

Case No. BZA 26-85 - Leewood Homes, Inc.
- requests a variance to reduce the re-
quired front yard setback from 25' to not
less than 5' for circulation drive
purposes only on property zoned the

5787 C
POSTED
3-27-85 ABL

ACTION

B.Z.A. 26-85 APPROVE 4-23-85
DATE
To Remove Setback to 10 feet

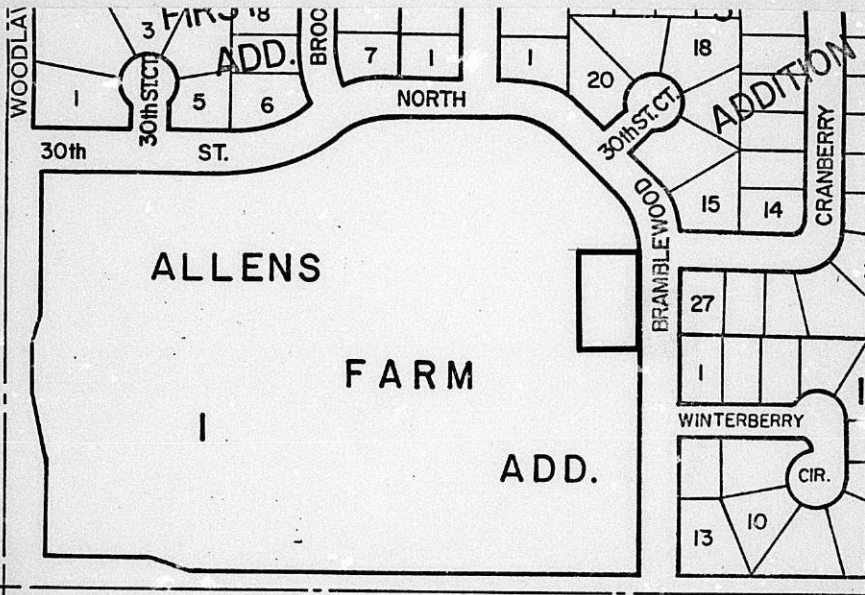
200'4 Sec 10-31-86
SPR 11-18 ✓
Record _____

Map No. 5951C

BZA 26-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E AA S R-5 W R-5 N R-5
3. Land Use: East I-F South M-F
West M-F North M-F
4. Area (is) (~~to not~~) platted.



LOS ANGELES CHICAGO LOUISIANA
MEMPHIS INDIANAPOLIS
HOUSTON PHOENIX
SAN ANTONIO
SAN DIEGO
SAN JOSE
SEATTLE
SPRINGFIELD
TAMPA
TULSA
WASHINGTON
WICHITA
WYOMING

Shaw
No. 2133C

July 29, 1985

Joe Lee
Leewood Homes
6130 Legion
Wichita, Ks. 67204

Re: BZA 26-85 & BZA 27-85
Request for Variances

Dear Mr. Lee:

Attached hereto are copies of Resolution BZA 26-85 & BZA 27-85 setting forth the official action of the Board on April 23, 1985 for the variance request to reduce the front yard setbacks for circulation drive (private street) purposes only. I have also attached a copy of the approved landscape plan for BZA 26-85.

Although a landscape plan has not been submitted for BZA 27-85, I am releasing the Resolution for same in anticipation of receiving same at the earliest date possible. This will permit the issuance of building permits in both areas and still allow time for the installation of landscape materials by the next planting season.

If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

encl.

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 26-85

WHEREAS, Leewood Homes, Inc., 6130 Legion, 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 5 feet for circulation drive purposes only on property zoned the "R-5" General Residence District and legally described as follows:

Beginning at a point on the east line of Allens Farm, an addition to Wichita, Sedgwick County, Kansas, 400.00 feet northerly bearing N01°14'30"W from the southeast corner of said addition; thence S88°45'30"W 100.00 feet; thence N01°14'30"W 173.13 feet; thence N88°45'30"E, 100.00 feet to a point on the east line of said addition, said point also being on the west line of Bramblewood Street; thence southerly along said line bearing S01°14'30"E, 173.13 feet to the point of beginning. Generally located on the west side of Bramblewood and north of 29th Street North.

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 23, 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 property is adjacent to a collector street and is across the street from the side yards of single-family development and the applicant will be providing a landscaped yard of not less than 10 feet between the public right-of-way and the private 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 distance from the private drive to the nearest residence across the street will be not less than 95 feet and private street paralleling Bramblewood will eliminate additional driveways onto the collector street; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as any further setback would eliminate the construction of four units from the total development plan that the project had been designed to include; 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 front yard setback for circulation driveway purposes only will not interfere with any needed right-of-way or easements; 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 distance from the proposed structures and the properties to the east will far exceed the general separation between residential structures on opposite sides of the street; 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 reduce the required front yard setback from 25 feet to 5 feet for circulation drive purposes only on property zoned the "R-5" General Residence District and legally described as follows:

Beginning at a point on the east line of Allens Farm, an addition to Wichita, Sedgwick County, Kansas, 400.00 feet northerly bearing $N01^{\circ}14'30''W$ from the southeast corner of said addition; thence $S88^{\circ}45'30''W$ 100.00 feet; thence $N01^{\circ}14'30''W$ 173.13 feet; thence $N88^{\circ}45'30''E$, 100.00 feet to a point on the east line of said addition, said point also being on the west line of Bramblewood Street; thence south-erly along said line bearing $S01^{\circ}14'30''E$, 173.13 feet to the point of beginning. Generally located on the west side of Bramblewood and north of 29th Street North.

be approved subject to the following conditions:

1. Prior to the release of the resolution, the applicant shall submit 3 copies of a landscape plan to the Secretary for approval. This landscape plan shall show the type and size of the plant material to be planted in the area between the street right-of-way of Bramblewood and the private street.
2. Under no circumstance shall the curb of the private street be located closer than 10 feet to the right-of-way of Bramblewood.

ADOPTED AT WICHITA, KANSAS, this 23rd day of April, 1985.


William Goebel, Vice President

ATTEST:


Glen E. Lytle, Assistant Secretary

April 25, 1985

Joe Lee
Leewood Homes, Inc.
6130 Legion
Wichita, Ks. 67204

Re: Cases No. BZA 26-85 & 27-85 -
Request for Variances

Dear Mr. Lee:

At the regular meeting of the Board of Zoning Appeals on April 23, 1985, your requests for variances of the front yard setbacks for circulation drive purposes only were considered. It was the action of the Board to approve one request as submitted (BZA 27-85) and to partially approve the other request (BZA 26-85). These approvals were subject to the following conditions:

BZA 27-85

1. Prior to the release of the resolution, the applicant shall submit 3 copies of a landscape plan to the Secretary for approval. This landscape plan shall show the type and size of the plant material to be planted in the area between the street right-of-way of 29th Street North and the private street.
2. Under no circumstance shall the curb of the private street be located closer than 5 feet to the right-of-way of 29th Street North.

BZA 26-85

1. Prior to the release of the resolution, the applicant shall submit 3 copies of a landscape plan to the Secretary for approval. This landscape plan shall show the type and size of the plant material to be planted in the area between the street right-of-way of Bramblewood and the private street.
2. Under no circumstance shall the curb of the private street be located closer than 10 feet to the right-of-way of Bramblewood.

The release of the Resolutions setting forth the official action of the Board are being prepared, and will not be released until the above landscape plans have been submitted and approved. In addition, the completion of the floodway vacation (V-1310) which requires the rededication of the floodway on a lesser area. As you know, part of the buildings are to be constructed into the area now dedicated as a floodway.

As I stated in the meeting on April 23, 1985 during the discussion of Case No. BZA 26-85, I felt there was some misunderstanding on what is permitted by regulations for driveways to dwelling units. The zoning ordinance does require that any required parking for any dwellings other than single-family detached dwellings be in conformance to the off-street parking standards. In addition, the city code requires that driveways serving the same parcel of land must maintain at least one curb-parking space between the driveway approaches. In this case, Lot 1, Block 1, Allens Farm Addition is a tract of land officially registered under one ownership except for the Townhouses sold under the condominium provisions allowed by the State Statutes.

I have discussed the provisions of the City ordinance related to curb cuts with Mike Lindebak, City Engineer, and he is in agreement that the issuance of curb cut permits as presented at the meeting would not be acceptable along the collector street or arterial streets surrounding your property.

If you have any questions please give me a call at 268-4494.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Mike Harding, Mid Kansas Engineering Consultants, P.A., 240
North Rock Road, Wichita
Dan Wilson, Wilson-Darnell Associates, 128 North Oliver, Wichita
Charles E. Harns, 3050 Cranberry, Wichita
bcc: Mike Lindebak, Director of Engineering
Gene Rath, Street Services Director

RE: AGENDA ITEM NO. 13

SECRETARY'S REPORT
CASE NO. BZA 26-85

APPLICANT: Leewood Homes, Inc., 6100 Legion, Wichita, Kansas.

AGENT: Joe Lee, Leewood Homes, Inc., 6100 Legion, 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 not less than 5 feet for circulation drive purposes only.

GENERAL LOCATION: On the west side of Bramblewood and north of 29th Street North.

ZONING: Subject property is zoned the "R-5" General Residence District as are all adjacent properties except on the east which is "AA" One-family Dwelling District.

LAND USE: Subject property is being developed with townhouses being served by a private street system. Property to the east is developed with one-family dwellings.

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 reduce the required front yard setback from 25 feet to not less than 5 feet for circulation drive purposes only. The area is being developed with townhouse type units that are accessible by a private street system serving the entire complex. In all residential districts within the city, the front yard setback is required to be maintained as a landscaped yard. The only exception are driveways providing ingress and egress to serve off-street parking spaces that are located behind the setback line.

In this case the total development is being developed as one platted lot, so the zoning ordinance requires a front yard setback on the entire perimeter of the development at 25 feet. Setbacks from the private street system within the development are not regulated by zoning, but only what might be required by building or fire codes and the private controls the developer might establish within the complex.

This property is directly across the street from one-family dwellings that are required to observe similar setbacks as are required on this property. It is proposed to develop four townhouse units facing onto the private street system that will parallel Bramblewood, and be located only 5 feet from the street right-of-way line. This will effectively eliminate the front yards required for these units which could create an adverse affect on the adjacent properties to the east.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as the property is located immediately opposite one-family dwellings that must observe platted setbacks, and the entire frontage on this property is regulated by the "R-5" General Residence District requiring a 25 foot setback.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the private drive will occupy nearly the entire front yard setback for a distance of 170 feet paralleling Bramblewood thereby creating what would appear to be a parking lot directly across the street from one-family dwellings.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance does not constitute an unnecessary hardship upon the applicant inasmuch as the project could be designed to observe the required setback as does the development to the south and north.

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 front yard is for circulation drive purposes only.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the ordinance specifically excludes out the use of required setbacks adjacent to the streets for circulation drives unless the Board can determine that the property is unique.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance can not be found to exist, and the application should be denied.

BZA CASE NO. 26-85

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>0</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>10</u>	TOTAL NOTICES SENT <u>4-3-85</u>

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

April 3, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 26-85

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 Leewood Homes, Inc., 6130 Legion, 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 reduce the required front yard setback from 25 feet to not less than 5 feet for circulation drive purposes only on property zoned "R-5" General Residence District. A legal description of the applicant's property is as follows:

Beginning at a point on the east line of Allens Farm, an addition to Wichita, Sedgwick County, Kansas, 400.00 feet northerly bearing $N01^{\circ}14'30''W$ from the southeast corner of said addition; thence $S88^{\circ}45'30''W$ 100.00 feet; thence $N01^{\circ}14'30''W$ 173.13 feet; thence $N88^{\circ}45'30''E$, 100.00 feet to a point on the east line of said addition, said point also being on the west line of Bramblewood Street; thence southerly along said line bearing $S01^{\circ}14'30''E$, 173.13 feet to the point of beginning. Generally located on the west side of Bramblewood and north of 29th Street North.

This application has been assigned Case BZA 26-85. It will be considered by the Board of Zoning Appeals on April 23, 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 26-85

CITY OF WICHITA, KANSAS

FILED 3-25-85

APPLICATION FOR VARIANCE

I. Name of Applicant Leewood Homes, Inc.
6130 Legion
Mailing Address Wichita, KS 67204 Phone 838-6730
Name of Authorized Agent Joe Lee
D 6130 Legion
Mailing Address Wichita, KS 67204 Phone 838-6730
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required front yard setback
from 25 feet to not less than 5 feet for circulation drive purposes
only. (Exhibit "B")
for property located ~~northeast corner of 20th Street North and~~
~~Woodlawn~~ - west side of Bramblewood, north of 29th Street North.

and legally described as

Beginning at a point on the east line of Allens Farm, an addition to Wichita, Sedgwick County, Kansas, 400.00 feet northerly bearing N 01° 14' 30" W from the southeast corner of said addition; thence S 89° 45' 30" W 100.00 feet; thence N 01° 14' 30" W, 173.13 feet; thence N 89° 45' 30" E, 100.00 feet to a point on the east line of said addition, said point also being on the west line of Bramblewood Street; thence southerly along said line bearing S 01° 14' 30" E, 173.13 feet to the point of beginning.

in the City of Wichita; and which is presently zoned R-5.

- 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 Leewood Homes, Inc.

Authorized Agent Joe Lee

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
12:10 ~~4~~ p.m.), Mar. 25, 1985, together with
appropriate fee of 75.00.

Signed [Signature]

ZONING ORDINANCE, CITY OF WICHITA

First Paragraph of Section 28.04.140 States:

For purpose of this chapter, off street parking spaces, ingress and egress drives, and circulation aisles shall not occupy any part of a required front yard or any part of a required side yard adjacent to a street.

It is the provision of this section from which we are requesting a variance for the areas designated on the attached sketch. The purpose of the variance is to provide for the safety of single point access and circulation drives away from the busy public streets. Also, without locating the circulation drives as shown in the setback along 29th Street, the siting of buildings on the south side of the lake would be prevented.

1. The variance requested arises from unique conditions in the three (3) designated areas of the property in question.
 - a. Safety of access and circulation for the homes in the designated areas is provided by a single access point from high traffic streets as opposed to multiple access points.
 - b. Additional curb cuts would destroy the tree row along 29th Street.
 - c. With the variance aesthetic uniqueness in siting buildings to emphasize a lake view can be accomplished.
 - d. At no point is there any structure adjacent to the 25 ft. setback along 29th Street.
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents for the following reasons:
 - a. To the west is a city park.
 - b. To the southwest is SD259 property.
 - c. To the south is another retention/detention lake of approximately 7 acres.

The only designated area that has habitable structures adjacent to it is the one building on Bramblewood. No access control exists here, so the developer could have direct access drives to garages. This, however, is not as safe a solution or as aesthetically pleasing.

3. Strict application of the provision in title 28 would prevent any structures to be located south of the lake, which in turn would escalate the development costs of the remainder of the property dramatically.
4. The variance will not adversely affect the public, but will in fact improve the safety and general welfare of the public by providing circulation drives in the designated areas that are away from higher traffic streets as well as decreasing the number of access points.
5. We understand that the general spirit and intent of title 28 is to provide minimum requirements for the promotion of public safety, health, convenience, comfort, propriety, general welfare and the preservation of personal and property rights. We feel that the granting of a variance by the Board of Zoning Appeals will not oppose that general spirit and intent.

March 18, 1985

EXHIBIT "A"

Beginning at a point on the east line of Allens Farm, an addition to Wichita, Sedgwick County, Kansas, 400.00 feet northerly bearing N 01° 14' 30" W from the southeast corner of said addition; thence S 88° 45' 30" W 100.00 feet; thence N 01° 14' 30" W, 173.13 feet; thence N 88° 45' 30" E, 100.00 feet to a point on the east line of said addition, said point also being on the west line of Bramblewood Street; thence southerly along said line bearing S 01° 14' 30" E, 173.13 feet to the point of beginning.

~~AND ALSO.~~

~~Beginning at a point on the west line of said Allens Farm, 130.00 feet north bearing N 01° 14' 30" W from the southwest corner of said addition; said point also being 184.79 feet north bearing N 01° 14' 30" W and 75.00 feet east bearing N 88° 45' 30" E from the southwest corner of Section 31, Township 26 south, Range 2 east; thence N 88° 55' 01" E, 220.00 feet; thence S 69° 38' 43" E, 150.46 feet; thence S 01° 14' 30" E, 100.00 feet to a point on the south line of said addition, said point also being on the north line of 29th Street North; thence westerly along said line bearing S 88° 55' 01" W, 84.97 feet; thence N 77° 02' 49" W, 103.08 feet; thence S 88° 55' 01" W, 175.00 feet; thence N 01° 14' 30" W, 130.00 feet to the point of beginning.~~

~~AND ALSO.~~

~~Beginning at a point on the south line of said Allens Farm, 197.78 feet westerly bearing S 88° 55' 01" W from the southeast corner of said addition; said point also being 319.07 feet easterly bearing N 88° 55' 01" E and 30.00 feet northerly bearing N 01° 04' 59" W from the southwest corner of Section 31, Township 26 south, Range 2 east; thence westerly along said south line bearing S 88° 55' 01" W, 408.25 feet; thence N 01° 14' 30" W, 114.43 feet; thence N 00° 00' 00" E, 168.00 feet; thence N 88° 55' 01" E, 190.30 feet; thence S 21° 04' 59" E, 208.22 feet to the point of beginning.~~

OWNERSHIP LIST

Property Description

Property Owner

Lot 1, Block 1, Allens Farm,
an Addition to Wichita,
Sedgwick County, Kansas, except
that portion described as Allens
Lake Townhouses, being a portion
of Lot 1, Block 1, Allens Farm
Addition.

Leewood Homes, Inc.
6130 Legion
Wichita, KS 67204

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	
Lot 14	Block 5	Cottonwood Village 2nd	✓ John E. Siegrist Roxanna L. Siegrist 3063 Cranberry Wichita, KS 67226
Lot 15	Block 5	"	✓ Charles S. Cornfield Freda L. Cornfield 3051 Cranberry Wichita, KS 67226
Lot 16	Block 5	"	✓ Michael P. Scholes Pamela A. Scholes 6720 E. 30th North Wichita, KS 67226
Lot 26	Block 4	"	✓ Kerry D. Masher Melissa E. Masher 3054 Cranberry Wichita, KS 67226
Lot 27	Block 4	"	✓ Charles E. Harris Faye Allen Harris 3050 Cranberry Wichita, KS 67226
Lot 1	Block 1	Cottonwood Village 3rd	✓ Paul W. Hendershott Carol L. Hendershott 6704 Winterberry Cir. Wichita, KS 67226
Lot 2	Block 1	"	✓ James A. Lynn Tanya A. Lynn 6710 Winterberry Cir. Wichita, KS 67226
Lot 12	Block 1	"	✓ Kenneth Warren Whisler Rebecca A. Whisler 6703 Winterberry Cir. Wichita, KS 67226

Page 2

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:

Beginning at a point on the east line of Allens Farm, an addition to Wichita, Sedgwick County, Kansas, 400.00 feet northerly bearing $N01^{\circ}14'30''W$ from the southeast corner of said addition; thence $S88^{\circ}45'30''W$ 100.00 feet; thence $N01^{\circ}14'30''W$ 173.13 feet; thence $N88^{\circ}45'30''E$, 100.00 feet to a point on the east line of said addition, said point also being on the west line of Bramblewood Street; thence southerly along said line bearing $S01^{\circ}14'30''E$, 173.13 feet to the point of beginning.

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 March, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND
TITLE COMPANY, INC.

By

Mary Gable
Sr. Vice-President

Order No: 344484
ns

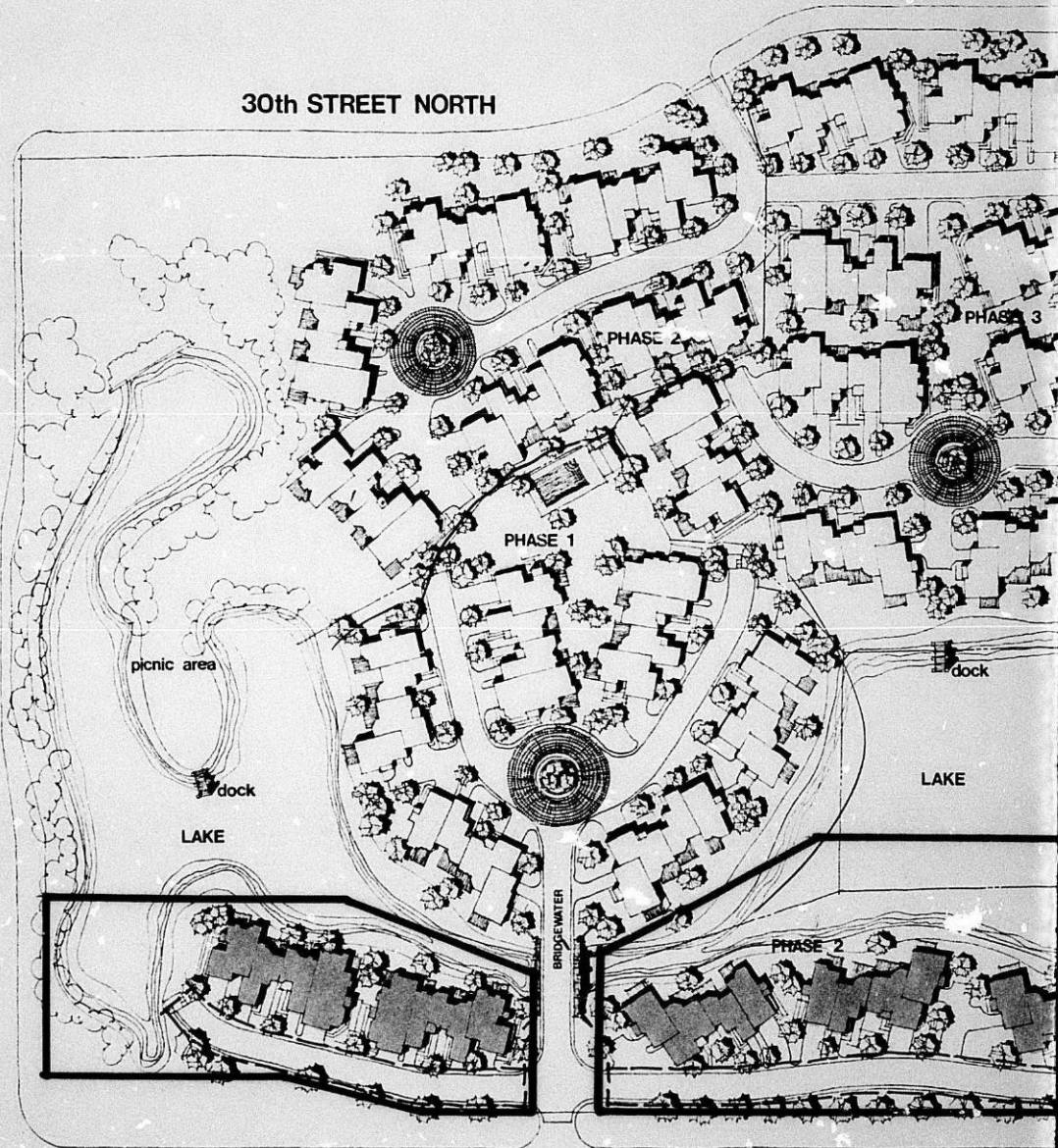
MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 29-C21	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.
<div style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block;">Planning</div>			
DESCRIPTION		AMOUNT	
(2) City BZA Vag. 075 ⁰⁰			
		# 150 ⁰⁰	
NAME <u>Wilson-Danell</u>			
ADDRESS <u>125 N Oliver</u>			
FUND <u>755-40710-005</u>		DUE DATE	
COMMENTS			
DATE <u>Mar. 25, 1945</u>		BY <u>H. Lytle</u>	

EXHIBIT "B"

WOODLAWN BLVD.

30th STREET NORTH



* areas outlined in red denote areas affected by the variance request.
the wide black line denotes the areas defined in the legal descriptions.

29th STREET NORTH

