

Case No. BZA 18-87 - Ron Wilson requests a variance to reduce the required rear yard setback from 20 ft to 10 ft on property zoned the "AA" One-family Dwelling District & generally located on the NW corner of Calhoun & Gilbert (7220 East Gilbert).

200'4 Sec. 6-29-87
Shor 7-27-87
Record ✓

POSTED 4-24-87
GEL

ACTION

B.Z.A. 18-87 Agreed 5/26/87
DATE

200' 4 Sec. 6-29-87
Shdr 7-27-87
Record

Case No. BZA 18-87 - Ron Wilson requests a
variance to reduce the required rear yard set-
back from 20 ft to 10 ft on property zoned the
Map One-family Dwelling District & generally
located on the NW corner of Calhoun & Gilbert
(7220 East Gilbert).

Map No. 5946A

BZA 18-87
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "AA" S "AA" W "AA" N "AA"
3. Land Use: East I-F South I-F
West I-F North I-F
4. Area (is) (~~is~~) platted.



Standard
No. 2-153C
NATIONAL MAP-LONG DISTANCE
LOCAL OR - RICHMOND, TX U.S.A.

IMPORTANT MESSAGE

FOR Allen
DATE 5-8 TIME 1:30 A.M.
P.M.

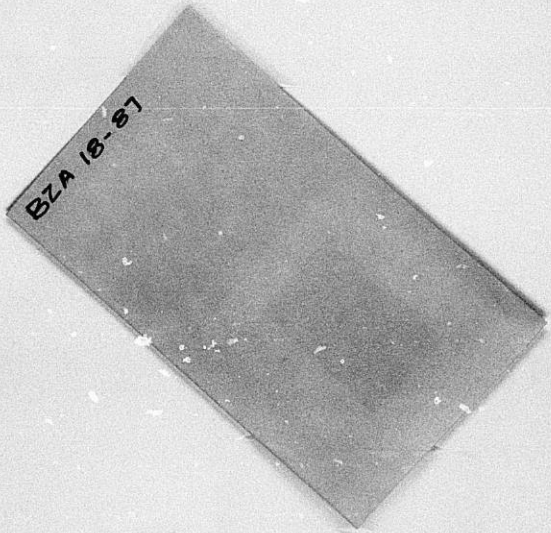
WHILE YOU WERE AWAY

Mrs. (Jack)
OF _____
PHONE No. 683-6095

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE No: BZA 18-87
No can read
SIGNED Allen

FORM 000-017



Synch
No. 2-133C
MONTGOMERY, INDIANAPOLIS, LOS ANGELES
MOBILE, OHIO, RICHMOND, TX, U.S.A.

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

May 1, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 18-87

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 Ronald Wilson, 7220 East Gilbert, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required rear yard setback 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:

Lot 12, Block B, Eastridge Sixth Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Calhoun and Gilbert (7220 East Gilbert).

This application has been assigned Case No. BZA 18-87. It will be considered by the Board of Zoning Appeals on May 26, 1987 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 variance, 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "2B" will consider this case at their meeting to be held on Monday, May 18, 1987, at 7 p.m., at the Capitol Federal Savings and Loan Building, 8040 East Douglas. Additional information regarding this CPC meeting may be obtained by calling the CPO office at 268-4516.

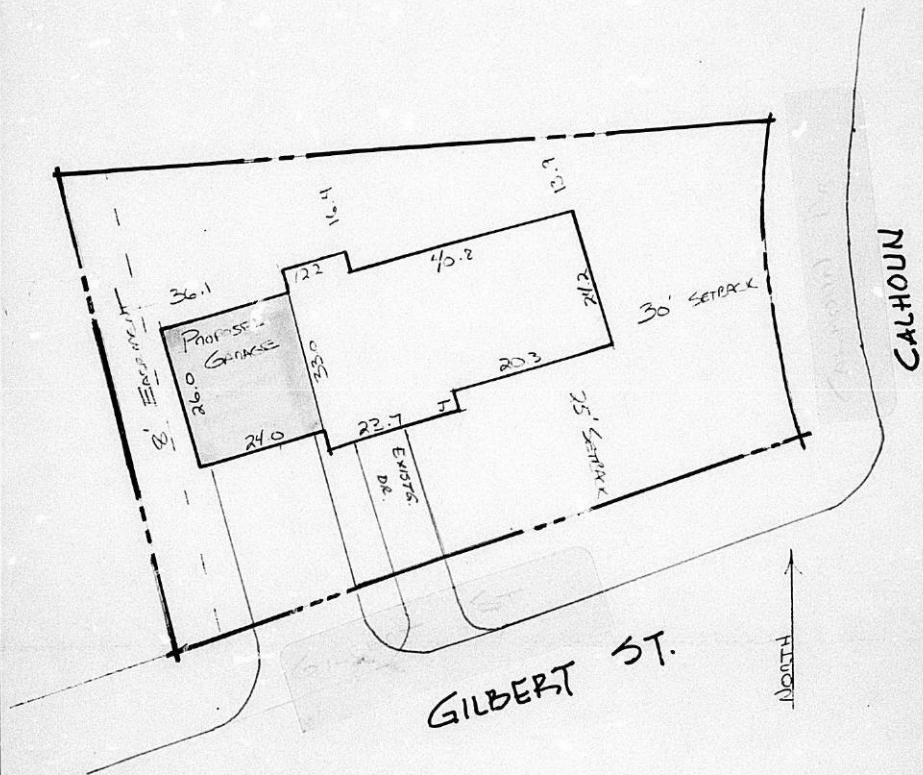
Glen E. Lytle
Assistant Secretary



HENTZEN CONTRACTORS INC.

316-267-3321

1623 So. Mead
Wichita, KS 67211



B24 18-87

June 5, 1987

Hentzen Contractors, Inc.
1623 South Mead
Wichita, Kansas 67211

Re: BZA 18-87 - Request for Variance

Dear Dear Sir:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 26, 1987.

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

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

Sincerely,

Jack H. Galbraith
Secretary

GEL/lw

Enclosure

cc: Leronzo L. Wilson, 7220 E. Gilbert, Wichita, KS 67207
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE May 20, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III *dm*

SUBJECT BZA 18-87: Northwest corner of
Calhoun and Gilbert - 7220 East
Gilbert

On Monday, May 18th CPO Council 2B considered the captioned case, a request for a variance to reduce the required rear yard setback from 20 feet to 10 feet. Noting that the five conditions set out in Section 2.12.590B of the City Code necessary for granting a variance had been found to exist, the Council voted 8-0 to recommend approval of the variance subject to the recommended conditions in the MAPD Secretary's report.

Paul K. Hentzen of Hentzen Contractors, Inc., was present representing the applicant. Mr. Hentzen described the request and responded to questions from the Council. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 18-87 is considered at the May 26th meeting.

SM:dm

RESOLUTION CASE NO. 18-87

WHEREAS, Ronald Wilson, 7220 East Gilbert, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required rear yard setback from 20 feet to 10 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 12, Block B, Eastridge Sixth Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Calhoun and Gilbert (7220 East Gilbert).

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 26, 1987, 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 the home faces a side yard, as does the home to the west. In addition, the existing structure will observe an average setback, to the rear of the house, of the requirement for a rear yard. The side of the proposed addition will be approximately 30 feet from the adjacent home to the west; 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 separation between the proposed addition and the adjacent property lines will be more than is normally required for a detached garage, however, based on the orientation of the home to the west, the appearance will still be in conformance with the normal setbacks between two residential structures; 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 the applicants have no other location on the property to construct a two-car garage due to the configuration of the lot and the original design of the home; 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 reduction of the rear yard setback will not interfere with any needed right-of-way or easements; 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 the two adjoining homes that face the south will exceed the normal separation required by the side yard separation, and the average yard to the north will be at least as great as the rear yard required by the ordinance; 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.

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 required rear yard setback from 20 feet to 10 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 12, Block B, Eastridge Sixth Addition to Wichita,
Sedgwick County, Kansas. Generally located on the
northwest corner of Calhoun and Gilbert (7220 East
Gilbert).

be approved subject to the following conditions:

1. The reduction of the rear yard from 20 feet to 10 feet adjacent to the west property line shall only apply to the construction of the attached two-car garage as shown by the applicant's site plan.
2. No further additions shall be constructed to the north that would reduce the existing separation between the two houses.
3. The applicant shall remove the existing driveway and reconstruct the curb approach.

ADOPTED AT WICHITA, KANSAS, this 26th day of May, 1987.


Thomas D. Jacob, President

ATTEST:


Jack H. Galbraith, Secretary

SECRETARY'S REPORT
CASE NO. BZA 18-87

APPLICANT: Leronzo L. Wilson, 7220 E. Gilbert, Wichita, KS 67207

AGENT: Hentzen Contractors, Inc., 1623 S. Mead, Wichita, KS 67211

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 10 feet.

GENERAL LOCATION: On the northwest corner of Gilbert and Calhoun Streets (7220 E. Gilbert).

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

LAND USE: Subject property is occupied by a one-family dwelling as are all the properties in all directions.

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 conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the rear yard setback from 20 feet to 10 feet in order to construct a two-car attached garage on the west. This garage will replace the garage that was previously converted to part of the living quarters in the existing home. It should be noted that this block was platted with all the front yards facing Calhoun or Whittier Streets with a required 25-foot setback. The lot to the west has a 25-foot platted setback adjacent to Gilbert, whereas this lot has a 20-foot setback adjacent to Gilbert. The applicant's house and the house immediately west both were constructed facing Gilbert Street and observed what is considered as the rear yard adjacent to the common property line between the two houses.

The applicant's request to reduce the rear yard setback on the west will allow the construction of a two-car attached garage and still observe a ten-foot setback. Due to the size and shape of the applicant's property, there is no alternative location for a two-car garage. The platted 20-foot setback will provide an adequate length driveway for the parking of vehicles that would not project over public right-of-way.

The Secretary's main concern on requests such as this, where the property is adjacent to other residences on the north, is the construction of such a long structure which tends to block the prevailing breezes. In this case, the home becomes 77 feet long without space for air generally permitted by detached garages or accessory structures.

There is some form of uniqueness to this property due to the orientation of the house on the lot in relation to the platted setbacks. The house observes the 20-foot setback on Gilbert and the 25-foot setback on Calhoun. To the north, the minimum side yard presently observed is 14 feet, with an average of nearly 18 feet for the existing home. With the addition of the two-car garage, this will increase the average setback on the north to 20 feet.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the home faces a side yard, as does the home to the west. In addition, the existing structure will observe an average setback, to the rear of the house, of the requirement for a rear yard. The side of the proposed addition will be approximately 30 feet from the adjacent home to the west.

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 separation between the proposed addition and the adjacent property lines will be more than is normally required for a detached garage, however, based on the orientation of the home to the west, the appearance will still be in conformance with the normal setbacks between two residential structures.

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's have no other location on the property to construct a two-car garage due to the configuration of the lot and the original design of the home.

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 the rear yard setback will not interfere with any needed 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 two adjoining homes that face the south will exceed the normal separation required by the side yard separation, and the average yard to the north will be at least as great as the rear yard required by the ordinance.

RECOMMENDATION:

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

1. The reduction of the rear yard from 20 feet to 10 feet adjacent to the west property line shall only apply to the construction of the attached two-car garage as shown by the applicant's site plan.
2. No further additions shall be constructed to the north that would reduce the existing separation between the two houses.
3. The applicant shall remove the existing driveway and reconstruct the curb approach.

- CITY OF WICHITA
Route Slip
(PLEASE CIRCLE DESTINATION)

Administration	Credit Union	Operations/Maint. Dept.
Budget & Mgmt.	Emergency Com.	Admin. Research
Contracts Admin.	Fire Department	Construction
Controller	Health Department	Fleet Maintenance
DP/OA Support	Housing/Econ. Dev.	Flood Control
Purchasing	Admin. & Finance	Litter Control
Microfilm	Central Inspection	Street Services
Print Shop	Energy Resources	Traffic Engineering
Stores/Mail Room	Industrial Development	Park Department
Ret. & Insurance	Local Housing Authority	Planning Department
Treasurer	Human Resources	Design
Airport Authority	Admin. Services	Graphics
Art Museum	Neighborhood Services	Police Department
City Commission	Planning/Evaluation	Water Department
City Manager	Law Department	Accounting
City Clerk	Library	Engineering
Personnel	M.T.A.	Filter Plant
Public Affairs	Municipal Court	Mains & Services
CPO		Sewer Maintenance
Citizen Rights & Services		Water Pol. Control
Community Facilities		County Data Processing
Building Services		County House
Century II		
Omnisphere		

For Glen Lytle
 For your information For your comments

MESSAGE:
F.I. I thought you might want a copy of my memo to Don on this - I bel eve he sent it to Ed Finch.

Signed Wally Brown Date 5/4/67
000-017 111 84

THE CITY OF WICHITA
OFFICE OF Central Inspection

DATE April 30, 1987

TO Don Anderson, Director of HED
FROM Monty H. Robson, Superintendent of CID *MHR*

SUBJECT Proposed Garage at
7220 E. Gilbert

We have investigated the possibility of issuing a permit for construction of an attached garage which is to be constructed by Hentzen Construction.

It would seem that since this is a corner lot and the existing house and driveway approach face Gilbert Street, that this side of the property could be considered the front yard and the attached garage would then be allowed to within 6' of the "rear" lot line. However, this does not qualify for a reversal of frontage (to the side street - Gilbert) for several reasons but principally because the house doesn't have the required 20' behind the structure - only approximately 13'.

We found that the garage addition, as proposed, will encroach on the required 20' rear yard setback in violation of the zoning ordinance. This problem can be solved if a variance is granted by the Board of Zoning Appeals.

There have been a few occasions when we have issued a conditional permit to allow construction to start when a BZA variance is required, however it is usually for a question of use, parking, etc. or some problem other than setbacks.

Aside from the fact that a conditional permit for a limited amount of the work is inadvisable in this case, it probably wouldn't be helpful since the project is small and they could probably be able to totally complete the building prior to the May 26 BZA hearing.

As you can imagine if the building is started prior to the BZA hearing, it leaves little option for the Board should they determine the variance should be denied. Therefore we have, as a matter of practice, gotten an indication of support from the Planning Department staff prior to issuing such permit so we don't restrict the Board. Glenn has indicated he hasn't determined if he can support the variance and he won't prepare the staff report until the notices have gone out and there is an opportunity for some response from the neighborhood.

In talking with Glenn about this project I understand from him that the owner's daughter is a county employee and that may be part of the reason for Bud Hentzen's request that something be done to help get a permit issued for this project.

I understand the owner and the contractor are anxious to get this project underway, however we should not issue a building permit with the known setback violation. An application for variance was filed with Glenn Lytle, MAFD, on April 24, 1987 for the BZA hearing on May 26, 1987 and a permit could be issued thereafter if the variance is granted.

RECEIVED

MAY 05 1987

METROPOLITAN PLANNING
ROUTE _____

Proposed Garage at
7220 E. Gilbert
April 30, 1987
Page Two

At this point we could issue a full permit if they submit the garage as a detached (at least 3' from the house) accessory structure, which would have a rear yard setback of 5' (unless the easement is greater than 5' in which case they would have to stay back of the easement). I understand this has been proposed to Paul Hentzen, the builder, but they don't want to do this. However, they could start the structure as detached and later attach it if the BZA variance was granted although this may slow or complicate the work.

We will cooperate in any way possible on this matter. Please feel free to contact me if desired.

MHR:vgm

BZA CASE NO. 18-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>25</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>28</u>	TOTAL NOTICES SENT <u>5/5/87</u>

APPLICATION FOR VARIANCE

I. Name of Applicant Ronald Wilson
Mailing Address 7220 E. Gilbert Phone 684-3489
Name of Authorized Agent Hentzen Contractors, Inc.
Mailing Address 1623 S. Mead Phone 267-3321
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce required rear yard from 20' to 10'

for property located N.W. corner of Gilbert and Calhoun

and legally described as: Lot 12, Block B, Eastridge Sixth Addition
to Wichita, Kansas

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

- 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. 36-596); 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 Ronny D. Wilson
Authorized Agent Paul J. Hentzen

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
3:20 (~~5:00~~ p.m.), APR 24, 1987, together with appropriate
fee of 200.00.

Signed [Signature]



HENTZEN CONTRACTORS INC.

316-267-3321

*1623 So. Mead
Wichita, KS 67211*

REQUEST FOR VARIANCE TO SECTION 2.12.590.B, CODE OF THE CITY
OF WICHITA.

Statement of Justification

Applicant desires to add an attached two car garage on the west end of house. The garage addition would reduce the existing rear yard to 10 ft.

The subject property is a corner lot that was platted for a front yard on the east facing Calhoun St. and a rear yard on the west. The house however was turned to face to the south on Gilbert St. The rear yard as the lot was platted actually functions as a side yard.

The neighbor's house to the west abutting the subject property was also turned to face the south onto Gilbert St. so granting of the variance would not adversely affect them.

Shape and size of applicant's property prevents addition of garage anywhere else on lot.

W. L. KORBER R. G. WAYMIRE
BAUGHMAN CO.
SURVEYORS

PHONE 316-262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

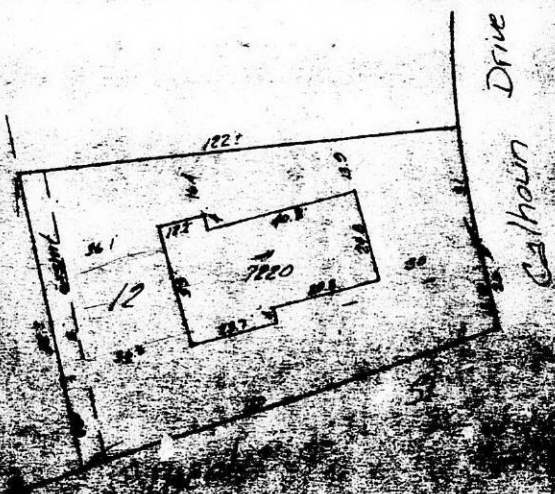
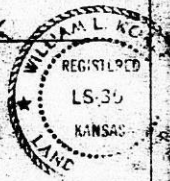
January 19, 1973

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 19th day of January 1973 survey Lot 12, Block B, Eastridge Sixth Addition to Wichita, Kansas

On said lot is house No. 7220 with no garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

William L. Korber
Surveyor



OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 17 exc. the SW ¹ / ₄ 3 feet	Block A	Eastridge Sixth Addition	✓ Jesse Earl Binderim Lorraine C. Binderim 7120 E. Gilbert Wichita, KS 67207
Lot 18	Block A	"	✓ Edward L. Klock Susan D. Klock 663 Whittier Wichita, KS 67207
Lot 19	Block A	"	✓ Henry L. Cordoba Diane M. Cordoba 657 Whittier Wichita, KS 67207
Lot 7	Block B	"	✓ Wilbur H. Weedin Marjorie H. Weedin 13 English Ave. Wichita, KS 67207
Lot 8	Block B	"	✓ Frances M. Shepler 644 Whittier Wichita, KS 67207
Lot 9	Block B	"	✓ V. D. Kelley Phyllis Kelley Address Unknown Notice of Interest filed 9-6-84: Denmon L. Underwood R.R. 4 2235 Lynnwood Wichita, KS 67228
Lot 10	Block B	"	✓ Charles E. Marshall Elma Marcene Marshall 656 Whittier Wichita, KS 67207
Lot 11	Block B	"	✓ Dean Kelley Phyllis Kelley 7202 E. Gilbert Wichita, KS 67207
Lot 12	Block B	"	D ✓ Leronzo LaFayette Wilson Cleo B. Wilson 7220 E. Gilbert Wichita, KS 67207
Lot 13	Block B	"	✓ Richard G. With 657 Calhoun Wichita, KS 67207
Lot 14	Block B	"	✓ Dorothy L. Neal Seacat 7109 Shoreline Dr. Oklahoma City, OK 73132
Lot 15	Block B	"	✓ Elmer W. Sanger Fern A. Sanger 645 Calhoun Wichita, KS 67207

Lot	Block	Addition	Property Owner
Lot 16	Block B	Eastridge Sixth Addition	✓ N. dine K. Ga... 639 Calhoun Wichita, KS 67207
Lot 1	Block C	"	✓ Marguerite F. King 7302 E. Gilbert Wichita, KS 67207
Lot 2	Block C	"	✓ Betty Norman 7310 E. Gilbert Wichita, KS 67207
Lot 3	Block D	"	✓ C. Louise Smith Billy Mack Smith c/o C. Louise Mead 7123 E. Gilbert Wichita, KS 67207
Lot 4 & the W'ly 0.5 feet of Lot 5	Block D	"	Wynona G. Butler Address Unknown Notice of Interest filed 1-2-86: Thomas A. Martin Nancy J. Martin ✓ 8521 Killarney Place Wichita, KS 67206
Lot 5, exc. the W'ly 0.5 feet & the W'ly 1 foot of Lot 6	Block D	"	✓ Bradley K. Whitworth Bonnie R. Whitworth 7201 E. Gilbert Wichita, KS 67207
Lot 6 exc. the W'ly 1 foot & the W'ly .5 feet of Lot 7	Block D	"	✓ Fehmi I. Ayoub Salam F. Ayoub 7042 E. Kellogg Wichita, KS 67207
Lot 7 exc. the W'ly .5 feet	Block D	"	✓ Donald L. Oursler Virginia F. Oursler 702 Longfellow Wichita, KS 67207 Notice of Interest filed 2-3-87: Dennis L. Phelps Steven C. Day Address Unknown
Lot 8	Block D	"	✓ John H. West Mary B. West 7227 E. Gilbert Wichita, KS 67207
Lot 9	Block D	"	✓ Edmund C. Kuhn Helen M. Kuhn 7301 E. Gilbert Wichita, KS 67207
Lot 10	Block D	"	✓ Dennis J. Fisher 7309 E. Gilbert Wichita, KS 67207

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	Block 3	Eastridge Eighth Addition	✓ Nancy A. Mason 636 Calhoun Wichita, KS 67207
Lot 2	Block 3	"	✓ Floyd W. West Maxine L. West 7309 E. Indianapolis Wichita, KS 67218

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lot 12, Block B, Eastridge Sixth Addition to
Wichita, Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 16th day of April, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Gable

Sr. Vice-President

Order No. 378602
nj

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

May 1, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 18-87

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "2B" will consider this case at their meeting to be held on Monday, May 18, 1987, at 7 p.m., at the Capitol Federal Savings and Loan Building, 8040 East Douglas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

PRESORTED
FIRST-CLASS

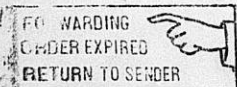


RECEIVED

MAY 14 1987
METROPOLITAN PLANNING
ROUTE _____

John H. West
Mary B. West
7227 E. Gilbert
Wichita, KS 67207

18-87



WES 27 040707N1 05/07/87

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

704/8

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 29-221	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	
CITY BZA VAR.		200 ⁰⁰	
NAME <u>HENTZEN CONCRETE INC.</u>			
ADDRESS <u>1123 S MEAD</u>			
FUND <u>ST-4174-003</u>		DUE DATE	
COMMENTS			
DATE <u>Aug 24 1967</u>		BY <u>[Signature]</u>	