

5898A

200' 4sec 1-15-86

Slot 1-16-86

Record ✓

Case No. BZA 68-85 - G. Ronald Tyler requests a variance to permit the construction of an accessory structure (4-car garage) in front of the main structure on property zoned the "AA" One-family Dwelling District & generally

Permit
11-19-85

ACTION

BZA. 68-85 APPROVED 12/19/86
DATE

5848A

200' 4Sec 1-15-86

Shot 11636

Record

Case No. BZA 68-85 - G. Ronald Tyler
requests a variance to permit the construction of an accessory structure (4-car garage) in front of the main structure on property zoned the "AA" One-Family Dwelling District & generally

Map No. 5848A

BZA 68-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E AA S AA W AA N AA
3. Land Use: East 1-F South 1-F
West 1-F North 1-F
4. Area (is) (~~is not~~) platted.



REGISTERED MAP
LOS ANGELES-CINCINNATI-LOGAN, OH
KANSAS CITY, MO
MEMPHIS, TN
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN FRANCISCO, CA
ST. LOUIS, MO
TAMPA, FL
WASHINGTON, DC
WICHITA, KS
U.S.A.

Standard
Map
No. 2153C

December 26, 1985

Jeff Krehbiel, Architect
1300 E. Lewis
Wichita, Kansas 67211

Re: BZA 68-85 - Request for Variance
(1310 Perth Court)

Dear Mr. Tyler:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 17, 1985.

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

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:lw
Encl.

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Ronald Tyler, 219 S. Pershing, Wichita, KS 67218

RESOLUTION CASE NO. 68-85

WHEREAS, G. Ronald Tyler, 219 South Pershing, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to permit the construction of an accessory structure (4-car garage) in front of the main residential structure on property zoned the "AA" One-family Dwelling District and legally described as follows:

All of Lot 6, Block 2, said Perthshire Second Addition except a portion described as beginning at the Southeast corner of said Lot 6, thence bearing S 85°55'18" W along the South line of said Lot 6 a distance of 130.40 feet of a P.I. in the South line of Lot 6; thence bearing N 4°04'42" W a distance of 15.00 feet; thence bearing N 70°55'18" E a distance of 50.00 feet; thence bearing N 30°55'18" E a distance of 37.72 feet; thence bearing N 79°45'05" E a distance of 53.79 feet to a point on the East line of said Lot 6; thence bearing S 10°14'55" E along said East line a distance of 65.00 feet to the point of beginning; and also except a portion described as beginning at the Northeast corner said Lot 6 thence southerly along the East line of said Lot 6 a distance of 73.35 feet; thence N 68°28'01" W a distance of 40.58 feet; thence northerly, parallel with the easterly line of said Lot 6, 61.72 feet to the right of way line or Perth Court; thence easterly along said right of way an arc distance of 36.67 feet, more or less, to the point of beginning; and together with a portion of Lot 5, Block 2, said Perthshire Second Addition described as commencing at the Southwest corner said Lot 5 thence northerly along the West line of said Lot 5 a distance of 130.00 feet to the point of beginning; thence continuing northerly along the West line of said Lot 5 a distance of 123.33 feet; thence S 85°13'39" E a distance of 84.13 feet; thence N 85°19'37" E a distance of 88.62 feet to the East line of said Lot 5; thence southerly (along the East line of said Lot 5) an arc distance of 70.33 feet; thence S 85°19'37" W a distance of 81.18 feet; thence S 60°20'05" W a distance of 91.78 feet to the point of beginning. Generally located on the southeast corner of Perth and Perth Court (1310 Perth Court).

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 December 17, 1985, 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, being remodeled and improved, was in existence long before the property was annexed into the city and also before the area was platted. In addition, the main structure is located more than 140 feet to the street right-of-way line of Perth Court and 80 feet from the right-of-way line of Perth Street; 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 detached garage will be located behind the platted setback that is generally desirable for the main uses in the residential districts; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which the variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the use of the property would be severely limited if accessory uses would not be permitted in front of the main use; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that reduction of the setback for an accessory structure to be located in front of the main structure will not in anyway interfere with any needed right-of-way or easements nor will it interfere with fire department access to the main structure; 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 ordinance permits the Board to vary the location of an accessory structure provided the location of the structure does not interfere with the need for access by police and fire or for the maintenance of utilities; 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 the construction of an accessory structure (4-car garage) in front of the main residential structure on property zoned the "AA" One-family Dwelling District and legally described as follows:

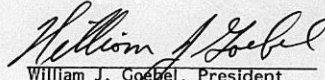
All of Lot 6, Block 2, said Perthshire Second Addition except a portion described as beginning at the Southeast corner of said Lot 6, thence bearing S 85°55'18" W along the South line of said Lot 6 a distance of 130.40 feet of a P.I. in the South line of Lot 6; thence bearing N 4°04'42" W a distance of 15.00 feet; thence bearing N 70°55'18" E a distance of 50.00 feet; thence bearing N 30°55'18" E a distance of 37.72 feet; thence bearing N 79°45'05" E a distance of 53.79 feet to a point on the East line of said Lot 6; thence bearing S 10°14'55" E along said East line a distance of 65.00 feet to the point of beginning; and also except a portion described as beginning at the Northeast corner said Lot 6 thence southerly along the East line of said Lot 6 a distance of 73.35 feet; thence N 68°28'01" W a distance of 40.58 feet; thence northerly, parallel with the easterly line of said Lot 6, 61.72 feet to the right of way line or Perth Court; thence easterly along said right of way an arc distance of 36.67 feet, more or less, to the point of beginning; and together with a portion of Lot 5, Block 2, said Perthshire Second Addition described as commencing at the Southwest corner said Lot 5 thence northerly along the West line of said Lot 5 a distance of 130.00 feet to the point of beginning; thence continuing northerly along the West line of said Lot 5 a distance of 123.33 feet; thence S 85°13'39" E a distance of 84.13 feet; thence N 85°19'37" E a distance of 88.62 feet to the East line of said Lot 5; thence southerly (along the East line of said Lot 5) an arc distance of 70.33 feet; thence S 85°19'37" W a distance of 51.18 feet; thence S 60°20'05" W a distance of 91.78 feet to the point of beginning. Generally located on the southeast corner of Perth and Perth Court (1310 Perth Court).

be approved subject to the following conditions:

1. The location of an accessory structure closer to the front property line than the main use shall permit the construction of a

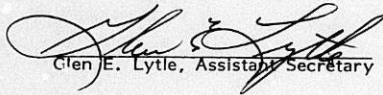
4-car detached private garage, provided the structure shall not violate the platted setback on the lot.

ADOPTED AT WICHITA, KANSAS, this 17th day of December, 1985.



William J. Gospel, President

ATTEST:



Glen E. Lytle, Assistant Secretary

RE: AGENDA ITEM NO 7

SECRETARY'S REPORT CASE NO. BZA 68-85

APPLICANT: Ronald Tyler, 219 S. Pershing, Wichita, KS 67218

AGENT: Jeff Krehbiel, Architect, 1300 E. Lewis, Wichita, KS 67211

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to permit the construction of an accessory structure (4-car garage) in front of the main residential structure.

GENERAL LOCATION: On the southeast corner of Perth and Perth Court (1310 Perth Court)

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

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

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to permit the construction of an accessory structure (4-car garage) in front of the main residential structure on the property. The applicant is remodeling and, adding to, the existing one-family dwelling on the property, which includes the construction of the new garage. There is a 30 foot platted setback adjacent to the streets on the west and north, and the applicant has recently requested vacation of 15 feet of the platted setback adjacent to the cul-de-sac of Perth Court. This will permit the location of the garage closer to the street than 30 feet but still more than 60 feet to the center line of Perth Court.

It should be noted that the property is a large irregular shaped tract that has been recently reduced in total land area for the construction of an additional one-family dwelling in the area. Since the main use has been constructed at such a great setback, it is impractical to maintain the same setback for a garage when the vehicular access is from Perth Court on the north and the house is constructed 140 feet from the street right-of-way. A large circular drive is also being provided in the area in front of the house, the majority of which is located in back of the 30 foot platted setback.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the house being remodeled and improved was in existence long before the property was annexed into the city and also before the area was platted. In addition, the main structure is located more than 140 feet to the street right-of-way line of Perth Court and 80 feet from the right-of-way line of Perth Street.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the detached garage will be located behind the

platted setback that is generally desirable for the main uses in the residential districts.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the use of the property would be severely limited if accessory uses would not be permitted in front of the main use.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of the setback for an accessory structure to be located in front of the main structure will not in anyway interfere with any needed right-of-way or easements nor will it interfere with fire department access to the main structure.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the ordinance already permits the Board to vary the location of an accessory structure provided the location of the structure does not interfere with the need for access by police and fire and for the maintenance of utilities.

RECOMMENDATION:

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

1. The location of an accessory structure closer to the front property line than the main use shall permit the construction of a 4-car detached private garage, provided the structure shall not violate the platted setback on the lot.

December 6, 1985

William E. Kandt
1215 Kevin Road
Wichita, Kansas 67208

RE: BZA 68-85 - Request for Variance

Honorable Judge Kandt:

In reviewing the ownership list recently furnished on the property located at 1310 Perth Court, I find the abstract company had not included your name on the list. I am enclosing the notice that you should have received a week ago, along with a copy of the site plan.

Although you have expressed your concern over the potential use of the property in the past, I would imagine you are aware of the improvements now taking place. As you will note by the site plan, this variance request is to locate the four-car garage (highlighted) closer to the street than the main structure on the property.

I hope that this late notice has not caused any inconvenience. If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

Enclosures (2)

BZA CASE NO. 68-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>22</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>25</u>	TOTAL NOTICES SENT <u>12/2/85</u>

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

November 25, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 68-85

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 G. Ronald Tyler, 219 South Pershing, 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 permit the construction of an accessory structure (4-car garage) in front of the main residential structure on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

All of Lot 6, Block 2, said Perthshire Second Addition except a portion described as beginning at the Southeast corner of said Lot 6, thence bearing S 85°55'18" W along the South line of said Lot 6 a distance of 130.40 feet of a P.I. in the South line of Lot 6; thence bearing N 4°04'42" W a distance of 15.00 feet; thence bearing N 70°55'18" E a distance of 50.00 feet; thence bearing N 30°55'18" E a distance of 37.72 feet; thence bearing N 79°45'05" E a distance of 53.72 feet to a point on the East line of said Lot 6; thence bearing S 10°14'55" E along said East line a distance of 65.00 feet to the point of beginning; and also except a portion described as beginning at the Northeast corner said Lot 6 thence southerly along the East line of said Lot 6 a distance of 73.35 feet; thence N 68°28'01" W a distance of 40.58 feet; thence northerly, parallel with the easterly line of said Lot 6, 61.72 feet to the right of way line or Perth Court; thence easterly along said right of way an arc distance of 36.67 feet, more or less, to the point of beginning; and together with a portion of Lot 5, Block 2, said Perthshire Second Addition described as commencing at the Southwest corner said Lot 5 thence northerly along the West line of said Lot 5 a distance of 130.00 feet to the point of beginning; thence continuing northerly along the West line of said Lot 5 a distance of 123.33 feet; thence S 85°13'39" E a distance of 84.13 feet; thence N 85°19'37" E a distance of 88.62 feet to the East line of said Lot 5; thence southerly (along the East line of said Lot 5) an arc distance of 70.33 feet; thence S 85°19'37" W a

distance of 81.18 feet; thence S 60°20'05" W a distance of 91.78 feet to the point of beginning. Generally located on the southeast corner of Perth and Perth Court (1310 Perth Court).

This application has been assigned Case No. BZA 68-85. It will be considered by the Board of Zoning Appeals on December 17, 1985 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.

Glen E. Lytle
Assistant Secretary



November 20, 1985

Board of Zoning Appeals
City of Wichita, Kansas
City Hall
455 N. Main
Wichita, KS 67202

RE: 1310 Perth Court
Wichita, Kansas

Gentlemen:

We respectfully request a variance to allow for the construction of an accessory structure that is detached from the main residence and located in front of the residence but behind the front yard setback.

The following reasons are submitted in response to the provisions of Title 28:

1. The property in question is currently being remodeled. The property has never had a garage to our knowledge and working with the existing design of the structure makes it very difficult to attach a new garage without adversely affecting the house. The lot in question is 2 1/2 acres and has 30' platted front yard setbacks. Therefore this structure will still be approximately 45' from the surrounding streets.
2. We do not feel that granting this variance will adversely affect the surrounding property owners because of the size of the property as stated above, the mature landscaping that exists on the property which acts as a buffer, and the site design plan that screens the garage doors from the neighborhood.
3. If the provisions of Title 28 are strictly enforced, it would necessitate a redesign of his home to accommodate an attached garage and/or a site redesign that may prohibit use of the property as the owner intends which allows for a tennis court, pool area, and lakeside gazebo area. The owner's intent is to create the feeling of a landscaped courtyard using the proposed garage structure to define a more formal entry to the residence.

1300 east lewis

wichita, kansas 67211

(316) 267-8233

Board of Zoning Appeals
November 20, 1985
Page 2

4. The variance will not adversely affect the public welfare in any respect. The owner is creating a very generous drive area which will more than adequately provide for off-street parking and is adding to the value of the neighborhood by totally reworking a property that has been vacant and has been a safety and health hazard to the community.
5. We do not feel granting this variance will be in opposition to the intent of the Zoning Ordinance. By allowing this variance it will let the owner develop this single family residence into a total architectural statement that will be an asset to the neighborhood. We are not requesting that this structure be allowed within the setbacks, only in front of a very large home.

We submit the above request in of the desired variance. If we can answer any additional questions, please contact our office.

Sincerely,

JEFFREY L. KREMBEL ASSOCIATES, AIA



Jeffrey L. Krembel, AIA

JLK/tjm

cc: Ron Tyler

BOARD OF ZONING APPEALS

CASE NO. 68-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant G. Ronald Tyler
 Mailing Address 219 S. Pershing, W.K. Phone 683-8798
 Name of Authorized Agent JEFF KREHBIEL
 Mailing Address 1300 E. LEWIS Phone 267-8233
 Relationship of applicant to property is that of owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to permit an accessory structure (4 car garage) in front of the main residential structure

for property located at the southeast corner of Perth and perth Ct. (1310 Perth Court)
 and legally described as: See attached legal

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. 39-285); 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 G. RONALD TYLER

Authorized Agent Craig Powell
for Jeff Krehbiel

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:15 (a.m./p.m.), Nov. 18, 1985, together with appropriate fee of 200.00.

Signed [Signature]

STATE OF KANSAS
COUNTY OF SEDGWICK

I, James R. Beckett, a registered Land Surveyor in said State and County do hereby certify that I have caused to be surveyed the following described tracts, being a portion of Lots 5 and 6, Block 2, Porthshire Second Addition, Wichita, Sedgwick County, Kansas, and a portion of McEwen 5th Addition and Replat of Block "A" McEwen 4th Addition to Wichita, Sedgwick County, Kansas, that the survey as shown is true and correct to the best of my knowledge, that the monuments are of the character and occupy the positions indicated, and that there are no encroachments either way across property lines. However, the garage located near the East line of said Lot 6 is encroaching on the 30' setback line along said East line.

LEGAL DESCRIPTION

Tract 1

All of Lot 6, Block 2, said Porthshire Second Addition except a portion described as beginning at the Southeast corner of said Lot 6, thence bearing S 85°55'18" W along the South line of said Lot 6 a distance of 130.40 feet to a P.I. in the South line of Lot 6; thence bearing N 4°04'42" W a distance of 15.00 feet; thence bearing N 70°55'18" E a distance of 50.00 feet; thence bearing N 30°55'18" E a distance of 37.72 feet; thence bearing N 79°45'05" E a distance of 53.79 feet to a point on the East line of said Lot 6; thence bearing S 10°14'55" E along said East line a distance of 65.00 feet to the point of beginning; and also except a portion described as beginning at the Northeast corner said Lot 6 thence southerly along the East line of said Lot 6 a distance of 72.35 feet; thence N 68°28'01" W a distance of 40.58 feet; thence northerly, parallel with the easterly line of said Lot 6, 61.72 feet to the right of way line of Perth Court; thence easterly along said right of way an arc distance of 36.67 feet, more or less, to the point of beginning.

Tract 2

A portion of Lot 5, Block 2, said Porthshire Second Addition described as commencing at the Southwest corner said Lot 5 thence northerly along the West line of said Lot 5 a distance of 130.00 feet to the point of beginning; thence continuing northerly along the West line of said Lot 5 a distance of 123.33 feet; thence S 85°13'39" E a distance of 34.13 feet; thence N 85°19'37" E a distance of 88.62 feet to the East line of said Lot 5; thence southerly (along the East line of said Lot 5) an arc distance of 70.33 feet; thence S 85°19'37" W a distance of 81.18 feet; thence S 60°20'05" W a distance of 91.78 feet to the point of beginning.

Tract 3

Beginning at a point on the East line of Lot 4, said point being 170.00 feet northerly of the Southeast corner of said Lot 5, thence continuing along the East line of said Lot 5 an arc distance of 70.33 feet, thence N 85°19'37" E 90.37 feet to the West right of way line of Kevin Road, thence southerly along said right of way line 70.31 feet, thence S 85°19'37" W 90.07 feet to the point of beginning.

Said tracts 1, 2 and 3 encompassing 2.245 acres more or less.

23 July 85
Date



James R. Beckett
James R. Beckett, L.S. #832

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 2	Block 1	Perthshire Second Addition	James George Gould Kathryn Barnett Gould 1315 Perth Wichita, KS 67208
Lot 3, exc. the South 10 feet	Block 1	"	Charles Q. Chandler Georgia J. Chandler 1309 Perth Wichita, KS 67208
The South 10 feet of Lot 3 & all of Lot 4	Block 1	"	Eric H. Jager Emma Jager 1305 Perth Wichita, KS 67208
Lot 5	Block 1	"	John D. Zongker Karen S. Zongker 1301 Perth Wichita, KS 67208
Lot 3	Block 2	"	Rebecca E. Aksamit 1324 Perth Ct. Wichita, KS 67208
<p>Lot 4, Block 2, Perthshire Second Addition and Beginning at the NE/c of Lot 4, Block 2, Perthshire Second Addition to Wichita;; thence East a distance of 90.67 feet more or less to a point on the West line of Kevin Road, 150.69 feet SE of the South line of 13th Street; th. SE along the West line of Kevin Road a distance of 149.5 feet; th. SW a distance of 90 feet more or less to the SE/c of said Lot 4; th. NW along the East line of said Lot 4 a distance of 172.34 feet to the p.o.b.</p>			<p>Lawrence C. Green Elizabeth A. Green 1320 Perth Ct. Wichita, KS 67208</p>
<p>Beginning at the SE/c of Lot 6, Block 2, Perthshire Second Addn.; th. bearing S 85°55'18" W along the South line of said Lot 6 a distance of 130.40 feet to a P.I. in the South line of Lot 6; th. bearing N 4°04'42" W a distance of 15.00 feet; th. bearing N 70°33'18" E a distance of 50.00 feet; th. bearing North 30°55'18" East a distance of 37.72 feet; th. bearing N 79°45'05" E a distance of 53.79 feet to a point on the East line of said Lot 6; th. bearing S 10°14'55" E along said East line a distance of 65.00 feet to the p.o.b.</p>			<p>C. Howard W. Wilkins Jr. 5640 Polo Drive Wichita, KS 67208</p>
<p>Beg. at the SE/c of Lot 5, Blk. 2, Perthshire 2nd Addn. to Wichita; th. West 148.50 feet to the SW/c of Lot 5; th. NW alg. the West line of Lot 5 a distance of 130 feet; th. NE alg. a line making an interior angle of 109°25' a distance of 91.78 feet; th. East to a point on the East side of said Lot 5, said point being 170 feet NW of the SE/c of said Lot 5; th. SE 170 feet to the beginning.</p>			<p>William C. Kandt Lois Woods Kandt 1215 Kevin Rd. Wichita, KS 67208</p>

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 2	Block 1	Perthshire Second Addition	James George Gould Kathryn Barnett Gould 1315 Perth Wichita, KS 67208
Lot 3, exc. the South 10 feet	Block 1	"	Charles Q. Chandler Georgia J. Chandler 1309 Perth Wichita, KS 67208
The South 10 feet of Lot 3 & all of Lot 4	Block 1	"	Eric H. Jager Emma Jager 1305 Perth Wichita, KS 67208
Lot 5	Block 1	"	John D. Zongker Karen S. Zongker 1301 Perth Wichita, KS 67208
Lot 3	Block 2	"	① Rebecca E. Aksamit 1324 Perth Ct. Wichita, KS 67208

Lot 4, Block 2, Perthshire Second Addition and Beginning at the NE/c of Lot 4, Block 2, Perthshire Second Addition to Wichita,; thence East a distance of 90.67 feet more or less to a point on the West line of Kevin Road, 150.69 feet SE of the South line of 13th Street; th. SE along the West line of Kevin Road a distance of 149.5 feet; th. SW a distance of 90 feet more or less to the SE/c of said Lot 4; th. NW along the East line of said Lot 4 a distance of 172.34 feet to the p.o.b.

② Lawrence C. Green
Elizabeth A. Green
1320 Perth Ct.
Wichita, KS 67208

Beginning at the SE/c of Lot 6, Block 2, Perthshire Second Addn.; th. bearing S 85°55'18" W along the South line of said Lot 6 a distance of 130.40 feet to a P.I. in the South line of Lot 6; th. bearing N 4°04'42" W a distance of 15.00 feet; th. bearing N 70°33'18" E a distance of 50.00 feet; th. bearing North 30°55'18" East a distance of 37.72 feet; th. bearing N 79°45'05" E a distance of 53.79 feet to a point on the East line of said Lot 6; th. bearing S 10°14'55" E along said East line a distance of 65.00 feet to the p.o.b.

③ C. Howard W. Wilkins
Jr.
5640 Polo Drive
Wichita, KS 67208

Lot	Block	Addition	Property Owner
		All of Lot 6, Block 2, Perthshire Second Addition, except a portion described as beginning at the SE/c of said Lot 6, th. bearing S 85°55'18" W, along the South line of said Lot 6 a distance of 130.40 feet to a P.I. in the South line of Lot 6; thence bearing N 4°04'42" W a distance of 15.00 feet; th. bearing N 70°55'18" E, a distance of 50.00 feet; th. bearing N 30°55'18" E, a distance of 37.72 feet; th. bearing N 79°45'05" E, a distance of 53.79 feet to a point on the East line of said Lot 6; th. bearing S 10°14'55" E, along said East line a distance of 65.00 feet to the p.o.b.; and also except a portion described as beginning at the NE/c of said Lot 6 th. S'ly along the East line of said Lot 6 a distance of 73.35 feet; th. N 68°28'01" W, a distance of 40.58 feet; th. N'ly, parallel with the E'ly line of said Lot 6, 61.72 feet to the r/o/w line of Perth Court; th. E'ly along said r/o/w an arc distance of 36.67 feet, m/l to the p.o.b.	G. Ronald Tyler Linda S. Tyler 219 S. Pershing Ave. Wichita, KS 67218
		A portion of Lot 5, Block 2, Perthshire Second Addition to Wichita, described as commencing at the SW/c of said Lot 5, th. N'ly along the West line of said Lot 5 a distance of 130.00 feet to the point of beginning; th. continuing N'ly along the West line of said Lot 5 a distance of 123.33 feet; th. S 85°13'39" E, a distance of 84.13 feet; th. N 85°19'37" E, a distance of 88.62 feet to the East line of said Lot 5; th. S'ly (along the East line of said Lot 5) an arc distance of 70.33 feet; th. S 85°19'37" W, a distance of 81.18 feet; th. S 60°20'05" W, a distance of 91.78 feet to the p.o.b.	Same As Above
		Beginning at a point on the East line of Lot 5, Block 2, Perthshire Second Addition to Wichita, Sedgwick County, Kansas, said point being 170.00 feet N'ly of the SE/c of said Lot 5, th. continuing along the East line of said Lot 5 an arc distance of 70.33 feet; th. N 85°19'37" E, 90.37 feet to the West r/o/w line of Kevin Road; th. S'ly along said r/o/w line 70.31 feet; th. S 85°19'37" W, 90.07 feet to the p.o.b.	Same As Above
		All that part of Lots 5 and 6, Block 2, Perthshire Second Addition to Wichita, described as follows: Beginning at the Northern lot corner common to said Lots 5 and 6; th. S 10°14'55" E, along the W'ly line of said Lot 5, 64.26 feet; th. S 80°38'54" E, 72.53 feet; th. N 79°21'06" E, 101.26 feet, more or less, to the East line of said Lot 5; th. N'ly along the E'ly line of said Lot 5, 113.87 feet, more or less to the NE/c thereof; th. W'ly, along the North line of said Lot 5, to the r/o/w line of Perth Court; th. SW'ly, along said r/o/w to the p.o.b. Also beginning at the northern lot corner common to said Lots 5 and 6; th. S 10°14'55" E, along the E'ly line of said Lot 6, 64.26 feet;	Twin River Construction Company, Inc. 727 N. Waco Suite 100 Wichita, KS 67203

(Cont'd on Pg. 3)

Lot	Block	Addition	Property Owner
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(Cont'd from Pg. 2)

th. N 80°38'54" W, 36.62 feet; th. NW'ly, parallel with the E'ly line of said Lot 6, 61.72 feet to the r/o/w line of Perth Court; th. E'ly along said r/o/w 36.67 feet, more or less, to the p.o.b.

Lot 1	Block 1	Perthshire Addition	R. Parnell Gwinn Enid L. Gwinn 5602 Polo Drive Wichita, KS 67208
Lot 1	Block 2	"	Sara Haviland Evans 5628 Polo Drive Wichita, KS 67208
Lot 2	Block 2	"	C. Howard Wilkins Jr. 5640 Polo Drive Wichita, KS 67208
Lot 3	Block 2	"	Judith E. Hall 5654 Polo Drive Wichita, KS 67208
Lot 1	Block F	McEwen 5th Addition and Replat of Block "A" McEwen 4th Addn.	John W. Copeland Marilyn F. Copeland 1308 Kevin Rd. Wichita, KS 67208
Lot 2	Block F	"	Dennis W. Lougridge Barbara K. Lougridge 1302 Kevin Rd. Wichita, KS 67208
Lot 3	Block F	"	James Sanders LaDonna J. Sanders 1214 Kevin Rd. Wichita, KS 67208
Lot 4, Block F, except beg. at the SW/c of said Lot; th. N'ly along lot line fronting on Kevin Road, 5 feet; th. E'ly in a straight line to the SE/c of said lot; th. W'ly along South lot line to p.o.b.		"	Bradley Alan Smith Stephanie Ann Smith 1208 Kevin Rd. Wichita, KS 67208
Beginning at the SW/c of Lot 4, Block F; th. N'ly along lot line fronting Kevin Road, 5 feet; th. E'ly to the SE/c; th. W'ly to p.o.b. and all of Lot 5, Block 5.		"	Donald K. Enoch Margery E. Enoch 5902 Polo Drive Wichita, KS 67208
Lot 6	Block F	"	Ernest H. Rieger Karen M. A. J. Rieger 5922 Polo Drive Wichita, KS 67208
Lot 7	Block F	"	Richard A. Mohney Barbara A. Mohney 1201 Willow Lane Wichita, KS 67208

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	Block F	McEwen 5th Addition and Replat of Block "A" McEwen 4th Adn.	Jack K. Lashley Royce J. Lashley 1207 Willow Lane Wichita, KS 67208
Lot 2	Block 1	McEwen 2nd Addition	Martin H. Welch Jane E. Welch 5639 Polo Drive Wichita, KS 67208
Lot 3	Block 1	"	Southwest National Bank, Trustee of Sadie R. Harms Living Trust 5623 Polo Drive Wichita, KS 67208

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

All of Lot 6, Block 2, Perthshire Second Addition to Wichita, Sedgwick County, Kansas, except a portion described as beginning at the Southeast corner of said Lot 6, thence bearing S 85°55'18" W, along the South line of said Lot 6 a distance of 130.40 feet to a P.I. in the South line of Lot 6; thence bearing N 4°04'42" W, a distance of 15.00 feet; thence bearing N 70°55'18" E, a distance of 50.00 feet; thence bearing N 30°55'18" E, a distance of 37.72 feet; thence bearing N 79°45'05" E, a distance of 53.79 feet to a point on the East line of said Lot 6; thence bearing S 10°14'55" E along said East line a distance of 65.00 feet to the point of beginning; and also except a portion described as beginning at the Northeast corner of said Lot 6 thence southerly along the East line of said Lot 6 a distance of 73.35 feet; thence N 68°28'01" W, a distance of 40.58 feet; thence northerly, parallel with the Easterly line of said Lot 6, 61.72 feet to the right-of-way line of Perth Court; thence easterly along said right-of-way an arc distance of 36.67 feet, more or less, to the point of beginning.

AND

A portion of Lot 5, Block 2, Perthshire Second Addition to Wichita, Sedgwick County, Kansas, described as commencing at the Southwest corner of said Lot 5, thence northerly along the West line of said Lot 5 a distance of 130.00 feet to the point of beginning; thence continuing northerly along the West line of said Lot 5 a distance of 123.33 feet; thence S 85°13'39" E, a distance of 84.13 feet; thence N 85°19'37" E, a distance of 88.62 feet to the East line of said Lot 5; thence southerly (along the East line of said Lot 5) an arc distance of 70.33 feet; thence S 85°19'37" W, a distance of 81.18 feet; thence S 60°20'05" W, a distance of 91.78 feet to the point of beginning.

AND

Beginning at a point on the East line of Lot 5, Block 2, Perthshire Second Addition to Wichita, Sedgwick County, Kansas, said point being 170.00 feet northerly of the Southeast corner of said Lot 5, thence continuing along the East line of said Lot 5 an arc distance of 70.33 feet, thence N 85°19'37" E, 90.37 feet to the West right-of-way line of Kevin Road, thence southerly along said right-of-way line 70.31 feet, thence S 85°19'37" W, 90.07 feet to the point of beginning.

(Cont'd on Pg. 5)

Page 5

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 20th day of November, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Gable

By
Sr. Vice-President

Order No: 353548
nj

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse 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
City of Wichita	300.00
NAME: Jeff Kropshel	
ADDRESS: 1100 E Lewis	
FUND: 255-4070-100	DUE DATE:
COMMENTS:	
DATE: 11/1/55	BY: [Signature]

021200

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2