

Case No. BZA 4-79 - Michael &
Colleen DeBacker request var-
iance to reduce rear yard set-
back from 20' to 16' on prop-
erty zoned "AA" generally
located on the south side of

Q

ACTION

BZA
4-79

COMMITTEE

Approved

DATE

3-27-79

POSTED
2-18-79
[Signature]

M.A.P.C. _____

B.C.C./B. CO. C. _____

CI. 4/30/79 NOV
KMAPD 4/30/79 NOV

D

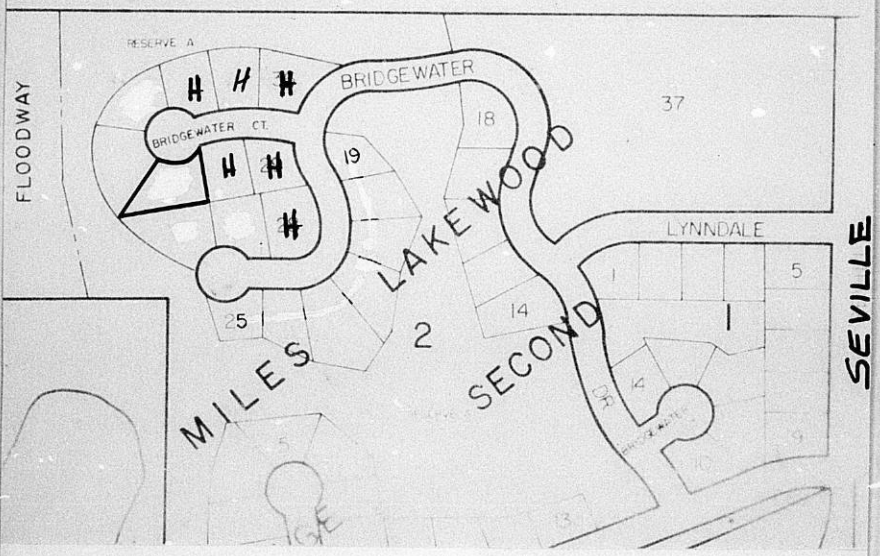
Case No. BZA 4-79 - Michael & Colleen DeBacker request variance to reduce rear yard setback from 20' to 16' on property zoned "AA" generally located on the north side of

NO. 4046
29
27
1W

BZA- A-79
SCZ- _____
CU- _____
Filed _____

DATA:
Acres: 0.28 (_____ ft. by _____ ft.)
Adjoining Zoning: E _____ S _____ W _____ N _____
Land Use: East SINGLE FAM South undeveloped
West UNDEVELOPED North SINGLE FAM
Sketch Plan Land Use is for: _____
Present Land Use if for: undeveloped
Area (is) (is not) platted.

O DATA:
n by _____ Date _____ Time _____



SMITHSONIAN
No. 2153C
HARRISON, MIAMI, LOS ANGELES
LOCAL OFF. - JACKSON, TX, U.S.A.

April 9, 1979

Harold Holding
Holding Construction Co., Inc.
1623 Palisade
Wichita, Kansas 67213

Re: Case No. BZA 4-79
Request for Variance

Dear Mr. Holding:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 27, 1979, in connection with your request for a variance to reduce the required rear yard setback from 20 feet to 16 feet on property zoned the "AA" Single Family Dwelling District, and generally located on the south side of Bridgewater Court in an area west of Bridgewater Drive.

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

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

Sincerely,

Larry Dobson
Assistant Secretary

LD:bbc
Enclosure

cc: Michael L. and Colleen A. Debacker, 961 N. Belmont 67208
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 4-79

WHEREAS, Michael L. and Colleen A. Debacker, 961 N. Belmont, Wichita, Kansas request a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the rear yard setback from 20 feet to 16 feet on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lot 31, Block 2, Miles Lakewood Village
Second Addition, Sedgwick County, Kansas.
Generally located on the south side of
Bridgewater Court in an area west of
Bridgewater Drive, Sedgwick County, Kansas.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of March 27, 1979, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as this irregular shaped lot, although having an ample lot area, has a very minimum "buildable" depth of only 35 feet; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the adjacent property to the south is undeveloped; and also the variance is for only a 4 foot encroachment, of the corner of the house, into the 20 foot rear yard setback; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as it would be difficult to build a home with the desired square footage within the strict boundaries of the applicable setbacks; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the variance request is interiorly located and does not encroach into any easement; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as adequate space would still exist between structures and this subdivision has platted reserve areas for common open space which preserves a desirable open space quality; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

Case No. BZA 4-79
Resolution
Page 2

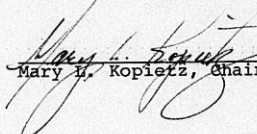
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the rear yard setback from 20 feet to 16 feet on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lot 31, Block 2, Miles Lakewood Village
Second Addition, Sedgwick County, Kansas.
Generally located on the south side of
Bridgewater Court in an area west of
Bridgewater Drive, Sedgwick County, Kansas.

be approved subject to the following condition:

1. The rear yard setback shall be reduced to 16 feet for only that portion of the rear yard as shown on the applicants' submitted site plan.

ADOPTED AT WICHITA, KANSAS, this 27th day of March, 1979.



Mary L. Kopietz, Chairman

ATTEST:



Larry Dobson, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE March 22, 1979

TO Jack Galbraith, Chief Planner

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA-4-79: Bridgewater Court

At its meeting of March 21, CPO Council "A" voted 4-0, with one abstention, to recommend approval of the requested variance, on the grounds that it is only for a corner of the structure proposed for the lot and does not encroach into any easement. (The abstention was because the subject property is outside the City limits and therefore, one member felt, outside the jurisdiction of CPO review.)

Gail Williams

Gail Williams
CPO Administrative

GW:al

Noted:

Evelyn Pittman
Evelyn Pittman
Assistant CPO Coordinator

Note: this case is within the city limits
ll

March 28, 1979

Harold Holding
Holding Construction Co., Inc.
1623 Palisade
Wichita, Kansas

Re: Case No. BEA 4-79
Request for Variance

Dear Mr. Holding:

At the regular meeting of the Board of Zoning Appeals on March 27, 1979, your request for a variance to reduce the required rear yard setback from 20 feet to 16 feet on property zoned the "AA" Single Family Dwelling District and generally located on the south side of Bridgewater Court in an area west of Bridgewater Drive was considered.

It was the action of the Board to approve this request subject to the following condition:

1. The rear yard setback shall be reduced to 16 feet for only that portion of the rear yard as shown on the applicants' submitted site plan.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bhc

cc: Michael L. and Colleen A. Debacker, 961 N. Belmont 67208
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 4-79

APPLICANT: Michael L. and Colleen A. Debacker, 961 N. Belmont, Wichita, Kansas.

AGENT: Holding Costruction Co., 1623 Palisade, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard setback from 20 feet to 16 feet.

GENERAL LOCATION: South side of Bridgewater Court in an area west of Bridgewater Drive.

ZONING: Subject property and all surrounding properties are zoned the "AA" Single Family Dwelling District.

LAND USE: Subject property is undeveloped as is the property to the west and south. Properties to the north and east are developed with single family residences.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

Case no. BZA 4-79
3-27-79
Page 2

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance of the rear yard setback from the required 20 feet to 16 feet, in connection with the proposed construction of a single family home on subject property.

Subject property is in a developing subdivision located north of U.S. 54 and west of Seville. The lot under consideration is irregular in shape and located on a cul-de-sac, and although the lot has ample land area, the depth of the lot at its narrowest point is only 80 feet. The house the applicants desire to construct on the lot cannot be situated on the lot in accordance with both front and rear yard setbacks. The site plan submitted with the application shows a house placement that would comply with all setback requirements except for the rear yard. The house would be set at an oblique angle to the rear property line, with the southeast corner of the house 16 feet from the rear line and the southwest corner of the house 22 feet from the line.

The applicants point out that they selected the type and size of home they wanted and had architectural plans prepared prior to their purchase of subject property. When they selected subject lot for their future home they thought the structure would fit on the lot. Not until a scaled site plan was prepared for a building permit did they discover that the house could not be located on the lot in compliance with the rear yard setback. They further state that the unique shape of this lot makes it very difficult to build a home with the desired amount of square footage.

The developer of this subdivision must approve all plans prior to construction and he has no objection to the requested variance.

UNIQUENESS:

It is the opinion of the Secretary that this may be a unique situation inasmuch as this irregular shaped lot, although having an ample lot area, has a very minimum "buildable" depth of only 35 feet.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance desired may not have an adverse effect on the rights of adjacent property owners inasmuch as the adjacent property to the south is undeveloped; and also the variance is for only a 4 foot encroachment, of the corner of the house, into the 20 foot rear yard setback.

Case no. BZA 4-79
3-27-79
Page 3

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicants inasmuch as it would be difficult to build a home with the desired square footage within the strict boundaries of the applicable setbacks.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired would not adversely affect the public interest inasmuch as the variance request is interiorly located and does not encroach into any easement.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of this variance may not be opposed to the general spirit and intent of the zoning ordinance inasmuch as adequate space would still exist between structures and this subdivision has platted reserve areas for common open space which preserves a desirable open space quality.

RECOMMENDATION:

If the Board finds that the above five conditions can be found to exist it is recommended that a variance of the rear yard setback be granted subject to the following condition:

1. The rear yard setback shall be reduced to 16 feet for only that portion of the rear yard as shown on the applicants' submitted site plan.

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

March 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 4-79

An application has been filed by Michael L. and Colleen A. Debacker pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the rear yard setback from 20 feet to 16 feet on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lot 31, Block 2, Hiles Lakewood Village
Second Addition, Sedgwick County, Kansas.
Generally located on the south side of
Bridgewater Court in an area west of
Bridgewater Drive, Sedgwick County, Kansas.

This application has been assigned case No. BZA 4-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 27, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

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

Jack H. Galbraith
Secretary

BZA CASE NO. 4-79

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	NOTICES SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>7</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>20</u>	TOTAL NOTICES SENT <u>3-5-79</u>

BOARD OF ZONING APPEALS

CASE NO. 4-79

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Michael L and Colleen A Debacker ✓

Mailing Address 961 N Belmont Wichita, KS 67208 Phone 865-5932

Name of Authorized Agent Holding Construction Co ✓ (Harold Holding)

Mailing Address 1623 Palisade Wichita, KS 67213 Phone 265-8458

Relationship of applicant to property is that of Buyer
(Owner, Tenant, Lessee, Other)

II. The variance requested is for 16' rear set back, on one corner of structure
instead of the 20' (reduce rear yard setback from 20' to 16')

for property located Lot 31 Block 2 Miles Lakewood Village, Sedgwick
County, Wichita, Kansas

and legally described as: Lot 31, Block 2 Miles Lakewood Village 2nd Add.

in the City of Wichita; and which is presently zoned AA single family

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

map
4846

Michael L Debacker - Colleen A Debacker
Applicant

Michael L Debacker Colleen A Debacker

Harold E Holding
Authorized Agent

Harold E Holding Holding Construction Co

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 9:45 (a.m) - p.m.), 2-16 1979 together with appropriate fee of \$50.00.

S. side of Bridgewater Ct.

T9-402

Larry Johnson

Signed

APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NAME OF APPLICANT Michael L and Colleen A Debacker
NAME OF AUTHORIZED AGENT Harold E Holding Holding Construction Co
PROPERTY Lot 31 Block 2 Miles Lakewood Village Second Addition, Sedgwick County
VARIANCE REQUESTED For 16' rear set back, on SE corner of dwelling house

STATEMENT

The variance requested is a 16' rear set back, on the SE corner of the dwelling house to be constructed. The remainder of the rear set back would be 20' and up to 22' on the SW corner.

We selected the type of home and size we wanted, then had the blue prints prepared, while we looked for a lot and decided where we wanted to live. We chose Miles Lakewood Village and Lot 31. It appeared the structure would fit on the lot and a down payment was made. It was not until the scaled plot plan was prepared, that we realized, the only way the house would fit on the lot was with a 16' set back on the SE corner. The unique shape of this lot, with the narrow frontage, makes it very difficult to build a home with a desired amount of square footage.

We feel the variance would have no adverse affect on the adjacent property owners and absolutely no affect on any one else. This lot, is in the back corner of the development, therefore the view of the lake or surrounding scenery would not be changed by this variance, for the adjoining residents.

All proposed blueprints, specifications and plot plans in Miles Lakewood Village, must be approved by the developer, Gene Miles. He has approved our plans and has no objection to the variance requested.

Michael L Debacker

Michael L Debacker

Colleen A Debacker

Colleen A Debacker

Harold E Holding

Harold E Holding
Holding Construction Co


OWNERSHIP LIST

Lot	Addition	Property Owner
lots 24,25,26,27 Block 2	Miles Lakewood Village Second Addition	✓ Gene Miles Development Inc 10711 West Kellogg 67209
lot 28, Block 2	Same	✓ Jay W. Russell 1132 Palisade 67213
lot 29, Block 2	Same	✓ Dennis R. Niedens and Rosemary Niedens 1821 Hillcrest Drive Goddard, Kansas 67052
lot 30, Block 2	Same	D Harold E. Holding dba Holding Construction Co. and Shirley Holding 1623 Palisade 67213
lot 31, Block 2	Same	D Jays W. Russell 1623 Palisade 67213
lot 32, Block 2	Same	✓ Behrooz Rahbar 200 N. Zelta 67207
lot 33, Block 2	Same	D Gene Miles Development Co. 10711 W. Kellogg 67209
lot 34, Block 2	Same	✓ Roland E. Bainbridge and Kathleen Bainbridge 1821 Hillcrest Drive Goddard, Kansas 67052
lot 36, Block 2	Same	✓ Mark L. Baker and Shirley A. Baker 527, N. Athenian 67203

Tract

A tract in the SW $\frac{1}{4}$ of Section 29-27-1W described as commencing at the intersection of a line 560 feet east of and parallel with the west line of said SW $\frac{1}{4}$, with the northerly row line of U. S. Highway (Case A-38302) thence north parallel with the west line of said SW $\frac{1}{4}$, 415 feet; thence east parallel with the south line of said SW $\frac{1}{4}$, 350 feet for a point of beginning; thence continuing east parallel with the south line of said SW $\frac{1}{4}$, 505.8 ft; thence north with an angle to the left of 89°44' a distance of 850.3 feet; thence west with an angle to the left of 90°28'30" a distance of 347 feet; thence north with an angle to the right of 90°00' a distance of 521 feet to the south line of the north 20 acres of the W $\frac{1}{2}$ of said SW $\frac{1}{4}$; thence west along the south line of said north 20 acres to a point 270 feet east of the west line of said SW $\frac{1}{4}$; thence south parallel with the west line of said SW $\frac{1}{4}$, 1090 feet; thence east parallel with the south line of the north 20 acres of the W $\frac{1}{2}$ of said SW $\frac{1}{4}$ 40 feet, thence north parallel with the west line of said SW $\frac{1}{4}$, 20 feet; thence east parallel with the south line of the north 20 acres of the W $\frac{1}{2}$ of said SW $\frac{1}{4}$, 600 feet; thence south parallel with the west line of said SW $\frac{1}{4}$, 301.17 feet to the place of beginning, except: Beginning at a point on the south line of the north 20 acres of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 29, Twp. 27S, R1W, said point being 270 feet east of the SW corner of said 20 acres; thence south parallel with the west line of said SW $\frac{1}{4}$, 1090 feet; thence east parallel with the south line of said north 20 acres 40 feet; thence north parallel with the west line of said SW $\frac{1}{4}$, 20 feet; thence east parallel with the south line of said north 20 acres, 130 feet; thence north parallel with the west line of said SW $\frac{1}{4}$, 310 feet, thence northeast 179.7 feet more or less to a point 260 feet east and 605 feet south of beginning; thence north parallel with the west line of said SW $\frac{1}{4}$, 605 feet to the south line of said north 20 acres, thence west 260 feet to beginning

Lloyd Kruckenberg 1446 South Maize Road Box 13303 67213 Owner



We hereby certify the foregoing to be a true
and correct list of the property owners of:

A 200 foot radius of: Lot 31, Block 2,
Miles Lakewood Village 2nd Addition,
Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the
Register of Deeds of Sedgwick County, Kansas, on the 13th day of
February, 1979 at 7:00 o'clock A.M.

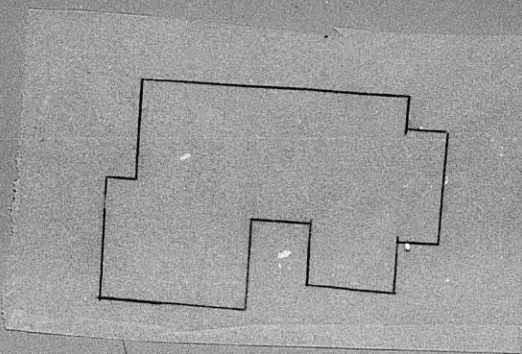
THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Hable

Vice President

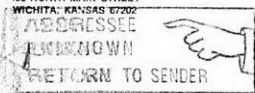
Order No. 273606
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WICHITA - SEDGWICK COUNTY

W.S.C.

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Jay W. Russell
1132 Palisade
Wichita, Kansas 67213



4-79
Resent to 1623
Palisade
3-19



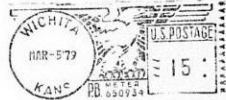
WICHITA - SEDGWICK COUNTY

W.S.C.

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Dennis R. and Rosemary Niedens
1821 Hillcrest Drive
Goddard, Kansas 67052



4-79
Resent to mother
2823 W. 31st
3/7

Bev



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

March 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 4-79

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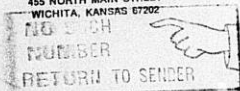
It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

WICHITA - SEDGWICK COUNTY

W.S.C.

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Important!
Notice of Hearing
Enclosed

Jay W. Russell
1132 Palisade
Wichita, Kansas 67213



4-79

no listing

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

March 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 4-79

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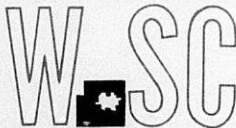
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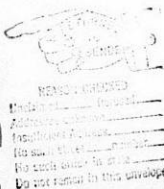
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Jack H. Galbraith
Secretary

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Roland E. and Kathleen Bainbridge
1821 Hillcrest Drive
Goddard, Kansas 67052

No listing

*unclaimed unknown
Bk*

MAR 20 1979

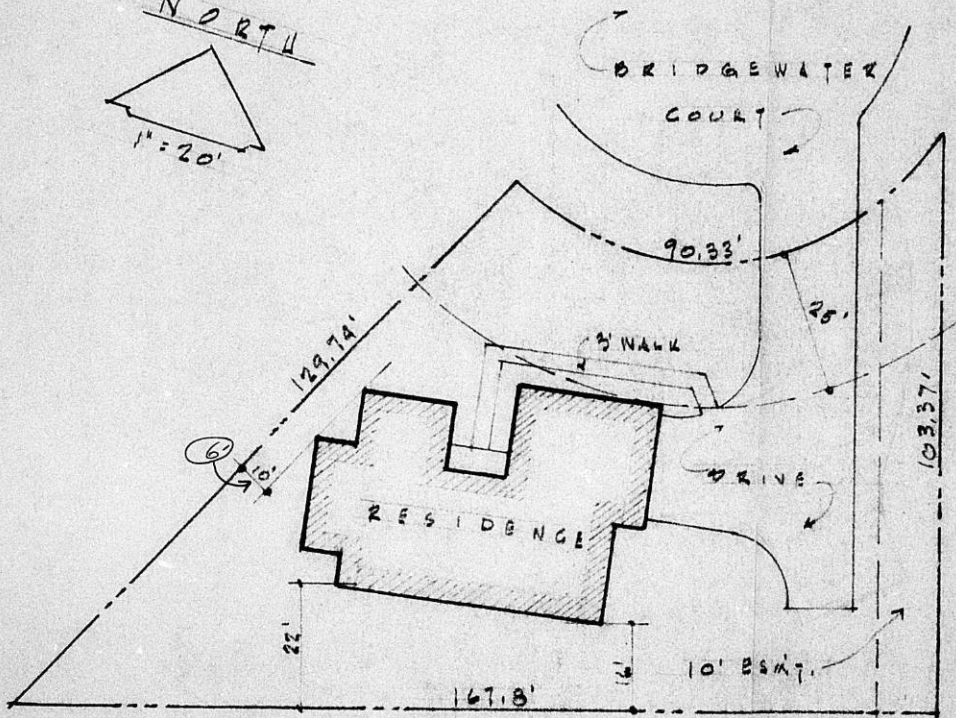
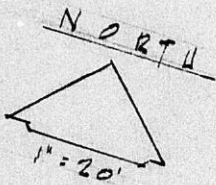
MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 20 11

PAYMENT NOTICE
 City of Wichita

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

DESCRIPTION	AMOUNT
BZA Variance Application	\$50 ⁰⁰
NAME	Michael L. Debacker
ADDRESS	761 N. Belmont
FUND	110-00-000-40071
DATE	03-000-000
COMMENTS	
DATE	2-16-79
BY	LD



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• S I T E P L A N •

of

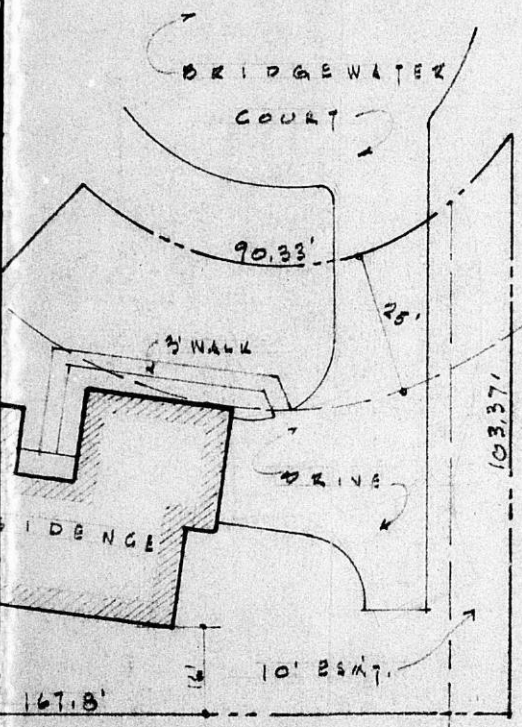
LOT-31 BLK.-2

IN

MILES LAKEWOOD VILLAGE

TO

SEDGWICK CO., KANSAS



I CERTIFY THAT THIS
PLAN COMPLIES WITH
ZONING SETBACKS AND
SUBDIVISION COVENANTS
AND RESTRICTIONS.

SIGNED: _____
APPLICANT

SITE PLAN FOR:	
<u>HOLDING CONSTR. CO.</u>	
WICHITA	KANSAS
RESIDENTIAL DESIGN SERVICE	DATE 2.6.79
J. D. FINNEY	SHEET 1 of 1
6831 E. KELLOGG WICHITA, KANSAS	PLAN

S I T E P L A N

of

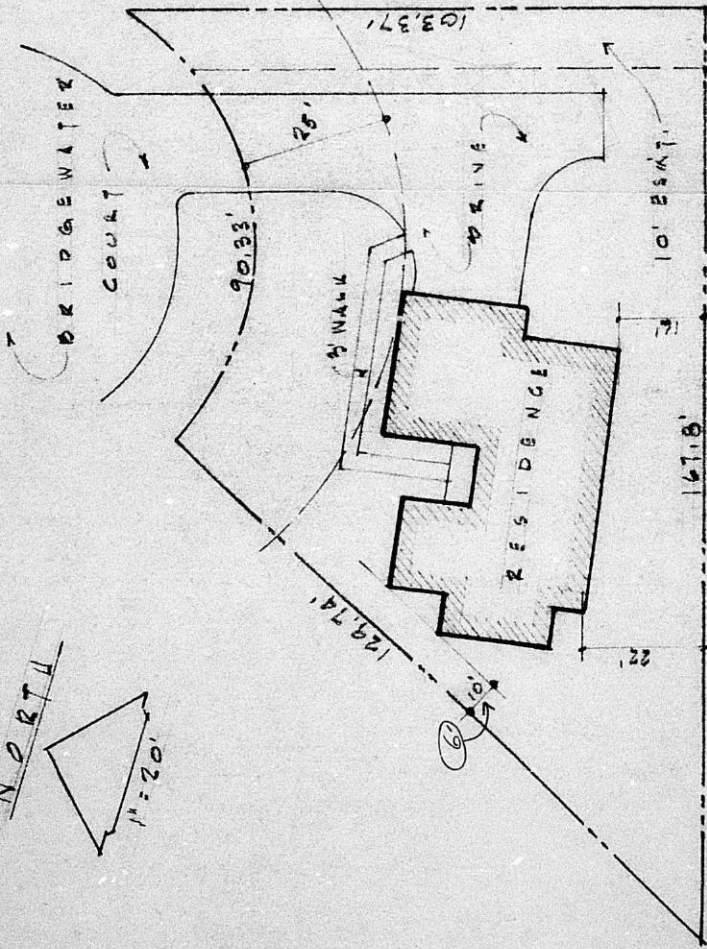
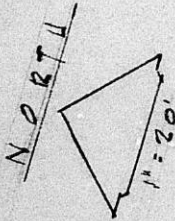
LOT-31 BLK.-2

IN

MILES LAKE MOOR VILLAGE

TO

SEDAWICK CO., KANSAS



I CERTIFY THAT THIS
PLAN COMPLEES WITH
ZONING SETBACKS AND
SUBDIVISION COVENANTS
AND RESTRICTIONS.

SIGNER:

APPLICANT

SITE PLAN FOR:	
HOLDING CONSTR. CO.	
WICHITA, KANSAS	DATE
RESIDENTIAL DESIGN SERVICE	2.6.19
J. D. FINNEY	SHEET
W. E. KELLOGG	1981
WICHITA, KANSAS	PLAN