

Case No. BZA 55-80 - Keith  
Anderson - requests a variance  
to increase the number of dwell-  
ing units on a property from 77  
to 84 on property zoned "R-6"  
and "RR" General Residence and

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

BZA  
55-80

# ACTION

COMMITTEE

*Withdrawn by the  
applicant -  
1-8-81 ypk*

DATE

1-27-81

M.A.P.C.

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

Case No. BZA 55-80 - Keith  
Anderson - requests a variance  
to increase the number of dwell-  
ing units on a property zoned "R-6"  
to 84 on property zoned "R-6"  
and "RH" General Residence and

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

January 7, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 55-80

An application has been filed by Keith L. Anderson, 1125 South Rock Road, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the number of dwelling units on a property from 77 to 84 on property zoned the "R-6" and "BB" General Residence and Office District and legally described as follows:

Lot 1, Hampton Acres Third Addition, and the south 20 feet of Lot 1, Cedar Lakes Plaza Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Osie and Beech Street.

This application has been assigned case No. BZA 55-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 27, 1981, 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. If you have any questions about this application, please call 268-4421 and ask for Lynn Shirkey or Glen Lytle.

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

BZA CASE NO. 55-80

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

8 NOTICES SENT TO ADJOINING PROPERTY OWNERS

20 TOTAL NOTICES SENT 1-7-81

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 55-80  
FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant KEITH L ANDERSON  
Mailing Address 1125 S ROAC Phone 681-1711  
Name of Authorized Agent \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_  
Relationship of applicant to property is that of \_\_\_\_\_  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to increase the number of dwelling units on a property from 70 to 84  
at the northeast corner of Rice and Audette  
for property located in the R-6 General Residence District and the "BB" Office District  
and legally described as: Lot 1, Hampton Acres Third Addition, and the south 20 feet of Lot 1, Cedar Lakes Plaza Addition, to Wichita, Sedgewick County, Kansas

in the City of Wichita; and which is presently zoned R-6 & BB.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
  - 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;
  - That he has been advised of his right to bring action in the District Court of Sedgewick County to appeal the decision of the Board.
  - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Keith L. Anderson

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

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 5:00 (a.m.-p.m.), December 19, 1984 together with appropriate fee of 75.00.

Signed A. Lytle



**ANDERSON INVESTMENT CO.**  
1125 SOUTH ROCK ROAD  
WICHITA, KANSAS 67207

RECEIVED

DEC 31 1980

METROPOLITAN PLANNING  
ROUTE  Left

VARIANCE CONDITIONS

1. The property consists of 2 zoning classifications which allow the density of dwelling units as planned; however the dimension and location of "BB" zoning is suitable for parking and not buildings.
2. The proposed site and building plan is the most favorable to adjacent property owners.
3. Without this variance the allowed units in the zoning district cannot be achieved causing the owner higher land costs per dwelling unit.
4. Nothing in this request will affect items listed under number 4.
5. Density proposed is within zoning ordinance for the total parcel.

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be the true and correct property owners as shown by the last deeds of record in the office of the Register of Deeds, Sedgwick County, Kansas, to-wit:

The south 20 feet of Lot 1, Cedar Lakes Plaza,  
Wichita, Sedgwick County, Kansas,

together with all real estate lying within a 200-foot radius thereof.

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>CEDAR LAKES PLAZA</u>	
Lot 1, except the east 183.2 feet	✓ Caliendo Investment Corp. 400 N. Woodlawn Wichita, Kansas 67208
The north 78 feet of the east 183.2 feet of Lot 1	✓ Richard L. Valentine 1245 Aldrich Drive Wichita, Kansas 67230
The east 183.2 feet, except the north 78 feet of Lot 1	✓ American Homes, Inc. 16110 Stanton Wichita, Kansas 67230
<u>HAMPTON ACRES</u>	
Lot 9	✓ Gerhard Geersche Eva Geersche 3007 Aloma Wichita, Kansas 67211
Lot 10	✓ Walter L. Peare Wilma Peare 9220 E. Osie Wichita, Kansas 67207
<u>HAMPTON ACRES THIRD</u>	
Lot 1	<i>Dub.</i> Keith Anderson, a/k/a Keith L. Anderson 1125 S. Rock Road Wichita, Kansas 67207
<u>THE BUTTWOOD TREE</u>	
Lot 1	<i>Dub.</i> Keith Anderson 1125 S. Rock Road Wichita, Kansas 67207
<u>NIES 3RD ADDITION</u>	
Lots 1 and 2	✓ Harry W. McCarter D. Ione McCarter 9415 E. Harry Wichita, Kansas 67207
	✓ Clifford Nies Contract Purchaser P.O. Box 18315 Wichita, Kansas 67218

Dated at Wichita, Kansas, this 22nd day of December, 1980.

REALTY TITLE CO., INC.

BY:   
President

SC301280

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be the true and correct property owners as shown by the last deeds of record in the office of the Register of Deeds, Sedgwick County, Kansas, to-wit:

Lot 1, Hampton Acres Third Addition, an addition to Wichita, Sedgwick County, Kansas, together with all real estate lying within a 200-foot radius thereof.

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>HAMPTON ACRES THIRD</u> Lot 1	<i>Duf.</i> Keith Anderson, a/k/a Keith L. Anderson 1125 S. Rock Road Wichita, Kansas 67207
<u>THE BUTTONWOOD TREE</u> Lot 1	<i>Duf.</i> Keith Anderson 1125 S. Rock Road Wichita, Kansas 67207
<u>HAMPTON ACRES</u> Lot 9	<i>Duf.</i> Gerhard Geersche Eva Geersche 3007 Aloma Wichita, Kansas 67211
Lot 10	<i>Duf.</i> Walter L. Peare Wilma Peare 9220 E. Osie Wichita, Kansas 67207
Lots 29 and 31	Joseph Fusco Erma Marie Fusco 9325 E. Osie Wichita, Kansas 67207
<u>CEDAR LAKES PLAZA</u> Lot 1, except the east 183.2 feet	<i>Duf.</i> Caliendo Investment Corp. 400 N. Woodlawn Wichita, Kansas 67208
The north 78 feet of the east 183.2 feet of Lot 1	<i>Duf.</i> Richard L. Valentine 1245 Aldrich Drive Wichita, Kansas 67230
The east 183.2 feet, except the north 78 feet of Lot 1	<i>Duf.</i> American Homes, Inc. 16110 Stanton Wichita, Kansas 67230
<u>NIES 3RD ADDITION</u> Lots 1 and 2	<i>Duf.</i> Harry W. McCarter D. Ione McCarter 9415 E. Harry Wichita, Kansas 67207
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Dated at Wichita, Kansas, this 22nd day of December, 1980.

REALTY TITLE CO., INC.

BY: *Linda Ayala*  
Linda Ayala, Vice President

H291280

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

FORM 20-021      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		

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DESCRIPTION	AMOUNT
<i>City of Wichita</i>	<i>10.00</i>

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NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

FUND \_\_\_\_\_ DUE DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_

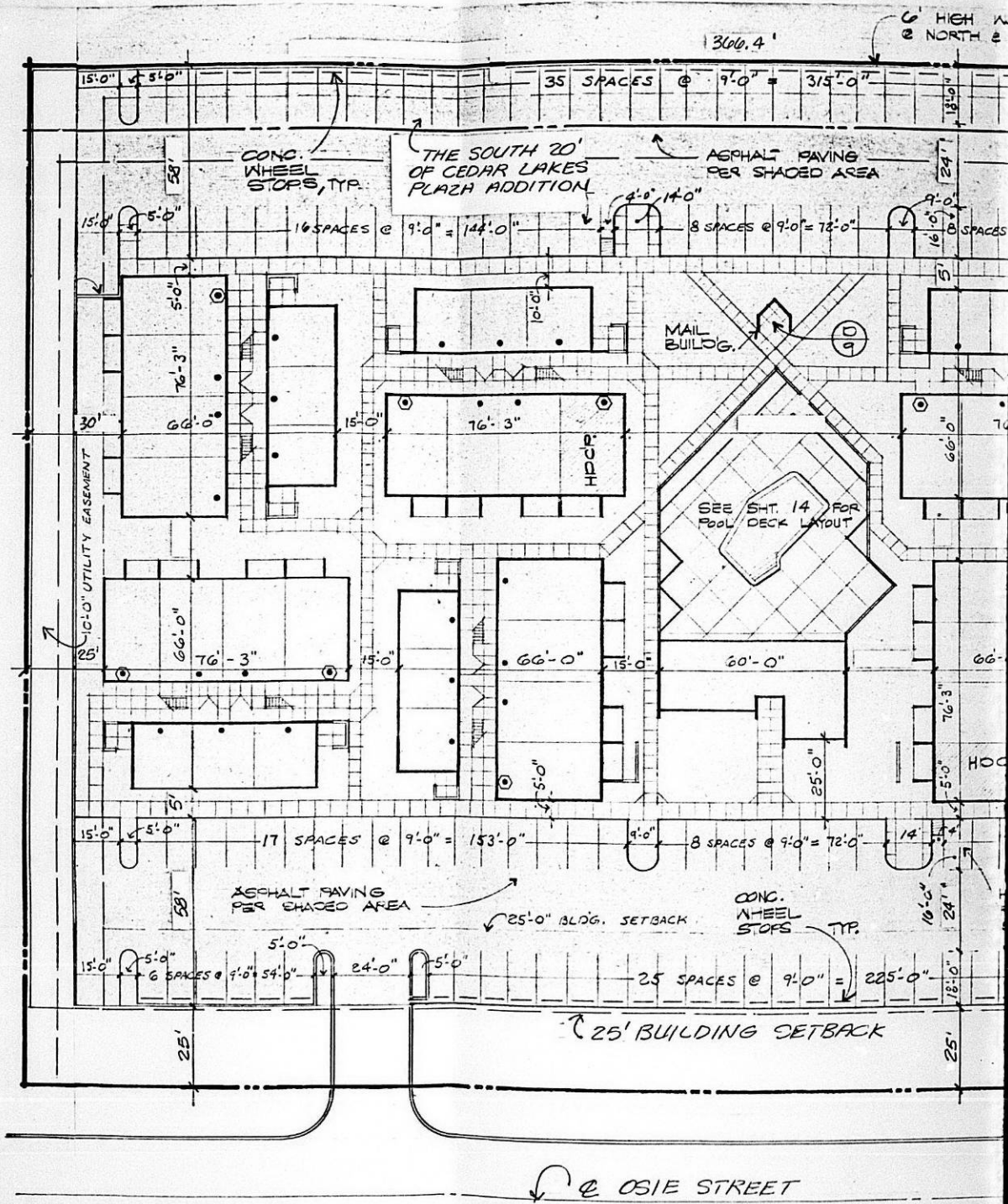
DATE \_\_\_\_\_ BY \_\_\_\_\_

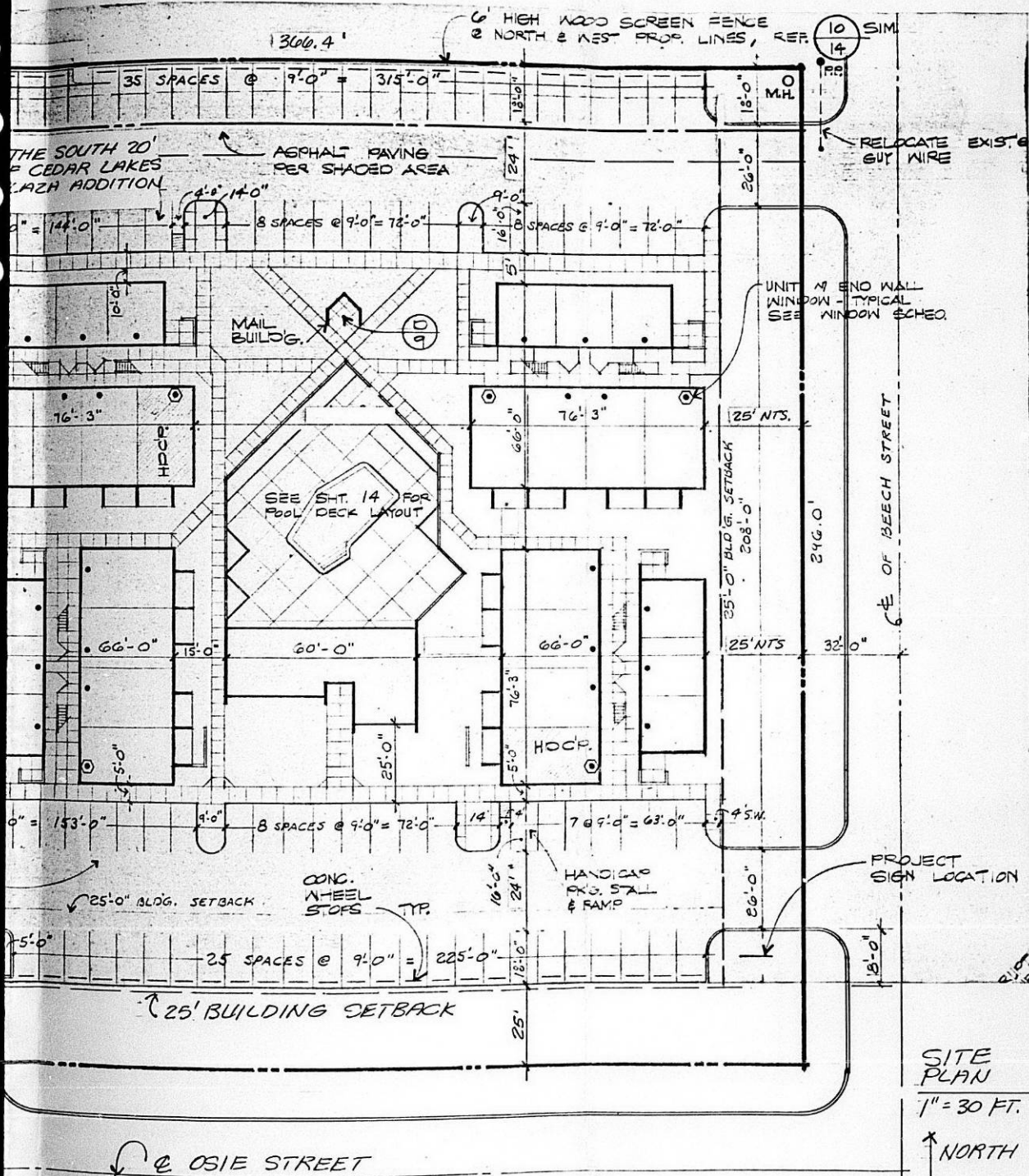


**REALTY TITLE CO., INC.**  
 928 South Broadway  
 Wichita, Kansas  
 67211

Glenn Lytle  
 Metropolitan Area Planning Department  
 City Building  
 455 N. Main  
 Wichita, Kansas 67202







SITE PLAN  
 1" = 30 FT.  
 NORTH



