

BZA
33-79

● ACTION ●

COMMITTEE *Approved* DATE *8-26-79*

8-1-79
9-1-79

M.A.P.C. _____

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

9-17-79
✓ 200' M.A.P.D.
✓ 200' C.I. 9-17-79
✓ RECORDED

Case No. BZA 33-79 John L. McGuire, Jr., request variance to reduce required rear yard setback from 15' to 5' to construct attached garage on prop. zoned "B" Multiple Family

Map No. 5448
 Sec. _____
 Twp. _____
 Range _____

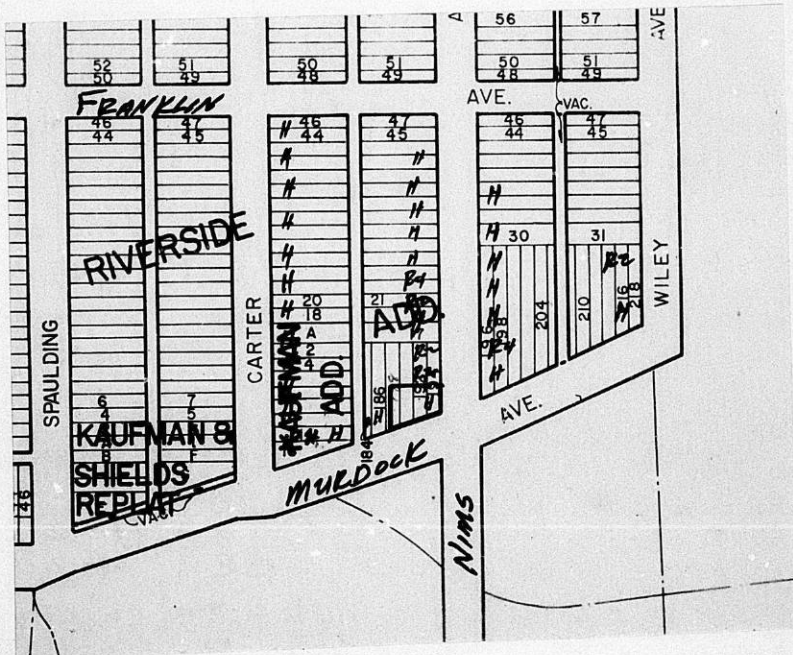
BZA- 33-79
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.13 (65 ft. by 90 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South PARK
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



September 12, 1979

John L. McGuire, Jr.
950 Westlink
Wichita, Kansas 67212

Re: Case No. BEA 33-79
Request for Variance

Dear Mr. McGuire:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 28, 1979, in connection with your request for a variance to reduce the required rear yard setback from 15 feet to 5 feet on property zoned the "B" Multiple Family Dwelling District and generally located on the northwest corner of Nims and Murdock.

This Resolution reflects the official action of the Board to approve this 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,

Glen E. Lytle
Assistant Secretary

GEL:bbs
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk
Milan Mounts, R.R. #1, Goddard 67052

RESOLUTION NO. BZA 33-79

WHEREAS, John L. McGuire, Jr., 950 Westlink, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard setback from 15 feet to 5 feet on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Parts of lots 188, 190, 192 and 194 on Park, now Murdock Avenue, in Riverside Addition, described as: beginning 80 feet south of the NE corner of lot 194, thence west 90 feet to a point 10 feet east of the west line of lot 188, thence south parallel with the west line of lot 188 to the north line of Park, now Murdock Avenue, thence NELY along the north line of Murdock Avenue to the SE corner of lot 194, thence north to the point of beginning. Generally located on the north-west corner of Nims and Murdock.

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 August 28, 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 the house was built prior to zoning requirements and is facing what has been determined now to be a side yard; 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 proposed attached garage will be 5 feet from the side lot line of the property to the west and there is an open rear yard to the north; 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 only location for an attached garage would be in the front yard area adjacent to Nims which is an inappropriate addition to the house; 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 this request is interiorly located; 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 four previous conditions can be found to exist; 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.

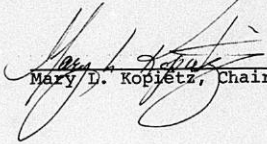
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required side yard setback from 15 feet to 5 feet on property zoned the "B" Multiple Family Dwelling District and legally described as:

Part of lots 188, 190, 192 and 194 on Park, now Murdock Avenue, in Riverside Addition, described as: beginning 80 feet south of the NE corner of lot 194, thence west 90 feet to a point 10 feet east of the west line of lot 188, thence south parallel with the west line of lot 188 to the north line of Park, now Murdock Avenue, thence NELY along the north line of Murdock Avenue to the SE corner of lot 194, thence north to the point of beginning. Generally located on the north-west corner of Nims and Murdock

be approved subject to the following condition:

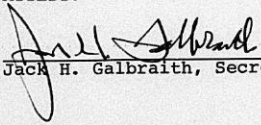
1. This variance shall be granted to permit a reduction of the rear yard setback from 15 feet to 5 feet for only that portion as shown on the applicant's submitted plot plan.

ADOPTED AT WICHITA, KANSAS, this 28th day of August, 1979.



Mary D. Koppetz, Chairman

ATTEST:



Jack H. Galbraith, Secretary

August 29, 1979

John E. McGuire, Jr.
950 Westlink
Wichita, Kansas 67212

Re: Case No. BZA 33-79
Request for Variance

Dear Mr. McGuire:

At the regular meeting of the Board of Zoning Appeals on August 28, 1979, your request for a variance to reduce the required rear yard setback from 15 feet to 5 feet on property zoned the "R" Family Dwelling District and generally located on the northwest corner of Nims and Murdock was considered.

It was the action of the Board to approve this request.

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,

Jack H. Galbraith
Secretary

JHG:bhc

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk
Milan Mounts, R.R. #1, Goddard 67052

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE August 20, 1979

TO Jack Galbraith, Chief Planner

FROM Bill Morris, CPO Administrative Aide

SUBJECT BZA 33-79 (Northwest Corner of
Nims and Murdock)

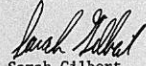
On August 15, 1979, CPO Council "N" considered the captioned case. The Council recommended approval of the variance by a vote of 6-1.

Council members felt that the request was reasonable and would not have an adverse effect on the neighborhood. In addition, no one was present to protest the variance.


Bill Morris
CPO Administrative Aide

EM:lw

NOTED:


Sarah Gilbert
Assistant CP Coordinator

RECEIVED

AUG 22 1979

METROPOLITAN PLANNING

ROUTE 25 _____

SECRETARY'S REPORT
CASE NO. BZA 33-79

APPLICANT: John L. McGuire, Jr., 950 Westlink, Wichita, Kansas

AGENT: Milan Mounts, E.R. #1, Goddard, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard setback from 15 feet to 5 feet.

GENERAL LOCATION: Northwest corner of Nims and Murdock.

ZONING: Subject property is zoned "B" Multiple Family as are those properties to the north, east and west. South is "A" Two Family.

LAND USE: Subject property is occupied by a single family residence as are those properties to the east and west; north is two family; south is City park.

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).

Page 2
BZA 33-70
BZA AGENDA
8-28-70

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the rear yard setback from 15 feet to 5 feet in order to construct an attached garage to the west side of the existing structure. The garage as proposed will be 14 feet 8 inches by 20 feet.

The existing house faces Murdock but is addressed on Nims and was constructed approximately 65 years ago prior to the establishment of required setbacks. The house is located on a portion of several lots that were platted with their frontage on Murdock. Central Inspection has determined, by the configuration of the zoning lot, that the frontage of the lot is on Nims, and the rear of the lot would be to the west.

The applicant could erect a detached garage 11 feet 8 inches wide and be in compliance with the zoning ordinance. The applicant has requested that rather than a detached garage, 3 feet or more from the main structure, that he be permitted to attach the garage and better utilize the 3 feet inside of the garage.

There is a house located immediately west that would be required to maintain a side yard of only 5 feet. For all practical purposes, with the front of the applicant's house facing Murdock, it would be logical to assume the yard to the west to be a side yard and the requirement to be only 5 feet. The Secretary concurs in Central Inspection's determination of the required yards.

UNIQUENESS:

It is the opinion of the Secretary that this is somewhat of a unique situation inasmuch as the house was built prior to zoning requirements and is facing what has been determined now to be a side yard.

ADJACENT PROPERTY:

It is the opinion of the Secretary that inasmuch as the proposed attached garage will be 5 feet from the side lot line of the property to the west and there is an open rear yard to the north that adjacent properties would not be adversely affected.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the only location for an attached garage would be in the front yard area adjacent to Nims which is an inappropriate addition to the house.

PUBLIC INTEREST:

Page 3
BZA 33-79
BZA AGENDA
8-28-79

It is the opinion of the Secretary that the granting of the variance would not affect the public interest inasmuch as this request is interiorly located.

SPIRIT AND INTENT:

It is the opinion of the Secretary that if the previous four conditions necessary to the granting of the variance can be found to exist, the granting of the variance would not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance).

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, it is recommended that the application to reduce the rear yard setback from 15 feet to 5 feet be approved for only that portion of the rear yard as shown on the applicant's submitted plot plan.

BZA CASE NO. 33-79

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

14 NOTICES SENT TO ADJOINING PROPERTY OWNERS

27 TOTAL NOTICES SENT 8-8-79

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

August 8, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 33-79

An application has been filed by John L. McGuire, Jr., 950 Westlink, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required rear yard setback from 15 feet to 5 feet to construct an attached garage, on property zoned the "B" Multiple Family District, and legally described as follows:

Part of lots 188, 190, 192 and 194 on Park, now Murdock Avenue, in Riverside Addition, described as: beginning 80 feet south of the NE corner of lot 194, thence west 90 feet to a point 10 feet east of the west line of lot 188, thence south parallel with the west line of lot 188 to the north line of Park, now Murdock Avenue, thence NEly along the north line of Murdock Avenue to the SE corner of lot 194, thence north to the point of beginning. Generally located at the northwest corner of Nims and Murdock (803 Nims).

This application has been assigned case No. BZA 33-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 28, 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

July 26, 1979

John McGuire, Jr.
950 Westlink
Wichita, Kansas 67212

Dear Mr. McGuire:

Enclosed herewith please find receipt for your \$50.00
filing fee in connection with your application for a
variance on the property located at 803 Nims.

Yours very truly,

G. L. Shirkey
Junior Planner

GLS:bbc
Encl.

July 24, 1979

950 Westlink
Wichita, Kansas 67212

G. L. Shirkey
Board of Zoning Appeals
Metropolitan Area Planning
City Hall - 10th Floor
Wichita, Kansas 67202

Dear Mr. Shirkey:

It is respectfully requested that you vary the rear yard setback from 15' to 5' to construct an attached garage 14'8" x 20' - rather than a detached garage 11'8" x 20', at the NW corner of Nims and Murdock (803 Nims) for the following reasons:

- 1) Although the address is 803 Nims, the property generally is on Murdock and faces South. When one comes over the Nims bridge going North, the first property you see is ours. The proposed garage would pick up the lines of the porch and beautify the property and would also be a welcome improvement in the Riverside Park area. We are just completing a complete remodeling inside and out (at a cost of over \$30,000) of this 65-year old house, which for many years has been an eye-sore to the park area.
- 2) The extra 3 feet we will pick up in the garage width will provide a nice sized single garage, rather than a very small, cramped one, (which would depreciate the value of the property.) The attached garage would be 14'8" x 20'. A standard 2-car garage is 20' x 22'.

Sincerely,

John L. McGuire, Jr.
John L. McGuire, Jr

JLM:dp

RECEIVED

JUL 26 1979

METROPOLITAN PLANNING
ROUTE Shirkey

Shirkey, \$50

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant John L. McGuire, Jr ✓
 Mailing Address 950 WESTLICK Phone 722-2247
 Name of Authorized Agent MICAM MOUNTS ✓
 Mailing Address Rt #1, Goodland Phone 67052 794-2410
 Relationship of applicant to property is that of OWNER
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to vary the REAR YARD SETBACK
FROM 15' to 5' to CONSTRUCT AN ATTACHED
GARAGE (at the NW CORNER OF NIMS + MURDOCK
for property located (803 NIMS)

and legally described as: PART OF LOT 188-190, 192+194 ON PARK
NOW MURDOCK AVE LIVESIDE ADD TO WICHITA SEDGWICK COUNTY;
DESCRIBED AS FOLLOWS: BEGINNING 20' S. OF THE NE CORNER OF 194
THENCE WEST TO A POINT TO EAST OF THE WEST LINE OF LOT 188, THENCE
SOUTH PARALLEL TO THE W LINE OF LOT 188 TO THE N LINE OF PARK, NOW
MURDOCK AVE, THENCE NE ALONG THE N LINE OF MURDOCK, TO THE SE CORNER
OF LOT 194, THENCE N TO POINT OF BEGINNING ^{10'}
we legal from ownership list

- 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.

John L. McGuire, Jr.
 Applicant
Micam A. Mounts
 Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 10:00 (a.m.) - p.m.), July 26 19 79
 together with appropriate fee of \$50.00.

G. Lynn Shirley
 Signed

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 18 on Carter	Riverside Addition	Cathy L. McCall 1707 Payne 67207
lots 20 and 22 Carter Avenue	Same	<i>no listing</i> Ellen C. Johnston Address Unknown
lots 17 and 19 Nims	Same	Anne T. Porzenheim 817 Nims 67203
lots 21 and 23 Nims	Same	<i>no listing</i> Eliza Ruth Owens Address Unknown
lots 25 and 27 Nims	Same	Robert Earl Swinson 803 Nims 67203
Part of lots 188, 190, 192 and 194, on Park, now Murdock Avenue, Riverside Addition to Wichita, described as: Beginning 80 feet south of the NE corner of lot 194; thence west 90 feet to a point 10 feet east of the west line of lot 188; thence south parallel to the west line of lot 188 to the north line of Park, now Murdock Avenue; thence NEly along the north line of Murdock Avenue to the SE corner of lot 194; thence north to the point of beginning		✓ John L. McGuire Jr. and Jo Ann McGuire 950 North Westlink 67212
The North 40 feet of the east 15 feet of lot 184, and the north 40 feet of lots 186, 188, 190, 192 and 194 Riverside Addition		<i>no listing</i> Norma E. Budetti
The west 50 feet of following tract: Beg. at a point 80 feet south of the NE corner of lot 194, on Park Avenue, now Murdock Avenue, in Riverside Addition to Wichita, running thence west to a point 10 feet east of the west line of lot 184, on Park Avenue now Murdock Avenue; thence south to the north line of Park Avenue now Murdock, thence Eastwardly along the north line of Park, now Murdock Avenue, to the SE corner of said lot 194, thence north to the place of beginning		✓ Billy George Wiseman and Jennifer Reve Wiseman 910 West Mrudock 67203
The south 40 feet of the north 80 feet of lots 184, 186, 188, 190, 192, 194, except the west 10 feet of lot 184, on Park now Murdock Avenue, in Riverside Addition		✓ J. C. Waggoner and Opal 820 Spaulding 67203
The south 50 feet of the north 100 feet of lots 196, 198, 200, 202, and 204 on Park now Murdock, Riverside Addition		✓ Anna M. Heinen and Anita M. Grochowsky 818 Nims 67203
The South 50 feet of the North 150 feet of lots 196, 198, 200, 202, 204, 206, on Park Now Murdock Riverside Addition		✓ Norman C. McCreery & Thelma J. 818 Nims 67203

Lot	Addition	Property Owner
A part of lots 196, 198, 200, 202, 204 and 206 on Park now Murdock Avenue, Riverside Addition, described as: Commencing at a point 150 feet south of the NW corner of lot 196, on Park now Murdock, thence east 140 feet; thence south 26 feet, thence in a SWly direction to a point 50 feet south of the point of beginning; thence north 50 feet to the place of beginning		KEN Properties 2246 Columbine 67204
Riverside Park		City of Wichita <i>Tom Allen</i> 455 North Main 67202
Lot A	Kaufman's Addition	<i>Rethel K. McCallister</i> 1707 Payne 67203
lots 2 and 4	Same	James L. Tandy and Darlene 814 Carter 67203
lots 6 and 8	Same	Donald K. Burrow and Jeanene L. 810 Carter 67203 <i>2808 Glen</i>
lots 10 and 12	Same	Greg P. Hirleman and <i>Cake Rv</i> Gregory N. Thompson <i>16</i> Fourth Financial Center 67202
lots 14 and 16	Same	F. L. Harris Address Unknown <i>329 Joann 03</i>

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

lots within a 200 foot radius of:
[part of lots 188, 190, 192 and 194 on
Park, now Murdock Avenue, in Riverside
Addition, described as: beginning 80 feet
south of the NE corner of lot 194, thence
west 90 feet to a point 10 feet east of
the west line of lot 188, thence south
parallel with the west line of lot 188 to
the north line of Park, now Murdock Avenue,
thence NEly along the north line of Murdock
Avenue to the SE corner of lot 194, thence
north to the point of beginning]

legal.
OK.

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 15th day of June, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Noble

Vice President

Order No. 278039
wh

OIC

VARIANCE

RESOLUTION NO. BZA 33-79

WHEREAS, John L. McGuire, Jr., 950 Westlink, Wichita, Kansas

requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to _____ reduce the required rear yard setback from 15 feet to 5 feet.

on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Part of lots 188, 190, 192 and 194 on Park, now Murdock Avenue, in Riverside Addition, described as: beginning 80 feet south of the NE corner of lot 194, thence west 90 feet to a point 10 feet east of the west line of lot 188, thence south parallel with the west line of lot 188 to the north line of Park, now Murdock Avenue, thence WELY along the north line of Murdock Avenue to the SE corner of lot 194, thence north to the point of beginning. ~~Generally located~~

Generally located on the Northwest corner of Nims and Murdock.

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 August 28, 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 _____

_____ the house was built prior to zoning requirements and is facing what has been determined now to be a side yard; and

Variance Resolution
Page Two

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~~ proposed attached garage will be 5 feet from the side lot line of the property to the west and there is an open rear yard to the north, ~~that adjacent properties would not be adversely affected.~~

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 owner represented in the application inasmuch as _____ the only location for an attached garage would be in the front yard area adjacent to Mims which is an inappropriate addition to the house; 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 this request is interiorly located; 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 four previous conditions can be found to exist; 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 15 feet to 5 feet

Variance Resolution
Page Three

on property zoned the "B" Multiple Family Dwelling District
and legally described as:

Part of lots 188, 190, 192 and 194 on Park, now Murdock Avenue, in Riverside Addition, described as: beginning 80 feet south of the NE corner of lot 194, thence west 90 feet to a point 10 feet east of the west line of lot 188, thence south parallel with the west line of lot 188 to the north line of Park, now Murdock Avenue, thence NELY along the north line of Murdock Avenue to the SE corner of lot 194, thence north to the point of beginning.

Generally located on the northwest corner of Mine and Murdock
be ~~approved~~ subject to the following conditions: *

ADOPTED AT WICHITA, KANSAS, this 28th day of
August, 1979.

Mary L. Kopietz, Chairman

ATTEST:

Jack H. Galbraith Secretary/
~~Assistant Secretary~~

- * 1. This variance shall be granted to permit a reduction of the rear yard setback from 15 feet to 5 feet for only that portion as shown on the applicant's submitted plot plan.

WILLIAM L. KORBER
JOHN E. LUNDBLADE

BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

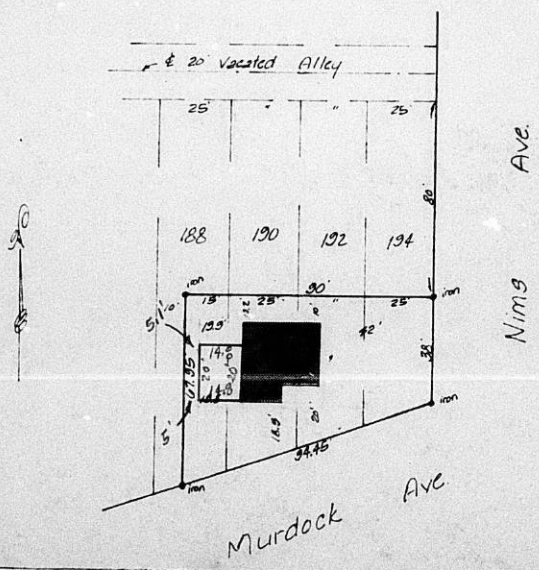
State of Kansas)
) SS
County of Sedgwick)

March 21, 1979

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we did on this 21st. day of March, 1979, survey part of Lots 188-190-192 and 194 on Park now Murdock, Riverside Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning 80 feet south of the N.E. Corner of Lot 194; thence west 90 feet to a point 10 feet east of the west line of Lot 188; thence south parallel with the west line of Lot 138, to the north line of Park, now Murdock; thence northeasterly along the north line of Murdock to the S.E. Corner of Lot 194; thence north to the point of beginning.

The accompanying plat is a true and correct exhibit of said survey.

James E. Jordan
Surveyor

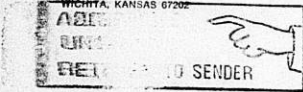


Revised 21 June 1979

WICHITA - SEDGWICK COUNTY



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



2808 Glen Oaks Dr



33-79

Greg P. Hirleman and Gregory N. Thompson
Fourth Financial Center
Wichita, Kansas 67202



Rec'd 8-14

John L. McGuire, Jr.
958 Westline
Wichita, Kansas 67212



G. L. Shirkey
Board of Zoning Appeals
Metropolitan Area Planning
City Hall - 10th Floor
Wichita, Kansas 67202

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

August 8, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 33-79

An application has been filed by John L. McGuire, Jr., 950 Westlink, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required rear yard setback from 15 feet to 5 feet to construct an attached garage, on property zoned the "B" Multiple Family District, and legally described as follows:

Part of lots 188, 190, 192 and 194 on Park, now Murdock Avenue, in Riverside Addition, described as: beginning 80 feet south of the NE corner of lot 194, thence west 90 feet to a point 10 feet east of the west line of lot 188, thence south parallel with the west line of lot 188 to the north line of Park, now Murdock Avenue, thence NEly along the north line of Murdock Avenue to the SE corner of lot 194, thence north to the point of beginning. Generally located at the northwest corner of Nims and Murdock (803 Nims).

This application has been assigned case No. BZA 33-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 28, 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.

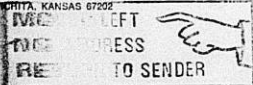
It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

WICHITA - SEDGWICK COUNTY



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



no listing

Cathy L. McCall
1707 Payne
Wichita, Kansas 67207



33-79

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**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 V...	512

NAME *John M. ...*

ADDRESS *150 West...*

FUND *11-10-71-013* DUE DATE *...*

COMMENTS

DATE *7/26/77* BY *...*