

Case No. BZA 51-79 - R. Dale  
Jantze & Suzanne M. Gruenbacher  
request variance to reduce front  
yard setback from 25' to 0' for  
off-street parking; to permit  
more than 50% of the front yard

ACTION

POSTED  
10-1-79

BZA  
51-79  
COMMITTEE  
BZA  
M.A.P.C.

Deferred 1 mo. DATE 10-23-79

Approved 8-0 11-27-79

B.C.C./B. CO. C. \_\_\_\_\_

✓ 200' MAPD 12-7-79 KE  
✓ 200' CI 12-7-79  
✓ RECORD IN BK

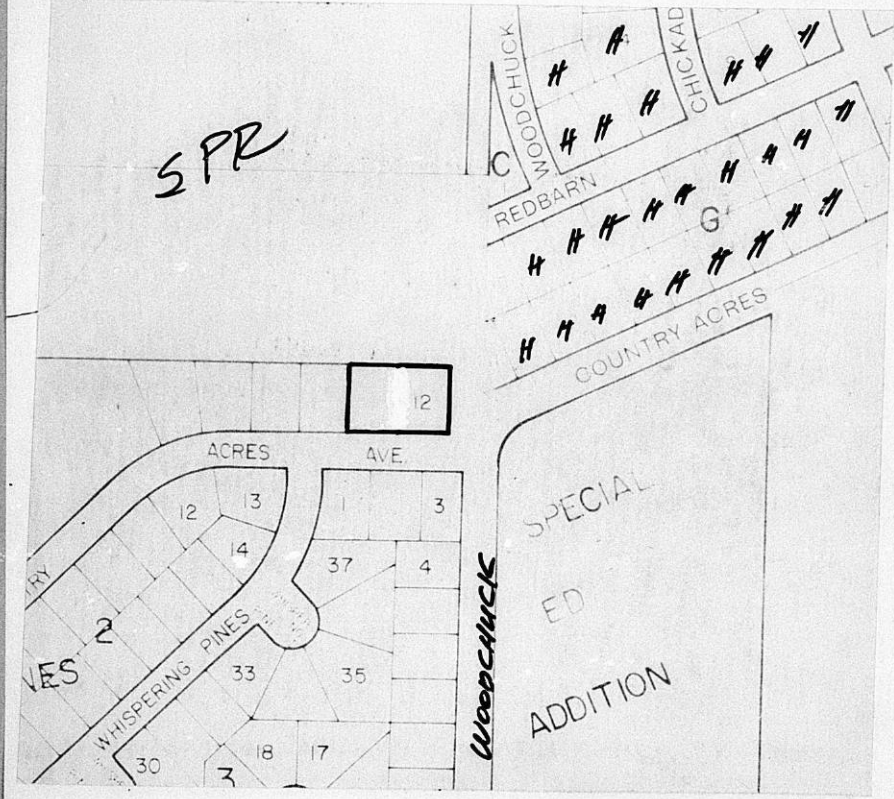
Case No. BZA 51-79 - R. Dale Jantze & Suzanne M. Gruenbacher request variance to reduce front yard setback from 25' to 0' for off-street parking; to permit more than 50% of the front yard

Map No. 4947  
Sec. 21  
Twp. 27  
Range 1W

BZA- 51-79  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed \_\_\_\_\_

AREA DATA:  
Acres: 0.27 ( 100 ft. by 120 ft.)  
Adjoining Zoning: E AA S A W A N AA  
Land Use: East UNDEVELOPED South ?  
West ? North BISHOP CARROL HI-SCHOOL  
Sketch Plan Land Use is for: \_\_\_\_\_  
Present Land Use if for: \_\_\_\_\_  
Area (is) (is not) platted.

PHOTO DATA:  
Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



residential architecture unlimited  
7103 w. central  
windsor, connecticut  
07172

dean murray & company



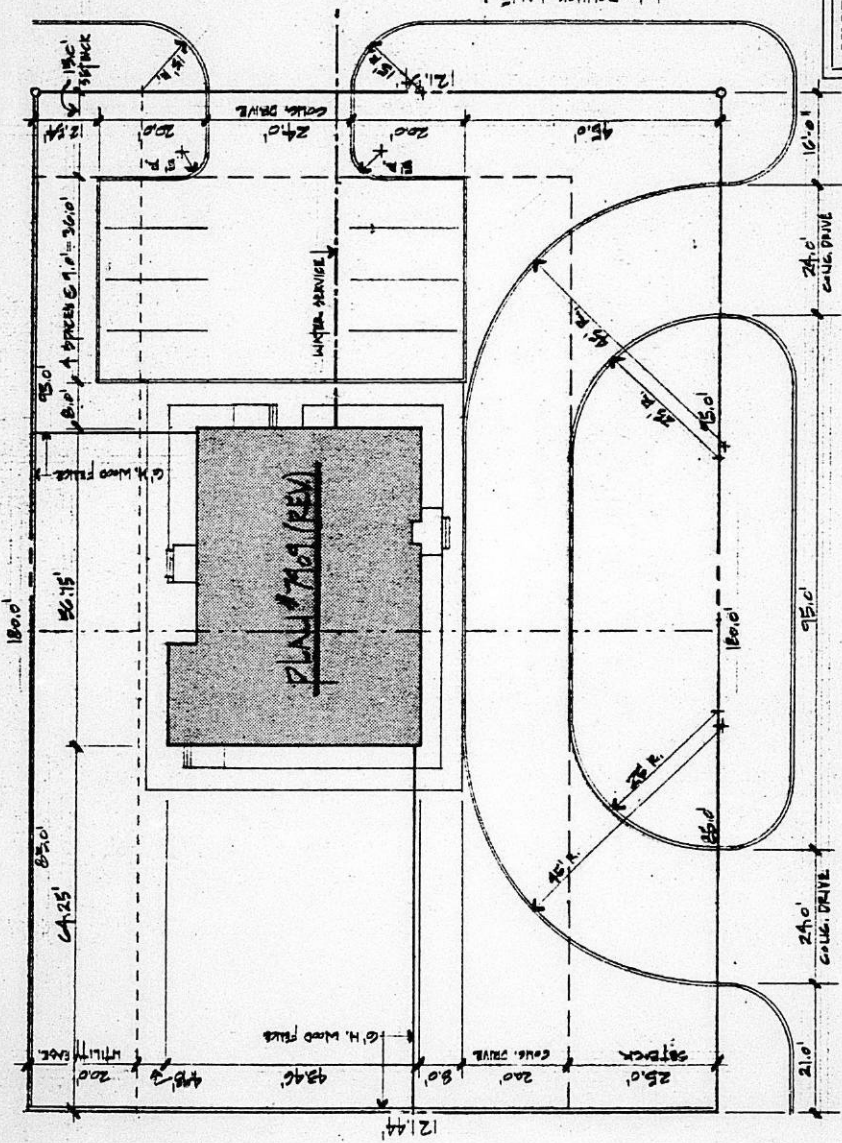
date: 2/1/67

job: 7909

LEGAL DESCRIPTION  
LOTS 11 & 12, BLK 1, WINDSOR PLAZA  
APARTS, WINDSOR, SHELTON COUNTY, CONNECTICUT  
383 COUNTRY ACRES AVE.

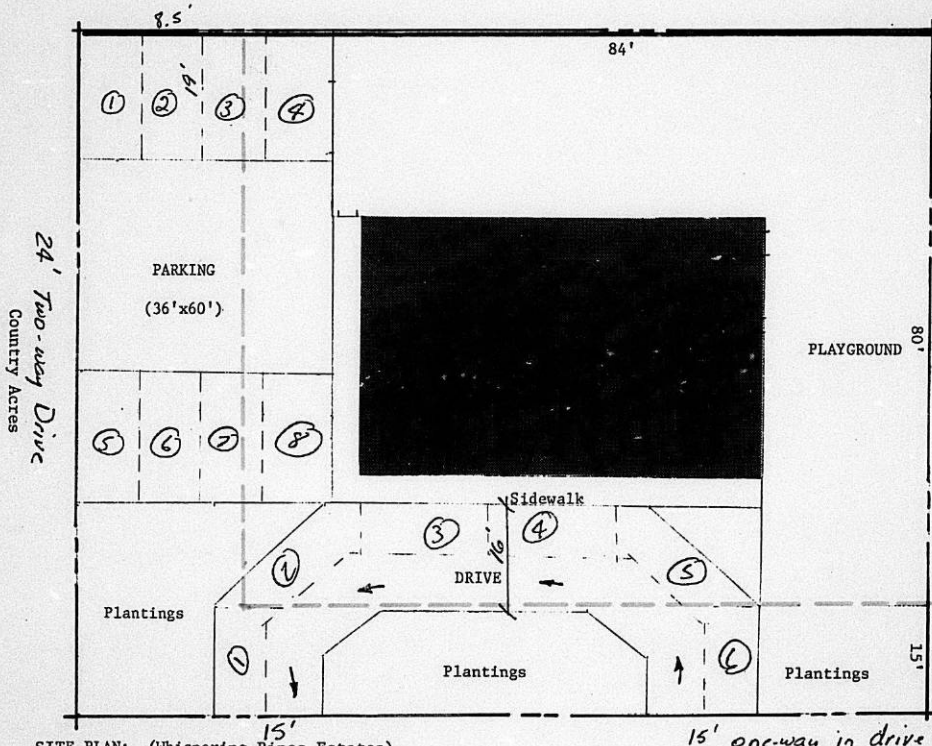


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FROM THE BEST  
AVAILABLE COPY



COUNTRY ACRES AVE.

W



SITE PLAN: (Whispering Pines Estates)  
 Lot: 95'x121'  
 Building: 2016 sq. ft.  
 Playground: 3375 sq. ft.  
 Parking: 2160 sq. ft.  
 Drive: 15 and 16' width

15' one-way in drive  
 6 loading spaces  
 8 parking spaces  
 Woodchuck Lane

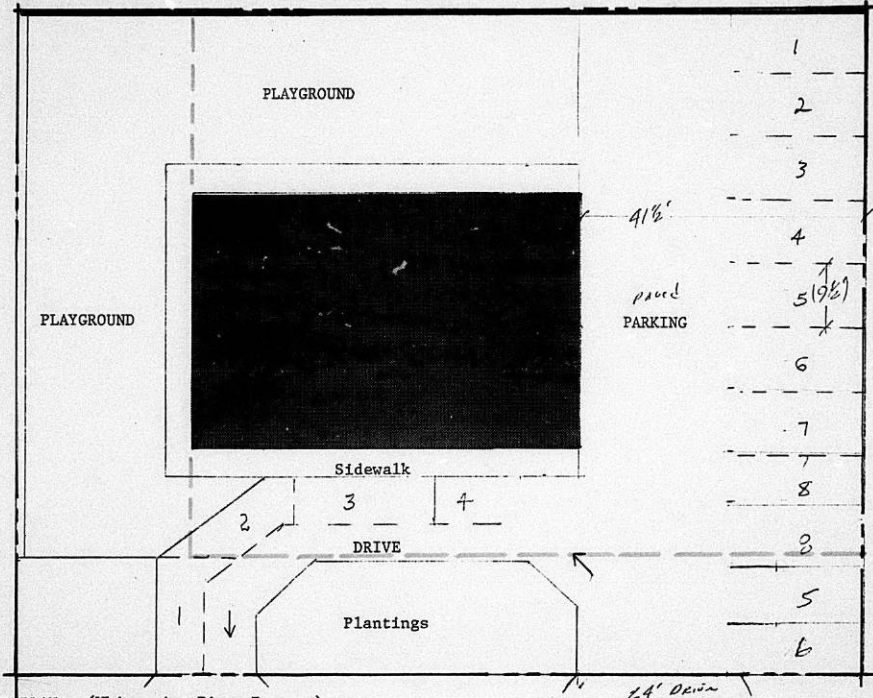
Scale: 1"=16'

W. S. M. Keady  
 Civil & Traffic Engineer

20-79  
 46-1-79  
 5-1-79

5779

Country Acres



SITE PLAN: (Whispering Pines Estates)

Lot: 95'x121'

Building: 2016 sq. ft.

Playground: 3100 sq. ft.

Parking: 2592 sq. ft.

Drive: 15 and 16' width

SCALE: 1"=16'

443 North  
Woodchuck Lane

6 Loading Spaces

8 Parking Spaces

*W.S. M. Lally*  
*Asst. Traffic Engineer*

56-151  
66-CF

December 3, 1979

R. Dale Jantze  
Suzanne M. Gruenbacher  
2301 Westport  
Wichita, Kansas 67203

Re: Case Nos. IZA 50 & 51-79  
Request for Exception &  
Variance

Dear Mr. Jantze & Ms. Gruenbacher:

Enclosed are signed copies of the Resolutions adopted by the Board of Zoning Appeals on November 27, 1979, in connection with your request for an exception and variance to establish a child day care center and to permit a nonscreening fence on the side of the property adjacent to Bishop Carroll High School, on property zoned "A" Two Family and generally located on the northwest corner of Woodchuck and Country Acres.

These Resolutions reflect the official action of the Board to approve the requests and set out the conditions of approval. These are 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:sad  
Enclosures

cc: Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

RESOLUTION NO. EZA 51-79

WHEREAS, R. Dale Jantze and Suzanne Gruenbacher, 2301 Westport, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to permit a nonscreening fence on the side of the property adjacent to Bishop Carroll High School, on property zoned the "A" Two Family Dwelling District and legally described as follows:

Lots 11 & 12, Block 1, Whispering Pines Estates, Wichita, Kansas. Generally located at the north-west corner of Woodchuck and Country Acres.

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 27, 1979, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the land to the north is utilized for an athletic field by Bishop Carroll High School and the screening requirement is to protect residential uses from commercial and institutional uses; 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 area adjacent to the north is used as an athletic field and the applicant's property will be used as a play area; 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 this site was chosen with the thought in mind of providing the children attending the day care center with a feeling of greater freedom while involved in playground activities; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the variance requested is between two similar uses; 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 it is expected that the property to the north will not be developed for residential uses; 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.

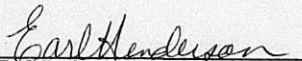
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to permit a nonscreening fence to be located along the north property line on property zoned the "A" Two Family Dwelling District and legally described as:

Lots 11 & 12, Block 1, Whispering Pines Estates,  
Wichita, Kansas. Generally located at the north-  
west corner of Woodchuck and Country Acres.


be approved subject to the following condition:

1. A 6 to 8' high solid fence of redwood or rough sawed cedar shall be provided along the west property line to within 25' of the south property line thence reduced to 3' in height and extended to the south property line.

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

  
Earl Henderson, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

November 28, 1979

R. Dale Jantze  
Suzanne M. Gruenbacher  
2301 Westport  
Wichita, Kansas 67203

Re: Case Nos. BZA 50 & 51-79  
Request for exception &  
variance

Dear Mr. Jantze & Ms. Gruenbacher:

At the regular meeting of the Board of Zoning Appeals on Tuesday, November 27, 1979, your request for an exception to establish a child day care center on property zoned "A" Two Family and generally located on the northwest corner of Woodchuck and Country Acres, and the accompanying variance requests were considered.

It was the action of the Board to approve the exception request subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

Case Nos. 50 & 51-79

Inasmuch as your revised site plan indicated no need to reduce the front yard setback or the need to pave more than 50% of the front yard setback area, only your request to vary the fencing requirement was considered which was approved by the Board subject to the following condition:

1. A 6 to 8 foot high solid fence of redwood or rough sawed cedar shall be provided along the west property line to within 25 feet of the south property line thence reduced to 3 feet in height and extended to the south property line.

Resolutions setting forth the official action of the Board are being prepared and you will be mailed copies as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad

CC: Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Donald Gisick, City Clerk

SECRETARY'S REPORT  
CASE NO. BZA 51-79

APPLICANT: R. Dale Jantze and Suzanne Gruenbacher,  
2301 Westport, Wichita, Kansas

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B,  
Code of the City of Wichita, to permit  
a nonscreening fence on the north side  
of the property adjacent to the Bishop  
Carroll High School.

GENERAL LOCATION: Northwest corner of Woodchuck and Country  
Acres.

ZONING: Subject property is zoned "A" Two Family  
as are those properties to the south  
and west; north and east is "AA" Single  
Family zoning.

LAND USE: Subject property is undeveloped as are  
those properties to the south, west  
and east; north is school ground.

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).

COMMENTS BY THE SECRETARY:

In conjunction with their request for an exception to permit the establishment of a child day care center (BZA 50-79) the applicants are requesting a variance to permit a nonscreening fence on the north side of the property adjacent to the Bishop Carroll High School grounds.

In their statement of justification the applicants state that since the north line of the property borders on the Bishop Carroll athletic fields that the playground area of the center would be enhanced by an open wire fence in order to provide children with a feeling of greater freedom while involved in playground activities.

UNIQUENESS:

It is the opinion of the Secretary that this is somewhat of a unique situation inasmuch as the land to the north is utilized for an athletic field by Bishop Carroll High School and the screening requirement is to protect residential uses from commercial and institutional uses.

ADJACENT PROPERTY:

It is the opinion of the Secretary that with solid fencing along the west property line there should be no adverse affect on the adjacent property owners.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the zoning ordinance may constitute an unnecessary hardship on the applicants inasmuch as this site was chosen with the thought in mind of providing the children attending the day care center with a feeling of greater freedom while involved in playground activities.

PUBLIC INTEREST:

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

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance would not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as it is expected that the property to the north will not be developed for residential uses.

PAGE 3  
BZA AGENDA  
11-27-79

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist, it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. A 5 to 6' high chainlink fence shall be constructed along the north property line.
2. A 6 to 8' high solid fence of redwood or rough sawed cedar shall be provided along the west property line to within 25' of the south property line thence reduced to 3' in height and extended to the south property line.

BZA CASE NO. 51-79

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

7 NOTICES SENT TO ADJOINING PROPERTY OWNERS

19 TOTAL NOTICES SENT 11-6-79

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

November 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 51-79

An application has been filed by R. Dale Jantze and Suzanne M. Gruenbacher, 2301 Westport, Wichita, Ks., pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to permit a nonscreening fence on the north side of the property adjacent to the Bishop Carroll High School, on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lots 11 and 12, Block 1, Whispering Pines Estates, Wichita, Kansas. Generally located at the north-west corner of Woodchuck and Country Acres.

This application has been assigned case No. BZA 51-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 27, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

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

Jack H. Galbraith  
Secretary

October 24, 1979

R. Dale Jantze  
Susanne M. Gruenbacher  
2301 Westport  
Wichita, Kansas 67203

Re: Case No. BEA 50451-79  
Request for Exception

Dear Mr. Jantze & Ms. Gruenbacher:

At the regular meeting of the Board of Zoning Appeals on Tuesday, October 23, 1979, your request for an exception to establish a child day care center on property zoned "A" Two family dwelling District and generally located on the northwest corner of Woodchuck and Country Acres, and the accompanying varriance requests were considered.

It was the action of the Board to defer action on the requests for one month in order to allow you to alter your plan to possibly alleviate some of the problems stated by the Board.

Should it be your decision to consider the acquisition of additional property to be included in the application area, it will be necessary to readvertise the cases. This will require that a new legal description be furnished this office by Monday, October 29, 1979.

If we can be of further assistance to you, please give me a call.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:sd

cc: Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE October 19, 1979

TO Glen Lytle, Special Assistant for Zoning  
FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 50-79 and 51-79: Northwest  
Corner of Woodchuck and Country  
Acres

On October 17, CPO Council "A" discussed the captioned cases, and voted 4-0 to recommend approval of the zoning exception to permit the establishment of a child care center on the subject property. However, the Council made no recommendation on the requested variances, due to the applicants' presentation at the meeting of an alternate site plan.

Because the new site plan incorporated a portion of the loading-driveway surface into the resituated parking area, the majority of the Council members felt that they could not provide an informed recommendation on the necessary variances. One council member, however, did express his preference for the alternate plan as a better utilization of the available space.

Although the Council did discuss the small size of the subject property in relation to the proposed child care center, it was noted that child care is badly needed in west Wichita, and the proximity of the subject property to other educational facilities is appropriate for the proposed center.

*Gail Williams*  
Gail Williams  
CPO Administrative Aide

GW:lw

NOTED:

*Sarah Gilbert*  
Sarah Gilbert  
Assistant CP Coordinator

SECRETARY'S REPORT  
CASE NO. BZA 51-79

APPLICANT: R. Dale Jantze and Suzanne Gruenbacher,  
2301 Westport, Wichita, Kansas

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B,  
Code of the City of Wichita, to reduce  
the front yard setback from 25 feet to  
0 feet for off-street parking purposes;  
permit more than 50% of the front yard  
setback area to be paved; and to permit  
a nonscreening fence on the north side  
of the property adjacent to the Bishop  
Carroll High School.

GENERAL LOCATION: Northwest corner of Woodchuck and Country  
Acres.

ZONING: Subject property is zoned "A" Two Family  
as are those properties to the south  
and west; north and east is "AA" Single  
Family zoning.

LAND USE: Subject property is undeveloped as are  
those properties to the south, west  
and east; north is school ground.

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

Case No. BZA 51-79  
BZA AGENDA  
10-23-79  
Page 2

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).

COMMENTS BY THE SECRETARY:

In conjunction with their request for an exception to permit the establishment of a child day care center (BZA 50-79) the applicants are requesting a variance to:

1. Reduce the front yard setback from 25 feet to 0 feet for off-street parking purposes.
2. Permit more than 50 percent of the front yard setback area to be surfaced.
3. Permit a nonscreening fence on the north side of the property adjacent to the Bishop Carroll High School grounds.

In their statement of justification the applicants state that in order to meet the rules and regulations of the various agencies which regulate child care centers and to operate the center effectively, it is necessary to provide off-street parking for all employees. A maximum of eight employees is projected for the center. It is also required that the necessary off-street loading and unloading spaces be provided for the maximum capacity of the child care center. The applicants further state that since the north line of the property borders on the Bishop Carroll athletic fields that the playground area of the center would be enhanced by an open wire fence in order to provide children with a feeling of greater freedom while involved in playground activities.

It is the opinion of the Secretary that the proposed use is appropriate at this location, however, the Secretary is also of the opinion that the applicants are simply attempting to utilize a site which is too small for the size of the proposed child care center or the variances requested for parking and surfacing would not be necessary.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to justify uniqueness in a situation such as this inasmuch as the property adjacent to the west is undeveloped and if additional ground were made a part of the application area the variance requests to reduce the front yard setback to 0 feet for off-street parking and paving of over 50 percent

Case No. BZA 51-79  
BZA AGENDA  
10-23-79  
Page 3

of the front yard setback area would not be necessary. As for the variance of the screening requirement along the north property line, the Secretary is of the opinion this is somewhat unique inasmuch as the land to the north is utilized for an athletic field by Bishop Carroll High School and the screening requirement is to protect residential uses from commercial and institutional uses.

ADJACENT PROPERTY:

It is the opinion of the Secretary it is difficult to determine the affect on adjacent property owners, but that over one-half of the frontage would be paved for parking to the property line, where the normal residential situation would provide a landscaped yard. The proposed duplexes to the south and west will observe a 25' front yard.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance will not constitute an unnecessary hardship upon the applicants inasmuch as a reasonable use of the property is not being denied. The property could be utilized for a child care center of the size for which parking can be provided.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance requests may not be opposed to the public interest inasmuch as sufficient off-street parking and loading spaces would be provided to serve the child care center.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the requested variances may be opposed to the general spirit and intent of the zoning ordinance inasmuch as the volume of front yard surfacing required would contradict the residential pattern throughout the City whereby front yard setbacks are maintained in a landscaped yard.

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist, it is the recommendation of the Secretary that the variances be granted subject to the following conditions:

1. Only that portion of the front yard shall be paved in accordance with the plan submitted.

Case No. BZA 51-79  
BZA AGENDA  
10-23-79  
Page 4

2. A 5 to 6 foot high chainlink fence shall be constructed along the north property line.
3. A 5 to 6 foot high solid fence of redwood or rough sawed cedar shall be provided along the west property line to within 25 feet of the south property line thence reduced to 3 feet in height and extended to the south property line.

BZA CASE NO. 51-79

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

7 NOTICES SENT TO ADJOINING PROPERTY OWNERS

19 TOTAL NOTICES SENT 10-3-79

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

October 3, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 51-79

An application has been filed by R. Dale Jantze and Suzanne M. Gruenbacher, 2301 Westport, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the front yard setback from 25' to 0' for off-street parking purposes; permit more than 50% of the front yard setback area to be paved; and to permit a nonscreening fence on the north side of the property adjacent to the Bishop Carroll High School, on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lot 12, Block 1, Whispering Pines Estates,  
Wichita, Kansas. Generally located at the  
northwest corner of Woodchuck and Country  
Acres.

This application has been assigned case No. BZA 50-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 23, 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



## SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

### OWNERSHIP LIST

Lot	Addition	Property Owner
lot 1	Special Ed Addition	✓ U.S.D. No. 259 428 South Broadway 67202
lots 9,10,11,12, Block 1	Whispering Pines Estates	✓ B.F.P. Inc., 1901 W. 13th St. 67203
lots 1,2,3,4,37 Block 3	Same	Same
lot 9, Block G	Meadowview Estates	✓ Vergil E. Esau & Clarene Kay 512 Redbarn 67212
lot 10, Block G	Same	✓ Major Enterprises Inc. Address Unknown
lot 11, Block G	Same	✓ Donald R. Doolittle & Claudine 609 Karren 67212
lot 12, Block G	Same	✓ Arthur W. Binford & Helen L. 461 Country Acres 67212
The East half of the NW $\frac{1}{4}$ of Section 21-27-1W except that portion platted as Notre Dame High School Addition and except Whispering Pines Estates		✓ Catholic Diocese of Wichita 424 North Broadway 67202
lot 13, Block G	Meadowview Estates	✓ Terrence L. Downs & Cynthia A. 465 Country Acres 67212

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

A 200 foot radius of: Lot 12, Block 1,  
Whispering Pines Estates, Wichita, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 17th day of September, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Stable*

Vice President

Order No. 281335

wh

BOARD OF ZONING APPEALS

CASE NO. 51-79

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant R. Dale Jantze and Suzanne M. Gruenbacher

Mailing Address 2301 Westport, Wichita, Kansas 67203 Phone 943-4400

Name of Authorized Agent \_\_\_\_\_

Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

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

II. The variance requested is 1) to reduce the front yard setback from 25' to 0' for off-street parking more than 50% of the front yard  
Acres; 2) to permit approximately 51-52% of the setback area to be paved

with concrete or asphalt; 3) to permit a non-screening fence on the north side of the property adjacent to the Bishop Carroll High School.

for property located Northwest corner of intersection of Woodchuck Lane

and Country Acres.

and legally described as: Lots 11 & 12, Block 1, Whispering Pines Estates Addition,

Wichita, Kansas

in the City of Wichita; and which is presently zoned A\*

\* A request is included in this packet for an exception to the zoning. The applicant herein, or his authorized agent, acknowledges:

*copy city of Wichita for zoning file*

III. 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. *Suzanne Gruenbacher*

R. Dale Jantze  
Applicant

\_\_\_\_\_  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 2:10 (a.m. - P.M.), September 21 19 79 together with appropriate fee of \$50.00.

E. Lynn Shirley  
Signed

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FC 29-021

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
<i>P2A V...</i>	<i>50.00</i>
<i>...</i>	
NAME	
ADDRESS	
FUND	DUE DATE
<i>40071-003</i>	
COMMENTS	
DATE	BY
<i>4/21/77</i>	<i>[Signature]</i>