

Case No. BZA 49-81 - St. Matthias
Diocese of Kansas Episcopal Church -
request a variance to reduce the re-
quired side yard on the south from
25' to 11'; and to eliminate the
required screening fence on the south,
on property zoned the "AA" One-family

POSTED
11-6-81

ACTION

BZA COMMITTEE APPROVED DATE 11-24-81

M.A.P.C. _____

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

48847A

200
14 Sec 12-7-81
12-7-81
1-8-82
15-8-82
Chapman
Spencer
Wendover

Map No. 4847
 Sec. _____
 Twp. _____
 Range _____

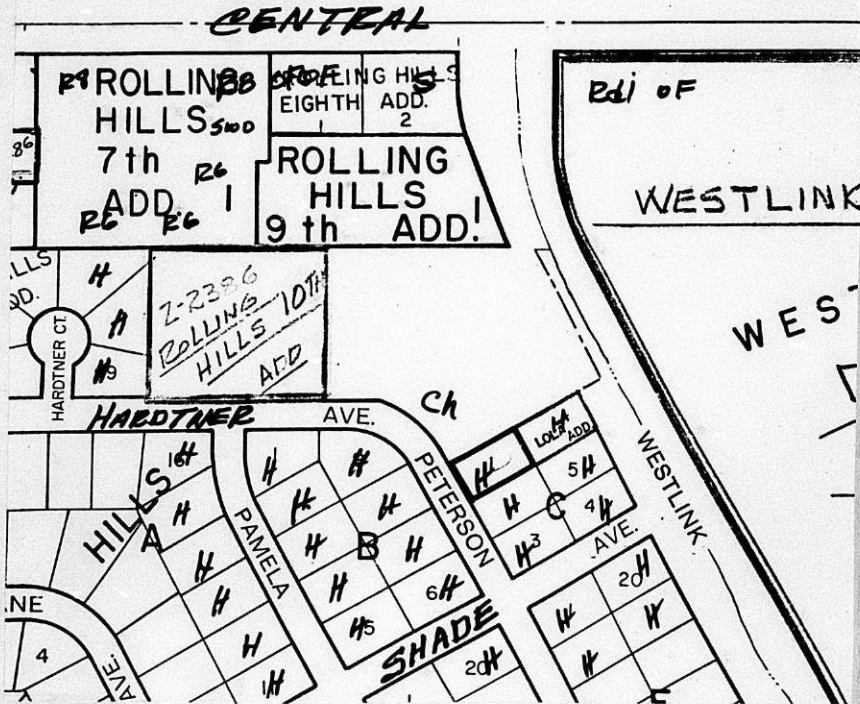
BZA- 49-81
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.2 (70 ft. by 130 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North CHURCH
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 _____



LOS ANGELES COUNTY
 REGISTERED
 MCGREGOR, TX - LOCUST GROVE, CA
 U.S.A.

Shirley
 No. 2,153C

November 24, 1981

TO: Board of Zoning Appeals
Tenth Floor - City Hall
455 N. Main, Wichita, Kansas 67202

FROM: James A. Stone
546 Peterson
Wichita, Kansas 67212

SUBJECT: CASE NO. BZA 49-81

My name is Jim Stone, 546 Peterson, Wichita, Ks., my wife Rosalie and I are the owners of the property next door south of the property which is being discussed.

Our primary purpose is to determine, if possible, what is best for our neighborhood and all parties concerned.

Apparently, City Code requires church property to have a 25' side yard between their building and the adjoining private dwelling. There is only approximately 12 ft from the side of the proposed acquisition and our property line. In addition, a wooden fence is required to be installed by the church between properties.

According to the information I have received from the City Planning Commission Office, once concessions are granted, the church is entitled to do whatever they deem feasible to the church property. This would apparently include paved parking lots and driveways.

We would not oppose the use of the house as it stands now for classrooms, church meeting and etc. We do however, oppose any structural changes or alterations which would change the appearance of the house from a private dwelling to a church.

After learning some of the details as outlined, we feel if property requirements are waived, wooden fence would be in order.

Thank You

Jim Stone
Jim Stone

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

November 4, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 49-81

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 St. Matthias Diocese of Kansas Episcopal Church, 560 Peterson, 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 side yard on the south from 25' to 11'; and to eliminate the required screening fence on the south, on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 1, Block C, Rolling Hills 5th Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Peterson and north of Shade.

This application has been assigned Case No. BZA 49-81. It will be considered by the Board of Zoning Appeals on November 24, 1981 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.

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

December 1, 1981

Clark R. Nelson
200 West Douglas, Suite 630
Wichita, Kansas 67202

Re: Case No. BEA 49-81
Request for Variance

Dear Mr. Nelson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 24, 1981.

This Resolution reflects the official action of the Board to approve 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

OEJ:sad
Enclosure

cc: St. Matthias Diocese of Kansas Episcopal Church, 560 Peterson,
Wichita, Kansas 67212
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesick, City Clerk

RESOLUTION NO. BZA 49-81

WHEREAS, St. Matthais Diocese of Kansas Episcopal Church, 560 Peterson, Wichita, Kansas, requests variances as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the side yard setback from 25' to 11'; and to eliminate the required screening fence adjacent to the south property line on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 1, Block C, Rolling Hills 5th Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Peterson and north of Shade.

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 November 24, 1981, 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 building being converted to church classrooms will remain residential in character and is well landscaped; 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 only change will be to convert the interior of the structure and not add to it on the south; 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 church is growing but cannot yet commit for the planned expansion of the main church; 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 there would be no additions that would further violate the conditions of the ordinance; 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 intent of the regulations are to protect the residential neighbors from the effects of institutional facilities without adequate separation; 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.

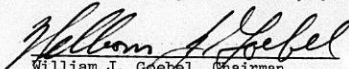
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that the requests for variances to reduce the side yard setback from 25' to 11'; and to eliminate the required screening adjacent to the south property line on property zoned the "AA" One-family Dwelling District and legally described as:

Lot 1, Block C, Rolling Hills 5th Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Peterson and north of Shade.

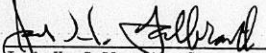
be approved subject to the following conditions:

1. The applicant shall secure all necessary permits from Central Inspection for the change of occupancy.
2. The applicant shall provide a barrier across the existing driveway to prevent parking in the front yard setback.
3. The screening fence adjacent to the south property line shall not be required in front of the west face of the structure.
4. The property shall not be remodeled so as to change the exterior appearance from its residential character.

ADOPTED AT WICHITA, KANSAS, this 24th day of November, 1981.


William J. Goebel, Chairman

ATTEST:


Jack H. Galbraith, Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE November 23, 1981



TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 49-81, East Side of
Peterson, North of Shade

At its November 18th meeting, CPO Neighborhood Council Area "A" considered the captioned request for a variance to reduce the required side yard on the south to 11' and eliminate the required screening fence to the south on property zoned "AA", One-Family Dwelling District. Clark Nelson was present representing the applicant. Six area residents were present concerning the case. Several of those residents spoke in opposition to the requested variance.

The Council voted 4-2, to recommend approval of the variance subject to the BZA Secretary's recommendations and with the additional recommendation that no parking be allowed on the subject property.

Please inform the members of the Board of Zoning Appeals of the Council's recommendations when this case is considered by them on November 24th. Thank you.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert

Sarah Gilbert
CP Coordinator

RECEIVED

NOV 24 1981

METROPOLITAN PLANNING

ROUTE Lytle

SECRETARY'S REPORT
CASE NO. BEA 49-81

APPLICANT: St. Matthias Diocese of Kansas Episcopal Church, 500 Peterson, Wichita, Kansas

AGENT: Clark R. Nelson, 200 West Douglas, Suite 630, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the side yard setback on the south side of the property from 25' to 11'; and to eliminate the required screening fence adjacent to the south property line.

GENERAL LOCATION: On the east side of Peterson and north of Shade.

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

LAND USE: Subject property is a one-family dwelling as are all adjacent properties except the church is located on the north.

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 and 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 that the required side yard setback on the south be reduced from 25' to 11'; and to eliminate the required screening fence adjacent to the south property line. This request is being made in order that the applicant may convert an existing one-family dwelling into additional classroom space for the church which is located immediately to the north.

The ordinance requires that churches, schools and related type facilities shall observe a 25' side yard setback in the "AA" One-family Dwelling District. It is also a requirement that such facilities be screened from residential properties, however, this is not required if a 25' landscaped yard is provided adjacent to the residential district. In this case the church is buying an existing residence that is only 11' from the property line that does not comply with the 25' requirement.

The existing church was built prior to annexation into the city. The parking lot is not surfaced in accordance with the requirements of the zoning ordinance. Whenever a use is expanded, the property should be brought into compliance with the regulations.

UNIQUENESS:

It is the opinion of the Secretary that this property is somewhat unique inasmuch as the building to be converted to classrooms will remain residential in character and is well landscaped.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variances requested will not adversely affect the rights of adjacent property owners inasmuch as the only change will be to convert the interior of the structure and it will not be closer than now exists.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may not constitute an unnecessary hardship upon the applicant inasmuch as the church has adequate land to build such a facility without the variances.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variances would not adversely affect the public interest inasmuch as there would be no additions which would further violate the conditions of the ordinance.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variances requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the regulation is to protect the residential neighbors from the effects of institutional facilities without adequate separation.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of the variances cannot be found to exist and the application be denied. However, should the Board determine that all five conditions necessary to the granting of the variances can be found to exist, then it is recommended that the following conditions be established for the granting of the variances.

1. The applicant shall secure all necessary permits from Central Inspection for the change of occupancy.
2. The driveway shall be removed and the curb returned as no parking is permitted in the front yard setback.
3. The parking area for the church shall be surfaced in accordance with Section 28.04.143 of the Zoning Ordinance.

BZA CASE NO. 49-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

16 NOTICES SENT TO ADJOINING PROPERTY OWNERS

29 TOTAL NOTICES SENT 11-4-81

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

November 4, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 49-81

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 St. Matthias Diocese of Kansas Episcopal Church, 560 Peterson, 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 side yard on the south from 25' to 11'; and to eliminate the required screening fence on the south, on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 1, Block C, Rolling Hills 5th Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Peterson and north of Shade.

This application has been assigned Case No. BZA 49-81. It will be considered by the Board of Zoning Appeals on November 24, 1981 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.

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

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 49-81
FILED 10-26-81

APPLICATION FOR VARIANCE

I. Name of Applicant St. Matthias Diocese of Kansas Episcopal Church

Mailing Address 560 Peterson, Wichita, Ks. 67212 Phone 722-3644

Name of Authorized Agent Clark R. Nelson

Mailing Address 200 W. Douglas, Suite 630 Phone 265-7761
Wichita, Kansas 67202

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

II. The variance requested is to reduce the side yard set back on the south side of property from 25 feet to 11 feet and to eliminate the required screening fence on the south on the east side of Peterson & north of shade
for property located (550 Peterson)

and legally described as: Lot 1, Block C, Rolling Hills,
5th Addition to Wichita, Sedgwick County, Kansas

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. 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 [Signature]
R. SPENCER MANUEL, Sr. Warden

Authorized Agent Mark A. Nelson

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:00 p.m. (~~am~~-p.m.), Oct 26, 1981, together with appropriate fee of 150.00.

Signed [Signature]

KAHRS, NELSON, FANNING, HITE & KELLOGG
ATTORNEYS AT LAW

SUITE 630 - 200 WEST DOUGLAS AVENUE
WICHITA, KANSAS 67202

AUSTIN M. COWAN (1685-1949)
ROBERT H. NELSON (1904-1977)

OF COUNSEL
RAYMOND C. TROLL

AREA 316
265-7761

W. A. KAHRS
H. W. FANNING
RICHARD C. HITE
DARRELL D. KELLOGG
RICHARD L. HONEYMAN
LARRY WITHERS
GARY A. WINFREY
CLARK R. NELSON
HARVEY E. RUSSELL
STEVEN D. GOUGH
ALAN L. RUPE
STEVEN R. SMITH

SCOTT J. GUNDERSON
RICHARD J. McDONALD
ROBERT D. STEIGER
RANDY J. TROUTT
ARTHUR S. CHALMERS
DENNIS L. COBB

October 26, 1981

Board of Zoning Appeals
City of Wichita
455 North Main
Wichita, Kansas 67202

Re: Variance of side yard set back-
Lot 1, Block C, Rolling Hills
5th Addition to Wichita

Gentlemen:

The applicant, St. Matthias Diocese of Kansas Episcopal Church desires to obtain a variance of the side yard set back from 25 feet to 11 feet on the above captioned property. The Church is the contract purchaser of the property. It is the desire of the Church to convert the single family home to additional classroom space and other facilities for the Church. The minimum side yard set back provided in Code §28.04.040.2.3 provides a side yard width of not less than 25 feet for churches. The variance requested arises from conditions that were not created by the applicant and because of the proximity of the Church and the uses necessary, the condition is unique to the property in question.

Further the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents in as much as there would be adequate space for air and light for said residents. Strict compliance with the provisions of Title 28 would constitute an unnecessary hardship for the property owner for the reason that it would be impossible to convert the single family home to the uses intended. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare and the granting of the variance will not be opposed to the general intent of Title 28.

October 26, 1981
Page 2

Based upon the above, we respectfully request the granting of the variance as set forth in the application.

Yours very truly,

Clark R. Nelson

Clark R. Nelson
KAHRS, NELSON, FANNING,
HITE & KELLOGG

CRN:cm

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
2	B	Rolling Hills 5th Addition	William R. Hammond Jr. & Martha C. Hammond, 546 Pamela, 67212
3	B	"	Norman H. Janzen & Betty J. Janzen, 538 Pamela, 67212
4	B	"	Herbert Harold Benck & Joyce M. Benck, 530 Pamela, 67212
5	B	"	William R. Tucker & Norma E. Tucker, 9300 Shade, 67212
6	B	"	LeRoy J. Goodrick & Ruth M. Goodrick, 9228 Shade, 67212
7	B	"	Duane L. Kihle & Adeline J. Kihle, 539 Peterson, 67212
8	B	"	Ken M. Prichard & Margaret A. Prichard, 547 Peterson, 67212
9	B	"	Merlyn Eugene Taylor & Rosalie Smith Taylor, 9301 Hardtner, 67212
1	C	"	Robert L. Maloney & Martha Lynne Maloney, 550 Peterson, 67212
2	C	"	James A. Stone & Rosalie H. Stone, 546 Peterson, 67212
3	C	"	Douglas L. Ballard & Marjorie L. Ballard, 9200 Shade, 67212
4	C	"	John E. Glasco & Sheila A. Glasco, 9128 Shade, 67212
North-westerly 1.5 ft. of 5	C	"	David L. Niedens & Genita M. Niedens, 1477 Caddy Lane Ct., 67212
5 exc. the north-westerly 1.5 ft.	C	"	Orvin O. Kuhlmann & Beverly Kuhlmann, 551 N. Westlink, 67212
1	-	Lola Addition	Norman Dee Thompson & Lola J. Thompson, 559 N. Westlink, 67212

Tract

Tract in the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of 20-27-1W beg. at a pt. on the south line of the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$, 485 ft. east of the SW corner thereof; then east on said south line 748.9 ft.; then northeasterly at an interior angle of 151°17' a distance of 78.4 ft.; then northwesterly at right angles 254.3 ft. to a pt. 400 ft. south of the north line of the NE $\frac{1}{4}$; then west parallel to the north line of the NE $\frac{1}{4}$ 693.1 ft. to a pt. 485 ft. east of the west line of the NE $\frac{1}{4}$; then south 261.1 ft. to the pt. of beg.

Tract in the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of 20-27-1W beg. at the intersection of the east line of Peterson Ave. and the northerly line of Lot 1, Block C, Rolling Hills 5th Add.; then northeasterly at right angles to said east line of Peterson Ave., 231.6 ft. to the north line of said south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$; then west on said north line 314.6 ft. to the intersection of the north line Hardtner Ave. and the north line of said south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$; then southeasterly on the north line of Hardtner Ave. and the east line of Peterson Ave. to the pt. of beg.

Property Owner

Rt. Reverend Edward C. Turner, President; Balfour S. Jeffrey, Secretary; Robert McClure, Chancellor; and Clifford Stone, Hubert Dye, Reverend G.S. Collingwood, Dr. S.T. Keim, & Reverend Frederick J. Raasch, the Trustees of the Bishop Vail Foundation, c/o Saint Matthias Mission Episcopal Church, 560 Peterson, 67212

"

page 3

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

Lot 1, Block C, Rolling Hills Fifth Addition,
Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 21st day of October, 1981, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Hable
Vice-President

Order No. 303948
GE

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-002

PAYMENT NOTICE
 City of Wichita

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

DESCRIPTION	AMOUNT

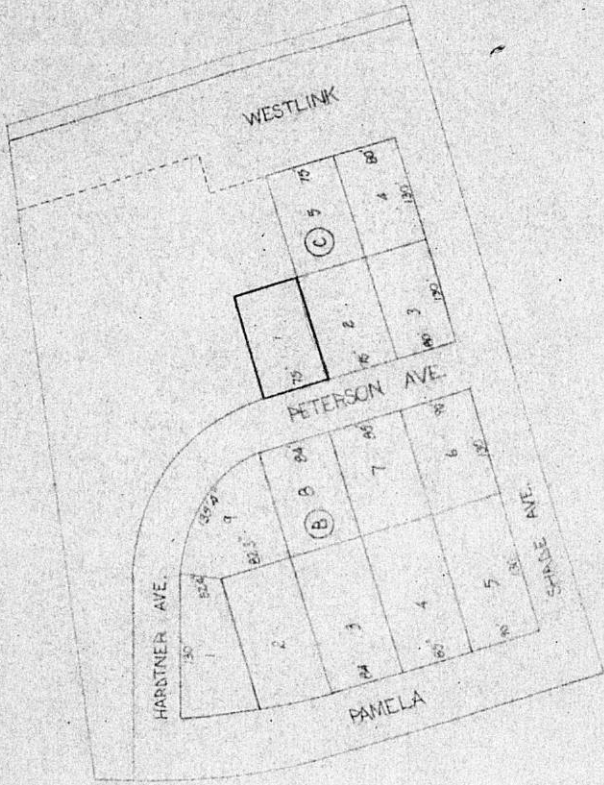
NAME _____

ADDRESS _____

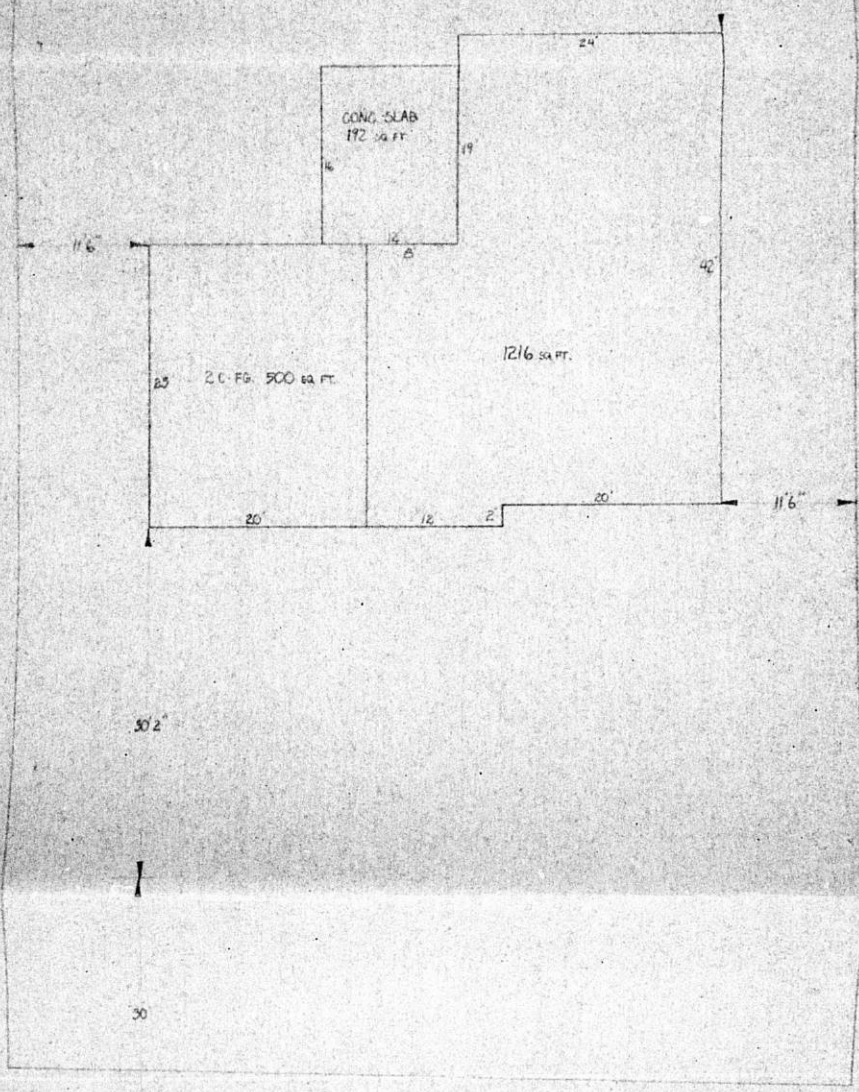
FUND	DUE DATE
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COMMENTS _____

DATE	BY
------	----



ROLLING HILLS FIFTH ADDITION

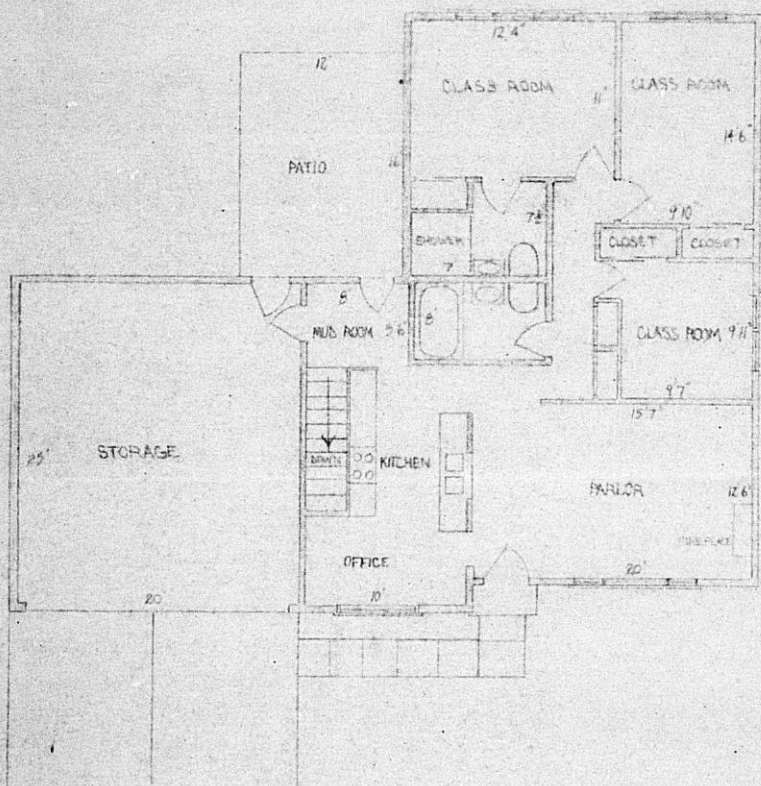


550
PETERSON

LOT 1, BLOCK C, ROLLING HILLS 5TH ADDITION TO THE CITY OF WICHITA, KS.

DR. BY SPENCER MANUEL

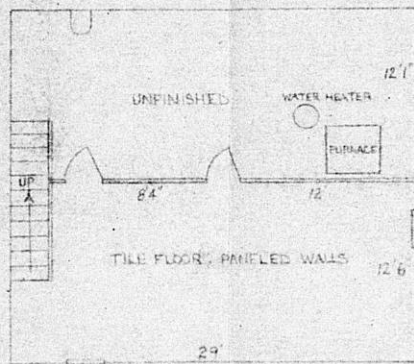
UPPER LEVEL FLOOR PLAN



550 PETERSON
 "LOT 1, BLOCK C, ROLLING HILLS 5TH ADDITION TO THE CITY OF WICHITA,
 SEDGWICK COUNTY, KANSAS."

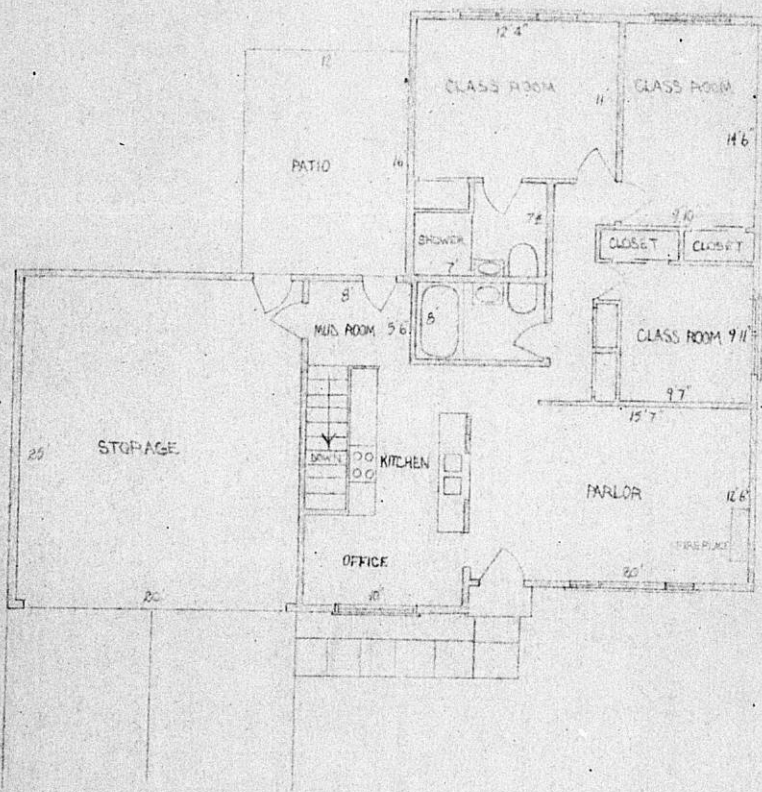
DR. BY SPENCER MANUEL

BASEMENT FLOOR PLAN



DR. BY SPENCER MANUEL

UPPER LEVEL FLOOR PLAN

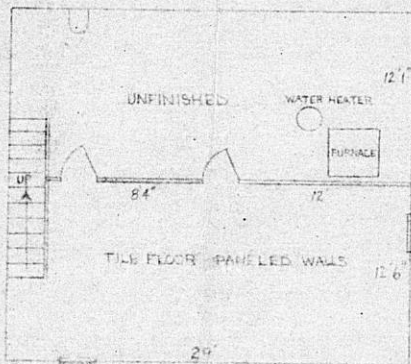


550 PETERSON

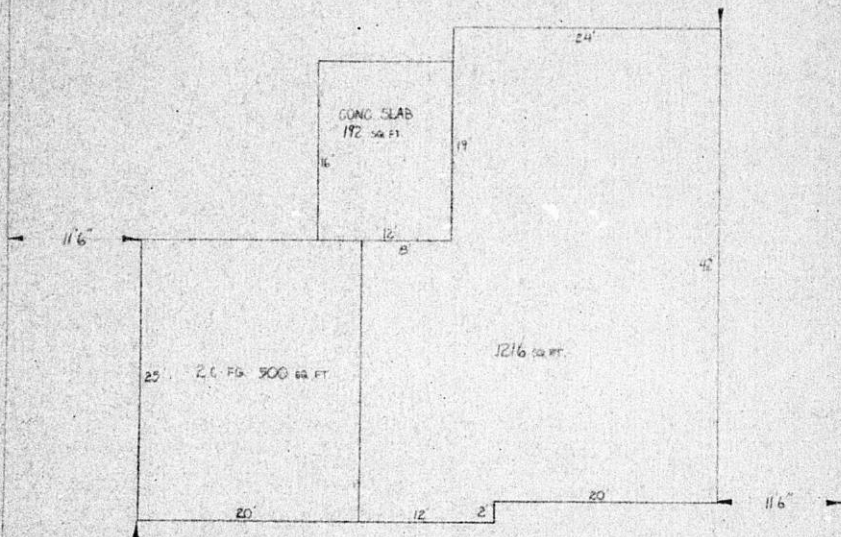
"LOT 1, BLOCK C, ROLLING HILLS 5TH ADDITION TO THE CITY OF WICHITA,
SEDGWICK COUNTY, KANSAS."

DR. BY SPENCER MANUEL

BASEMENT FLOOR PLAN



DR. BY S. H. L. K. 1934



30'2"

30'

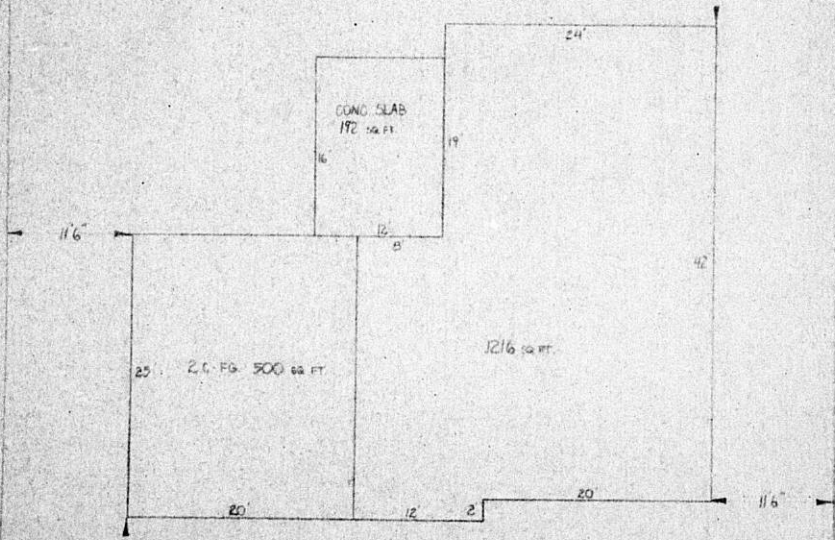
550
PETERSON

LOT 1, BLOCK C, ROLLING HILLS 5TH ADDITION TO THE CITY OF WICHITA, KS.

DRAWN BY SPENCER MANUEL

D-27170

99'



312'

30'