

Case No. BZA 18-82 - Schneider Investment Corp. - requests a variance to vary lot size, front yard, rear yard and side yard, on property zoned "AA" One-family Dwelling District and generally located on the northwest

file
POSTED
5-5-82

ACTION

B 18-82

COMMITTEE *Agree out to condition*
DATE **5-25-82**

~~M.A.P.O.~~ _____

~~B.C.C./B.C.C.-C.~~ _____
Case Null and Void 10-14-85
See letter to file.

Map No. 5048
 Sec. 15
 Twp. 27
 Range 1W

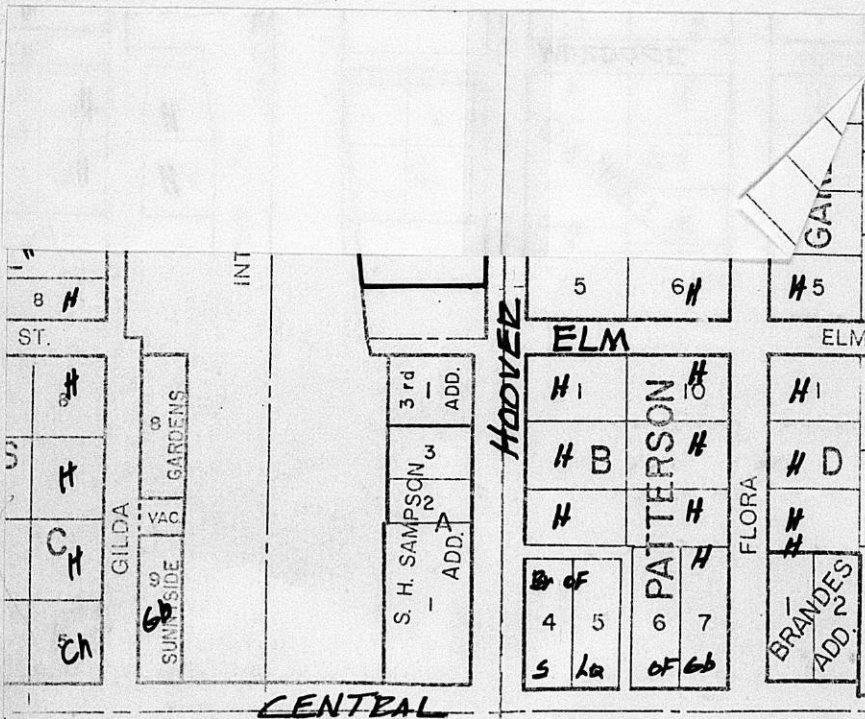
BZA- 1B-82
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 1.8 (231 ft. by 339 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South UNDEVELOPED
 West 1-235 North UNDEVELOPED
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 _____

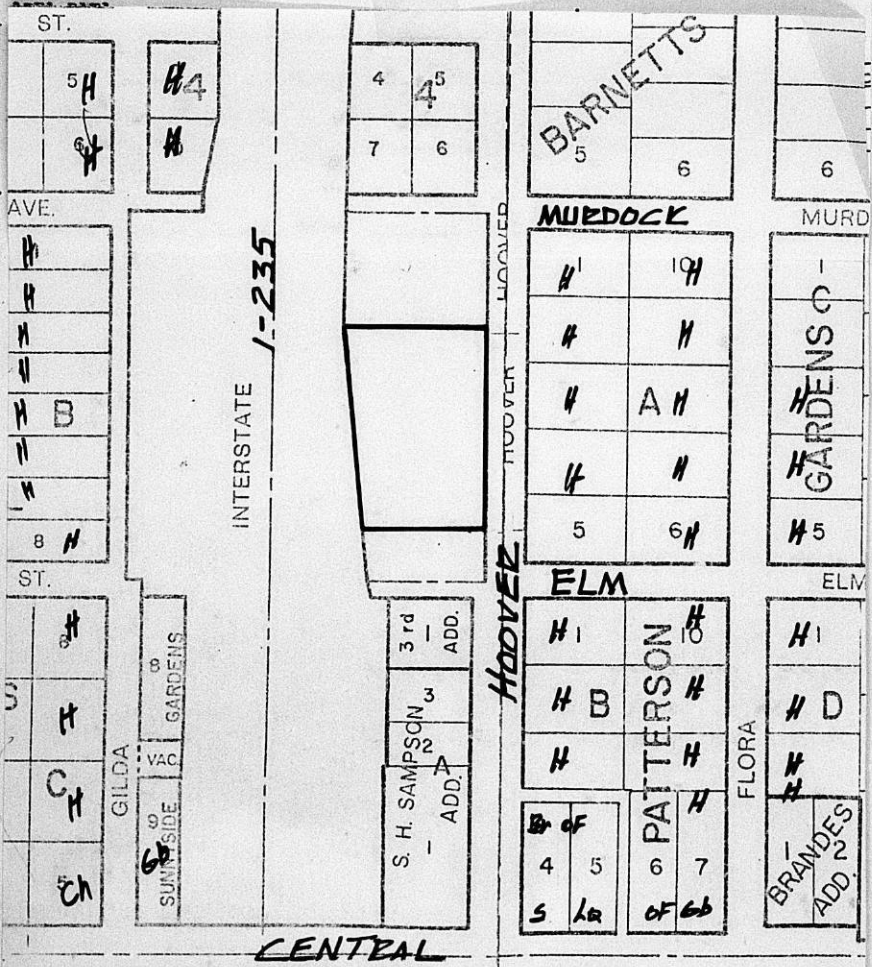


U.S. LAND SURVEYING INSTRUMENTS
 HASTINGS, INDIANAPOLIS, IN
 No. 2153C
 MADE IN U.S.A.

S
 Standard

Map No. 5048
 Sec. 15
 Twp. 27
 Range 1W

BZA- 18-82
 SCZ- _____
 CU- _____
 Filed _____



U.S. GEOLOGICAL SURVEY
 WASHINGTON, D.C.
 20540

Speed
 No. 2153C

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 15, 1985

TO: FILE

FROM: Glen E. Lytle, Assistant Secretary, Board of Zoning Appeals

SUBJECT: BZA Case No. 18-82

The above case has been closed thus making the action of the Board of Zoning Appeals on May 25, 1982 null and void.

This property is now being platted as Mary Kay Addition and not as Pine Cove Addition as submitted to the Board for their consideration. The proposed lot configuration does not now warrant the variances requested by BZA 18-82.



Glen E. Lytle
Assistant Secretary

RESOLUTION NO. BZA 18-82

WHEREAS, Schneider Investment Corporation, 3501 West Fairhaven, Wichita, Kansas, requests variances as provided in Section 2.12.590.B, Code of the City of Wichita, to (1) reduce the required lot area from 6,000 square feet to 3,450 square feet; (2) to reduce one side yard on each lot from 6 feet to 0 feet; (3) to reduce the front yard setback from 25 feet to 20 feet; and (4) to reduce the rear yard setback from 20 feet to 10 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

The south 28 rods of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 27 S, R 1 W of the 6th P.M. except the S 90 feet thereof, in Sedgwick County, Kansas, and except that part taken in Condemnation Case A 77196. Generally located at the northwest corner of Hoover Road and Elm Street.

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 May 25, 1982, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for variances 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 variances arise from such conditions which are unique to the property in question and which are not ordinarily found in the same zone or district; and are not created by an action or actions of the property owner or the applicant inasmuch as the entire development will conform to the same requirements and provide a choice of development style within the general residential area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permits for the variances will not adversely affect the rights of adjacent property owners or residents inasmuch as the area will be served by a loop street and the entire area will be developed to the same requirements as one-family zero lot line homes; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variances are requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would not be able to reduce land and utility costs to provide better affordable housing as one-family dwellings; and

WHEREAS, the Board of Zoning Appeals has found that the variances desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction in lot area, front, side and rear yard setbacks will not interfere with any public right-of-way or easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variances desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the separation between structures will still provide adequate distance for light and air to each dwelling; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for variances to (1) reduce the required lot area from 6,000 square feet to 3,450 square feet; (2)

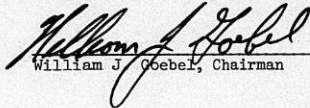
to reduce one side yard on each lot from 6 feet to 0 feet; (3) to reduce the front yard setback from 25 feet to 20 feet; and (4) to reduce the rear yard setback from 20 feet to 10 feet on property zoned the "AA" One-family Dwelling District and legally described as:

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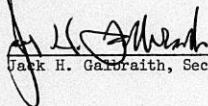
be approved subject to the following conditions:

1. There shall be maintained not less than a 12' side yard for any structure adjacent to a 0' side yard setback line.
2. The resolution effectuating the requested variances will not be released until the plat is recorded.
3. Only such signs as are allowed by the "AA" One-family Dwelling District shall be permitted.
4. Provide 4 off-street parking spaces per dwelling unit.

ADOPTED AT WICHITA, KANSAS, this 25th day of May, 1982.


William J. Geibel, Chairman

ATTEST:


Jack H. Garbraith, Secretary

SECRETARY'S REPORT
CASE NO. EZA 18-82

APPLICANT: Schneider Investment Corporation, 3501 West Fairhaven, Wichita, Kansas.

AGENT: Bill G. Yung, 8225 East 35th Street North, Wichita, Kansas.

REQUEST: Variances pursuant to Section 2.12.590.B, Code of the City of Wichita, (1) to reduce the required lot area from 6,000 square feet to 3,450 square feet; (2) to reduce one side yard on each lot from 6 feet to 0 feet; (3) to reduce the front yard setback from 25 feet to 20 feet; and (4) to reduce the rear yard setback from 20 feet to 10 feet.

GENERAL LOCATION: On the west side of Hoover between Elm Street and Murdock.

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

LAND USE: Subject property is vacant. Adjacent properties are developed residential on large lots or tracts.

JURISDICTION:

The Board has jurisdiction to consider the variances requested under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita and the Board may grant the requests when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting 4 separate variances from the strict application of the "AA" One-family Dwelling District. The first is the reduction of the minimum lot area of 6,000 square feet down to 3,450 square feet. The second is to allow for 0 lot line development by reducing one side yard on each lot from 6' to 0'. The third is to reduce the front yard setback from 25 feet to 20 feet. The fourth is to reduce the rear yard setback from 20 feet to 10 feet.

It is the desire of the applicant to develop this parcel of land with one-family dwellings under the zero lot line concept. This will require a plat for the area, and the size of the parcel is such that a Community Unit Plan cannot be filed under the ordinance. It is therefore necessary that the applicant secure the variances in order to proceed with the plat.

It is the opinion of the Secretary that when this area is developed to the same standards, it will have little effect on adjacent properties. All access to the lots will be from a loop street off of Hoover. All lots will front on the loop street and will have a rear yard adjacent to the I-235 Highway or adjacent to a side yard on the north or south .

In regards to the request for a reduction in the lot area from 6,000 square feet to 3,450 square feet, the following is submitted for the Board's consideration.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the area included will not be intermixed with existing development and will be developed on lots of the same general size.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the area will be developed on lots of similar size.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant will not be able to provide a new type of development thereby providing for a zero lot line project.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as any reduction in the lot area should not create any overloading of public utilities.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as adequate lot area will be provided for open space between structures.

In regards to the requested variance to reduce one side yard on each lot from 6' to 0, the following is submitted for the Board's consideration.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the applicant is attempting to develop an area of zero lot line, one-family dwellings, in order to provide a choice of life styles within the community.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the entire area will be developed as one-family, zero lot line homes.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provision of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the proposal will help reduce the land cost, thereby providing the opportunity for more affordable one-family dwellings.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of one side yard will not interfere with any public right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the distance between the structures will remain at the 12 foot minimum.

In regards to the requested variance for a reduction in the front yard setback from 25' to 20', the following is submitted for the Board's consideration.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as all of the properties on both sides of the street will be conforming to the same setback.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as each property will have a property adjacent to it with the same setback requirement.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be required to reduce the buildable area on each lot.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduced setback should not interfere with any public right-of-way.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as each lot in the development will have the same setback creating uniformity thru the area.

In regards to the requested variance for a reduction in the rear yard setback from 20' to 10', the following is submitted for the Board's consideration.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as all of the properties will be conforming to the same setback.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as over half of the lots will either be adjacent to an interstate highway or maintain a 20 foot rear yard, and the remaining lots will be adjacent to a single large lot parcel where the adjacent dwellings are a great distance away.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be required to reduce the buildable area on each lot.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduced setback will not interfere with any public right-of-way.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as each lot in the development will have the same setback creating uniformity thru the area.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of each variance can be found to exist, then it is the recommendation of the Secretary that the variances be granted subject to the following conditions:

1. There shall be maintained not less than a 12' side yard for any structure adjacent to a 0' side yard setback line.
2. The resolution effectuating the requested variances will not be released until the plat is recorded.
3. Only such signs as are allowed by the "AA" One-family dwelling district shall be permitted.
4. Provide 4 off-street parking spaces per dwelling unit.

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE May 21, 1982



TO Glen Lytle, Special Assistant for Zoning

FROM Robert Tillman, Administrative Aide III

SUBJECT BZA 18-82: Generally located on the Northeast corner of Hoover Road and Elm Street

On Wednesday, May 19th, CPO Neighborhood Council "N" considered the captioned case and voted 7-0 to recommend denial of BZA 18-82, requesting four variances (1) a reduction of the required lot area from 6,000 square feet to 3,450 square feet, (2) a reduction of one side yard on each lot from six feet to zero feet, (3) a reduction of the front yard setback from 25 feet to 20 feet, and (4) reduce the rear yard from 20 feet to 10 feet on property zoned the "AA," One Family Dwelling District. The Council noted that two prior zoning cases at the captioned location had been denied.

There were three area property owners present speaking in opposition to the request for four variances.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at its May 25, 1982, meeting.

Robert Tillman

Robert Tillman
Administrative Aide III

RT:rg

NOTED:

Sarah Gilbert

Sarah Gilbert
CP Coordinator

May 28, 1982

Schneider Investment Corporation
3501 West Fairhaven
Wichita, Kansas 67217

Re: Case No. BZA 18-82
Request for Variances

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on May 25, 1982, your request for variances (1) to reduce the required lot area from 6,000 square feet to 3,450 square feet; (2) to reduce one side yard on each lot from 6 feet to 0 feet; (3) to reduce the front yard setback from 25 feet to 20 feet; and (4) to reduce the rear yard setback from 20 feet to 10 feet were considered.

It was the action of the Board to approve your requests subject to the following conditions:

1. There shall be maintained not less than a 12' side yard for any structure adjacent to a 0' side yard setback line.
2. The resolution effectuating the requested variances will not be released until the plat is recorded.
3. Only such signs as are allowed by the "AA" One-family Dwelling District shall be permitted.
4. Provide 4 off-street parking spaces per dwelling unit.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with condition number 2 above.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

OEL:sad
cc:

GEL:sad
cc: Bill G. Yung, 8225 East 35th Street North, Wichita 67226
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesek, City Clerk

APPLICATION FOR VARIANCEI. Name of Applicant Schneider Investment CorporationMailing Address 3501 W. Fairhaven, Wichita, KS 67217 Phone 522-5415Name of Authorized Agent Bill G. Yung DesignMailing Address 8225 E. 35th North, Wichita, KS 67236 Phone 683-5567Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)II. The variance requested is lot size, front yard, rear yard and side yard.for property located Northwest corner of Hoover Road and Elm Streetand legally described as: S. 28 Rods of N.E.¼ of S.E.¼ of S.E.¼ of
Sec. 15 T27S, RLW of 6 PM except S 90' thereof, Sedgwick County, Kansas and
except that part taken in Condemnation Case A77196.in the City of Wichita; and which is presently zoned AA.

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.

Applicant

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 12:45 (a.m. - p.m.), April 30, 1982 together with appropriate fee of \$50.00.

300.00

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

May 5, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 18-82

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Schneider Investment Corporation, 3501 West Fairhaven, Wichita, Kansas requesting variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting four variances: (1) a reduction of the required lot area from 6,000 square feet to 3,450 square feet; (2) a reduction of one side yard on each lot from six feet to 0 feet; (3) a reduction of the front yard setback from 25 feet to 20 feet; and (4) reduce the rear yard from 20 feet to 10 feet on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

^{462'}
South 28 Rods of N.E. 1/4 of S.E. 1/4 of
S.E. 1/4 of Sec. 15 T27S, R1W of 6 PM
except S 90' thereof, Sedgwick County,
Kansas and except that part taken in
Condemnation Case A77196. Generally
located on the northwest corner of
Hoover Road and Elm Street.

This application has been assigned Case No. BZA 18-82. It will be considered by the Board of Zoning Appeals on May 25, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

Z-2412

BZA CASE NO. 18-82

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	NOTICES SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>8</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>21</u>	TOTAL NOTICES SENT <u>5-5-82</u>

PROJECT: Pine Cone

SUBJECT: Statement of Justification for Variance

OWNER: Larry Schneider

AGENT: Bill G. Yung Design
8225 E. 35th North, Wichita, KS 67226 683-5567

DATE: April 28, 1982

Requested variance is based on the following information:

The proposed project is of the single family type of unit but due to the specific design, the development regulations will not permit construction of this particular project. This land use type is typically described as being a "Zero-Lot-Line" development. These variances are required since the zoning ordinance does not specifically address this type of development without preparing a Community Unit Plan. Since this project does not meet the size requirement for C.U.P.'s, the variance technique is the only available tool for preparing this project.

Specific Variances required are:

1. Lot Area - It is requested that the lot area be reduced from 6,000 s.f. to 3,450 s.f. for the smallest lots, of which only two exist on the proposed development. This will permit the construction of dwelling units specifically designed for a minimum of 46' X 75'. The average lot area based on net buildable area is 4,773 s.f./DU or 9.15 DU/acre. The average lot area based on gross land area is 5,619 s.f./DU or 7.78 DU/acre. Each lot will accommodate four offstreet parking spaces.
2. Side Yard Setback - It is requested that the side yard setback be adjusted to permit a zero setback on one side of the proposed lots and a 12' setback on the other side. This is requested since the covenants will require that the side of the proposed structures being placed on the zero-lot-line must be void of any windows. The opposite side would then permit windows and doors with related patios developed between the blank wall of the adjacent dwelling unit and the 12' setback on this lot. Additionally, a 5' maintenance easement shall be platted allowing owners to maintain the zero lot side of their home.
3. Front Yard Setback - It is requested that the front yard setback be reduced to 20' allowing structures to be placed closer to the street thus

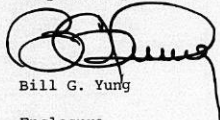


keeping the scale relationship between front yards in balance with the building design and side yard concept.

4. Rear Yard Setback - It is requested that the rear yard be reduced from 20' to 10'. This is requested since the concept for development encourages the development and use of the side yard between units as the patio area thus negating the need for a large rear yard.

The attached floor plans have been prepared for the units that will be constructed by the developer of this project. Fourteen (14) dwelling units will be constructed and if the above variances are granted each of the attached floor plans could be constructed on any of the 14 proposed lots. Each unit will have a two car garage and is designed to meet the existing market conditions. These variances substantially reduce the infrastructure costs permitting affordable housing with increased privacy over other possible solutions.

Respectfully submitted



Bill G. Yung

Enclosure

PROJECT: Pine Cone

SUBJECT: Statement of Justification for Variance

OWNER: Lurry Schneider

AGENT: Bill G. Yung Design
8225 E. 35th North, Wichita, KS 67226 683-5567

DATE: April 28, 1982

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Specific Variances required are:

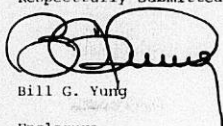
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2. Side Yard Setback - It is requested that the side yard setback be adjusted to permit a zero setback on one side of the proposed lots and a 12' setback on the other side. This is requested since the covenants will require that the side of the proposed structures being placed on the zero-lot-line must be void of any windows. The opposite side would then permit windows and doors with related patios developed between the blank wall of the adjacent dwelling unit and the 12' setback on this lot. Additionally, a 5' maintenance easement shall be platted allowing owners to maintain the zero lot side of their home.
3. Front Yard Setback - It is requested that the front yard setback be reduced to 20' allowing structures to be placed closer to the street thus

keeping the scale relationship between front yards in balance with the building design and side yard concept.

4. Rear Yard Setback - It is requested that the rear yard be reduced from 20' to 10'. This is requested since the concept for development encourages the development and use of the side yard between units as the patio area thus negating the need for a large rear yard.

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Respectfully submitted

A handwritten signature in black ink, appearing to read "Bill G. Yung", is written over a horizontal line. The signature is stylized and cursive.

Bill G. Yung

Enclosure

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:

Record Owners within 200 feet of: The South 28 rods of the Northeast Quarter of the Southeast Quarter of Section 15, Township 27 South, Range 1 East, except the South 90 feet and except Cond. #A-77196.



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.)

DESCRIPTIONSRECORD OWNERS

The South 28 rods of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 South, Range 1 West, except the South 90 feet thereof, and except that part taken in Condemnation Case A-77196.) Schneider Investment Corporation
3501 West Fairhaven
Wichita, Kansas 67217

The South 90 feet of the South 28 rods of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 South, Range 1 West, except that part taken in Condemnation Case A-77196. ✓ Melvin J. Sanderson
731 North Hoover
Wichita, Kansas 67212

North 3 acres of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 South, Range 1 West, except Condemnation Case A-77196. ✓ Glenn E. & Mary E. Whitcomb
749 North Hoover
Wichita, Kansas 67212

Fidelity  Title
 COMPANY, INC.

DESCRIPTIONS

RECORD OWNERS

Lot 1, S. H. SAMPSON ADDITION,

Bevell's Tire Service Inc.
ADDRESS UNKNOWN *5600 W. Central*

Lot 1, Block A, PATTERSON GARDENS
ADDITION,

✓ Donald Joe & Janice M.
Bobbitt
748 North Hoover
Wichita, Kansas 67212

Lot 2, Block A, PATTERSON GARDENS
ADDITION,

✓ John E. & Betty P. Weakly
3019 Columbine
Wichita, Kansas 67204

Lot 3, Block A, PATTERSON GARDENS
ADDITION,

✓ Eugene & Joyce D. Steinkrass
736 North Hoover
Wichita, Kansas 67212

Lot 4, Block A, PATTERSON GARDENS
ADDITION,

✓ James S. & Evelyn J. McElroy
732 North Hoover
Wichita, Kansas 67212

Lot 5, Block A, PATTERSON GARDENS
ADDITION,

✓ Vernon A. & Margaret R. Davis
ADDRESS UNKNOWN

Lot 1, Block B, PATTERSON GARDENS
ADDITION,

✓ Norman L. & Jocie M. Hayden
726 North Hoover
Wichita, Kansas 67212

Lot 2, Block B, PATTERSON GARDENS
ADDITION,

✓ Delbert P. & Frances M. Talley
718 North Hoover
Wichita, Kansas 67212



Dated in Wichita, Kansas, this 30th day of April, 1982 at

7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *C. E. Bud Riddler*
Vice President

Tracer No. 57979



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

May 5, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 18-82

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Schneider Investment Corporation, 3501 West Fairhaven, Wichita, Kansas requesting variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting four variances: (1) a reduction of the required lot area from 6,000 square feet to 3,450 square feet; (2) a reduction of one side yard on each lot from six feet to 0 feet; (3) a reduction of the front yard setback from 25 feet to 20 feet; and (4) reduce the rear yard from 20 feet to 10 feet on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

South 28 Rods of N.E. 1/4 of S.E. 1/4 of
S.E. 1/4 of Sec. 15 T27S, R1W of 6 PM
except S 90' thereof, Sedgwick County,
Kansas and except that part taken in
Condemnation Case A77196. Generally
located on the northwest corner of
Hoover Road and Elm Street.

This application has been assigned Case No. BZA 18-82. It will be considered by the Board of Zoning Appeals on May 25, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

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FORM 2 21

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
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

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

Roll # 2