_\_\_

M.A.P.C. *Approved per to 8-9-84*

B.C.C./B.C.C. *Approved 9-4-84*  
*Revised*

5750

Map No. 5750  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET

DR - 84-10  
Filed 7-23-84

APPLICATION REQUEST:

APPLICATION DATA:

- Applicant: The House Corporation, Gamma Psi Chapter of Alpha Chi Omega, Inc.  
Address 3912 East 21st Street North, 67220 Phone \_\_\_\_\_
- Agent: Richard D. Ewy c/o Foulston, Siefkin, Powers, & Eberhardt, Attorneys  
Address 700 Fourth Financial Center, Wichita, 67202 Phone 267-6371
- General Location: On the northwest corner of 21st and Bluff  
Address \_\_\_\_\_
- Proposed Use: \_\_\_\_\_

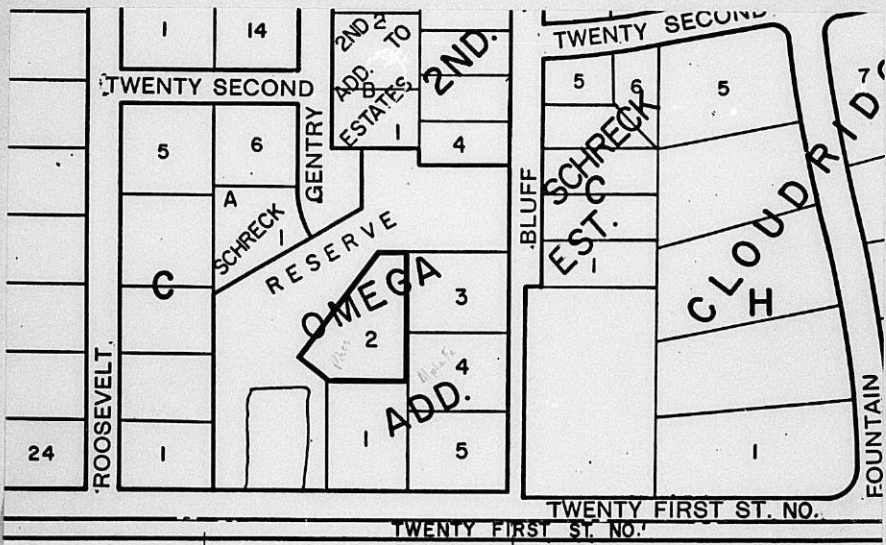
AREA DATA:

- Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
- Adjoining Zoning: E "AA" & "U" S "AA" & "U" W "AA" & "U" N "AA" & "U"
- Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
West \_\_\_\_\_ North \_\_\_\_\_
- Sketch Plan Land Use is for: \_\_\_\_\_
- Present Land Use is for: \_\_\_\_\_
- Area (is) (is not) platted. \_\_\_\_\_

DR 84-10

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



**S. H. H. H.**  
 No. 2153C  
 HASTINGS, MN  
 LOS ANGELES, CHICAGO, LOGAN, OH  
 McREGOR, TX, LOCUST GROVE, GA  
 U.S.A.

WICHITA-SEDGWICK COUNTY

Date: September 5, 1984

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Robert B. Feldner, Superintendent of Central Inspection  
FROM: Jack H. Galbraith, Chief Planner, Current Plans Division

SUBJECT: DR 84-10 - Special Permit request for a fraternity house and/or sorority house on the northwest corner of 21st Street and Bluff. (Lot 2, Omega Addition)

The Board of City Commissioners at their meeting of September 4, 1984, considered and approved the above-referenced case subject to the following conditions:

- A. The number of persons residing on the premises of this sorority or fraternity house shall not exceed twelve.
- B. The maximum square footage for the sorority or fraternity house shall not exceed 6,000 square feet which does not include basement area.
- C. The University shall provide an instrument agreeing to provide required parking space for the sorority or fraternity in a designated area within 600 feet of the sorority or fraternity site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

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

Jack H. Galbraith  
Chief Planner

JHG:blw

cc: Richard D. Ewy, Foulston, Siefkin, Powers and Eberhardt, Attorneys  
700 Fourth Financial Center, Wichita, Kansas 67202

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

DR 84-10 - SPECIAL PERMIT TO ALLOW THE SORORITY TO SELL OR LEASE ITS PREMISES FOR USE AS A FRATERNITY IN ADDITION TO A SORORITY AS PRESENTLY PERMITTED. GENERALLY LOCATED ON THE NORTHWEST CORNER OF 21ST STREET NORTH AND BLUFF.

The MAPC recommends that the application be approved.  
(see minutes for full motion)

Bayouth moved, Crockett seconded and it carried unanimously.  
Wilson was not present. Banzer was absent.

- ACTION:
1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the special permit subject to the recommended conditions of approval; or
  2. Take such action as the City Commission deems appropriate.

CPO ACTION: No recommendation received.

-----  
DATA AND MINUTES

MAPC Hearing Date: 8-09-84

BCC Hearing Date: 9-04-84

AREA DATA:

Acres: 0.6

Size: 140' x 230' (irregular)

Reason: To lease or sell the premises to a fraternity.

	<u>Land Use</u>	<u>Zoning</u>		
Existing	Sorority house	"AA" & "U"		
	Open space	"AA" & "U"		
	East Sorority house	"AA" & "U"		
	South University grounds	"U"		
West	Open space	"AA" & "U"		
History:	Z-1699	"AA" to "AA" & "U"	4-24-75	MAPC Approve
			5-13-75	BCC Approve
DR 75-37	Special permit for 5 Sorority houses		12-01-75	MAPC Approve
			12-23-75	BCC Approve
DR 76-12	Increase floor area to 6,000 square feet		8-19-76	MAPC Approve
			9-07-76	BCC Approve

Applicant: The House Corporation, Gamma Psi Chapter of Alpha Chi Omega, Inc.,  
3912 East 21st Street North, Wichita 67220

Protestors: None.

-----

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 9, 1984

LEGAL:

8. Case No. DR 84-10 - The House Corporation, Gamma Psi Chapter of Alpha Chi Omega requests a Special Permit for a fraternity house and/or a sorority house on Lot 2, OMEGA ADDITION, Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of 21st Street North and Bluff.

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The House Corporation, Gamma Psi Chapter of Alpha Chi Omega, Inc., is requesting a special permit allowing it to sell or lease its premises for use as a fraternity in addition to a sorority as presently permitted.

When the original request for 5 sorority houses in Omega Addition was approved by special permit (DR 75-37) in 1975, one of the conditions of approval was that the number of persons residing on premises of each sorority house should not exceed ten. This request proposes that twelve persons be permitted to reside on the premises.

2. Should the Planning Commission recommend approval of this request, the following conditions are suggested:
  - a. The number of persons residing on the premises of this sorority or fraternity house shall not exceed twelve.
  - b. The maximum square footage for the sorority or fraternity house shall not exceed 6,000 square feet which does not include basement area.
  - c. The University shall provide an instrument agreeing to provide required parking space for the sorority or fraternity in a designated area within 600 feet of the sorority or fraternity site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

DISCUSSION:

GALBRAITH stated that this application was a special permit to permit one of the sorority homes that lies north of the WSU campus to lease or sell their property for fraternity purposes. He recalled that when this application came in originally, it was for five sorority homes. There was considerable neighborhood opposition at the time to breaking the barrier and going north of 21st Street for other than single family purposes. At that time, the Planning Commission limited the size of the structures, the number of women that could reside within these structures (10), and at that time there was opposition to any of the homes being utilized for fraternities. He said that now one of the sorority houses desires to lease or sell their site to a fraternity, and the only difference was that they wanted to increase the maximum number of people that could reside there from 10 to 12.

MOORE returned to the meeting.

GALBRAITH said that staff suggested approval of this request subject to three conditions on the staff report. He said that they have no objections to the increase of the number of residents that can reside there, and expect that perhaps the sororities will come back shortly and want the same treatment.

RICHARD C. HARRIS, attorney appearing on behalf of the applicant, stated that he did appear before representing all of the sororities in Omega Addition. He said that unfortunately Alpha Chi has found that it is not possible for it to continue operation on the campus and is therefore going to go off campus. They attempted to find a sorority to sell the property to and have been unable to do so because no new sororities are going on campus at the present time. There is a fraternity interested in buying the house. He felt that the neighborhood has found that the use that has occurred by the sororities has not only not been a detriment to the neighborhood but has been an asset. The buildings are an asset to the neighborhood. HARRIS said that in most other university settings, fraternities and sororities are intermixed, not only in the same area, but in neighborhoods in residential areas. He cited KU, K-State and OU as being so. He said that Omega Addition is served by a private court. There is no vehicular access to the adjoining neighborhood. The emphasis is really on meeting houses rather than fraternities or sororities, and they were simply asking that the number of residents be increased from 10 to 12. He added that frankly this was his fault because he had been somehow advised that the number had previously been increased from 10 to 12, and so that is what they told the interested fraternity and they are kind of committed to that. HARRIS mentioned that the size of the building was limited to 6,000 square feet. The University takes care of the additional overflow parking needs by a parking lot across 21st Street so that the neighbors don't get a massive parking lot to look at. HARRIS said that he could not see how this is in any way a detriment, but in fact fulfills the original purpose of having a Greek community in that area.

There was no one present in opposition to the application.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of nearby properties; the suitability of subject site for the proposed uses; and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. The number of persons residing on the premises of this sorority or fraternity house shall not exceed twelve.
- b. The maximum square footage for the sorority or fraternity house shall not exceed 6,000 square feet which does not include basement area.
- c. The University shall provide an instrument agreeing to provide required parking space for the sorority or fraternity in a designated area within 600 feet of the sorority or fraternity site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

Bayouth moved, Crockett seconded and it carried unanimously. Wilson was not present. Banzer was absent.

-----

August 13, 1984

Richard Harris, Attorney  
Foulston, Siefkin, Powers, & Eberhardt  
700 Fourth Financial Center  
Wichita, Ks. 67202

Re: DR 84-10 - Special Permit request  
for a fraternity house and/or a  
sorority house

Dear Mr. Harris:

At its regular meeting on August 9, 1984, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. The number of persons residing on the premises of this sorority or fraternity house shall not exceed twelve.
- b. The maximum square footage for the sorority or fraternity house shall not exceed 6,000 square feet which does not include basement area.
- c. The University shall provide an instrument agreeing to provide required parking space for the sorority or fraternity in a designated area within 600 feet of the sorority or fraternity site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on September 4, 1984, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sd

cc: Richard D. Ewy, Foulston, Siefkin, Powers & Eberhardt, Attorneys,  
700 Fourth Financial Center, Wichita 67202

CASE NO. DR 84-10

16	"Notice to Adjoining Property Owners" mailed on 8-2-84 for MAPC meeting to be held on 8-9-74.
3	One each with Staff Reports to Armstrong, Platt and Terflinger.
2	One each with Staff Reports to Applicant and Agent.
3	One each to CPO, Karen Crook and Don Schneider.
<hr/>	
24	TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

July 26, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on August 9, 1984, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 84-10

SPECIAL PERMIT REQUEST FOR A FRATERNITY HOUSE AND/OR  
A SORORITY HOUSE TO BE USED PRIMARILY FOR MEETING PURPOSES  
ON PROPERTY ZONED A COMBINATION OF "AA" SINGLE-FAMILY AND  
"U" UNIVERSITY DISTRICTS

Lot 2, OMEGA ADDITION, Wichita, Sedgwick County,  
Kansas. Generally located on the northwest corner  
of 21st Street North and Bluff.

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith  
Assistant Secretary

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DR 84-10 - SPECIAL PERMIT TO ALLOW THE SORORITY TO SELL OR LEASE ITS PREMISES FOR USE AS A FRATERNITY IN ADDITION TO A SORORITY AS PRESENTLY PERMITTED.  
Generally located on the northwest corner of 21st Street North and Bluff.

MAPC HEARING DATE: 8-09-84

Acres: 0.6

Size: 140' x 230' (irregular)

Reason: To lease or sell the premises to a fraternity.

	<u>Land Use</u>	<u>Zoning</u>
Existing North East South West	Sorority house	"AA" & "U"
	Open space	"AA" & "U"
	Sorority house	"AA" & "U"
	University grounds	"U"
	Open space	"AA" & "U"
History: Z-1699	"AA" to "AA" & "U"	4-24-75 MAPC Approve 5-13-75 BCC Approve
	DR 75-37 Special permit for 5 Sorority houses	12-01-75 MAPC Approve 12-23-75 BCC Approve
DR 76-12	Increase floor area to 6,000 square feet	8-19-76 MAPC Approve 9-07-76 BCC Approve

Applicant: The House Corporation, Gamma Psi Chapter of Alpha Chi Omega, Inc.,  
3912 East 21st Street North, Wichita 67220

-----  
COMMENTS:

1. The House Corporation, Gamma Psi Chapter of Alpha Chi Omega, Inc., is requesting a special permit allowing it to sell or lease its premises for use as a fraternity in addition to a sorority as presently permitted.

When the original request for 5 sorority houses in Omega Addition was approved by special permit (DR 75-37) in 1975, one of the conditions of approval was that the number of persons residing on premises of each sorority house should not exceed ten. This request proposes that twelve persons be permitted to reside on the premises.

2. Should the Planning Commission recommend approval of this request, the following conditions are suggested:
  - a. The number of persons residing on the premises of this sorority or fraternity house shall not exceed twelve.
  - b. The maximum square footage for the sorority or fraternity house shall not exceed 6,000 square feet which does not include basement area.
  - c. The University shall provide an instrument agreeing to provide required parking space for the sorority or fraternity in a designated area within 600 feet of the sorority or fraternity site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

**FOULSTON, SIEFKIN, POWERS & EBERHARDT**

LAW OFFICES

A PARTNERSHIP INCLUDING A PROFESSIONAL ASSOCIATION

700 FOURTH FINANCIAL CENTER

BROADWAY AT DOUGLAS

WICHITA, KANSAS 67202

(316) 267-6371

COUNSEL

GEORGE S. POWERS

July 23, 1984

JOHN F. EBERHARDT  
ROBERT C. FOULSTON, P. A.  
ROBERT N. PARTRIDGE  
ROBERT M. SIEFKIN  
RICHARD C. HARRIS  
GERALD SAWATSKY  
ROBERT L. HOWARD  
CHARLES J. WOODIN  
MIRIEL L. STOUT  
BENJAMIN C. LANGEL  
JERRY G. ELLIOTT  
WILLIAM H. DYE  
PHILLIP R. FRICK

STANLEY G. ANDEEL  
FREDERICK L. HAAG  
RICHARD D. EWY  
DARRELL L. WARTA  
WILLIAM R. SANDSPON  
HARVEY R. BORNHESEN  
CHRISTOPHER P. CHRISTIAN  
MICHAEL RIM MOORE  
JAMES M. ARMSTRONG  
MARY KATHLEEN BARCOCK  
CHARLES P. EFFLANDT  
JAMES D. OLIVER

ROBERT C. FOULSTON (1889-1947)

GARY L. AYERS  
JEFFREY J. BRYANT  
VAUGHN BURKHOLDER  
LINDA K. COMSTABLE  
TERRY C. CUPPS  
NICHOLAS B. GRILLY  
GLORIA G. FLENTZ  
MOLA "FRISCO" FOULSTON  
JAY F. "JWELER"  
STEVEN J. FRANK  
JIM M. GOSBERG  
WYATT A. NOCH  
CHRISTOPHER M. HURST

GEORGE SIEFKIN (1888-1984)

STEPHEN M. KESWICK  
GARY E. KNIGHT  
AMY B. LENLEY  
LOREN J. LEONH  
RICHARD C. MORRIS  
JOHN J. MURPHY  
LARRY G. RAPP  
R. DOUGLAS REAGAN  
TERESA J. ROLL  
SUSAN L. SMITH  
JENNIFER A. STRUB  
M. KATHRYN WEBB  
WYATT M. WRIGHT

Wichita - Sedgwick County  
Metropolitan Area Planning Commission  
455 N. Main  
Wichita, Kansas 67202

Re: Request for Special Permit for the "Alpha Chi"  
House, Lot 2, Omega Addition, to permit sale  
or lease to a fraternity

Dear Commissioners:

The House Corporation, Gamma Psi Chapter of Alpha Chi Omega, Inc., hereinafter called Alpha Chi, respectfully requests a special permit allowing it to sell or lease its premises for use as a fraternity in addition to a sorority as presently permitted. A 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, located at the northwest corner of Bluff and 21st Street North was initially approved by the Board of City Commissioners on December 23, 1975 (DR 75-37) on 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).

Metropolitan Area Planning  
Commission  
July 23, 1984  
Page Two

- 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.

This action was amended by the Board of City Commissioners on September 7, 1976 (DR 76-12), increasing the allowable maximum square footage from 5,000 square feet (not including basement) to 6,000 square feet (not including basement).

The Alpha Chis are one of the five sororities included in this special permit. It owns and uses the premises located on Lot 2 of Omega Addition. Regrettably, it has determined that it must close its Chapter on the Wichita State University Campus and dispose of its property. It has diligently attempted to locate another sorority as a buyer; it has been unsuccessful in doing so. It has had discussions with two fraternities, Pi Kappa Alpha and Kappa Sigma, who have expressed sincere interest in either buying the property or leasing it with an option to buy it. Final negotiations cannot be completed until it is determined whether this request for a special permit is approved.

The Alpha Chis have been advised that W.S.U. has an interest in purchasing the property for use as a "pre-school." It also has been told that a church is interested in purchasing it. It has met with representatives of the other four sorority chapters on Omega Court and the Omega Land Owners' Association. The consensus reached at that meeting was that, if no sorority was available as a prospective purchaser, a fraternity was more desirable than a church and especially more so than a "pre-school." A copy of the minutes of this meeting are attached hereto as Exhibit "A". We are also advised that the Panhellenic Counsel at W.S.U. has met and recommended that the best available use of the property be as a fraternity house. We are also advised that it is unlikely that W.S.U. would appropriate the necessary money to purchase the property for a "pre-school" at this time.

We request that a special permit be issued for Lot 2, Omega Addition, permitting a sorority or a fraternity house to be used primarily for meeting purposes in a combination "AA" single-family and "U" university districts, subject to the following conditions:

Metropolitan Area Planning  
Commission  
July 23, 1984  
Page Three

- A. The number of persons residing on the premises of this sorority or fraternity house shall not exceed twelve;
- B. The maximum square footage for the sorority or fraternity house shall not exceed 6,000 square feet (which does not include unfinished basement areas); and
- C. The University shall provide an instrument agreeing to provide required parking space for the sorority or fraternity in a designated area within 600 feet of the sorority or fraternity site, such instrument shall provide for notice to the City of Wichita in the event any change shall be made.

Also enclosed is an abstracter's list of the property owners within 200 feet.

Respectfully submitted,

FOULSTON, SIEFKIN, POWERS &  
EBERHARDT

By Richard D. Ewy  
Richard D. Ewy  
Attorneys for Alpha Chi

RDE/plw  
Encls.

cc: Dr. Warren B. Armstrong *Pres., WSU, 1820 N Hillside*  
Dr. George Platt *Director, Prof Planning, Institute Research WSU 3524 E. 15th N*  
Dr. Curtis D. Terflinger *Prof. WSU 2250 N. Roosevelt*  
Omega Landowner's Association  
Ms. Dorothy Harmon  
Ms. Sheila Lampton

*Special Permit*  
APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT  
FOR PROPERTY LOCATED WITHIN THE JURISDICTION  
OF THE BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT \_\_\_\_\_

ADDRESS DR 84-10 PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

B. APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

C. APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant proposes to establish a fraternity house, and/or  
social house to be used primarily for meeting purposes (use)  
on property legally described as Lot(s) 2

\_\_\_\_\_, Block(s) \_\_\_\_\_

of the Omega \_\_\_\_\_ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

*Use legal from  
ownership list*

2. b. There are \_\_\_\_\_ acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) 3912 E East 21<sup>st</sup> St.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE Northwest CORNER OF 21<sup>st</sup> St. No. AND

Bluff, OR

B. ON THE \_\_\_\_\_ SIDE OF \_\_\_\_\_ (AVE.) STREET BETWEEN  
\_\_\_\_\_ (AVE.) STREET AND \_\_\_\_\_ (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED "AA"-U"  
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS <sup>Special</sup> ~~CONDITIONAL~~ USE PERMIT FOR THE FOLLOWING REASONS:

*to allow the premises to be used as a fraternity house and/or sorority house to be used primarily for meeting purposes*

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

\_\_\_\_\_  
BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at \_\_\_\_\_  
(AM, PM) on July 23, 1984 (day, month, year). It has been checked and  
found to be complete and accompanied by required documents and the appropriate  
fee of \$ 150<sup>00</sup>.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

Gamma Psi House Corporation Board Minutes

The Gamma Psi House Corporation Board met with representatives from all the other sorority chapters on Omega Ct. and the Omega Landowner's Assoc. on Monday, July 9, 1984 at 7:30 p.m. at the Marcus Center, on Wichita State University Campus. Those present were Judy Webber-Delta Gamma and Omega Landowners Assoc. President, and Barbara Kice-Delta Gamma; Sue Steele-Gamma Phi Beta; JoAnne Houser and Leslie Prechtel-Alpha Phi; and Sandra Barne, Shirley Metz and Naomi Anderson-Delta Delta Delta. Also present were Alpha Chi Omegas Sheila Lampton, Dorothy Harmon, Susan Havener, Karen Harmon, Jean Harris, Mary Herrin, Mary Kay Thelman, Ruth Winsor and Marlene Small.

Sheila opened the meeting with an explanation of the closing of the Alpha Chi Omega Chapter on the W.S.U. Campus. She then turned the meeting over to Dorothy Harmon, who has been in charge of handling the sale of the property.

Dorothy explained that there were two fraternities interested in purchasing the house: the Pi Kappa Alpha and Delta Kappa Sigmas. She has talked with Dave Baker, representing the "PIKES", and they are going to make a bid on the house based on the appraised value.

The input from the representatives of the other groups was they had hoped a sorority might buy the house. Discussion followed, and Dorothy stated that since the University had not issued any invitation for another sorority to come on campus and the fact that it would take from one to two years for a sorority to come on campus after an invitation, we had not considered selling the house to a sorority an option. The University has told us they are interested in the property for a pre-school, and we've been told a church is interested.

Dorothy said that after the neighborhood was polled, their preference of the three was to have a fraternity buy the property. Since the zoning would have to be changed in any case, she said, our best interest would be to sell to a fraternity. This would also maintain the concept of sorority and fraternity, or Greek housing. This was an important point, as the area was originated to be a Sorority complex. The aspect of having men as a security measure was also mentioned. Dorothy also mention that Dick Harris, our attorney, had started proceedings to have the area rezoned. After much discussion of the pre-school or church and its hazzards: traffic, congestion and the break in continuity of the original plan, the representatives from the four other groups decided on the fraternities as their choice in buyers--over the church or pre-school. There was also a question concerning maintenance, security and snow removal by the University if they should purchase the property.

Dorothy suggested the Omega Landowners Assoc. be fully informed so as to be aware of their by-laws and be in contact with the new owners to let them know what their

EXHIBIT "A"

Gamma Psi House Corporation Board Minutes

obligations and responsibilities are as a landowner. She also said they were given copies of the Association's By-laws.

Some of the representatives questioned the fact that the fraternities could actually swing a purchase. Dorothy assured them that both fraternities had backing by their national organizations.

Finally, the consensus seemed to be in favor of a fraternity purchasing the house. Definitely not a pre-school.

The meeting was adjourned.

Respectfully Submitted,

*Susan Havener*

Susan Havener

Case No. DR 84-10

Special Permit Request for a  
Fraternity House and/or Sorority House  
to be used primarily for meeting purposes  
on property zoned a combination of "AA"  
Single Family and "U" University Districts

Legal

Generally located on the northwest  
corner of 21<sup>st</sup> Street North and Bluff

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstracter 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 viz:

*use for legal*

Record Owners within 200 feet of:  
Lot 2, OMEGA ADDITION, Wichita,  
Sedgwick County, Kansas.



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.)

<u>DESCRIPTIONS</u>	<u>RECORD OWNERS</u>
Lot 2, OMEGA ADDITION,	✓ House Corporation, Gamma PSI Chapter of Alpha Chi Omega 3912 E. 21st Wichita, Kansas 67220
Lot 1, OMEGA ADDITION,	✓ Gamma Upsilon House Corporation of Delta Gamma Fraternity 3912 E. 21st Wichita, Kansas 67220
Lot 3, OMEGA ADDITION,	✓ Phi XI House Corporation of Delta Delta Delta 3912 E. 21st Wichita, Kansas 67220
Lot 4, OMEGA ADDITION,	✓ Wichita Alumni Chapter of Alpha Phi, Inc. 3912 E. 21st Wichita, Kansas 67220



<u>DESCRIPTIONS</u>	<u>RECORD OWNERS</u>
Lot 5, OMEGA ADDITION,	✓ Beta Chi of Gamma Phi Beta, Inc. 3912 E. 21st Wichita, Kansas 67220
All Reserve Areas in OMEGA ADDITION,	✓ State of Kansas %Jack H. Brier Secretary of State Capitol-2nd Floor Topeka, Kansas 66612
Lot 1, Block A, SECOND ADDITION TO SCHRECK ESTATES,	✓ Perry F., Jr. & Helen P. Harris 2253 Gentry Drive Wichita, Kansas 67220
Lot 1, Block B, SECOND ADDITION TO SCHRECK ESTATES, EXCEPT the North 105 feet,	✓ Board of Trustees of Wichita State University 1845 N. Fairmount Wichita, Kansas 67208
The North 25 feet of Lot 1 and the South 55 feet of Lot 2, Block B, SECOND ADDITION TO SCHRECK ESTATES,	✓ Bobby Dean & Ollie M. Justice ? 2284 N. Gentry Wichita, Kansas 67220
The South 80 feet of the North 105 feet of Lot 1, Block B, SECOND ADDITION TO SCHRECK ESTATES,	✓ Godfrey B. & Iola M. Thomas 2278 N. Gentry Wichita, Kansas 67220
Lot 4, Block A, REPLAT OF BLOCKS C & D, AND PART OF B, SECOND ADDITION TO SCHRECK ESTATES,	✓ Jackson O. & Jane O. Powell 2314 N. Bluff Wichita, Kansas 67220
Lot 1, Block C, MONA-LYNN ESTATES, an ADDITION,	✓ Othello H. & Clara Jean Curry 2200 N. Roosevelt Drive Wichita, Kansas 67220
Lot 2, Block C, MONA-LYNN ESTATES, an ADDITION,	✓ Edward A. & Bonnie A. Carlson (Record Owners) 2220 N. Roosevelt Avenue Wichita, Kansas 67220 ✓ Eugene & Betty A. Smith (Contract Purchasers) 2220 N. Roosevelt Avenue Wichita, Kansas 67220
Lot 3, Block C, MONA-LYNN ESTATES, an ADDITION,	✓ Myron F. & Carol E. Miller 2230 N. Roosevelt Wichita, Kansas 67220



Dated at Wichita, Kansas, this 17th day of July, 1984 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

*Melvin L. Sutte*  
By

Assistant Secretary

Tracer No. 67908

✓ *Leslie Prachtel*  
House Corporation President  
*Alpha Phi*  
*105 N. Broadway*  
*Wichita, Ks. 67208*

**Fidelity** **FT** **Title**

COMPANY, INC.



N.W. corner 21<sup>st</sup> and Bluff

"AA+U"

DR 84-10

N - "AA+U"

75-37  
12-1-75

S - "AA+U"

76-12  
8-19-76

E - "AA+U"

MAPC: 8-9-84

W - "AA+U"

RECEIVED

AUG 6 1984

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_



DR 84-10

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

ATTENTION: CITY HALL - TENTH FLOOR  
255 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888

NOT KNOWN  
RETURN TO SENDER



1/2  
7/8

Edward A. and Bonnie A. Carlson  
2220 North Roosevelt Avenue  
Wichita, Kansas 67220

Important! Notice of Meeting Enclosed

FORM 2-321

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT
<i>Special Permit</i>	<i>150.00</i>

NAME *Alpha Chi Omega*  
ADDRESS

FUND *753-40071005* DUE DATE

COMMENTS

DATE *Feb 23, 1984* BY *J. Adkins*