

CASE NO. BZA 61-85 - Buchanan Homes, Inc.
requests a variance to reduce one side
yard setback from 6 feet to 0 feet for the
construction of zero lot line single-
family detached dwellings on property
zoned "A" Two-family Dwelling Dist. &
generally located on both sides of Skimex

POSTED
10-28-85 GEL

ACTION
B.Z.A. 61-85 APPROVED

11/24/85
DATE

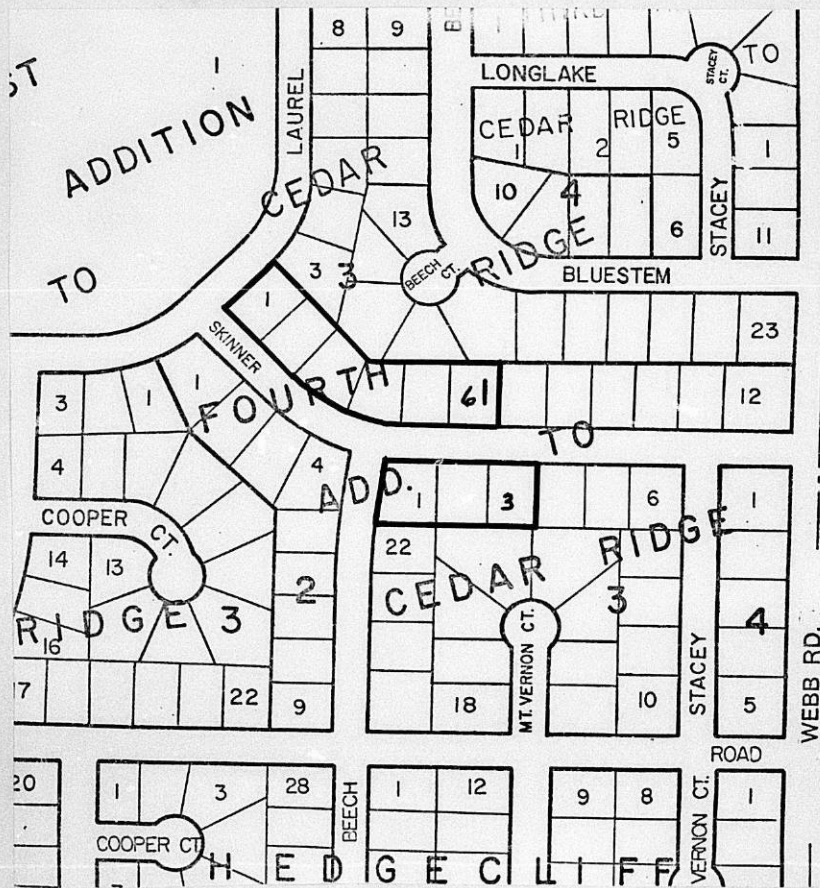
200' Sec 6-6-86
Shot 6-11-86
Record ✓

Map No. 6045 A

BZA 61-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E A S A W AA N A
3. Land Use: East 2-F South 1-F
West 1-F North 2-F
4. Area (is) (~~is~~) platted.



LOS ANGELES COUNTY
MEMBERSHIP, TRULOCK GROVE, CA
U.S.A.

Standard
No. 2153C

HARTING, JAMES GRAN, CH

June 4, 1986

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: BZA 61-85 - Request for Variance (Both sides of Skinner and
Webb Road)

Dear Sir:

Enclosed is a signed copy of the Resolution adopted by the Board of
Zoning Appeals on November 26, 1985.

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

It is apparent that permits have been issued for construction of homes
on these properties prior to the release of this Resolution. Apparently,
Central Inspection issued the permits once the plat was completed and I
was not informed.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

Enclosure

cc: Buchanan Homes, Inc., 260 N. Rock Rd., Wichita, KS 67206
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION CASE NO. 61-85

WHEREAS, Buchanan Homes, Inc., 260 N. Rock Road, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce one side yard setback from 6 feet to 0 feet for the construction of zero lot line single-family detached dwellings on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 1-6, Block 1 and Lots 1-3, Block 3, Fourth Addition to Cedar Ridge, Wichita, Sedgwick County, Kansas. (Being replatted as the Fifth Addition to Cedar Ridge). Generally located on both sides of Skinner Street and west of Webb Road.

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 November 26, 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 it is proposed to reduce the total number of dwelling units that will be constructed on the property by replatting nine lots into fifteen lots and limit the construction to one-family dwellings; 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 normal separation of twelve feet will be maintained between each one-family dwelling; 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 without the variance the owners would be unable to replat the property for development of one-family detached patio homes; 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 one side yard will not interfere in any way with any 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 the distance between structures will remain the same as if both side yards are maintained at six feet; 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 one side yard setback from 6 feet to 0 feet for the construction of zero lot line single-family detached dwellings on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 1-6, Block 1 and Lots 1-3, Block 3, Fourth Addition to Cedar Ridge, Wichita, Sedgwick County,

Kansas. (Being replatted as the Fifth Addition to Cedar Ridge). Generally located on both sides of Skinner Street and west of Webb Road.

be approved subject to the following conditions:

1. The reduction of one side yard from 6 feet to zero feet shall apply only to the lots that are platted adjacent to a property line where a five foot maintenance easement is provided.
2. The release of this resolution is subject to the completion of the Fifth Addition to Cedar Ridge.
3. Each lot in the Fifth Addition to Cedar Ridge shall be limited to a one-family dwelling.

ADOPTED AT WICHITA, KANSAS, this 26th day of November 1985.


William J. Goebel, President

ATTEST:


Glen E. Lytle, Assistant Secretary

December 3, 1985

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: BZA 61-85 Request for Variance
(Both sides of Skinner and Webb
Road)

Dear Sir:

At the regular meeting of the Board of Zoning Appeals on November 26, 1985, your request for a variance was considered. It was the action of the Board to approve this application subject to the following conditions:

1. The reduction of one side yard from 6 feet to zero feet shall apply only to the lots that are platted adjacent to a property line where a five foot maintenance easement is provided.
2. The release of this resolution is subject to the completion of the Fifth Addition to Cedar Ridge.
3. Each lot in the Fifth Addition to Cedar Ridge shall be limited to a one-family dwelling.

The release the resolution authorizing the variance is subject to completion of the replat as set forth in condition number two.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Buchanan Homes, Inc., 260 N. Rock Rd., Wichita, KS 67206

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE November 26, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 61-85: On both sides of
Skinner Street and west of
Webb Road

On Monday, November 25, 1985, CPO Council "H" was scheduled to consider the captioned case, a request for a variance to reduce one side yard setback from 6 feet to 0 feet. Due to a lack of a quorum, the Council is unable to provide a recommendation to the Board of Zoning Appeals.

The applicant, Jim Buchanan, was present to respond to questions from the Council members. There were no area residents in attendance.

Although unable to make a formal recommendation, unofficially, Council members were very supportive of this request.

Please provide these comments to the Board of Zoning Appeals when Case BZA 61-85 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Stanley J. Scott

Stanley J. Scott
CP Coordinator

SECRETARY'S REPORT
CASE NO. BZA 61-85

APPLICANT: Buchanan Homes, Inc., 260 North Rock Road, Wichita, KS.

AGENT: Baughman Co., 330 Laura, Wichita, KS.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce one side yard setback from 6 feet to 0 feet.

GENERAL LOCATION: On both sides of Skinner Street and west of Webb Road.

ZONING: Subject property is zoned the "A" Two-family Dwelling District as are the properties to the east, south and north. To the west is "AA" One-family Dwelling District.

LAND USE: Subject property is vacant. To the east and north are two-family dwellings. To the west are one-family dwellings and a school. To the south is vacant.

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 one side yard setback on each lot from 6 feet to 0 feet for the construction of zero lot line detached one family dwellings. This request is being made so that nine lots presently platted for the construction of two-family dwellings can be replatted into 15 smaller lots for one-family detached dwellings. This would be a reduction in the number of dwellings permitted on the property from 18 to 15 dwellings.

Although this is the only variance from the requirements of the zoning ordinance to accomplish the intent of the applicant, it will still be necessary to plat the lots as proposed. One would be to reduce the lot frontage from 60 feet to 50 feet and to also reduce the lot area from 6500 square feet to approximately 5700 square feet on a few of the lots. Some lots will comply with the lot frontage and the lot area that are a part of the subdivision rules and regulations. These two conditions will be subject to approval of the Planning Commission and the City Commission and not subject to the approval by the Board of Zoning Appeals.

It should be noted that in the platting process adequate maintenance easements should be established on the adjoining lots when the side yard is reduced to zero feet. The two end lots being replatted adjacent to existing development on the east will not be able to have a zero foot setback next to the adjacent properties and maintain the normal separation between structures of 12 feet. On these two lots the required setback of six feet should be maintained adjacent to the existing developed lots.

Since the property is located in the "A" Two-family Zoning District, the lot area requirement for a two-family dwelling is 6,000 square feet and a one-family dwelling is 3,507 square feet. In order to limit the use of the lots to one-family dwellings, any approval should include such a condition. This would then not require a change of zoning back to "AA" One-family Dwelling District to limit the development to one-family dwellings.

Most all of this type of housing in Wichita has been developed in areas as a part of a Residential Community Unit Plan. In that case, the Governing Body approves a development plan for a particular type of housing and establishes criteria for the development even though it may not fully comply with the general requirements of the zoning ordinance. In this case, this process is not possible as the minimum area for development of a Residential C.U.P. is 20 acres.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is proposed to reduce the total number of dwelling units that will be constructed on the property by replatting nine lots into fifteen lots and limit the construction to one-family dwellings.

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 normal separation of twelve feet will be maintained between each one-family dwelling.

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 without the variance the owners would be unable to replat the property for development of one-family detached patio homes.

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 in any way 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 not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the distance between structures will remain the same as if both side yards are maintained at six feet.

RECOMMENDATION:

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

1. The reduction of one side yard from 6 feet to zero feet shall apply only to the lots that are platted adjacent to a property line where a five foot maintenance easement is provided.
2. The release of this resolution is subject to the completion of the Fifth Addition to Cedar Ridge.

BZA CASE NO. 61-85

2 NOTICES SENT TO APPLICANT/AGENT
15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA
1 NOTICES SENT TO CPO
31 NOTICES SENT TO ADJOINING PROPERTY OWNERS
34 TOTAL NOTICES SENT 11/5/85

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

November 4, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 61-85

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 Buchanan Homes, Inc., 260 N. Rock Road, 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 one side yard setback from 6 feet to 0 feet for the construction of zero lot line single-family detached dwellings on property zoned "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 1-6, Block 1 and Lots 1-3, Block 3, Fourth Addition to Cedar Ridge, Wichita, Sedgwick County, Kansas. (Being replatted as the Fifth Addition to Cedar Ridge). Generally located on both sides of Skinner Street and west of Webb Road.

This application has been assigned Case No. BZA 61-85. It will be considered by the Board of Zoning Appeals on November 26, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

BZA 61-85 ENVELOPES

BUCHANAN HOMES INC
260 N ROCK ROAD
WICHITA KS 67206

BAUGHMAN COMPANY
330 LAURA
WICHITA KS 67211

PEMBROOK COMPANY
C/O TIMOTHY J BUCHANNAN
1863 DOREEN
WICHITA KS 67206

AMERICAN SAVINGS ASSN
201 N MAIN
WICHITA KS 67202

JOSEPH W MOELLER
MARY F MOELLER
9458 SKINNER
WICHITA KS 67207

CORINNE M GLAVES
9460 SKINNER
WICHITA KS 67207

CECIL CLYDE ARCHER
CECILIA R LEA
9468 SKINNER
WICHITA KS 67207

MICHAEL E RIDDLE
9466 SKINNER
WICHITA KS 67207

CHERRY CREEK DEVELOPMENT INC
7930 E HARRY
WICHITA KS 67207

RICHARD F COLEMAN
JEANNINE M COLEMAN
1437 E SKINNER
WICHITA KS 67207

UNIFIED SCHOOL DISTRICT #259
428 S BROADWAY
WICHITA KS 67202

MEHL R GRISHAM
MARJORIE M GRISHAM
1844 LAUREL
WICHITA KS 67207

MELVIN DUANE COYLE
DONNA M SCHMIDT
1846 LAUREL
WICHITA KS 67207

LYNN ROBERT BINCHAM
TERRY SMITH BINCHAM
1838 LAUREL
WICHITA KS 67207

MARK T SWARTZ
A/K/A MARK T SWARTZ III
MARSHA A SWARTZ
1840 LAUREL
WICHITA KS 67207

ROBIN L HARRIS
1830-32 LAUREL
WICHITA KS 67207

THOMAS E RUDD
FREDERICK SCOTT RUDD
1839 S BEECH
WICHITA KS 67207

SHARON L KROUPA
1841 BEECH CT
WICHITA KS 67207

LARRY G COODARD
PAULA A COODARD
1847 BEECH CT
WICHITA KS 67207

KENNETH J GENGLER
JEAN N GENGLER
1849 BEECH CT
WICHITA KS 67207

DAVID A KNIGHT
TANYA L KNIGHT
1853 S BEECH
WICHITA KS 67207

(BZA 61-85 Cont'd.)

STEPHEN JAY HOLMES
1855 BEECH CT
WICHITA KS 67207

LINDA L HENRICKSEN
1859 BEECH CT
WICHITA KS 67207

HAZEL L WALSH
1861 BEECH CT
WICHITA KS 67207

TRONG WU
HSIAO-LI WU
9407 E BLUESTEM
WICHITA KS 67207

KARINE TYRRELL
9405 BLUESTEM
WICHITA KS 67207

DEVERE C JOHNSON
VIVIAN H JOHNSON
9413 BLUESTEM
WICHITA KS 67207

JAMES D COPENHAVER
SHERRY A COPENHAVER
9219 BLUESTEM
WICHITA KS 67207

VICKI SCHMITT
9415 BLUESTEM
WICHITA KS 67207

KEITH A PETTERSON
9421 E BLUESTEM
WICHITA KS 67207

WILLIAM T ABBOTT
9429-9431 BLUESTEM
WICHITA KS 67207

STEVE C COMEKOTO
MELBA R COMEKOTO
9414 BLUESTEM
WICHITA KS 67207

CHERRY CREEK DEVELOPMENT INC
7930 E HARRY
WICHITA KS 67207

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

November 4, 1985

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CASE NO. BZA 61-85

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Lots 1-6, Block 1 and Lots 1-3, Block 3, Fourth Addition to Cedar Ridge, Wichita, Sedgwick County, Kansas. (Being replatted as the Fifth Addition to Cedar Ridge). Generally located on both sides of Skinner Street and west of Webb Road.

This application has been assigned Case No. BZA 61-85. It will be considered by the Board of Zoning Appeals on November 26, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

October 28, 1985

Sirs,

I would like to request that variances be approved for a portion of Fourth Addition to Cedar Ridge, Wichita, Kansas. The variances are necessary in order to obtain smaller patio style single family homes which we currently are able to market much better than the duplex homes which are allowed for this area presently.

I intend for Lots 1-6, Block 1, and Lots 1-3, Block 3, all in Fourth Addition to Cedar Ridge which are currently zoned A (duplexes) to be replatted into Lots 1-10, Block 1, and Lots 1-5, Block 2, Fifth Addition to Cedar Ridge. Current zoning allows for 18 dwelling units to be constructed. Our proposal will allow for only 15 dwelling units. If down-zoning from A to AA is required, we will do this also.

The variances I am requesting for the new lots are (1). From the standard 6' side yard setback to zero side yard lot line setback on one side only, and (2). From the standard 60' lot frontage to a 50' lot frontage for some of the lots, and (3). From the standard 6000 square foot lot size to a minimum of 5700 square foot for some of the lots also.

I feel this request is justified and consistent with the current development in the immediate area. We will follow through with the replat of these lots to conform with the style and size of lot development which we need.

Thank You.

Sincerely,


Tim J. Buchanan

TJB/ksb
File
cc: Bill Korber

BOARD OF ZONING APPEALS

CASE NO. 61-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Buchanan Homes, Inc.
 Mailing Address 260 N. Rock Road Phone 681-7271
 Name of Authorized Agent Baughman Co.
 Mailing Address 330 Laura Phone 262-7271
 Relationship of applicant to property is that of _____
 (Owner, Tenant, Lessee, Other)

II. The variance requested ^{is} for zero lot line setbacks and
minimum lot frontages and size (1) to reduce one side yard setback
from 6 feet to zero feet; and (2) to reduce the required lot area
~~from 4,000 sq. ft. to 2,000 sq. ft. and less than 2,000 sq. ft.~~
 for property located on Skinner St. and west of Webb Rd

and legally described as: Lots 1-6, Block 1 and Lots 1-3, Block
3, Fourth Addition to Cedar Ridge, Wichita,
Kansas (being replatted as Fifth Addition to Cedar Ridge)

in the City of Wichita; and which is presently zoned A.

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Jim Buchanan

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:00 (a.m.p.m.), Oct. 28, 1985, together with appropriate fee of 500.00.

Signed L. Lytle

OWNERSHIP LIST

Property Description	Addition	Property Owner
Lots 1 through 6, inclusive, Block 1,	Fourth Addition to Cedar Ridge	✓ Pembrook Company c/o Timothy J. Buchanan 1863 Doreen Wichita, KS 67206
Lots 7 and 8, Block 1	"	✓ American Savings Association 201 N. Main Wichita, KS 67202
That part of Lot 9, Blk. 1, Fourth Addition to Cedar Ridge, described as beginning at the SW/c thereof; th. East along the South line of said Lot 9, 39.31 feet; th. North with a deflection angle to the left of 89°44'42", 54.37 feet; th. West at right angles, 4.36 feet; th. North at right angles, 60.11 feet to the North line of said Lot 9; th. West, 36.27 feet to the NW/c of said Lot 9; th. South, 114.44 feet to beginning.		✓ Joseph W. Moeller Mary F. Moeller 9458 Skinner Wichita, KS 67207
Lot 9, Block 1, Fourth Addition to Cedar Ridge, except above described property.		✓ Corinne M. Glaves 9460 Skinner Wichita, KS 67207
That part of Lot 10, Block 1, Fourth Addition to Cedar Ridge, described as beginning at the SE/c thereof; th. North 89°53'48" West, along the South line of said Lot 10, 40.80 feet; th. North 00°05'53" West, 47.08 feet; th. North 89°55'07" East, 4.35 feet; th. North 00°04'53" West, 67.47 feet to a point on the North line of said Lot 10; th. South 89°57'21" East, 36.01 feet to the NE/c of said Lot 10; th. South 00°18'06" East 114.60 feet to the p.o.b.		✓ Cecil Clyde Archer Cecilia R. Lea 9468 Skinner Wichita, KS 67207
Lot 10, Block 1, Fourth Addition to Cedar Ridge, except above described property.		✓ Michael E. Riddle 9466 Skinner Wichita, KS 67207
Lots 1, 2, 3 & 4, Block 2	Fourth Addition to Cedar Ridge	Pembrook Company c/o Timothy J. Buchanan 1863 Doreen Wichita, KS 67206
Lots 5, 6 and 7, Block 2	"	✓ Cherry Creek Development, Inc. 7930 E. Harry Wichita, KS 67207
Lots 1, 2, 3 and 6, Block 3	"	Pembrook Company c/o Timothy J. Buchanan 1863 Doreen Wichita, KS 67206

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
That part of Lot 4, Block 3, Fourth Addition to Cedar Ridge, described as beginning at the NW/c thereof; th. East along the North line of said Lot 4, 41.98 feet; th. South with a deflection angle to the right of 90°11', 47.15 feet; th. East at right angles, 4.02 feet; th. South at right angles, 67.85 feet to the South line of said Lot 4; th. West, 44.82 feet to the SW/c of said Lot 4; th. North 115 feet to beginning.		American Savings Association 201 N. Main Wichita, KS 67202
Lot 4, Block 3, Fourth Addition to Cedar Ridge, except above described property.		✓ Richard F. Coleman Jeannine M. Coleman 1437 E. Skinner Wichita, KS 67207
Lots 7, 8, 12, 13, 14, 15, 16, 17, 20, 21 & 22, Block 3	Fourth Addition to Cedar Ridge	Cherry Creek Development, Inc. 7930 E. Harry Wichita, KS 67207
Lot 1, Block 1	First Addition to Cedar Ridge	✓ Unified School District No. 259 128 S. Broadway Wichita, KS 67202
That part of Lot 3, Block 3, First Addition to Cedar Ridge, described as beginning at the NW/c thereof; th. SW'y, along the W'y line of said Lot 3, 35.17 feet; th. SE'y, 130.73 feet to a point on the E'y line of said Lot 3, said point being 55.33 feet S'y of the NE/c of said Lot 3; th. N'y 55.33 feet to the NE/c of said Lot 3; th. NW'y 115.94 feet to beginning.		✓ Mehl R. Grisham Marjorie M. Grisham 1844 Laurel Wichita, KS 67207
Lot 3, Block 3, First Addition to Cedar Ridge, except above described property.		✓ Melvin Duane Coyle Donna M. Schmidt 1846 Laurel Wichita, KS 67207
That part of Lot 4, Block 3, First Addition to Cedar Ridge, described as beginning at the NW/c thereof; th. S'y along the W'y line of said Lot 4, 38.92 feet; th. SE'y 109.20 feet to a point on the East line of said Lot 4, said point being 53.30 feet South of the NE/c thereof; th. North 53.30 feet to the NE/c of said Lot 4; th. W'y 109.44 feet to beginning.		✓ Lynn Robert Bingham Terry Smith Bingham 1838 Laurel Wichita, KS 67207
Lot 4, Block 3, First Addition to Cedar Ridge, except above described property.		✓ Mark T. Swartz a/k/a Mark T. Swartz III Marsha A. Swartz 1840 Laurel Wichita, KS 67207

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 5, Block 3	First Addition to Cedar Ridge	✓ Robin L. Harris 1830-32 Laurel Wichita, KS 67207
<p>That part of Lot 13, Block 3, First Addition to Cedar Ridge, described as beginning at the NE/c thereof; th. S'yly along the E'y line of said Lot 13, 33.46 feet; th. SW'yly, 105.51 feet to a point on the SW'yly line of said Lot 13, said point being 25.39 feet SE'yly of the Western line of the W'yly most corner of said Lot 13; th. NW'yly 25.39 feet to the western most corner of said Lot 13, th. NE'yly 45 feet to the NW/c of said Lot 13; th. East 109.2 feet to the p.o.b., except the North 3 feet thereof.</p>		
Lot 13, Block 3, First Addition to Cedar Ridge, except above described property.		✓ Thomas E. Rudd Fredrick Scott Rudd 1839 S. Beech Wichita, KS 67207
<p>Lot 13, Block 3, First Addition to Cedar Ridge, except above described property.</p>		
<p>That part of Lot 14, Block 3, First Addition to Cedar Ridge, described as beginning at the front corner common to Lot 13 and 14 in Block 3; th. S'yly along the E'y line of said Lot 14, 21.37 feet; th. NW'yly 100.80 feet to a point on the W'yly line of said Lot 14, said point being 68.85 feet S'yly of the NW/c thereof; th. N'yly 68.85 feet to the NW/c of said Lot 14; th. SE'yly 122.05 feet to the p.o.b.</p>		
Lot 14, Block 3, First Addition to Cedar Ridge, except above described property.		✓ Sharon L. Kroupa 1841 Beech Ct. Wichita, KS 67207
<p>That part of Lot 14, Block 3, First Addition to Cedar Ridge, described as beginning at the front corner common to Lot 13 and 14 in Block 3; th. S'yly along the E'y line of said Lot 14, 21.37 feet; th. NW'yly 100.80 feet to a point on the W'yly line of said Lot 14, said point being 68.85 feet S'yly of the NW/c thereof; th. N'yly 68.85 feet to the NW/c of said Lot 14; th. SE'yly 122.05 feet to the p.o.b.</p>		
Lot 14, Block 3, First Addition to Cedar Ridge, except above described property.		✓ Larry G. Goddard Paula A. Goddard 1847 Beech Ct. Wichita, KS 67207
<p>That part of Lot 15, Block 3, First Addition to Cedar Ridge, described as beginning at the NW/c of said Lot 15; th. E'yly along the North line of said Lot 15 107.44 feet to the N'yly front corner of said Lot 15; th. SE'yly along the front line of said Lot 15, 24.87 feet; th. SW'yly, 133.46 feet more or less to a point on the SW'yly line of said Lot 15, said point being 31.31 feet SE'yly of the western most corner of said Lot 15; th. NE'yly 70 feet to the p.o.b.</p>		
Lot 15, Block 3, First Addition to Cedar Ridge, except above described property.		✓ Kenneth J. Gengler Jean N. Gengler 1849 Beech Ct. Wichita, KS 67207
<p>That part of Lot 15, Block 3, First Addition to Cedar Ridge, described as beginning at the NW/c of said Lot 15; th. E'yly along the North line of said Lot 15 107.44 feet to the N'yly front corner of said Lot 15; th. SE'yly along the front line of said Lot 15, 24.87 feet; th. SW'yly, 133.46 feet more or less to a point on the SW'yly line of said Lot 15, said point being 31.31 feet SE'yly of the western most corner of said Lot 15; th. NE'yly 70 feet to the p.o.b.</p>		
Lot 15, Block 3, First Addition to Cedar Ridge, except above described property.		✓ David A. Knight Tanya L. Knight 1853 S. Beech Wichita, KS 67207
<p>Lot 15, Block 3, First Addition to Cedar Ridge, except above described property.</p>		
Lot 15, Block 3, First Addition to Cedar Ridge, except above described property.		✓ Stephen Jay Holmes 1855 Beech Ct. Wichita, KS 67207

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
That part of Lot 16, Block 3, First Addition to Cedar Ridge, described as beginning at the NW/c thereof; th. E'ly, along the N'ly line of said Lot 16, 22.79 feet; th. S'ly 100.11 feet to a point on the South line of said Lot 16, said point being 75.54 feet East of the SW/c thereof; th. West 75.54 feet to the SW/c of said Lot 16; th. NE'ly, 120.67 feet to beginning.		✓ Linda L. Henricksen 1859 Beech Ct. Wichita, KS 67207
Lot 16, Block 3, First Addition to Cedar Ridge, except above described property.		✓ Hazel L. Walsh 1861 Beech Ct. Wichita, KS 67207
That part of Lot 17, Block 3, First Addition to Cedar Ridge, described as commencing at the NE/c thereof; th. W'ly, along the N'ly line of said Lot 17, 4.0 feet for a p.o.b.; th. continuing W'ly along the N'ly line of said Lot 17, 35.95 feet; th. SW'ly, 130.80 feet to a point on the W'ly line of said Lot 17, said point being 9.92 feet NW'ly of the SW/c of said Lot 17; th. East 53 feet to a point 22 feet West of the SE/c of said Lot 17; th. NE'ly, 124.60 feet to the p.o.b.		✓ Trong Wu Hsiao-Li Wu 9407 E. Bluestem Wichita, KS 67207
Lot 17, Block 3, First Addition to Cedar Ridge, except that part described as beginning at the NE/c thereof; th. W'ly, along the N'ly line of said Lot 17, 39.95 feet; th. SW'ly, 130.80 feet to a point on the W'ly line of said Lot 17, said point being 9.92 feet NW'ly of the SW/c of said Lot 17; th. SE'ly 9.92 feet to the SW/c of said Lot 17; th. East 75 feet to the SE/c of said Lot 17; th. North 122.68 feet to beginning.		✓ Karine Tyrrell 9405 Bluestem Wichita, KS 67207
Lot 18, Block 3, First Addition to Cedar Ridge, except that part described as beginning at the NE/c thereof; th. West along the North line of said Lot 18, 49.46 feet; th. S'ly to a point on the South line of said Lot 18, said point being 50.18 feet West of the SE/c of said Lot 18; th. East along said South line, 50.18 feet to the SE/c of said Lot 18; th. North 120 feet to the p.o.b., together with part of Lot 17, Block 3, First Addition to Cedar Ridge, described as beginning at the NE/c thereof; th. W'ly along the front line of said Lot 17, 4 feet; th. SW'ly to a point on the South line of said Lot 17, said point being 22 feet West of the SE/c of said Lot 17; th. East 22 feet to said SE/c; th. North to the p.o.b.		✓ Devere C. Johnson Vivian H. Johnson 9413 Bluestem Wichita, KS 67207

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
The East 11 feet of Lot 18, Block 3, and Block 19, Block 3, except the East 49.27 feet, First Addition to Cedar Ridge.		✓ James D. Copenhaver Sherry A. Copenhaver 9219 Bluestem Wichita, KS 67207
That part of Lot 18, Block 3, First Addition to Cedar Ridge, described as beginning at the NE/c of said Lot 18; th. West along the North line of said Lot 18, 11 feet for a p.o.b.; th. continuing West along said North line, 38.46 feet; th. S'ly to a point on the South line of said Lot 18, said point being 50.18 feet West of the SE/c of said Lot 18; th. East along said South line, 39.18 feet; th. North 120 feet to the p.o.b.		✓ Vicki Schmitt 9415 Bluestem Wichita, KS 67207
The West 39.27 feet of the East 49.27 feet of Lot 19, Block 3, First Addition to Cedar Ridge.		✓ Keith A. Pettersen 9421 E. Bluestem Wichita, KS 67207
The East 10 feet of Lot 19, Block 3, and Lot 20, Block 3, except the East 9 feet.		✓ William T. Abbott 9429-9431 Bluestem Wichita, KS 67207
Lot 9, Block 4, First Addition to Cedar Ridge		✓ Steve G. Gombkoto Melba R. Gombkoto 9414 Bluestem Wichita, KS 67207
Lots 1, 8 & 9, Block 3, Second Addition to Cedar Ridge.		Cherry Creek Development, Inc. 7930 E. Harry Wichita, KS 67207

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 1, 2, 3, 4, 5 and 6, Block 1; and Lots 1, 2, and 3, Block 3; All in Fourth Addition to Cedar Ridge, 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 25th day of October, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Stalle

Sr. Vice-President

Order No: 352712
nj

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

Public Inquiry

NAME <u>Brent Wooten</u>	DATE <u>10/10/85</u>
ADDRESS <u>Baughman Co., P.A.</u>	PHONE _____ COUNTER _____
CITY _____ TELEPHONE NO. _____	MAP # <u>6045 A</u>
PROPERTY LOCATION <u>North & South of Skinner</u> <u>in 4th Addn. to Cedar Ridge; lots 1-7,</u> <u>Blk 1, lots 1-4, Blk 2, lots 1-3, Blk 3.</u>	BY <u>FLM</u>

NATURE OF REQUEST:

Zoning: City County _____ Conditional Use _____ CUP _____ Plat Lot Split
 BZA Street Name Change _____ Other _____

REMARKS:

ON Thursday, Oct. 10, 1985, Jack Galbraith and I met with Brent Wooten of Baughman Co. to discuss replotting of lots fronting on Skinner Street in the 4th Addition to Cedar Ridge. Property is zoned "A" (Duplex). Zoning requires 6,000 sq ft for duplex & S/D Regs. require 60' of frontage. No properties in this area are developed on less than 60 feet of frontage. OVER →

ROUTE TO:

LAKIN _____ GALBRAITH AK STOCKWELL _____ LYTLE _____ YOUNG _____ OLIVAREZ _____ NAGLEY _____
 SMYTHE _____ BONANNI-2 LAHEY _____ (Other) _____ (Other) _____ RETURN TO NAGLEY

COMMENTS:

The following options were identified:

Lot split:

If bldg. sites are proposed to have at least 6,000 sq ft and 60 feet of street frontage.

Replatting; Zone change to "AA" (May not require zone change if frontage is 59', 58' or 57').

If bldg. sites are proposed to have at least 6,000 sq ft , but less than 60 feet of street frontage.

Replatting, zone change to "AA" and BZA variance for lot area and side yard setbacks.

If bldg. sites are proposed to have less than 6,000 sq ft , less than 60 feet of street frontage and zero lot line homes are proposed.

May not require zone change if BZA variance restricts use to single family homes even though property is zoned "A" (duplex).

FORM 29-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hac Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

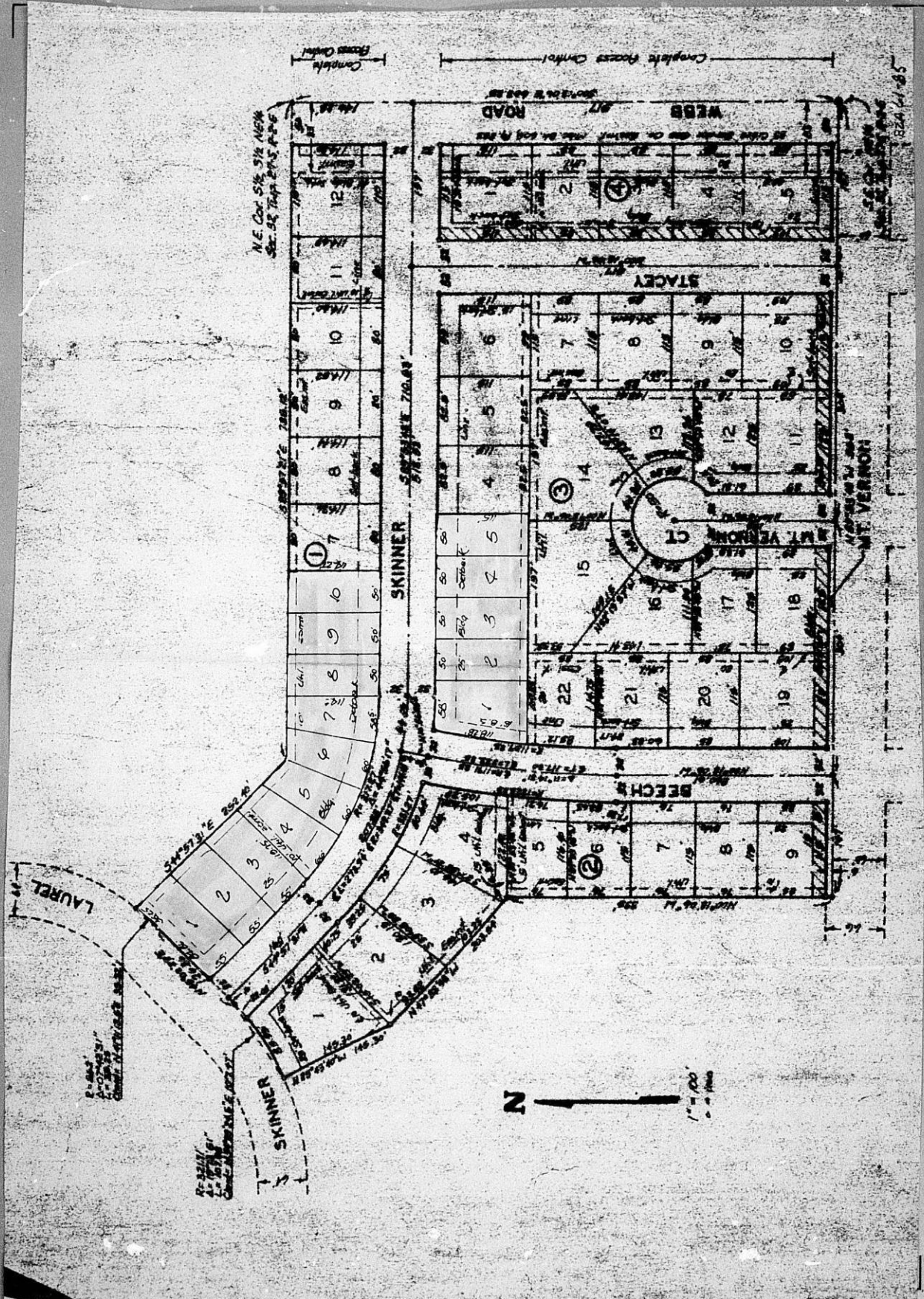
DESCRIPTION	AMOUNT
CITY BZA VAR. (15 Lot Applic.)	\$500 ⁰⁰

NAME BAUGHMAN CO.ADDRESS 330 LAURAFUND 755-40710-003

DUE DATE

COMMENTS

DATE OCT 29, 1985BY [Signature]



N.E. Cor. S.W. 1/4 NE 1/4
Sec. 28, T. 21 N., R. 10 W.

Complete Floor Control

SKINNER

SKINNER

STACEY

BEECH'S

M.T. VERNON CT

M.T. VERNON

N

1" = 100'

LAUREL

SKINNER

LAUREL

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

120' x 120'

*

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

Roll # 2