

Case No. BZA 4-82 - German & Inez R. Reyes - requests a variance to reduce the rear yard setback from 20' to 9' on property zoned "AA" One-family Dwelling District and generally located on the northwest corner of

6045D

300' 4" Sec 2-1-82  
Checked 4-6-82  
Shut 5-1-82  
Revised 5-2-82

Posted  
3-5-82

BZA  
4-82

# ACTION

COMMITTEE APPROVED DATE 3-23-82

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

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

200'4 Sec 2-1-82  
 Checked 4-6-82  
 Shot 4-12-82  
 Recorded 4-27-82

6045D

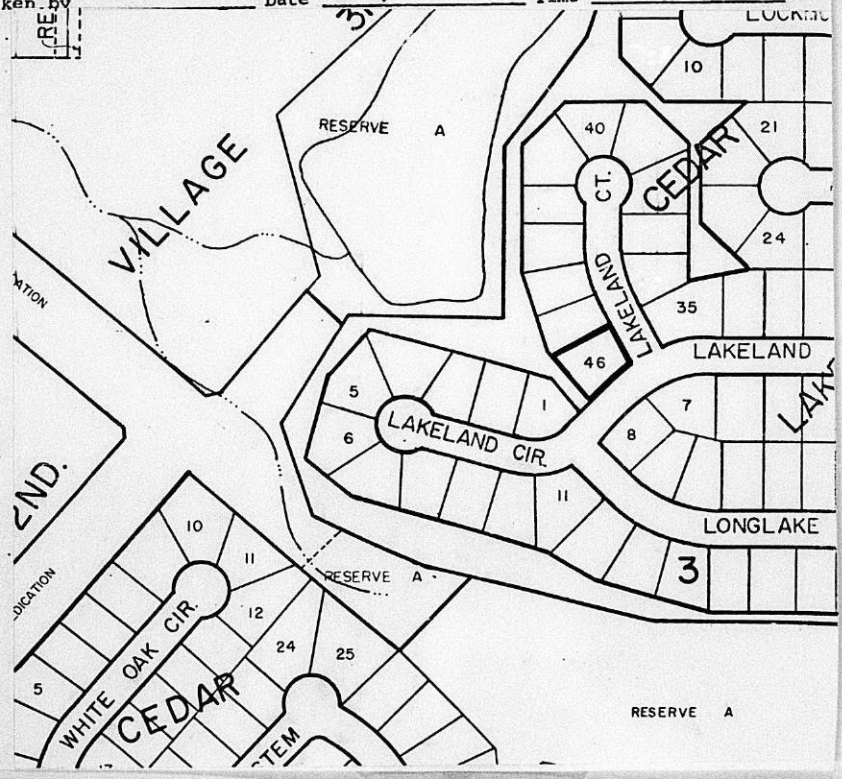
Case No. BZA 4-82 - German & Inez R. Reyes - requests a variance to reduce the rear yard setback from 20' to 9' on property zoned "AA" One-Family Dwelling District and generally received on the northwest corner of

Map No. 6045 D  
 Sec. 32  
 Twp. 27  
 Range 2E

BZA- 4-82  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
1. Acres: 0.2 ( 82 ft. by 110 ft.)
  2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
 West \_\_\_\_\_ North \_\_\_\_\_
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use if for: \_\_\_\_\_
  6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date 5/ Time \_\_\_\_\_



**Standard**  
 No. 2153C  
 HASTINGS, MN  
 LOS ANGELES-CHICAGO-LOUISIANA  
 MEMPHIS-PORTLAND-TORONTO  
 WASHINGTON, D.C.  
 WASHINGTON, TX-LOUCREST GROVE, GA  
 U.S.A.

March 26, 1982

German & Ines Reyes  
5231 East Central  
Wichita, Kansas 67208

Re: Case No. BEA 4-82  
Request for Variance

Dear Mr. & Mrs. Reyes:

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

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

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

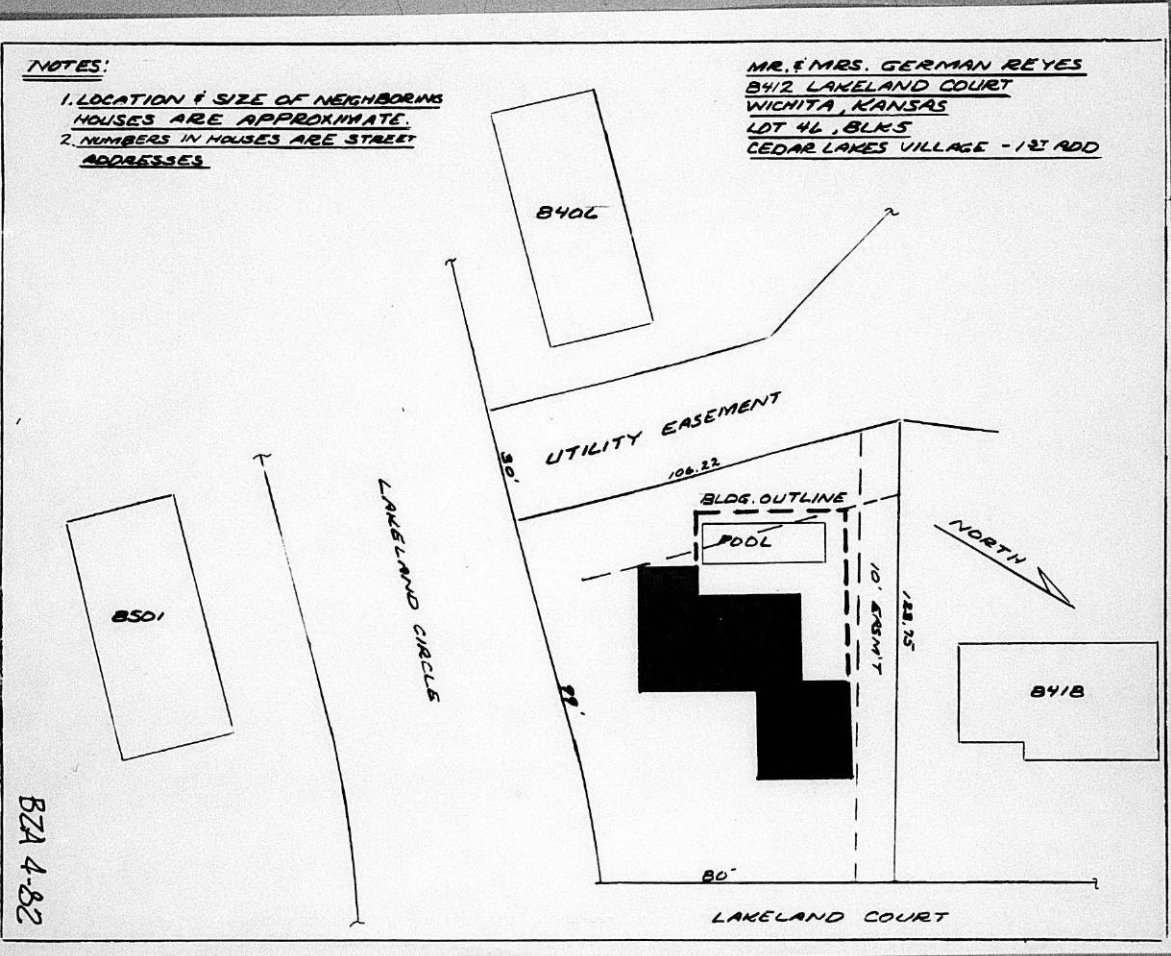
GEH:sad  
Enclosure

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

NOTES:

1. LOCATION & SIZE OF NEIGHBORING HOUSES ARE APPROXIMATE.
2. NUMBERS IN HOUSES ARE STREET ADDRESSES.

MR. & MRS. GERMAN REYES  
8412 LAKELAND COURT  
WICHITA, KANSAS  
LOT 44, BLK 5  
CEDAR LAKES VILLAGE - 123 ADD



BZA 4-82

RESOLUTION NO. BZA 4-82

WHEREAS, German & Inez R. Reyes, 5231 East Central, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard from 20 feet to 9 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 46, Block 5, Cedar Lakes Village First Addition, Sedgwick County, Kansas. Generally located on the northwest corner of Lakeland Court and Lakeland Circle (8412 Lakeland Court).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of March 23, 1982, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for 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 located adjacent to a large easement and common open space that is not taken into consideration by the zoning ordinance, whereas an alley is considered; 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 structure will still maintain a far greater distance from the adjacent property than is considered minimum by the ordinance, 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 the applicant would be unable to construct an enclosed pool at a suitable location on the property; 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 the proposed structure will not interfere with any easements or 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 the proposed addition will still be a minimum distance of 24 feet from the center line of the easement; 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 rear yard from 20 feet to 9 feet on property zoned the "AA" One-family Dwelling District and legally described as:

Lot 46, Block 5, Cedar Lakes Village First Addition, Sedgwick County, Kansas. Generally located on the northwest corner of Lakeland Court and Lakeland Circle (8412 Lakeland Court).

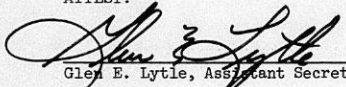
be approved subject to the following condition:

1. The addition shall not be located closer than nine feet to the rear property line and shall be in conformance to the site plan submitted with the application.

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

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

ATTEST:

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

**THE CITY OF WICHITA**

**OFFICE OF** CITIZEN PARTICIPATION

**DATE** March 17, 1982



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

**FROM** Clemencia Prieto, Administrative Aide III

**SUBJECT** BZA 4-82: Northwest  
corner of Lakeland Court  
and Lakeland Circle

The captioned case was considered by CPO Council "H" at its March 15th meeting. The Council unanimously recommended approval of the variance request to reduce the rear yard setback from 20 feet to 9 feet on property zoned "AA", One Family Dwelling District.

No one was present to speak in support or opposition of the application.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered on March 23, 1982.

*Clemencia L. Prieto*  
Clemencia L. Prieto  
Administrative Aide III

CLP:dm

Noted:

*Sarah Gilbert*

Sarah Gilbert  
CP Coordinator



SECRETARY'S REPORT  
CASE NO. BZA k-82

APPLICANT: German & Inez Reyes, 5231 East Central, Wichita, Kansas.

AGENT: None

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard from 20' to 9'.

GENERAL LOCATION: On the northwest corner of Lakeland Court and Lakeland Circle (8412 Lakeland Court).

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

LAND USE: Subject property is occupied by a one-family dwelling. Adjacent properties are all developed as residential.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the rear yard requirement in order to construct an addition to the rear of the dwelling. This would be for the construction of an enclosed swimming pool.

It should be noted that the applicant could build an unenclosed pool to within 5' of the rear property line without a variance. However, it is the desire of the applicant to build an enclosed pool so that they can have the benefit of the pool the full year, rather than the limited time an outdoor pool is useable.

The property involved is located adjacent to a 30' utility easement that is also part of the platted common open space for the area. This creates a greater separation than is commonly required by the zoning ordinance, of 40' between main structures when the rear lot lines coincide. The requested variance will still provide a minimum separation of 39', plus the distance to the adjacent structure from the adjacent side property line, leaving approximately 52' to the adjacent residence.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the property is located adjacent to a large easement and common open space that is not taken into consideration by the provisions of the zoning ordinance, whereas an alley is considered.

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 proposed addition will still maintain a greater distance from any adjacent structure than is considered minimum by the ordinance.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to construct an enclosed pool on their property at a suitable location in relation to the existing house.

Page 2  
BZA 4-82  
3-23-82

PUBLIC INTEREST:

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

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the proposed addition will still be a minimum distance of 24 feet from the center line of the easement.

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 condition:

1. The addition shall not be located closer than nine feet to the rear property line and shall be in conformance to the site plan submitted with the application.

BZA CASE NO. 4-82

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

22 NOTICES SENT TO ADJOINING PROPERTY OWNERS

34 TOTAL NOTICES SENT 3-3-82

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

March 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. EZA 4-82

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by German & Inez R. Reyes, 5231 East Central, 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 rear yard setback from 20 feet to 9 feet on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 46, Block 5, Cedar Lakes Village First Addition, Sedgwick County, Kansas. Generally located on the northwest corner of Lakeland Court and Lakeland Circle (8412 Lakeland Court).

This application has been assigned Case No. EZA 4-82. It will be considered by the Board of Zoning Appeals on March 23, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested 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  
CITY OF WICHITA, KANSAS

CASE NO. 4-82  
FILED 2-18-82

APPLICATION FOR VARIANCE

I. Name of Applicant GERMAN & INEZ R. REYES  
Mailing Address 5231 E. CENTRAL Phone 684-7462  
Name of Authorized Agent \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_  
Relationship of applicant to property is that of OWNER  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the rear yard setback from 20 feet to 9 feet

\_\_\_\_\_ for property located on the northwest corner of Lakeland Court and Lakeland Circle (8412 Lakeland Court) and legally described as: Lot 46, Block 5, CEDAR LAKES VILLAGE FIRST ADDITION, Sedgwick County, Kansas

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

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
  - That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
  - That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
  - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant *German Reyes*

Authorized Agent \_\_\_\_\_

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:30 (a.m.-p.m.), FEB 18, 1982 together with appropriate fee of 75.00.

Signed *A. Lytle*

B2A  
482

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

22

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 200 feet of:  
Lot 46, Block 5, CEDAR LAKES  
VILLAGE FIRST ADDITION, Sedgwick  
County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lot 46, Block 5,	CEDAR LAKES VILLAGE FIRST	German & Inez R. Reyes %La Palma Resturant 5231 East Central Wichita, Kansas 67208
Lot 45, Block 5,	CEDAR LAKES VILLAGE FIRST	Richard D. & W. Joyce Stack 8418 Lakeland Court Wichita, Kansas 67207
Lot 44, Block 5,	CEDAR LAKES VILLAGE FIRST	Eugene W. Lightner 8419 East Harry, #601 Wichita, Kansas 67207
Lot 43, Block 5,	CEDAR LAKES VILLAGE FIRST	Janice R. Harter 635 North Stratford Wichita, Kansas 67206



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lot 42, Block 5,	CEDAR LAKES VILLAGE FIRST	Michael D. & Dee Ann Moxley ✓ 8436 Lakeland Court Wichita, Kansas 67207
Lot 34, Block 5,	CEDAR LAKES VILLAGE FIRST	John C. & Patricia L. Gray <del>ADDRESS UNKNOWN</del> (Contract Purchasers) Clemens & Susan E. Alexander ✓ 8514 Lakeland Circle Wichita, Kansas 67207
Lot 35, Block 5,	CEDAR LAKES VILLAGE FIRST	Richard F. & Lillian K. Nimick ✓ 8500 Lakeland Circle Wichita, Kansas 67207
Lot 36, Block 5,	CEDAR LAKES VILLAGE FIRST	<i>returned</i> Raymond C. & Nancy A. Schaffer #172 Lakeland Ct. <del>ADDRESS UNKNOWN</del> ? Real Estate Address is 8472 Lakeland Court Wichita, Kansas 67207
Lot 37, Block 5,	CEDAR LAKES VILLAGE FIRST	Harold I. & Marsha A. Hills ✓ 8466 Lakeland Court Wichita, Kansas 67207
Lot 38, Block 5,	CEDAR LAKES VILLAGE FIRST	Jerry & Frances J. Elder ✓ 8460 Lakeland Court Wichita, Kansas 67207
Lot 6, Block 4,	CEDAR LAKES VILLAGE FIRST	John T. & Betty L. White ✓ 8515 Lakeland Court Wichita, Kansas 67207
Lot 7, Block 4,	CEDAR LAKES VILLAGE FIRST	Michael J. & Eileen M. Johnson ✓ 8507 Lakeland Court Wichita, Kansas 67207
Lot 8, Block 4,	CEDAR LAKES VILLAGE FIRST	Donn & Bonne Salyer ✓ 8501 Lakeland Circle Wichita, Kansas 67207
Lots 9 and 10, Block 4,	CEDAR LAKES VILLAGE FIRST	Robert L. & Eileen B. Dean ✓ 8515 Longlake Wichita, Kansas 67207
Lot 1, Block 3,	CEDAR LAKES VILLAGE FIRST	David M. & Dawn M. Gorges ✓ 8406 Lakeland Circle Wichita, Kansas 67207



LOTS AND BLOCKS

ADDITION

RECORD OWNERS

Lot 2, Block 3,

CEDAR LAKES  
VILLAGE FIRST

James W. & Linda K.  
Crawford  
8400 Lakeland Circle  
Wichita, Kansas 67207

All of Lot 3, Block 3, CEDAR LAKES  
except a portion thereof VILLAGE FIRST  
being described as follows:

from the Southeasterly  
corner of said Lot 3,  
thence Northwesterly  
along the Southerly line  
of said Lot 3, with an  
assumed bearing of North  
74° 44' 30" West, a dis-  
tance of 58.00 feet to  
the point of beginning;  
thence North 74° 44' 30"  
West, a distance of 7.00  
feet to the point of  
curvature of a curve to  
the left, said curve having  
a radius of 50.00 feet, a  
central angle of 37° 06'  
17", and a chord bearing  
of North 42° 01' 37" West;  
thence along said curve to  
the left, a distance of  
32.38 feet to the Westerly  
corner of said Lot 3; thence  
North 30° 28' 47" East,  
along the Westerly line of  
said Lot 3, a distance of  
45.48 feet; thence South  
03° 26' 22" East, a distance  
of 63.48 feet to the point  
of beginning; AND a portion  
of Lot 4, Block 3, being  
described as follows:  
beginning at the Easterly  
corner of said Lot 4, thence  
Southwesterly along the  
Easterly line of said Lot 4,  
with an assumed bearing of  
South 30° 28' 47" West, a  
distance of 62.05 feet; thence  
North 05° 30' 51" West, a  
distance of 64.03 feet to the  
Northerly line of said Lot 4;  
thence South 74° 44' 30" West,  
a distance of 39.00 feet to  
the point of beginning,

✓ Michael D. Sweet  
8312 Lakeland Circle  
Wichita, Kansas 67207





LOTS AND BLOCKS

ADDITION

RECORD OWNERS

That portion of Lot 3, Block 3, described as follows: From the Southeasterly corner of said Lot 3, thence Northwesterly along the Southerly line of said Lot 3, with an assumed bearing of North  $74^{\circ} 44' 30''$  West, a distance of 58.00 feet to the point of beginning; thence North  $74^{\circ} 44' 30''$  West, a distance of 7.00 feet to the point of curvature of a curve to the left, said curve having a radius of 50.00 feet, a central angle of  $37^{\circ} 06' 17''$ , and a chord bearing of North  $42^{\circ} 01' 37''$  West; thence along said curve to the left, a distance of 32.38 feet to the Westerly corner of said Lot 3; thence North  $30^{\circ} 28' 47''$  East, along the Westerly line of said Lot 3, a distance of 45.48 feet; thence South  $03^{\circ} 26' 22''$  East, a distance of 63.48 feet to the point of beginning.

CEDAR LAKES  
VILLAGE FIRST

James & Marilyn Shadid  
 ✓ 8306 Lakeland Circle  
 Wichita, Kansas 67207



That portion of Lot 4, Block 3, described as follows: Beginning at the Easterly corner of said Lot 4, thence Southwesterly along the Easterly line of said Lot 4, with an assumed bearing of South  $30^{\circ} 28' 47''$  West, a distance of 62.05 feet; thence North  $05^{\circ} 30' 51''$  West, a distance of 64.03 feet to the Northerly line of said Lot 4; thence South  $74^{\circ} 44' 30''$  East, a distance of 39.00 feet to the point of beginning.

CEDAR LAKES  
VILLAGE FIRST

James A. & Trisha L. Palmer  
 ✓ 8312 Lakeland Circle  
 Wichita, Kansas 67207  
 1908 University 67213

A part of Lots 10 and 11, Block 3, described as follows: Beginning at the Northwest corner of Lot 10, as platted, thence East-Southeast along the North line of said Lot 10, as platted, a distance of 20.00 feet to a point of curve, said curve is to the left having a central angle  
 (Cont'd on page 5)

CEDAR LAKES  
VILLAGE FIRST

Henry, IV & Bonnie  
 ✓ Lea Ford  
 8409 Lakeland Circle  
 Wichita, Kansas 67207



LOTS AND BLOCKS

ADDITION

RECORD OWNERS

of 23° 18' 30", a radius of 139.00 feet; thence along said curve a distance of 56.55 feet; thence South-Southwest on a line parallel with the platted West line of said Lot 10, a distance of 131.34 feet; thence West-Northwest along the South line of said Lot 10, as platted, a distance of 75.00 feet to the Southwest corner of said Lot 10, as platted, thence North-Northeast along the West line of said Lot 10, a distance of 120.00 feet to the point of beginning.

(Cont'd from page 4)

All that portion of Lots 10 and 11, Block 3, described as follows: Beginning at the most Northerly corner of said Lot 11; thence Southeast, along the Northeasterly line of said Lot 11, a distance of 83.73 feet to the most Easterly corner of said Lot 11; thence Southwesterly, along the Southeasterly line of said Lot 11, a distance of 140.63 feet to the most Southerly corner of said Lot 11; thence Northwesterly, along the Southwesterly line of said Lots 11 and 10, a distance of 48.34 feet to the most Southerly corner of that certain parcel described in Deed to Henry Ford, IV, et ux, recorded on Film 267, Page 1307; thence Northeasterly, parallel with the West line of said Lot 10, and along the Easterly line of said Ford parcel, a distance of 131.34 feet to a point on the curved Northerly line of said Lot 11; thence, along said Northerly line, along a curve to the left, having a central angle of 23° 22' 55" and a radius of 139.00 feet, a distance of 56.72 feet to the point of beginning.

CEDAR LAKES  
VILLAGE FIRST

Rees E. & M. Jill  
 Dilger  
 8501 Longlake Circle  
 Wichita, Kansas 67207



Fidelity  Title

COMPANY, INC.

LOTS AND BLOCKS

Lot 12, Block 3,

Reserve A,

ADDITION

CEDAR LAKES  
VILLAGE FIRST

CEDAR LAKES  
VILLAGE FIRST

RECORD OWNERS

✓ Bill A. Suter  
8507 Longlake Circle  
Wichita, Kansas 67207

✓ Cedar Lakes Village  
Landowners Association  
P.O. Box 18655  
Wichita, Kansas 67207

Dated in Wichita, Kansas, this 17th day of February, 1982  
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By

*C. E. Bud Ruddy*

Vice President

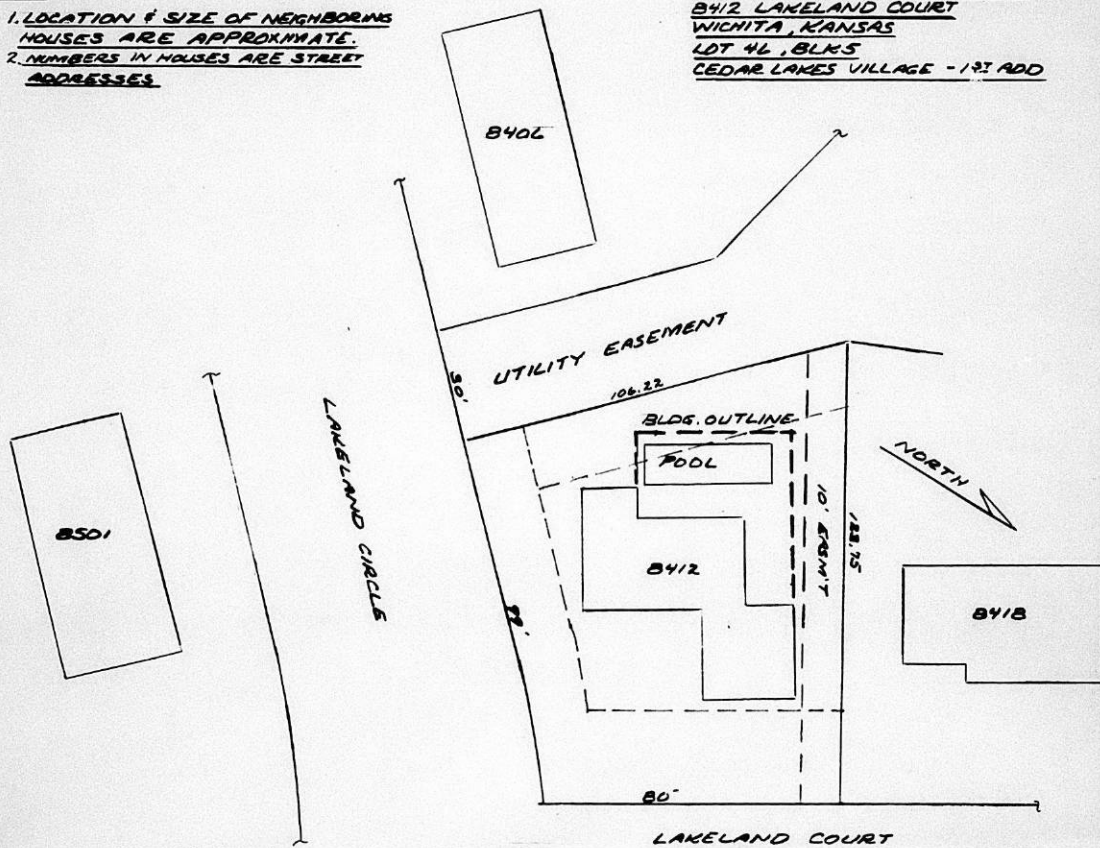
Tracer No. 57812



NOTES:

1. LOCATION & SIZE OF NEIGHBORING HOUSES ARE APPROXIMATE.
2. NUMBERS IN HOUSES ARE STREET ADDRESSES

MR. & MRS. GERMAN REYES  
8412 LAKELAND COURT  
WICHITA, KANSAS  
LOT 46, BLK 5  
CEDAR LAKE VILLAGE - 1ST ADD



WILLIAM L. KORBER  
**BAUGHMAN CO.**  
SURVEYORS

PHONE 316/262-7271

330 LAURA

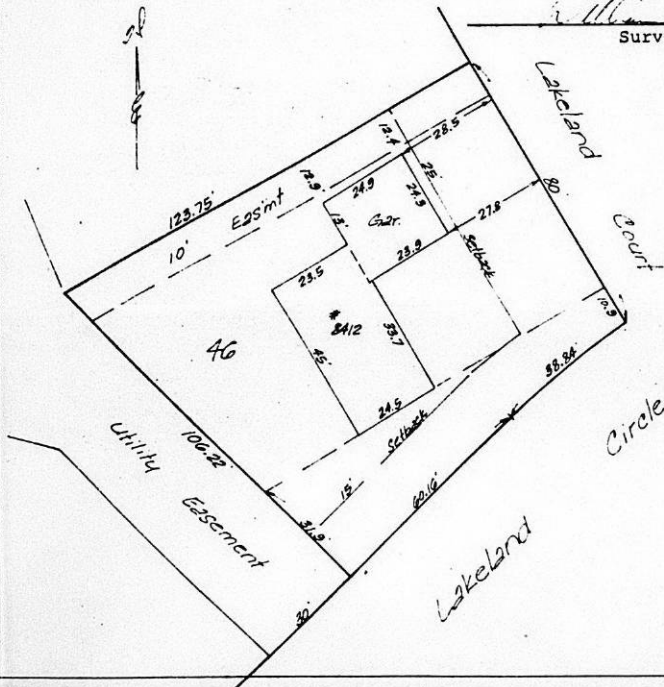
WICHITA, KANSAS 67211

State of Kansas )  
                  ) SS                   December 21, 1976  
County of Sedgwick)

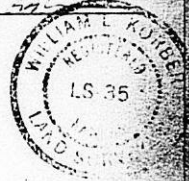
We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 21st day of December, 1976 survey Lot 46, Block 5, Cedar Lakes Village First Addition to Wichita, Sedgwick County, Kansas.

On said lot is house No. 8412 with an attached garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.



Surveyor



WICHITA - SEDGWICK COUNTY

**W.S.C.**

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

APPEAL  
NOT KNOWN  
RETURN TO SENDER

4-82

?

SCH 72 050613N1 03/06/82

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

POSTAGE  
20

Rec  
705 3-8-82

Raymond C. & Nancy A. Schaffer  
8472 Lakeland Court  
Wichita, Kansas 67207

WICHITA - SEDGWICK COUNTY

**W.S.C.**

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

FORWARDING  
CARD EXPIRED  
RETURN TO SENDER

4-82

WICHITA, KS  
PM  
MAR 5  
1982

PAL 12 050427N1 03/04/82

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

James A. & Trisha L. Palmer  
8372 Lakeland Circle  
Wichita, Kansas 67207

WICHITA  
MAR 3 '82  
KANS  
POSTAGE  
20

Dame in  
city dir.

1908 University  
67213 Rec  
20 3-5-82

**MICROFILMED**  
 FROM THE BEST  
 AVAILABLE COPY

FORM 29-0      PAYMENT NOTICE  
 City of Wichita

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

Planning

DESCRIPTION	AMOUNT
CITY BZA JAC	75.00

NAME: GERMAN REYES  
 ADDRESS: 31 E. CENTRAL  
 FUND: 110 #1071 003      DUE DATE: 2/12/82  
 COMMENTS:  
 DATE: 2/12/82      BY: [Signature]

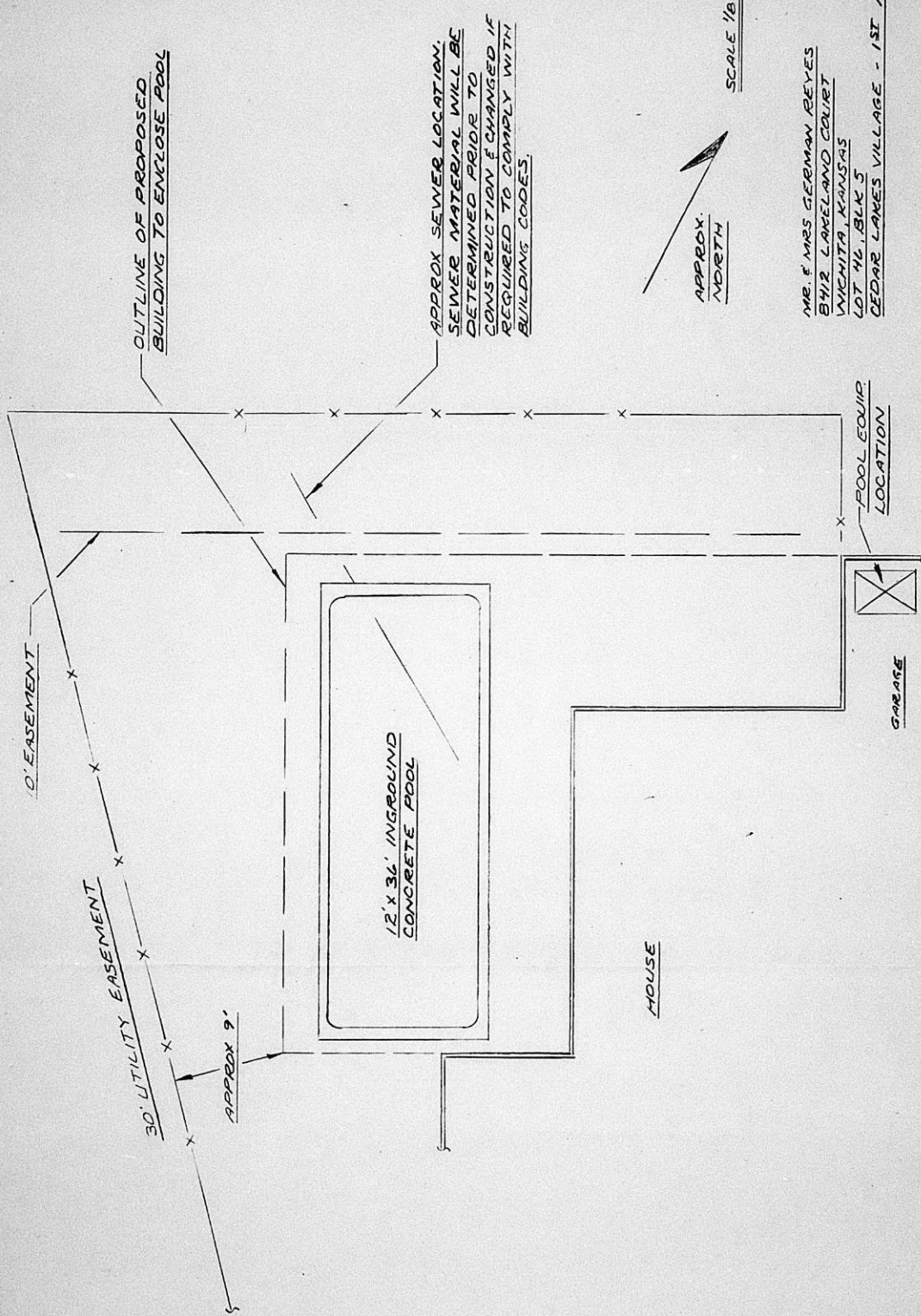
FORM 29-1      PAYMENT NOTICE  
 City of Wichita

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

Planning

DESCRIPTION	AMOUNT
CITY BZA JAC	75.00

NAME: GERMAN REYES  
 ADDRESS: 31 E. CENTRAL  
 FUND: 110 #1071 003      DUE DATE: 2/12/82  
 COMMENTS:  
 DATE: FEB 12 1982      BY: [Signature]



OUTLINE OF PROPOSED BUILDING TO ENCLOSE POOL

APPROX SEWER LOCATION. SEWER MATERIAL WILL BE DETERMINED PRIOR TO CONSTRUCTION & CHANGED IF REQUIRED TO COMPLY WITH BUILDING CODES.

SCALE 1/8" = 1'-0"

APPROX. NORTH

MR. & MRS GERMAN REYES  
 8412 LAKELAND COURT  
 WICHITA, KANSAS  
 LOT 14, BLK 5  
 CEDAR LAKES VILLAGE - 1ST ADD.

10' EASEMENT

30' UTILITY EASEMENT

APPROX 9'

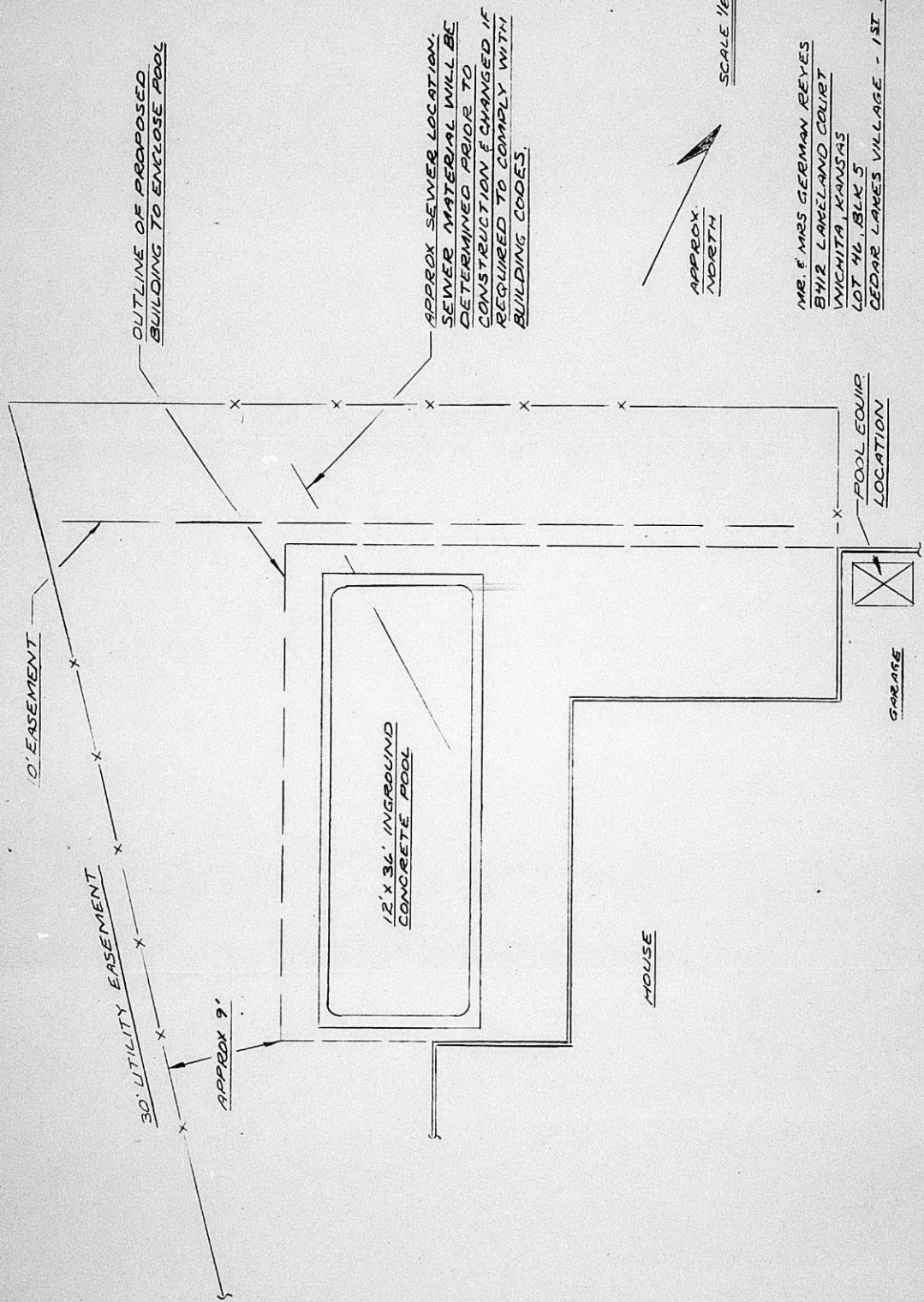
12' x 36' INGROUND CONCRETE POOL

HOUSE

GARAGE

POOL EQUIP LOCATION





MR. & MRS GERMAN REYES  
 8412 LABELAND COURT  
 WICHITA, KANSAS  
 LOT 46, BLK 5  
 CEDAR LAKES VILLAGE - 1ST ADD.