

*Poster*  
*3-5-82*

**ACTION**

*37A*  
*6-82*

COMMITTEE *Approved*

DATE *3-23-82*

M.A.P.C. \_\_\_\_\_

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

*200' Sec. 5-24-82*  
*Checked 5-24*  
*Shot 5-26*  
*Recorded 6-18-82*

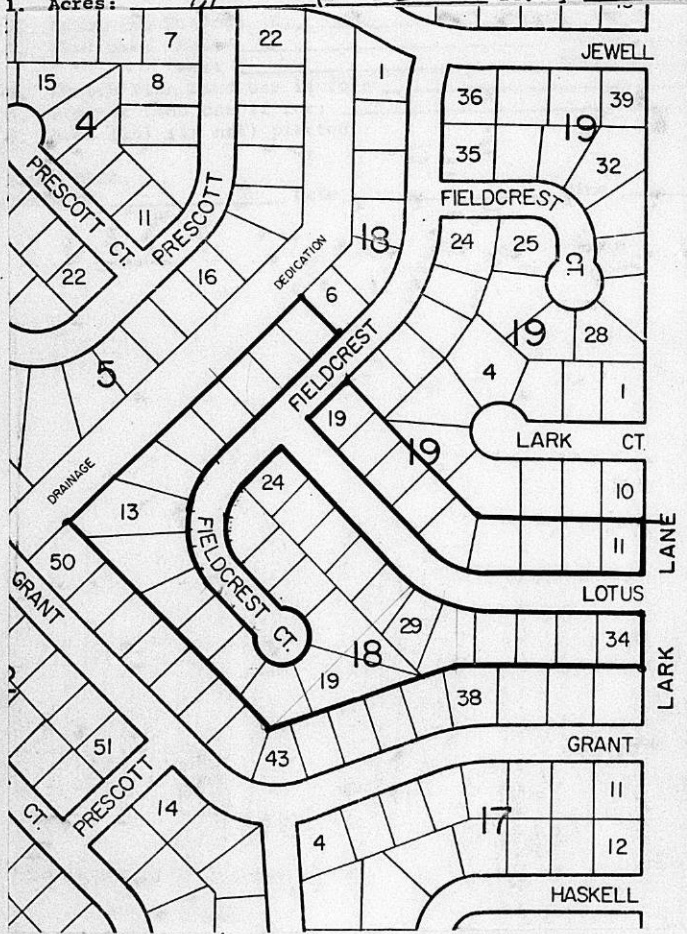
Case No. BZA 6-82 - Builders, Inc., request variances to (1) reduce minimum lot area from 6,000 sq. ft. to 5,000 sq. ft.; (2) reduce the front yard setback from 25' to 20' and (3) reduce a side yard variance

Ap No. 4745  
 Sec. 31  
 Twp. 27  
 Range 1W

BZA- 6-82  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

(IRREGULAR)

AREA DATA:  
 1. Acres: 71 ( 580 ft. by 900 ft.)



**Stewart**  
 No. 2153C  
 HARTING, AN  
 ENGINEER, ARCHITECT, AND  
 PLANNER, 1100 BROADWAY, NEW  
 YORK, N.Y. 10036  
 U.S.A.

May 12, 1982

Builders, Inc.  
1000 Parklane  
Wichita, Ks. 67218

Re: Case No. BIA 6-82  
Request for Variances

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 23, 1982.

This Resolution reflects the official action of the Board to approve your requests, 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:sad  
Enclosure

cc: Van Doren-Hazard-Stallings, 260 North Rock Road, #250, Wichita  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Giesick, City Clerk

RESOLUTION NO. BZA 6-82

WHEREAS, Builders Inc., 1000 Parklane, Wichita, Kansas, requests variances as provided in Section 2.12.590.B, Code of the City of Wichita, to (1) reduce the required lot area from 6,000 square feet to 5,000 square feet; (2) reduce the front yard setbacks from 25 feet to 20 feet; and (3) reduce one side yard on each lot from 6 feet to 0 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lots 11 through 19 inclusive, Block 19 and all of Lots 7 through 34 inclusive, Block 18, all within Pawnee Mesa Addition, an addition to Wichita, Sedgwick County, Kansas and being replatted as Lots 1 thru 13, Block 1, Lots 1 thru 37, Block 2, Pawnee Mesa 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Lark Lane, and including the lots on both sides of Lotus Street and a portion of the lots on Fieldcrest and Fieldcrest 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 March 23, 1982, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for variances 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 variances arise from such conditions which are unique to the property in question and which are not ordinarily found in the same zone or district; and are not created by an action or actions of the property owner or the applicant inasmuch as the entire development area will conform to the same requirements and provide for a choice of development styles within the total residential area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variances will not adversely affect the rights of adjacent property owners or residents inasmuch as the entire area will be developed to the same requirements as one-family zero lot line homes; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which the variances are requested, will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would not be able to reduce land and utility costs to provide better affordable housing; and

WHEREAS, the Board of Zoning Appeals has found that the variances desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that reduction in lot area, front yard and side yard setbacks will not interfere with any public right-of-way or easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variances desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as separation between structures will still comply with the minimum distance to provide light and air to each property; 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.

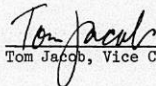
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for variances to (1) reduce the required lot area from 6,000 square feet to 5,000 square feet; (2) to reduce the front yard setbacks from 25 feet to 20 feet; and (3) reduce one side yard from 6 feet to 0 feet on each lot on property zoned the "AA" One-family Dwelling District and legally described as:

Lots 1 thru 13, Block 1, and Lots 1 thru 37, Block 2,  
Pawnee Mesa 2nd Addition to Wichita, Sedgwick County,  
Kansas. Generally located in an area west of Lark Lane.

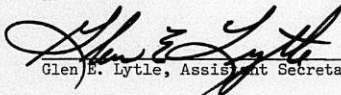
be approved subject to the following conditions:

1. There shall be maintained not less than a 12' side yard for any structure adjacent to a 0' side yard setback line.
2. The resolution effectuating the requested variances will not be released until the plat is recorded.

ADOPTED AT WICHITA, KANSAS, this 23rd day of March, 1982.

  
\_\_\_\_\_  
Tom Jacob, Vice Chairman

ATTEST:

  
\_\_\_\_\_  
Glen E. Lytle, Assistant Secretary

March 26, 1982

Builders, Inc.  
1000 Parklane  
Wichita, Kansas 67218

Re: Case No. MA 4-82  
Request for Variances

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on March 23, 1982, your request for variances to (1) reduce the required lot area from 6,000 square feet to 5,000 square feet; (2) reduce the front yard setbacks from 25 feet to 20 feet; and (3) reduce one side yard on each lot from 6 feet to 0 feet on property zoned the "AA" One-family Dwelling District and generally located on the west side of Lark Lane, and including the lots on both sides of Lotus Street and a portion of the lots on Fieldcrest and Fieldcrest Court were considered.

It was the action of the Board to approve your requests subject to the following conditions:

1. There shall be maintained not less than a 12' side yard for any structure adjacent to a 0' side yard setback line.
2. The resolution effectuating the requested variances will not be released until the plat is recorded.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GM:issd

cc: Van Doren-Hazard-Stallings, 260 North Rock Road, #250, Wichita  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Giesick, City Clerk

**THE CITY OF WICHITA**

**OFFICE OF** CITIZEN PARTICIPATION

**DATE** March 18, 1982



**TO** Glen Lytle, Speical Assistant for Zoning

**FROM** Dean Kruthof, Administrative Aide III

**SUBJECT** BZA 6-82, West of Lark Lane,  
Including Lots on Both Sides  
of Lotus Street, and a Portion  
of the Lots on Fieldcrest and  
Fieldcrest Court

At its March 17th meeting, CPO Neighborhood Council Area "A" considered the captioned requested variances to reduce (1) the minimum lot area from 6000 square feet to 5000 square feet; (2) the front yard setback from 25' to 20'; (3) the side yard variance from 6' to 0' on one side of each lot on property zoned "AA" One-Family Dwelling District. Becky Smith was present representing the applicant. No area residents attended the meeting concerning the case.

The Council voted (6-0, 1 abstention) to recommend that the requested variances be approved subject to BZA staff recommended conditions.

Please inform the BZA of the Council's recommendation when they consider this case on March 23rd. Thank you.

*Dean Kruthof*  
Dean Kruthof  
Administrative Aide III

DK:dm

Noted:

*Sarah Gilbert*  
Sarah Gilbert  
CP Coordinator

SECRETARY'S REPORT  
CASE NO. BZA 6-82

APPLICANT: Builders Inc., 1000 Parklane, Wichita, Kansas

AGENT: Van Doren-Hazard-Stallings, 260 North Rock Road,  
#250, Wichita, Kansas

REQUEST: Variances pursuant to Section 2.12.590.B, Code of  
the City of Wichita, to (1) reduce the required  
lot area from 6000 square feet to 5000 square feet;  
(2) reduce the front yard setbacks from 25' to 20'  
feet; and (3) reduce one side yard from the re-  
quired 6' to 0'.

GENERAL LOCATION: West of Lark Lane, including those lots on both  
sides of Lotus and Fieldcrest Court south of  
Lotus, and two lots north of Lotus on Fieldcrest  
on the west side of the street.

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

LAND USE: Subject property is vacant. Partial residential  
development has occurred on some 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 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 3 separate variances from the strict application of the "AA" One-family Dwelling District. The first is the reduction of the minimum lot area of 6,000 square feet down to 5,000 square feet. The second is to reduce the required front yard setback from 25' to 20'. The third is to allow for 0 lot line development by reducing one side yard on each lot from 6' to 0'.

It is the desire of the applicant to develop this general area with one-family dwellings on smaller lots with one side of the dwelling on the property line. In order to develop the property in this manner, it is necessary to replat the property into lots that are not in conformance with the minimum standards of the zoning ordinance. These variances are requested in order to replat.

It is the opinion of the Secretary that when this area is developed to the same standards, it would have little effect on adjacent properties. At the time this case was filed, there was only two owners of property within the 200 foot notification area other than the applicant. One is the owner of an undeveloped tract to the east, the other being a contractor developing properties in the area.

In regards to the request for a reduction in the lot area from 6,000 square feet to 5,000 square feet, the following is submitted for the Board's consideration.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the area included will not be intermixed with existing development and will be developed on lots of the same general size.

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 area is not developed at this time so that any effect of the small lots would not be detrimental to properties to be developed at some future date.

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 applicant will not be able to provide a new type of development to the Pawnee Mesa area for one-family, zero lot line development.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as any reduction in the lot area should not create any overloading of public utilities.

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 adequate lot area will be provided for open space.

In regards to the requested variance for a reduction in the front yard setback from 25' to 20', the following is submitted for the Board's consideration.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as all of the properties on both sides of the street will be conforming to the same setback.

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 each property, except for one lot, will have a property adjacent to it with the same setback requirement.

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 applicant would be required to reduce the buildable area on each lot.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduced setback should not interfere with any public right-of-way.

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 each lot in the development will have the same setback creating uniformity thru the area.

In regards to the requested variance to reduce one side yard on each lot from 6' to 0', the following is submitted for the Board's consideration.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the applicant is attempting to develop an area of zero lot line, one-family dwellings, in order to provide a choice of life styles within a large residential development.

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 entire area will be developed as one-family, zero lot line homes.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provision of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the proposal will help reduce the land cost, thereby providing the opportunity for more affordable one-family dwellings.

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 one side yard will not interfere with any public right-of-way or easements.

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 distance between the structures will remain at the 12 foot minimum.

RECOMMENDATION:

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

1. There shall be maintained not less than a 12' side yard for any structure adjacent to a 0' side yard setback line.
2. The resolution effectuating the requested variances will not be released until the plat is recorded.

BZA CASE NO. 6-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

2 NOTICES SENT TO ADJOINING PROPERTY OWNERS

15 TOTAL NOTICES SENT 3-3-82

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

March 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 6-82

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 Builders, Inc., 1000 Parklane, Wichita, Kansas requesting 3 variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting variances to reduce (1) the minimum lot area from 6000 square feet to 5000 square feet; (2) the front yard setback from 25' to 20'; (3) the side yard variance from the existing six foot (6') to zero feet (0') on one side of each lot on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 11 through 19 inclusive, Block 19 and all of Lots 7 through 34 inclusive, Block 18, all within Pawnee Mesa Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Lark Lane, and including the lots on both sides of Lotus Street and a portion of the Lots on Fieldcrest and Fieldcrest Court.

This application has been assigned Case No. BZA 6-82. It will be considered by the Board of Zoning Appeals on March 23, 1982 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 variances 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. 6-82-a  
FILED 2-22-82

APPLICATION FOR VARIANCE

- I. Name of Applicant Builders, Inc.  
Mailing Address 1000 Parklane, Wichita, Ks. 67218 Phone 685-4391  
Name of Authorized Agent Van Doren-Hazard-Stallings  
Mailing Address 260 N. Rock Rd. #250, Wichita, Ks. 67206 Phone 686-7303  
Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other)
- II. The variance requested is minimum lot area from 6000 square feet to  
5000 square feet.

on the west side of Park Lane, and including  
for property located in Pawnee Mesa Addition  
the lots on both sides of Lotus Street and a portion of the lots on  
Fieldcrest and Fieldcrest Court.  
and legally described as: Lots 11 through 19 inclusive, Block 19  
and all of Lots 7 through 34 inclusive, Block 18, all within Pawnee  
Mesa Addition, an 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 \_\_\_\_\_

Authorized Agent Kenneth H. Brington

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:30 (a.m.-p.m.), FEB 22, 1982 together with appropriate fee of 25.00.

Signed L. Lytle

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 6-82-6  
FILED 2-22-82

APPLICATION FOR VARIANCE

- I. Name of Applicant Builders, Inc.  
Mailing Address 1000 Parklane, Wichita, Ks. 67218 Phone 685-4391  
Name of Authorized Agent Van Doren-Hazard-Stallings  
Mailing Address 260 N. Rock Rd. # 250, Wichita, Ks. 67206 Phone 686-7303  
Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other)
- II. The variance requested is front yard setback from 25' to 20'

for property located in Pawnee Mesa Addition  
and legally described as: Lots 11 thorough 19 inclusive, Block 19  
and all of Lots 7 through 34 inclusive, Block 18, all within Pawnee Mesa  
Addition, an 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:
- 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 Sedgwick 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 \_\_\_\_\_

Authorized Agent Kenneth H. Bunting

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:30 (a.m. p.m.), FEB. 22, 1982, together with appropriate fee of 75.00.

Signed A. Lytle

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 6-82-c  
FILED 2-22-82

APPLICATION FOR VARIANCE

I. Name of Applicant Builders, Inc.  
Mailing Address 1000 Parklane, Wichita, Ks. 67218 Phone 685-4391  
Name of Authorized Agent Van Doren-Hazard-Stallings  
67206  
Mailing Address 260 N. Rock Rd. #250, Wichita, KS Phone 686-7303  
Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is a side yard variance from the existing  
six foot (6') to zero feet (0') on one side of each lot.

for property located in Pawnee Mesa Addition

and legally described as: Lots 11 through 19 inclusive, Block 19  
and all of Lots 7 through 34 inclusive, Block 18, all within Pawnee Mesa  
Addition, an 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 \_\_\_\_\_

Authorized Agent Kenneth H. Brunton

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:30 (a.m.-p.m.), FEB 22, 1982 together with appropriate fee of 75.00.

Signed D. Lytle



250 Rockborough Building  
260 North Rock Road  
Wichita, Kansas 67206  
316/686-7303

February 19, 1982

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

Board Members:

We are seeking approval of three (3) variances in order to provide within Pawnee Mesa a small development of zero lot line homes. The three (3) variances are as follows:

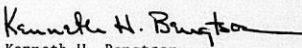
1. A side yard variance from the existing six (6) foot to zero (0) feet on one side of each lot.
2. Front yard setback from 25 feet to 20 feet.
3. Minimum lot area from 6000 square feet to 5000 square feet.

These requests are made because of the ever changing market in single family housing. There is a demand for and a need to provide single family homes where the infra-structure of public improvements and non "structural" costs are held to a minimum.

This development would increase the choices of life style available in Pawnee Mesa and enhance the total subdivision.

Very truly yours,

VAN DOREN-HAZARD-STALLINGS

By:   
Kenneth H. Bengtson  
Partner

cc: Alex Dean

①  
2

BZA  
6-82

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	19	Pawnee Mesac.	D Builders Inc. 1000 Parklane 67218
Lot 2	19	"	Crane Homes of Kansas, Inc. 2148 N. Old Manor 67218
Lot 3	19	"	D Builders Inc. 1000 Parklane 67218
Lot 4	19	"	D Crane Homes of Kansas, Inc. 2148 North Old Manor 67218
Lot 5	19	"	Same as above
Lot 6	19	"	D Builders Inc. 1000 Parklane 67218
Lot 7	19	"	D Crane Homes of Kansas, Inc. 2148 N. Old Manor 67218
Lot 8 through Lot 19, inclusive	19	"	D Builders Inc. 1000 Parklane 67218
Lot 20	19	"	D Crane Homes of Kansas, Inc. 2148 N. Old Manor 67218
Lot 21, 22, 23	19	"	D Builders, Inc. 1000 Parklane 67218
Lot 3, through Lot 50 inclusive	18	"	Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 4 through Lot 11 inclusive	17	Pawnee Mesa	Builders Inc. 1000 Parklane 67218
Lot 14	14	"	Same as above
Lot 15	14	"	Same as above
Lot 16	14	"	Same as above
Lot 51	12	"	Same as above
Lot 52	12	"	Same as above
Lot 53	12	"	Same as above
Lot 54	12	"	Same as above
Lot 55	12	"	Same as above
Lot 34	8	"	Same as above
Lot 1	5	"	Same as above
Lot 2	5	"	Same as above
Lot 10 through Lot 19 inclusive	5	"	Same as above

Tract Description

The NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 31, Township 27 South, Range 1 West of the 6th P.M., except a tract beginning at a point 160 feet North of the SW corner, thence North along the West line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Sec. 31, 215 feet; thence East parallel with the South line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said sec. 365 feet, thence South 215 feet, thence West 365 feet to the point of beginning.

Property Owner

Same as above

Tract Description

A tract in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 31, Township 27 South, Range 1 West of the 6th P.M., beginning at a point 160 feet North of the SW corner, thence North along the West line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said section, 215 feet; thence East parallel with the South line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said section, 365 feet; thence South 215 feet, thence West 365 feet to the point of beginning.

Property Owner

✓ Joseph N. Weber  
2126 South 107th West  
67209

The SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 31, Township 27 South, Range 1 West of the 6th P.M.

▷ Builders Inc.  
1000 Parklane  
67218

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

Lots 11 through 19, inclusive,  
Block 19, Pawnee Mesa Addition,  
an Addition to Sedgwick County,  
Kansas, and  
Lots 7 through 34, inclusive,  
Block 18, Pawnee Mesa Addition  
an Addition to Sedgwick County,  
Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 19th day of February, 1982 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Sable*  
Vice-President

Order No: 306839  
ap

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

March 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 6-82

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 Builders, Inc., 1000 Parklane, Wichita, Kansas requesting 3 variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting variances to reduce (1) the minimum lot area from 6000 square feet to 5000 square feet; (2) the front yard setback from 25' to 20'; (3) the side yard variance from the existing six foot (6') to zero feet (0') on one side of each lot on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 11 through 19 inclusive, Block 19 and all of Lots 7 through 34 inclusive, Block 18, all within Pawnee Mesa Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Lark Lane, and including the lots on both sides of Lotus Street and a portion of the Lots on Fieldcrest and Fieldcrest Court.

This application has been assigned Case No. BZA 6-82. It will be considered by the Board of Zoning Appeals on March 23, 1982 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 variances 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  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

March 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 6-82

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 Builders, Inc., 1000 Parklane, Wichita, Kansas requesting 3 variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting variances to reduce (1) the minimum lot area from 6000 square feet to 5000 square feet; (2) the front yard setback from 25' to 20'; (3) the side yard variance from the existing six foot (6') to zero feet (0') on one side of each lot on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 11 through 19 inclusive, Block 19 and all of Lots 7 through 34 inclusive, Block 18, all within Pawnee Mesa Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Lark Lane, and including the lots on both sides of Lotus Street and a portion of the Lots on Fieldcrest and Fieldcrest Court.

This application has been assigned Case No. BZA 6-82. It will be considered by the Board of Zoning Appeals on March 23, 1982 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 variances 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

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

FORM 29 1

**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

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**FUND** \_\_\_\_\_ **DUE DATE** \_\_\_\_\_  
**COMMENTS** \_\_\_\_\_  
**DATE** \_\_\_\_\_ **BY** \_\_\_\_\_

\*

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

Roll # 2