

Case No. BZA 9-76 - Olivet Southern
Baptist Church requests variance for
Zero off-street parking only on the
west side of 6 lots fronting Joann on
property generally located on the
north side of 12th between High and

ACTION

BZA 9-76

COMMITTEE

Approved
(down to 11')

DATE
4-27-76

M.A.P.C.

4/27/76

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

Posted
4-8-76
CIV
MMP V
5-6-76
CH 7

Case No. BZA 9-76 - Olivet Southern Baptist Church requests variance for zero off-street parking only on the west side of 6 lots fronting Joann on property generally located on the south side of 13th between High and

Map No. 5249
 Sec. 12
 Twp. 27
 Range 1W

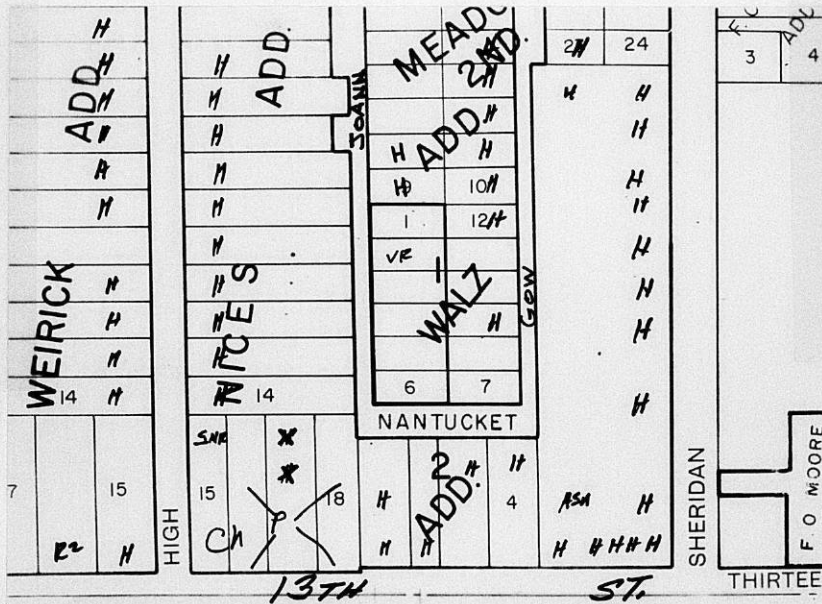
BZA- 9-76
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 1.11 (135 ft. by 360 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



HASTINGS - IN - LOS ANGELES
 LOGAN OH - McMEGEEOR, TX U.S.A.

Smith's
 No. 2153C

all "AA"

RESOLUTION NO. BZA 9-76

WHEREAS, Olivet Southern Baptist Church, 3440 West 13th Street, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 25 feet to 0 feet for off-street parking purposes only on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 1 through 6, Block 1, Walz Addition,
Sedgwick County, Kansas. Generally located
on the east side of Joann Street in an area
north of Nantucket Street.

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 April 27, 1976, 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 frontage of subject property is along a substandard half street that would logically be vacated in the future as the church continues to purchase the rear yard areas of the homes to the west;

WHEREAS, the Board of Zoning Appeals has found that the granting of a variance to reduce the front yard setback from 25 feet to 11 feet will not adversely affect the rights of adjacent property owners or residents inasmuch as an 11 foot landscaped area would provide a "green belt" buffer to the neighborhood and the variance would be only for off-street parking; 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 owner represented in the application inasmuch as the applicants are in need of utilizing their existing property to provide the maximum number of parking spaces to meet the needs of a growing church; and

WHEREAS, the Board of Zoning Appeals has found that a variance to reduce the front yard to 11 feet will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that maximum utilization of parking space would alleviate on street parking, while still providing a front landscaped area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of a less than requested variance will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as 11 feet, if adequately planted, will provide an appropriate landscaped buffer to the parking lot; 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 a variance to reduce the required front yard setback from 25 feet to 11 feet for off-street

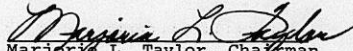
parking purposes only on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 1 through 6, Block 1, Walz Addition,
Sedgwick County, Kansas. Generally located
on the east side of Joann Street in an area
north of Nantucket Street,

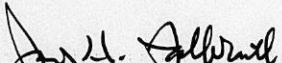
be approved, subject to the following condition:

1. The 11 foot front yard area shall be landscaped with trees or shrubs and grass and shall be maintained in good condition.

ADOPTED AT WICHITA, KANSAS, this 27th day of April, 1976.


Marjorie L. Taylor, Chairman

ATTEST:


Jack Galbraith, Secretary

May 10, 1976

Gordon D. Dorian, Pastor
Olivet Southern Baptist Church
3440 West 13th Street
Wichita, Kansas 67203

Re: Subject: Case No. BZA 9-76
Request for Variance

Dear Mr. Dorian:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 27, 1976, in connection with your request for a variance to reduce the required front yard setback from 25 feet to 0 feet for off-street parking purposes only on property zoned the "AA" Single Family Dwelling District, and located on the east side of Joann Street in an area north of Wantucket Street.

This Resolution reflects the official action of the Board to approve a variance of 25 feet to 11 feet and sets out the condition of approval. It is forwarded to you for your information and files.

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

Yours very truly,

Jack H. Galbraith
Secretary

JEG:LD:bh
attach.

cc: Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

Tenth Floor, City Hall

April 28, 1976

Gordon D. Dorian, Pastor
Olivet Southern Baptist Church
3440 West 13th Street
Wichita, Kansas 67203

Subject: Case No. BZA 9-76
Request for Variance

Dear Mr. Dorian:

At the regular meeting of the Board of Zoning Appeals on Tuesday, April 27, 1976, your request for a variance to reduce the required front yard setback from 25 feet to 0 feet for off-street parking purposes only on property zoned the "AA" Single Family Dwelling District, and located on the east side of Joann Street in an area north of Nantucket Street was considered.

It was the action of the Board to approve a variance of the front yard setback for off-street parking purposes only, from 25 feet to 11 feet subject to the following condition:

1. The 11' front yard area shall be landscaped with trees or shrubs and grass and shall be maintained in good condition.

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.

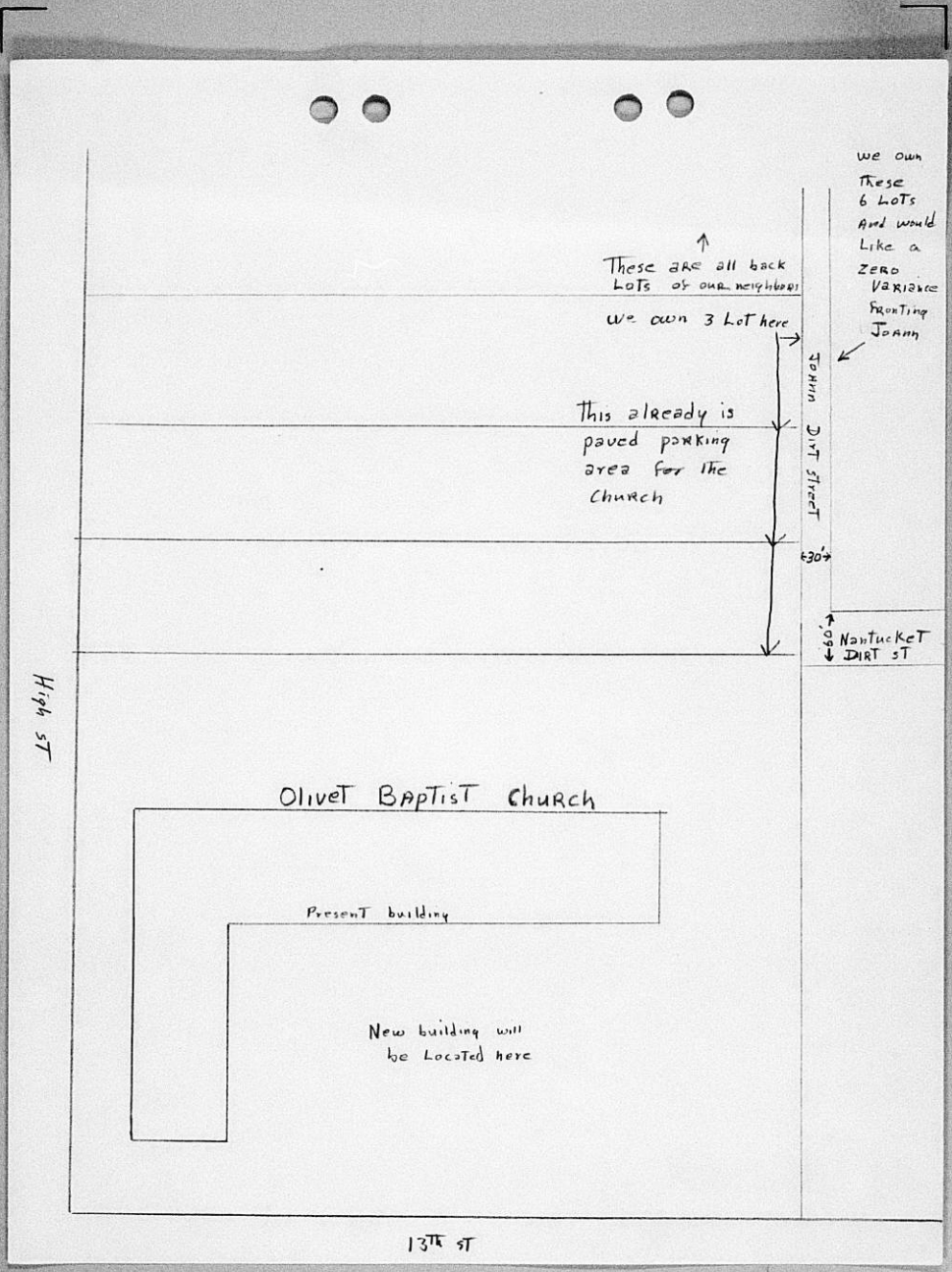
If you have any questions, please call our office.

Yours very truly,

Jack H. Galbraith
Secretary

JHG:LD:hh

cc: Don Gisiok, City Clerk
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection



↑
These are all back
Lots of our neighbors
we own 3 Lot here

This already is
paved parking
area for the
Church

we own
these
6 Lots
and would
like a
zero
variance
fronting
Joann

TOWN
DIRT
STREET

630'

↑
409'
↓
NANTUCKET
DIRT ST

High ST

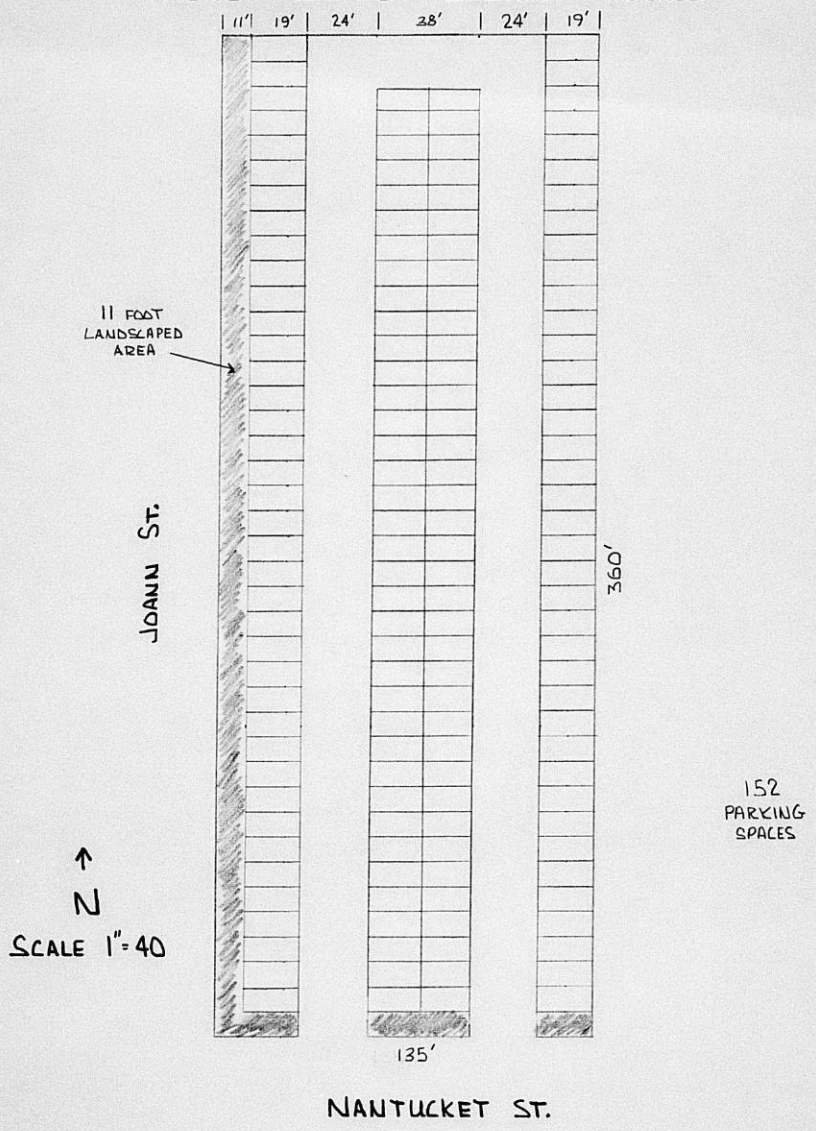
Olivet Baptist Church

Present building

New building will
be located here

13th ST

OLIVE BAPTIST CHURCH PARKING



THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE April 16, 1976



TO Metropolitan Area Planning Department
FROM David Furnas, Citizen Participation Coordinator
SUBJECT Case BZA 9-76

At its April 15, 1976, meeting, CPO Area Council "M" voted unanimously to convey to the Board of Zoning Appeals that they felt they were not in a position to take any action since residents of the affected area were not notified that CPO would be discussing the case. They prefer to hear opinions of the residents before taking any action.

David L. Furnas
David Furnas
CPO Coordinator

DF:LN:sm



SECRETARY'S REPORT
CASE NO. BZA 9-76

APPLICANT: Olivet Southern Baptist Church,
3440 West 13th Street, Wichita,
Kansas.

AGENT: Gordon D. Dorian, 3440 West 13th,
Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to reduce
the required front yard setback from
25 feet to 0 feet for off-street
parking purposes only.

GENERAL LOCATION: East side of Joann Street in an area
North of Nantucket Street.

ZONING: Subject property and all surrounding
properties are zoned the "AA" Single
Family Dwelling District.

LAND USE: Subject property is vacant except for
a vacant residential building. North,
east, and south are single family
residences. To the west are single
family residences, and a church park-
ing lot.

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:

The applicants are requesting a reduction of front yard setback from 25 feet to 0 feet for the purpose of utilizing the space for off-street parking.

The Olivet Southern Baptist Church is expanding its existing church facility by building a new sanctuary, and in association with this expansion is proposing to provide additional off-street parking on church owned property located northeast of the church site, across Joann Street.

Subject property is located on the east side of Joann Street, extending north from Nantucket Street for a distance of 360 feet. The property is 135 feet in depth. Based on the Division of Traffic Engineering standard parking lot dimensions, four bays of 90° parking could be situated within a depth of 124 feet, leaving 11 feet adjacent to Joann which could be maintained as a landscaped area. The parking plan submitted with the application did not show the correct dimension of the property, and the applicants were requested to furnish a corrected layout. As of this writing, the corrected plan has not been received. Based on the above information, it is difficult to justify a complete variance of the front yard setback when the maximum number of spaces can be accommodated within 124 feet, thereby retaining 11 feet of front yard area. Therefore, the remainder of this report will be addressed to the possibility of reducing the required front yard setback from 25 feet to 11 feet instead of the requested total variance of the setback.

The properties to the west across Joann, are all double frontage lots, having frontage on High Street as well as Joann. All of these properties are developed with single family residences, oriented toward high Street with their backyards across the street from the application area. The applicants own three of the six lots just mentioned and have paved the rear yard areas for parking. There is a single family residence immediately north

of subject property. There is only a half street dedicated for Joann adjacent to subject property and the "street" is a sanded, narrow, uncurbed lane. If the church continues to acquire abutting properties, as they say they intend to, the possibility exists that someday the street could be vacated and cul-de-sacs constructed at the north and south ends of the application area. This would allow the church to combine its parking lots into one integrated parking system.

UNIQUENESS:

It is the opinion of the Secretary that the only uniqueness that may exist is that the frontage of subject property is along a substandard half street that would logically be vacated in the future provided the church continues to purchase the rear yard areas of the homes to the west.

ADJACENT PROPERTY:

It is the opinion of the Secretary that a reduction of the required front yard setback from 25 feet to 11 feet would not adversely affect the rights of adjacent property owners inasmuch as an 11 foot landscaped area would provide a "green belt" buffer to the neighborhood and the variance would be only for off-street parking.

HARDSHIP:

It is the opinion of the Secretary that a hardship may exist if the provisions of the zoning ordinance are strictly applied inasmuch as the applicants are in need of utilizing their existing property to provide the maximum number of parking spaces to meet the needs of a growing church.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of a variance to reduce the required front yard to 11 feet would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as maximum utilization of parking space would alleviate on street parking, while still providing a front landscaped area.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of a less than requested variance of the front yard setback may not be opposed to the general spirit and intent of the

Secretary's Report
BZA 9-76
Page 4

zoning ordinance inasmuch as 11 feet if adequately planted, would provide an appropriate landscaped buffer to the parking lot.

RECOMMENDATION:

If the Board finds the five conditions necessary to the granting of a variance to exist, it is recommended that a variance of the front yard setback be granted from 25 feet to 11 feet subject to the following condition:

1. The 11 foot front yard area shall be landscaped with trees or shrubs and grass and shall be maintained in good condition.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

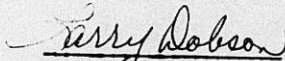
April 8, 1976

TO David Furnas, CPO Coordinator
FROM Larry Dobson, Assistant Secretary, Board of Zoning Appeals
SUBJECT Notice of Board of Zoning Appeals Cases
(Case Numbers BZA 7-76; BZA 8-76; BZA 9-76; and
BZA 10-76)

Attached are notices of four new cases to be considered by the Board of Zoning Appeals at its meeting of April 27, 1976. Also attached are sketch maps of the area involved in each case.

If you have any questions, please call.

Sincerely,



Larry Dobson
Assistant Secretary

LD:bh
Attach.

27 notices sent to adjoining property owners

10 notices sent to members of MAPC

April 2, 1976

BZA 9-76

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

April 2, 1976

NOTICE TO ADJOINING PROPERTY OWNERS: Case No. BZA 9-76

An application has been filed by Olivet Southern Baptist Church, 3440 West 13th Street, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 25 feet to 0 feet for off-street parking purposes only on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 1 through 6, Block 1, Walz Addition, Sedgwick County, Kansas. Generally located on the east side of Joann Street in an area north of Nantucket Street.

This application has been assigned Case No. BZA 9-76 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 27, 1976, in the City Commission Chambers, 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.

Jack H. Galbraith
Secretary

9-76 5249 3

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant ✓ Olivet Southern Baptist Church

Mailing Address 3440 West 13th Street, Wichita Phone 942-2246

Name of Authorized Agent ✓ Gordon D. Dorian

Mailing Address 3440 West 13th Street Phone 942-2246

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

II. The variance requested is to have a 0 variance on the West side *for off street parking only*

of our 6 lots fronting on Joann.

for property located 1400 blk. of Joann and 3300 blk. of Nantucket

and legally described as: Lots 1-6 - Block 1 Waltz Addition

in the City of Wichita; and which is presently zoned AA

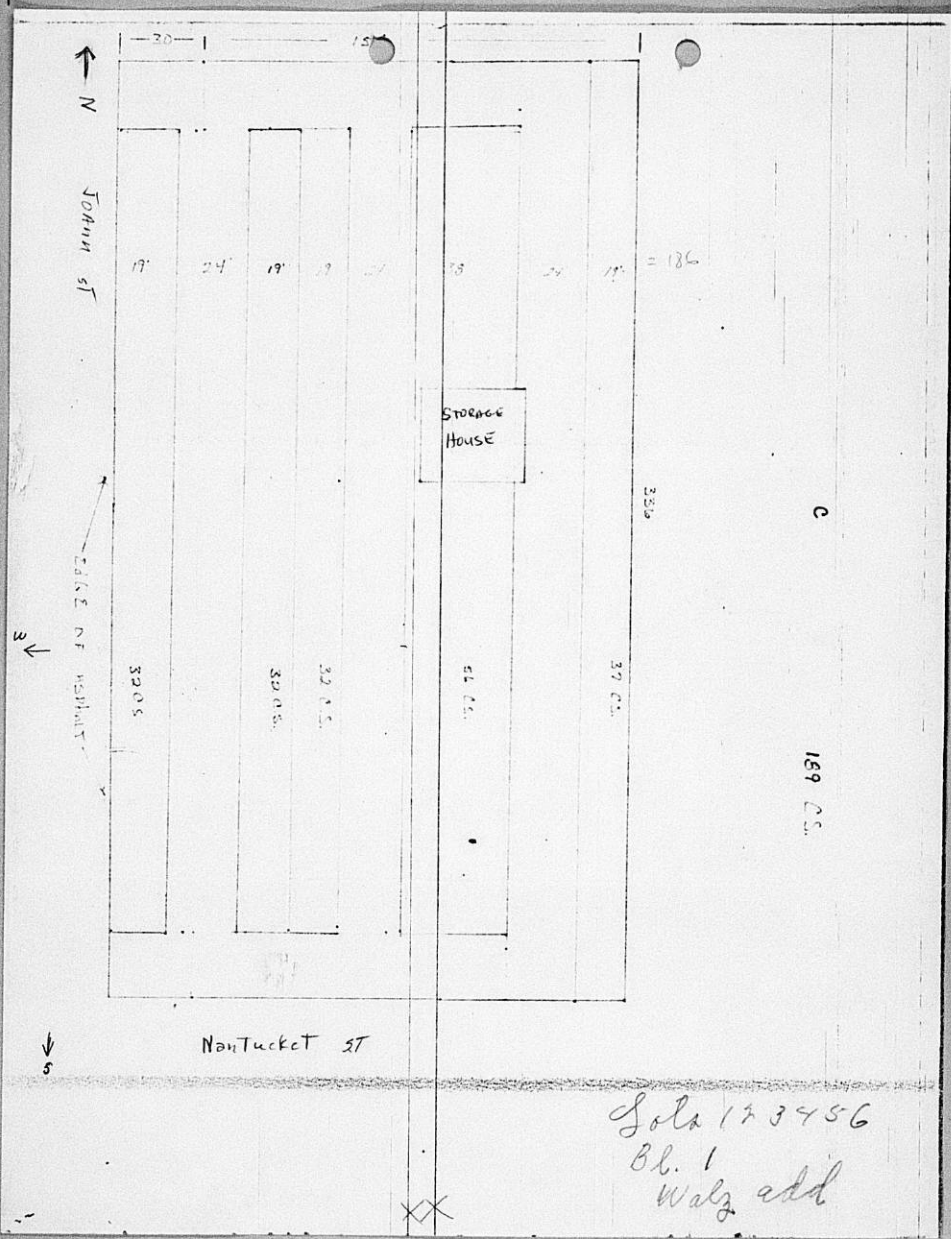
III. The applicant herein, or his authorized agent, acknowledges:

- 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. 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.

Olivet Southern Baptist Church
Applicant
Gordon D. Dorian, pastor
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:30 (a.m. - P.M.), 3-27 19 76 together with appropriate fee of \$50.00.

Harry Nelson
Signed



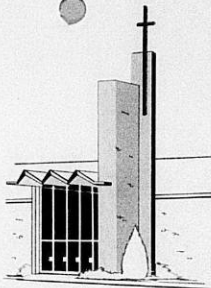
OLIVET BAPTIST CHURCH

3440 WEST THIRTEENTH / WICHITA, KANSAS 67203 / 942-2246

GORDON D. DORIAN, Pastor

RAY EMERY, Assistant Pastor & Ed. Dir.

RON PRACHT, Music & Youth



March 29, 1976

Board of Zoning Appeals
Wichita, Kansas

Gentlemen:

Olivet Baptist Church is growing steadily. Last fall, November 1975, our people pledged \$500,000 to build a new sanctuary and provide more off-street parking.

We own 6 lots adjacent to the N.E. side of our church, and we would like to pave this area as soon as possible.

Since we own both sides of Joann for several lots (map enclosed) we are requesting a 0 variance on the West side of our 6 lots fronting on Joann. Of course, this will enable us to park more cars.

We will be glad to come and answer any questions.

Sincerely yours,

Gordon D. Dorian
Pastor

GDD:va

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC. hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds, Sedgwick County, Kansas, of:

Lots 1 thru 6, Block 1,
WALZ ADDITION
in Sedgwick County, Kansas,
together with all real estate lying within a 200 foot radius thereof.

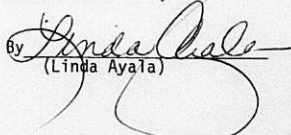
<u>DESCRIPTION</u>	<u>OWNER(S)</u>	<u>ADDRESS</u>	
<u>Walz Addition</u>			
<u>Block 1</u>			
<u>Lots</u> 1 thru 6	D Olivet Southern Baptist Church	3440 W. 13th Wichita, Ks.	67203
7 & S/2 L.8	✓ Darrel Gene Thorp and Joanna May Thorp h/w	3338 W. 13th Wichita, Ks.	67203
N/2 L.8	✓ Billy A. Hall and Emily J. Hall, h/w	1433 N. Gow Wichita, Ks.	67203
9	(same as above)		
10	✓ Amasa Tredick Schaeffer and Vivian Marie Schaeffer, h/w	1445 N. Gow Wichita, Ks.	67203
11	(same as above)		
12	(same as above)		
<u>Block 2</u>			
1	✓ Clarence L. Walz and Miriam Weirick Walz, h/w	3404 W. 13th Wichita, Ks.	67203
2	✓ Leonard C. Lary and Ossie Mae Lary, h/w	3400 W. 13th Wichita, Ks.	67203
3	D Amasa Tredick Schaeffer and Vivian Marie Schaeffer, h/w	1445 N. Gow Wichita, Ks.	67203
4	D Darrel Gene Thorp and Joanna May Thorp, h/w	3338 W. 13th Wichita, Ks.	67203

DESCRIPTION	OWNER(S)	ADDRESS	
<u>Nice Addition</u>			
<u>Lots</u>			
6	✓ Ralph A. Mierowsky and Velma L. Mierowsky, h/w	1522 N. High Wichita, Ks.	67203
7, exc. E.30' for street	✓ Fred Allen Cloud and Jan A. Cloud, h/w	1660 Payne Wichita, Ks.	67203
8, exc. W/2 & exc. E.30' for street	✓ Ronald D. Bennett and Nancy L. Bennett, h/w	1503 Joann Wichita, Ks.	67203
8, exc. E/2	✓ Charles Roy Le Fever and Esther/Le Fever, h/w M.	1508 High Wichita, Ks.	67203
9	✓ Mary Ellen Pumphrey and Knowles E. Pumphrey, w/h	4526 W. 12th Wichita, Ks.	67212
10	✓ Ray J. Bosley and Rachel D. Bosley, h/w	1460 High Wichita, Ks.	67203
11	✓ Lawrence E. Turner and Helen L. Turner,	1452 High Wichita, Ks.	67203
12	✓ Clifford E. Wade and Patricia J. Wade, h/w	1432 High Wichita, Ks.	67203
13	D Olivet Southern Baptist Church	3440 W. 13th Wichita, Ks.	67203
14	(same as above)		
15, exc. N.146' & Lot 16, exc. N.146' & exc. E.6" Lot 16	(same as above)		
N.146' of Lot 15 & 16, exc. E.20' of N.146' Lot 16	(same as above)		
E. 6" of Lot 16 & A11 Lot 17	(same as above)		
18	(same as above)		
<u>Meadowvale 2nd Addition</u>			
6	✓ Jerry D. Ledbetter and Leona C. Ledbetter, h/w	1513 N. Gow Wichita, Ks.	67203
7	(same as above)		
8	✓ Cora Mae Sands	1508 Joann Wichita, Ks.	67203

DESCRIPTION	OWNER(S)	ADDRESS	
<u>Meadowvale 2nd Addition (continued)</u>			
9	✓ Norman J. Bayer and Gloria S. Bayer, h/w	1504 Joann Wichita, Ks.	67203
10	✓ Robert H. Bell and Catherine P. Bell, h/w	1503 N. Gow	67203
11	✓ Charles William Tucker and Barbara A. Tucker	1507 N. Gow Wichita, Ks.	67203
12	D Jerry D. Ledbetter and Leona C. Ledbetter, h/w	1513 N. Gow Wichita, Ks.	67203
13	✓ Billy W. Drake and Wanda M. Drake, h/w	1519 N. Gow Wichita, Ks.	67203
<u>Tract in SE/c SW/4 Section 12-27-1W</u>			
Tract Beg. 224.75' W. of SE/c SW/4 Sec. 12; thence N. 300'; W. 105'; S. 300' East to beginning	✓ Howard Dow and Inez Dow, his wife	3326 W. 13th Wichita, Ks.	67212
Tract beg. 300' N. SE/c SW/4 Sec. 12; N. 132.27'; W. 329.33'; S. 132.27' East to beginning.	✓ Lester L. Lary and A. Q. Bee Lary, h/w	1435 N. Sheridan Wichita, Ks.	67212
N. 132.27'; S. 564.54' E. 10A, exc. N. 65' SE/4SW/4 Sec. 12-27-1W	✓ Leo R. Hess and Florence M. Hess, his wife	1501 N. Sheridan Wichita, Ks.	67212
N. 65' of S. 564.54' of E/2 of E/2 of SE/4 of SW/4 of Sec. 12-27-1W, exc. E. 170'	✓ Debra Lynn Garcia and Antonio J. Garcia, w/h	330 S. Exposition Wichita, Ks.	67213
N. 132.27' S. 696.81' E $\frac{1}{2}$ SE/4 SW/4 Sec. 12-27-1W	✓ Merle R. Seavey and Vera Faye Seavey, h/w	1509 N. Sheridan Wichita, Ks.	67203
N. 132.27' S. 829.08' E $\frac{1}{2}$ SE/4 SW/4 exc. E. 170' Sec. 12-27-1W	✓ Chas. C. Coleman and Cladine M. Coleman, h/w	719 Oak Humbolt, Kans. RT 4 Box 29 LIBERTY, MO.	66748

WITNESS our hand and seal at Wichita, Kansas,
this 25th day of March, 1976, at 7:00 o'clock A.M.

REALTY TITLE CO., INC.

By 
(Linda Ayala)

FORM 623-0-01

PERMIT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
BZA Variance	45000

Name *Wichita Southern Central Bank*

Address *3440 W 13th Wichita*

Type *AA 409103* Due Date

Comments:

Date *3/24/76* BY *ED*

STREET

centerline

60'-0" r.o.w.

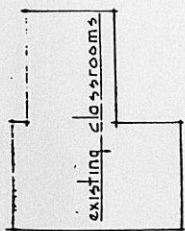
existing curb line

8" city water line

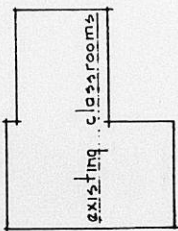


monhole-city sewer system

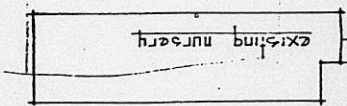
25' deep



existing classrooms



existing classrooms



existing nursery

monhole-city sewer system 6'-0" deep



annex #1



annex #2



annex #3

connect electrical service to existing

connect waterline to existing

connect new sewer to existing line

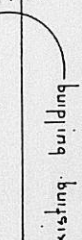
existing gravel drive

102'-8"

130'

5'

5'



existing building



Remove sidewalk & asphalt

4'-0" sidewalk - alternate basis

ALTERNATE NO. 7

- existing asphalt parking lot

ALTERNATE NO. 5

Property line

