

Case No. BZA 59-84 - Walter R. Cary - requests a variance to reduce the required front yard setback from 20' to 0' for off-street parking purposes only on property zoned the "RB" Four-fam-

Posted  
8-16-84  
602

**ACTION**

BZA 59-84 Approved 9-25-84  
DATE

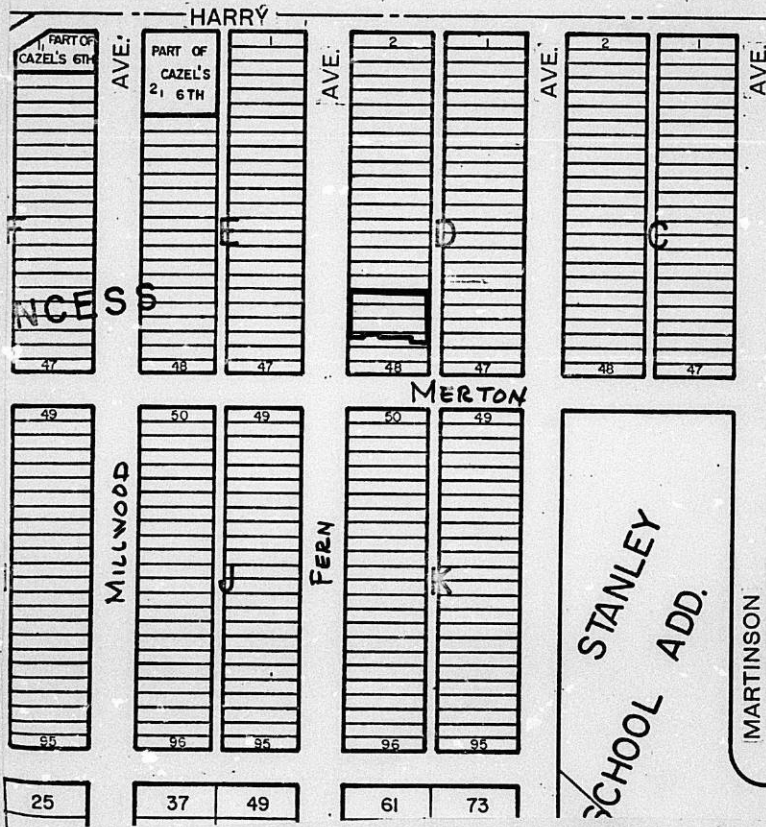
200'4Sec. 10-17-84  
Shot 11-14-84  
Record ✓

Map No. 5345 A

BZA 59-84  
Filed \_\_\_\_\_

AREA DATA:

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



LOS ANGELES CHICAGO LOGAN, OH  
MORRISON, TX, LOCUST GROVE, GA  
U.S.A.

**Standard**  
No. 2153C

October 3, 1984

Walter R. "Bob" Cary  
1440 Gatewood, #14  
Wichita, Ks.

Re: BZA 59-84 - Request for Variance

Dear Mr. Cary:

Attached hereto is a copy of Resolution BZA 59-84 approved by the Board on September 25, 1984. Also attached is an approved landscape plan for the area between the building setback line and the curb that is not paved. Please notice that the site plan is corrected to denote a 24 foot wide driveway as was submitted to the Board for approval with the application and that a curb or barrier is required by condition number 2 adjacent to the public right-of-way to prevent vehicle encroachment onto public right-of-way.

The conditions of approval by the Board require you to maintain the property and landscaping in conformance with the zoning ordinance and the conditions established by the Board. If at any time the property is sold, you should advise the purchaser of these requirements.

If you have any questions, please don't hesitate to give me a call at 268-4421.

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad

Attachments

cc: Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 59-84

WHEREAS, Walter R. (Bob) Cary, 1440 Gatewood, #14, 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 20 feet to 0 feet for off-street parking purposes only on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 38, 40, 42, together with part of Lot 44, described as: beginning at the NW corner of said Lot 44, thence south 10 feet, thence east parallel to north line, 25 feet; thence north parallel to the west line of Lot 44, 2 feet; thence east parallel to the north line of Lot 44, 35 feet; thence south parallel to the west line of Lot 44, 2 feet; thence east parallel to the north line of Lot 44, 50.4 feet; thence south to the west line of Lot 44, 5 feet; thence east parallel to the north line of Lot 44, 30 feet to the east line of Lot 44; thence north along the east line of Lot 44, 15 feet to the northeast corner of Lot 44; thence west along the north line of Lot 44; 140.4 feet to the point of beginning; all in Block D, Princess Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Fern, between Harry and Merton Streets (1640 and 1650 South Fern).

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 September 25, 1984, 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, although it was difficult to find uniqueness, it was somewhat unique that the proposed parking in the front yard was in addition to the required eight spaces, and such approval would hopefully eliminate some on-street parking on a narrow residential street.

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 additional parking will be provided and as there was no one opposed and the CPO unanimously supported the request.

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 applicant represented in the application inasmuch as his required parking has access only to an unpaved alley and the proposed parking will have direct access to an improved street.

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 the parking spaces will not occupy any easements or interfere with any public right-of-way; 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 additional parking will be provided.

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 20 feet to 0 feet for off-street parking purposes only on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 38, 40, 42, together with part of Lot 44, described as: beginning at the NW corner of said Lot 44, thence south 10 feet, thence east parallel to north line, 25 feet; thence north parallel to the west line of Lot 44, 2 feet; thence east parallel to the north line of Lot 44, 35 feet; thence south parallel to the west line of Lot 44, 2 feet; thence east parallel to the north line of Lot 44, 50.4 feet; thence south to the west line of Lot 44, 5 feet; thence east parallel to the north line of Lot 44, 30 feet to the east line of Lot 44; thence north along the east line of Lot 44, 15 feet to the northeast corner of Lot 44; thence west along the north line of Lot 44; 140.4 feet to the point of beginning; all in Block D, Princess Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Fern, between Harry and Merton Streets (1640 and 1650 South Fern).

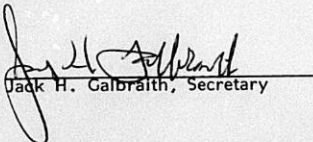
be approved subject to the following conditions:

1. The applicant shall provide a landscape plan of the area between the parking and the curb to the Secretary for approval prior to the release of the resolution which would permit the issuance of a curb cut permit. Such area is to be maintained.
2. The applicant shall provide a curb barrier at the front property line to prevent the encroachment of vehicles onto public property.
3. The applicant shall remove the driveway adjacent to Fern Street on the property to the south and reconstruct the curb.
4. The reduction of the front yard setback from 20 feet to 0 feet shall be for off-street parking purposes only.
5. Conditions of approval shall be complied with by December 24, 1984, or the resolution shall be considered null and void.

ADOPTED AT WICHITA, KANSAS, this 25th day of September, 1984.

  
Earl Henderson, President

ATTEST:

  
Jack H. Galbraith, Secretary

September 27, 1984

Walter R. "Bob" Cary  
1440 Gatewood, #14  
Wichita, Ks.

Re: EZA 59-84 - Request for Variance

Dear Mr. Cary:

At the regular meeting of the Board of Zoning Appeals on September 25, 1984, your request for a variance was considered. It was the action of the Board to approve your request subject to the following conditions:

1. The applicant shall provide a landscape plan of the area between the parking and the curb to the Secretary for approval prior to the release of the resolution which would permit the issuance of a curb cut permit. Such area is to be maintained.
2. The applicant shall provide a curb barrier at the front property line to prevent the encroachment of vehicles onto public property.
3. The applicant shall remove the driveway adjacent to Fern Street on the property to the south and reconstruct the curb.
4. The reduction of the front yard setback from 20 feet to 0 feet shall be for off-street parking purposes only.
5. Conditions of approval shall be complied with by December 24, 1984, or the resolution shall be considered null and void.

As to condition number 1 above, please provide us a list of the type, size and number of trees to be planted in the parking area.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with condition number 1.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith  
Secretary

GEL:sad

cc: Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE September 24, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 59-84 East side of Fern,  
between Harry and Merton Streets  
1646 and 1650 South Fern

CPO Council "O" considered the captioned case at its September 20th meeting and voted 8-0 to recommend that the variance to reduce the required front yard setback from 20 feet to 0 feet for off street parking purposes be approved subject to access to the driveway also being permitted.

Walter Carey, applicant was present and discussed the case with the Council. One adjoining property owner (Fran Lewis, 1639 S. Fern) was present. Lewis explained she was not opposed to the variance being granted for the property at 1646 and 1650 S. Fern, but she was opposed if it was for South Fern as listed on the notice to adjoining property owners because this was her property. The applicant assured Lewis the variance was requested for 1646 and 1650 South Fern.

Please advise the Board of Zoning Appeals of the Council's recommendation when the case is considered on September 25th.

*Shirley Mast/SJS*

Shirley Mast  
Administrative Aide III

SM:dm

Noted:

*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director

RE: ~~AGENDA~~ ITEM NO. 2

SECRETARY'S REPORT  
CASE NO. BZA 59-84

APPLICANT: Walter R. (Rob) Cary, 1440 Gatewood, Wichita, Kansas.

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20' to 0' for off-street parking purposes only.

GENERAL LOCATION: On the east side of Fern, between Harry and Merton Streets (1640 & 1650 South Fern).

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

LAND USE: Subject property is occupied by two four-family dwellings. Property to the south is developed with a four-family dwelling. Other adjacent properties are 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 of the required 20 foot front yard setback to be reduced to 0 feet for off-street parking purposes only in order that the property can be provided with additional off-street parking. This variance will provide an additional 4 off-street parking spaces in addition to the eight spaces required by the ordinance. All of the required off-street parking spaces are accessible only from an unimproved alley.

The application area contains two four-family dwellings that have been constructed on the property by the owner. The adjacent property to the south also contains a four-family dwelling owned by the applicant.

The applicant has apparently created the hardship by paving the front yard setback and then has been unable to secure a curb cut permit for the driveway approach. The site is extremely overbuilt as compared to the other structures in the neighborhood, and the complete paving of the front yard leaves little space for landscaping of the property.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as the properties in the neighborhood are all rectangular and the front setback should be maintained as a landscaped yard.

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 complete paving of the front yard will not be consistent with the other setbacks of the neighborhood.

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 applicant has obtained a permit to construct the four-family dwellings with the required off-street parking adjacent to the alley at the rear and any hardship that exists has been created by the applicant by surfacing the front yard in violation of the zoning regulations.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the the paving of the front yard setback will not interfere with any right-of-way or easements.

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 intent of the regulations is to provide a landscaped yard adjacent to the street in residential neighborhoods.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary to the granting of a variance have not been found to exist, and the application should be denied. However, 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 applicant shall provide a landscape plan of the area between the parking and the curb to the Secretary for approval prior to the release of the resolution which would permit the issuance of a curb cut permit.
  2. The applicant shall provide a curb barrier at the front property line to prevent the encroachment of vehicles onto public property.
  3. The applicant shall remove the driveway adjacent to Fern Street on the property to the south and reconstruct the curb.
  4. The reduction of the front yard setback from 20 feet to 0 feet shall be for off-street parking purposes only.
-

BZA CASE NO. 59-84

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>19</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>21</u>	TOTAL NOTICES SENT <u>9-5-84</u>

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

September 5, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 59-84

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 Walter R. (Bob) Cary, 1440 Gatewood, #14, 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 20 feet to 0 feet for off-street parking purposes only on property zoned "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 38, 40, 42, together with part of Lot 44, described as: beginning at the NW corner of said Lot 44, thence south 10 feet, thence east parallel to north line, 25 feet; thence north parallel to the west line of Lot 44, 2 feet; thence east parallel to the north line of Lot 44, 35 feet; thence south parallel to the west line of Lot 44, 2 feet; thence east parallel to the north line of Lot 44, 50.4 feet; thence south to the west line of Lot 44, 5 feet; thence east parallel to the north line of Lot 44, 30 feet to the east line of Lot 44; thence north along the east line of Lot 44, 15 feet to the northeast corner of Lot 44; thence west along the north line of Lot 44; 140.4 feet to the point of beginning; all in Block D, Princess Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Fern, between Harry and Merton Streets (1640 and 1650 South Fern).

This application has been assigned Case BZA 59-84. It will be considered by the Board of Zoning Appeals on September 25, 1984 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. 59-84

CITY OF WICHITA, KANSAS

FILED 8-16-84

APPLICATION FOR VARIANCE

I. Name of Applicant WALTER R. "BOB" CARY

Mailing Address 1440 Gatewood, # 14 Phone 682-1970

Name of Authorized Agent N/A

Mailing Address N/A Phone N/A

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 20 feet to 0 feet to allow for off-street purposes only on 1646 & 1650 So. Fern St. and retain the concrete that is now on the

~~set-back~~ set-back to the west side of said bldg's.

on the east side of Fern between Harry and Merton for property located (1646 & 1650 So. Fern St.)

*see back cover*

and legally described as: Princess Addit. Block "D". Lot-38, Plus

N-17.75 ft lot 40. Wichita, Ks. Zoned RB.

LEGAL : Princess Block "D". Lot-40 except N-17.75 ft. there of.

Plus Lot 42. Plus Lot 4 portion 44 north of line starting 10 ft. south

of N.W. corner thence - East 25 ft. parallel No. line said Lot 44.

Thence No. 2 foot. Thence east 35 foot. Parallel no. line said lot 44.

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

*see back cover*

Thence No. 2 feet. Thence ~~25 feet~~ 35 foot. Parallel No. line said lot 44.

Thence so. 2 foot. Thence east 50 foot. Parallel north line, said lot 44.

Thence so. 5 foot. Thence east 30 foot. To east line said lot 44.

To point 15 foot south N.E. corner. Wichita, Kansas Zoned R-B

3, 4, and 5 of the instructions.

Applicant Walter R. Cary  
Walter R. Bob Cary

Authorized Agent N/A

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,  
1:30 (a.m. p.m.), Aug 16, 1984, together with  
appropriate fee of 75.00.

Signed [Signature]

W. R. "BOB" CARY  
COUNTRY PLACE ESTATES  
1440 GATEWOOD #14  
WICHITA, KANSAS 67206

August 1st. 1984.

To: Office of the Secretary, Board of Zoning Appeals,  
Tenth Floor, City Hall, 455 N. Main, Wichita, Ks.  
67202.

From: Walter R. Bob Cary, applicant for Variance.

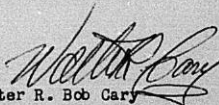
Ref: 1646 & 1650 So. Fern St. drive-way widening.

It is of my request that the board approve of my request on the enclosed application-for-variance sheet.

At the location where above said buildings are located; there once stood a small house and a single drive-way to it. I had the house removed and the two four-plexes built. The small drive-way was not removed and put in use for the four units facing the west side on the Fern St. Later, concrete was poured on the spot between sidewalk and buildings. Four cars were parking at this spot and in order to retain better grass and yard; also, to keep them from running over my sprinkler head; I had a concrete man, Ken Beran, to widen the approach, not knowing that was illegal. It was found ~~that~~ illegal when Ken called in for inspection of drive before pouring.

This additional parking would be very much appreciated because most of the tenants have two cars and the on-street parking has cars parking on the other side of the street two. Due to the fine job that I perform in keeping the grass, sprinkler system and trees up, I don't see that the widening of the drive and added concrete would be of an offence to the area. In fact, the apartments are a big asset to the area.

Thank you very much for your consideration,

  
Walter R. Bob Cary

## OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 21 Lot 23	D	Princess Addition	✓ Olin R. Haines Catherine W. Haines 1627 S. Elizabeth 67213
Lot 25 Lot 27	D	"	✓ William Preston Harmon Lucille Marie Harmon 1631 S. Elizabeth 67213
Lot 29 Lot 31 Lot 33	D	"	✓ Billy Roger Clay 1633 S. Elizabeth 62213
Lot 35 Lot 37 Lot 39	D	"	Same as above
Lot 41 Lot 43	D	"	✓ John Lyle Coleman Dixie J. Coleman 1643 S. Elizabeth 67213
Lot 45 Lot 47	D	"	Norman C. Stukey Wanda G. Stukey ✓ 1636 S. Fern 67213
Lot 22 Lot 24	D	"	J. J. Smith ✓ Flossie M. Smith 1624 S. Fern 67213
Lot 26 Lot 28	D	"	✓ Irene S. Stukey 1634 S. Fern 67213
Lot 30 Lot 32	D	"	D Irene S. Stukey 1634 S. Fern 67213

Lot	Block	Addition	Property Owner
Lot 34 Lot 36	D	Princess Addition	Robert D. Lewis Frances M. Lewis 1639 S. Fern 67213
Lot 38 Lot 40 Lot 42	D	"	D Walter R. Cary Elizabeth A. Cary 1440 Gatewood # 14 67206
Lot 44 Lot 46 Lot 48	D	"	Same as above
Lot 21 Lot 23	E	"	William Francis Greenlee Lillian L. Greenlee 1627 S. Fern 67213
Lot 25 Lot 27	E	"	<i>buick</i> City Of Wichita 455 N. Main 67202
Lot 29 Lot 31	E	"	Lawrence George Kettleman Jr. Tamra D. Kettleman 1635 S. Fern 67213
Lot 33 Lot 35	E	"	Robert D. Lewis Frances M. Lewis 1639 S. Fern 67213
Lot 37 Lot 39	E	"	Ramona B. Swafford 1647 S. Fern 67213
Lot 41 Lot 43	E	"	Eugene K. Henderson Virginia C. Henderson 1653 S. Fern 67213
Lot 45 Lot 47	E	"	Lawrence J. Brunsteter Jo Ann Brunsteter 421 N. Custer 67203
Lot 49 Lot 51	J	"	E. D. Jackson Ila Faye Jackson 1701 S. Fern 67213
Lot 53 Lot 55	J	"	Ernest H. Janssen Bernice M. Janssen 1705 S. Fern 67213

Lot	Block	Addition	Property Owner
Lot 50	K	Princess Addition	J. R. Johnson Alma I. Johnson 1301 S. Seneca 67213
Lot 54 Lot 56	K	"	Same as above
Lot 49 Lot 51 Lot 53	K	"	Lillie A. Moore 1701 S. Elizabeth 67213

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:

Lots 38, 40, 42, together with part of Lot 44, described as: Beginning at the NW corner of said Lot 44, thence South 10 feet, Thence East parallel to North line, 25 feet; thence North parallel to the West line of Lot 44, 2 feet; thence East parallel to the North line of Lot 44, 35 feet; thence South parallel to the West line of Lot 44, 2 feet; thence East parallel to the North line of Lot 44, 50.4 feet; thence South parallel to the West line of Lot 44, 5 feet; thence East parallel to the North line of Lot 44, 30 feet to the East line of Lot 44; thence North along the East line of Lot 44, 15 feet to the North east corner of Lot 44; thence West along the North line of Lot 44, 140.4 feet to the point of beginning; all in Block D, Princess Addition to Wichita, Kansas, 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 14th day of August, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Dable*

Sr. Vice-President

Order No: 337786  
ap

(A) = 6" RAINBIRD SP. HEAD  
 • = 1800 POP-XP RAINBIRD HEAD

DATE 9-29-84

TOP

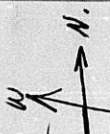
1650 S. FERN

1658 S. FERN

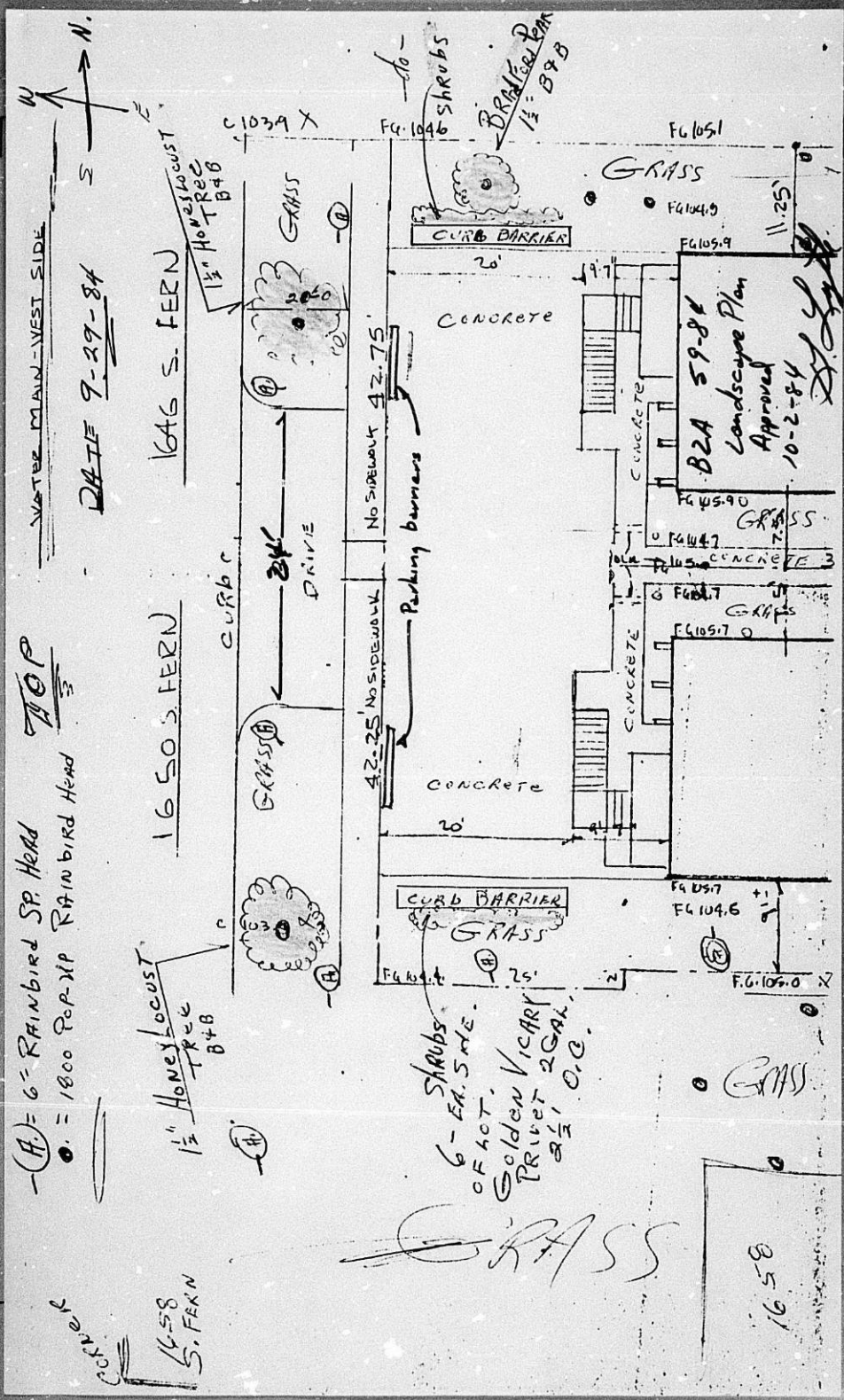
1646 S. FERN

1650 S. FERN

1 1/2" Honey Locust Tree B4B



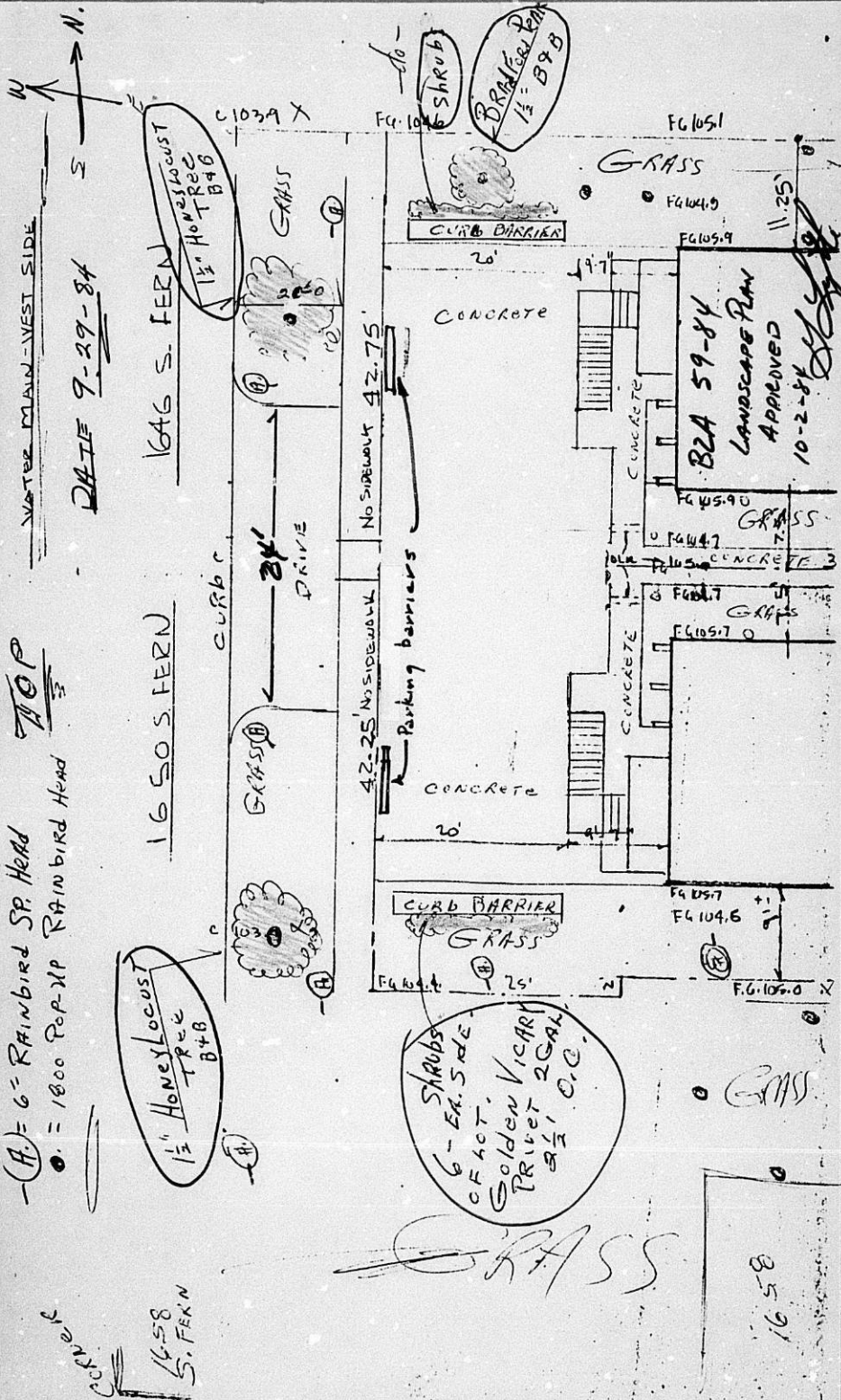
WATER MAIN - WEST SIDE



6" SHRUBS OF HOT. GOLDEN VICARY PRIVET 2 GAL. 1/2" O.C.

B2A 59-84  
 Landscape Plan  
 Approved  
 10-2-84

1658



(A) = 6" RAINBIRD SP. HEAD  
 ● = 1800 POP-UP RAINBIRD HEAD

TOP

WATER MAIN - WEST SIDE

DATE 9-29-84

1 1/2" Honey Locust  
 TREE  
 B4B

1650 S. FERN

1646 S. FERN

CURB

24' DRIVE

42-25' No SIDEWALK

42-75' No SIDEWALK

6" SHRUBS  
 CF LOT.  
 EA. SIDE  
 GOLDEN VICARY  
 PRIVET 2 GAL.  
 5 1/2" O.C.

CONCRETE

CONCRETE

CURB BARRIER

CURB BARRIER

FG 1051

FG 1049

FG 1059

FG 10590

FG 1047

FG 1057

FG 1057

FG 1057

FG 1046

FG 10500

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

20'

4-7'

2'

3'

2'

25'

2'

2'

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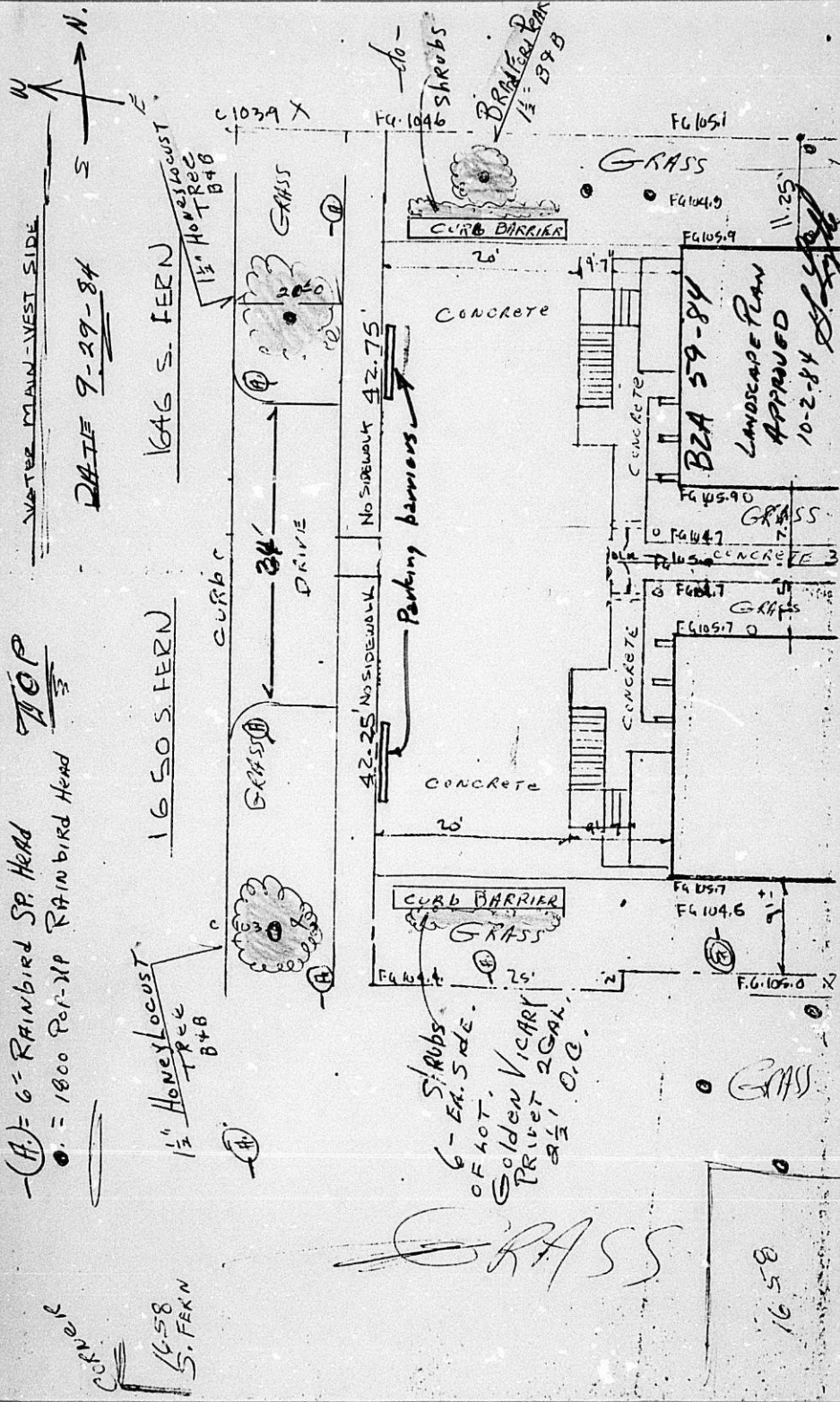
11.25'

11.25'

B2A 59-84  
 LANDSCAPE PLAN  
 APPROVED  
 10-2-84

1658  
 S. FERN

1658



(A) = 6" RAINBIRD SP. HEAD  
 ○ = 1800 POT-XP RAINBIRD HEAD

TOP

WATER MAIN - WEST SIDE

DATE 9-29-84

1658 S. FERN

1/2" HONEYLOCUST TREE B4B

1650 S. FERN

1646 S. FERN

1/2" HONEYLOCUST TREE B4B

CURB

24' DRIVE

42-25' NO SIDEWALK

42-75' NO SIDEWALK

Parking barriers

CURB BARRIER

6" SHROUBS OF HOT. GOLDEN VICARY PRIVET 2 GAL. 2 1/2" O.C.

CURB BARRIER

CONCRETE

CONCRETE

GRASS

FG1051

FG1048

FG1059

FG1059

FG1049

FG1047

FG1057

FG1057

FG1046

FG1050

FG1052

FG1053

FG1054

FG1055

FG1056

FG1058

FG1059

FG1060

FG1061

FG1062

FG1063

FG1064

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