

Case No. BZA 5-80 - Tamarac Development Company, Inc. - requests a variance to reduce the front yard setback from 20' to 15' adjacent to the east-west street in Pinewood Estates II; reduce the front yard setback from 20' to 10' on all cul-de-sacs; and reduce the minimum lot depth from 100' to 80' on property zoned "G" Mobile Home District and generally located on the west side of Hydraulic south of the Kansas Turnpike (#5100 Block of South Hydraulic).

Smead

No. 2-153C

HASTINGS, MN - LOS ANGELES
LOGAN OH - MCGREGOR, TX U. S. A.

200' CI 3-12-80
200' MAPD 3-12-80
200' 4 Sec. 8-12-80
Record
Patterson
2-12-80

BZA
5-80

ACTION

COMMITTEE APPROVED DATE 2-26-80

M.A.P.C. _____

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

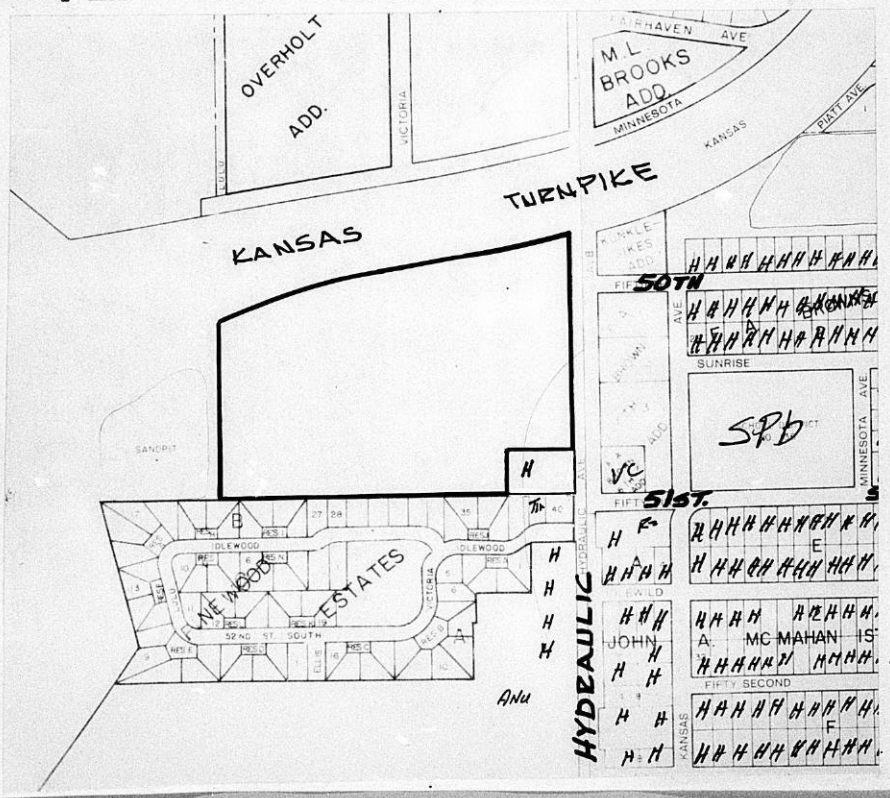
Case No. BZA 5-80 - Tamarac
Development Company, Inc. -
requests a variance to reduce
the front yard setback from
20' to 15' adjacent to the
east-west street in Pinewood
Estates II. reduce the front

Map No. 5541
 Sec. 21
 Twp. 2B
 Range 1E

BZA- 5-80
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA: (IRREGULAR)
 1. Acres: 24.5 (785 ft. by 1360 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East UNDEVELOPED & VAC. SERV. STAT. south UNDEVELOPED
 West UNDEVELOPED North KANSAS TURNPIKE
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: UNDEVELOPED
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



March 10, 1980

Steve Ewing
Tamarac Development Co., Inc.
6136 East 9th
Wichita, Kansas

Re: Case No. BZA 5-80
Request for Variance

Dear Mr. Ewing:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 26, 1980, in connection with your request for a variance to reduce the front yard setback from 20' to 15' adjacent to the east-west street in Pinewood Estates II; reduce the front yard setback from 20' to 10' on all cul-de-sacs; and reduce the minimum lot depth from 100' to 80' on property zoned the "G" Mobile Home District and generally located on the west side of Hydraulic south of the Kansas Turnpike (5100 Block of South Hydraulic).

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

GEL:sad
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 5-80

WHEREAS, Tamarac Development Company, Inc., 6136 East 9th, Wichita, Kansas requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to reduce the front yard setback from 20' to 15' adjacent to the east-west street in Pinewood Estates II; reduce the front yard setback from 20' to 10' on all cul-de-sacs; and reduce the minimum lot depth from 100' to 80' on property zoned the "G" Mobile Home District and legally described as follows:

Beginning at a point 40.00 feet west and 166.00 feet north of the Southeast corner of the NE 1/4, Section 21, T28S, R1E, of the 6th. P.M., thence westerly S89°-30'-00"W a distance of 250.00 feet, thence southerly S00°-00'-00"W a distance of 166.00 feet, thence westerly S89°-30'-22"W a distance of 1028.12 feet to the Southwest corner of the E 1/2, NE 1/4, Section 21, T28S, R1E, of the 6th.P.M., thence northerly N00°-00'-00"E a distance of 652.11 feet; thence in a easterly direction along the Kansas Turnpike Authority Right-of-way a distance of 1316.72 feet, thence southerly S00°-00'-00"W a distance of 775.77 feet to the point of beginning. Generally located on the west side of Hydraulic south of the Kansas Turnpike (5100 Block of South Hydraulic).

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 February 26, 1980, 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 design concept of the mobile home subdivision to place the mobile homes parallel with the street frontage will make all the variances requested compatible to the entire development; 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 proposed development is adjacent to the turnpike on the north and a comparable mobile home subdivision on the south; 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 design of the subdivision would have to be changed just because the basic concept is not in general conformity to previously developed parks; 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 all the variances requested would pertain only to the owners within the mobile home subdivision which would be comparable to deviations permitted by a residential community unit plan; 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 in other residential subdivision adjustments can be

made in the platting of lots for residential development without the variances being required to be granted by the Board of Zoning Appeals; 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.

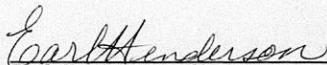
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the front yard setback from 20' to 15' adjacent to the east-west street in Pinewood Estates II; reduce the front yard setback from 20' to 10' on all cul-de-sacs; and reduce the minimum lot depth from 100' to 30' on property zoned the "G" Mobile Home District and legally described as:

Beginning at a point 40.00 feet west and 166.00 feet north of the Southeast corner of the NE 1/4, Section 21, T28S, R1E, of the 6th. P.M., thence westerly $S89^{\circ}-30'-00''W$ a distance of 250.00 feet, thence southerly $S00^{\circ}-00'-00''W$ a distance of 166.00 feet, thence westerly $S89^{\circ}-30'-22''W$ a distance of 1028.12 feet to the Southwest corner of the E 1/2, NE 1/4, Section 21, T28S, R1E, of the 6th.P.M., thence northerly $N00^{\circ}-00'-00''E$ a distance of 652.11 feet; thence in a easterly direction along the Kansas Turnpike Authority Right-of-way a distance of 1316.72 feet, thence southerly $S00^{\circ}-00'-00''W$ a distance of 775.77 feet to the point of beginning. Generally located on the west side of Hydraulic south of the Kansas Turnpike (5100 Block of South Hydraulic).


be approved subject to the following conditions:

1. There shall not be any curb openings to any of the lots along the yet to be named east-west street of Pinewood Estates II addition.
2. Any driveway serving a carport or garage on any of the cul-de-sacs shall be not less than 18' from the carport or garage to any public right-of-way.

ADOPTED AT WICHITA, KANSAS, this 26th day of February, 1980.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

February 28, 1980

Steve Ewing
Tamarac Development Company, Inc.
6136 East 9th
Wichita, Kansas

Re: Case No. BZA 5-80
Request for Variance

Dear Mr. Ewing:

At the regular meeting of the Board of Zoning Appeals on February 26, 1980, your request for a variance to reduce the front yard setback from 20' to 15' adjacent to the east-west street in Pinewood Estates II; reduce the front yard setback from 20' to 10' on all cul-de-sacs; and reduce the minimum lot depth from 100' to 80' on property zoned "G" Mobile Home and generally located on the west side of Hydraulic south of the Kansas Turnpike (5100 block south Hydraulic) was considered.

It was the action of the Board to approve your request subject to the following conditions:

1. There shall not be any curb openings to any of the lots along the yet to be named east-west street of Pinewood Estates II addition.
2. Any driveway serving a carport or garage on any of the cul-de-sacs shall be not less than 18' from the carport or garage to any public right-of-way.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

BZA 5-80

GEL:sad

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE February 26, 1980

TO Glen Lytle, Special Assistant for Zoning

FROM Ginny Schrag, CPO Administrative Aide

SUBJECT BZA 5-80 (5100 Block of South
Hydraulic)

At their February 26 meeting, the Area "C" CPO Council considered the captioned case. The Council voted unanimously, 5-0, to recommend approval of the request for a variance to reduce the front yard setbacks and minimum lot depth on the designated property, subject to the conditions outlined in the Secretary's Report.

Please inform the Board of Zoning Appeals of the Council's action when they consider the case at their February 26 meeting. Thank you.

Ginny Schrag
Ginny Schrag
CPO Administrative Aide

GS:rs

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

RECEIVED

FEB 26 1980

METROPOLITAN PLANNING
ROUTE *Lytle*

February 15, 1980

Mr. Steve Ewing
Tamarac Development Co., Inc.
6136 E. 9th
Wichita, Kansas 67208

Dear Steve:

Enclosed herewith is your receipt for the \$100.00 that was furnished by Dave Flory at the time your BZA application was filed. Due to the fact that two variances were to be processed separately because of Fire Department insistence that building separations be maintained, I took the prerogative to break down your five requests into two cases. After our meeting of January 29, 1980 with you and representatives of the Fire Department and Central Inspection, you indicated your intentions of withdrawing your request.

I have processed a payment authorization voucher #919443 with the City of Wichita to refund \$50.00 of the original payment due to the fact you withdrew the case before any actual incurred expenses. Actual date of refund is unknown, but the process takes time.

You will be receiving staff reports in a few days on the remaining variance requests that will be before the Board of Zoning Appeals on February 26, 1980.

If you have any questions, please give me a call at 268-4394.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

Encl.
CC: Dave Flory, 1406 Westfield Court, Wichita, Ks. 67212

THE CITY OF WICHITA, KANSAS
PAYMENT AUTHORIZATION VOUCHER

VOUCHER NUMBER 919443

DATE 2/12/80	INVOICE NUMBER	VENDOR CODE	A/A CODE	CHECK NUMBER
-----------------	----------------	-------------	----------	--------------

MAKE PAYMENT TO
Tamarac Development Co., Inc.
 6136 East 9th
 Wichita, KS 67208

REVENUE REFUND	TRAVEL EXPENSES
RETIREMENT REFUND	PETTY CASH FUND REIMBURSEMENT
	<input checked="" type="checkbox"/> OTHER AUTHORIZED PAYMENT

*	FUND	DPT	DIV	ACCOUNT	GRANT	PROGRAM	AMOUNT	%
A	110	00	000	40071003	000	000	\$50.00	
B								
C								
D								
E								
F								
G								
H								
I								
J								

ITEM DESCRIPTION OR PAYMENT JUSTIFICATION	AMOUNT	*
Return of application fee submitted on January 28, 1980 for a Board of Zoning Appeals variance request. Reason for refund: Applicant withdrew case before any advertisement for hearing was made.	\$50.00	

CONTROLLER _____ DIVISION _____ DATE _____
 AUDITED BY _____ DEPARTMENT _____ DATE _____
 FORM #000-005 DTD OCT. 77

ORIGINATOR FILE COPY

BOARD OF ZONING APPEALS

CASE NO. 6-80

CITY OF WICHITA, KANSAS

FILED _____

Applicant
with
Steve Ewing
APPLICATION FOR VARIANCE

I. Name of Applicant Tamarac Development Company, Inc.

Mailing Address 6136 East Ninth Street-Wichita, Ks. phone [316] 681-1602
67206

Name of Authorized Agent Mr. Steve Ewing

Mailing Address 6136 East Ninth Street-Wichita, Ks. Phone [316] 681-1602
67206

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

II. The variance requested is ~~not~~ listed on Reverse Side of this form
to reduce the required setback from 10 feet to 5 feet on
all interior side lot lines; and to reduce the distance
between mobile homes from 20 feet to 10 feet and reduce the
distance between a mobile home and an enclosed accessory structure
from 20 feet to 5 feet.
for property located within PINWOOD ESTATES II (Second Addition)
on the west side of Hydraulic south of the Kansas Turnpike
in the City of Wichita, Sedgwick County, Kansas.
(5100 Block of South Hydraulic)
and legally described as: Legal Description attached:

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

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Tamarac Development Company, Inc.

Applicant

Steve R. Ewing
Authorized Agent Steve Ewing

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 11:00 (a.m. - p.m.), JAN 28 1980 together with appropriate fee of \$50.00.

John Lytle
Signed

LEGAL DESCRIPTION

for

PINEWOOD ESTATES II
[Second Addition]

Beginning at a point 40.00 feet west and 166.00 feet north of the Southeast Corner of the NE $\frac{1}{4}$, Section 21, T28S, R1E, of the 6th. P.M., thence westerly S89°-30'-00"W a distance of 250.00 feet, thence southerly S00°-00'-00"W a distance of 166.00 feet, thence westerly S89°-30'-22"W a distance of 1028.12 feet to the Southwest Corner of the E $\frac{1}{4}$, NE $\frac{1}{4}$, Section 21, T28S, R1E, of the 6th. P.M., thence northerly N00°-00'-00"E a distance of 652.11 feet, thence in a easterly direction along the Kansas Turnpike Authority Right-of-Way a distance of 1316.72 feet, thence southerly S00°-00'-00"W a distance of 775.77 feet to the point of beginning.

CONCEPT STATEMENT

for

PINEWOOD ESTATES II
[Second Addition]

The concept of Pinewood Estates II is to provide a mobile home subdivision in a planned manner approaching that of a standard residential subdivision with design considerations for the unique features of a mobile home unit such as the usual non-existence of rear or end exits as well as the obvious mobility of said units. The concept of this proposed subdivision is to place mobile units to the rear of the lot allowing the full utilization of the lot front for drive, parking, landscaping, and garages or carports. For the most part, lots face cul-de-sac streets (29' b-b) which should reduce traffic volume and vehicular speed. The prime east-west street (unnamed) is proposed as a 35' b-b street. Since no lot faces or fronts on this street, parking should be minimal.

It should be emphasized that this concept is considerably different from any known "mobile home park" concept now existing in Wichita at present and even differs in concept from the predecessor subdivision Pinewood Estates (First Addition) located to the south of the proposed PINEWOOD ESTATES II. Due to the concept of providing attractive lots for the location of mobile home units of significant size and quality, in a manner approaching a standard residential subdivision, it is necessary to seek several variances from standard requirements. The plan proposed falls into a "grey" area between requirements for mobile home parks and standard residential developments.

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Tamarac Development Company, Inc.

Mailing Address 6136 East Ninth Street-Wichita, Ks. phone [316] 681-1602
67206

Name of Authorized Agent Mr. Steve Ewing

Mailing Address 6136 East Ninth Street-Wichita, Ks. phone [316] 681-1602
67206

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

II. The variance requested is Listed on Reverse Side of this form.

for property located within PINWOOD ESTATES II [Second Addition]
in the City of Wichita, Sedgwick County, Kansas.

and legally described as: Legal Description attached.

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

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

a. That he has received an instruction sheet concerning the filing and hearing of this matter;

b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;

c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Tamarac Development Company, Inc.

Applicant

Steve Ewing
(Authorized Agent) Steve Ewing

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals _____ (a.m. - p.m.), _____ 19 _____ together with appropriate fee of \$50.00.

REQUESTED VARIANCES from ZONING ORDINANCES

for

PINEWOOD ESTATES II
[Second Addition]

- A Vary the required setback from 20 feet to 15 feet on the lots which side onto the east-west street (unnamed).
Refer Zoning Ordinance: 28.04.135 C 3.2 (c)
26.04.120 (b) Setbacks
Reason: This variance would in actuality be a side yard setback. This setback adjoins a 35' b-b street with no lots fronting on said street thus minimizing parking.
- B Vary the required setback from 10 feet to 5 feet on all other side yards.
Refer Zoning Ordinance: 28.04.135 C 3.2 (c)
26.04.120 (b) Setbacks
26.04.120 (c) Clearances
Reason: This variance would allow the location of an eighty foot (80') mobile home on almost any lot within Pinewood Estates II. It is estimated that only 20% of the mobile homes are potentially of this length but this would not restrict units of this size to specific lots. It should be noted that 80' is a measurement including the hitch assembly and actual unit bulk dimension is more nearly 75' to 76'.
- C Vary the front yard setback on Cul-de-sac lots from 20 feet to 10 feet.
Refer Zoning Ordinance: 28.04.135 C 3.1 (b)
26.04.120 (b) Setbacks
Reason: To allow a larger cul-de-sac than required [80' diameter as per 26.04.120 (d)]. The proposed plat would utilize a 100' diameter cul-de-sac which would yield a larger turning area with the variance not penalizing the usable lot space.
- D Vary the minimum lot depth from 100 feet to 80 feet.
Refer Zoning Ordinance: 28.04.135 B 3.3
Refer to Preliminary Plat [Typical Development Sketch]
Reason: Mobile home units for the proposed Pinewood Estates II would not be placed parallel with the lot depth as in many "mobile home parks".
- E Vary the required clearance between mobile home units and detached carports or garages from 10 feet or 20 feet respectively to 5 feet and 5 feet respectively and to allow detached carports or garages to be placed in front of mobile home units.
Refer Zoning Ordinance: 28.04.135 C 4.2
26.04.120 (c) Clearances
Reason: This variance would allow the location of a twenty-six foot (26') wide mobile home (usually maximum 65' length) on almost every lot within Pinewood Estates II. It is also estimated that only 10% of the mobile homes are potentially of this width but this would not restrict units of this size to specific lots.

LEGAL DESCRIPTION

for

PINEWOOD ESTATES II
[Second Addition]

Beginning at a point 40.00 feet west and 166.00 feet north of the Southeast Corner of the NE $\frac{1}{4}$, Section 21, T28S, R1E, of the 6th. P.M., thence westerly S89°-30'-00"W a distance of 250.00 feet, thence southerly S00°-00'-00"W a distance of 166.00 feet, thence westerly S89°-30'-22"W a distance of 1028.12 feet to the Southwest Corner of the E $\frac{1}{4}$, NE $\frac{1}{4}$, Section 21, T28S, R1E, of the 6th. P.M., thence northerly N00°-00'-00"E a distance of 652.11 feet, thence in a easterly direction along the Kansas Turnpike Authority Right-of-Way a distance of 1316.72 feet, thence southerly S00°-00'-00"W a distance of 775.77 feet to the point of beginning.

CONCEPT STATEMENT

for

PINEWOOD ESTATES II
[Second Addition]

The concept of Pinewood Estates II is to provide a mobile home subdivision in a planned manner approaching that of a standard residential subdivision with design considerations for the unique features of a mobile home unit such as the usual non-existence of rear or end exits as well as the obvious mobility of said units. The concept of this proposed subdivision is to place mobile units to the rear of the lot allowing the full utilization of the lot front for drive, parking, landscaping, and garages or carports. For the most part, lots face cul-de-sac streets (29' b-b) which should reduce traffic volume and vehicular speed. The prime east-west street (unnamed) is proposed as a 35' b-b street. Since no lot faces or fronts on this street, parking should be minimal.

It should be emphasized that this concept is considerably different from any known "mobile home park" concept now existing in Wichita at present and even differs in concept from the predecessor subdivision Pinewood Estates (First Addition) located to the south of the proposed PINEWOOD ESTATES II. Due to the concept of providing attractive lots for the location of mobile home units of significant size and quality, in a manner approaching a standard residential subdivision, it is necessary to seek several variances from standard requirements. The plan proposed falls into a "grey" area between requirements for mobile home parks and standard residential developments.

SECRETARY'S REPORT
CASE NO. BZA 5-80

APPLICANT: Tamarac Development Company, Inc., 6136 East 9th, Wichita, Kansas.

AGENT: Steve Ewing, 6136 East 9th, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback from 20' to 15' adjacent to the east-west street in Pinewood Estates II; reduce the front yard setback from 20' to 10' on all cul-de-sacs; and reduce the minimum lot depth from 100' to 80'.

GENERAL LOCATION: West side of Hydraulic south of the Kansas Turnpike (5100 Block South Hydraulic).

ZONING: Subject property has been approved for "G" Mobile Home Zoning. East is "AA" Single-family and "LC" Light Commercial zoning. South is "G" Mobile Home Zoning. North and west is zoned "AA" Single-family.

LAND USE: Subject property is undeveloped. East is single-family and undeveloped. West is sandpit. North is Kansas Turnpike. South are mobile homes and undeveloped.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and

Page 2
BZA 5-30
BZA AGENDA
2-2C-30

5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance)

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the front yard setback from 20' to 15' adjacent to the east-west street (unnamed); reduce the front yard setback from 20' to 10' on all cul-de-sacs; and reduce the minimum lot depth from 100' to 80'; all is being platted as Pinewood Estates II, a mobile home subdivision.

The applicant states that the concept of Pinewood Estates II is to provide a mobile home subdivision in a planned manner approaching that of a standard residential subdivision. The design concept is to place the mobile home units to the rear of the lots with the long dimension of the mobile homes facing the streets. This will require less lot depth than the conventional method of placing the units with the narrow dimension exposed to the street.

The main east-west street in the subdivision will not provide access to any individual lot nor will it be of sufficient width to permit parking. The mobile home units will be placed so that the side yard will be adjacent to the east-west street, therefore the setback is similar to a conventional subdivision where most lots are platted with a lesser setback on frontage of a corner lot.

UNIQUENESS:

It is the opinion of the Secretary that this is somewhat of a unique situation inasmuch as the design concept of the mobile home subdivision to place the mobile homes parallel with the street frontage will make all the variances requested compatible to the entire development.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variances would not have an adverse affect on adjacent property owners or residents inasmuch as the proposed development is adjacent to the turnpike on the north and a comparable mobile home subdivision on the south.

HARDSHIP:

It is the opinion of the Secretary that the applicant would be burdened with an unnecessary hardship if the variances are not granted inasmuch as the design of the subdivision would have to be changed just because the basic concept is not in general conformity to previously developed parks.

Page 3
BZA 5-80
BZA AGENDA
2-26-80

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest inasmuch as all the variances requested would pertain only to the owners within the mobile home subdivision which would be comparable to deviations permitted by a residential community unit plan.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variances would not be opposed to the spirit and intent of Title 28 (Zoning Ordinance) inasmuch as in other residential subdivisions adjustments can be made in the platting of lots for residential development without the variances being required to be granted by the Board of Zoning Appeals.

RECOMMENDATION:

Should the Board determine that all five conditions necessary for the granting of the variances be found to exist, it is recommended that the variances be granted subject to the following conditions:

1. There shall not be any curb openings to any of the lots along the yet to be named east-west street of Pinewood Estates II addition.
2. Any driveway serving a carport or garage on any of the cul-de-sacs shall be not less than 18' from the carport or garage to any public right-of-way.

BZA CASE NO. 5-80

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

50 NOTICES SENT TO ADJOINING PROPERTY OWNERS

62 TOTAL NOTICES SENT 2-6-80

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

February 26, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 5-80

An application has been filed by Tamarac Development Company, Inc., 6136 East Ninth Street, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the front yard setback from 20' to 15' adjacent to the east-west street in Pinewood Estates II; reduce the front yard setback from 20' to 10' on all cul-de-sacs; and reduce the minimum lot depth from 100' to 80' on property zoned the "G" Mobile Home District and legally described as follows:

Beginning at a point 40.00 feet west and 166.00 feet north of the Southeast corner of the NE 1/4, Section 21, T28S, R1E, of the 6th. P.M., thence westerly S89°-30'-00"W a distance of 250.00 feet, thence southerly S00°-00'-00"W a distance of 166.00 feet, thence westerly S89°-30'-22"W a distance of 1028.12 feet to the Southwest corner of the E 1/2, NE 1/4, Section 21, T28S, R1E, of the 6th. P.M., thence northerly N00°-00'-00"E a distance of 652.11 feet, thence in a easterly direction along the Kansas Turnpike Authority Right-of-way a distance of 1316.72 feet, thence southerly S00°-00'-00"W a distance of 775.77 feet to the point of beginning. Generally located on the west side of Hydraulic south of the Kansas Turnpike (5100 Block of South Hydraulic).

This application has been assigned case No. BZA 5-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 26, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

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.

Jack H. Galbraith
Secretary

APPLICATION FOR VARIANCE

I. Name of Applicant Tamarac Development Company, Inc.
 Mailing Address 6136 East Ninth Street-Wichita, Ks. phone [316] 681-1602
67206
 Name of Authorized Agent Mr. Steve Ewing
 Mailing Address 6136 East Ninth Street-Wichita, Ks phone [316] 681-1602
67206
 Relationship of applicant to property is that of Owner/Developer
 (Owner, Tenant, Lessee, Other)

II. The variance requested is AC&D Listed on Reverse Side of this form.
 to reduce the front yard setback from 20 feet to 15 feet adjacent to the east-west
 street in Pinewood Estates II; reduce the front yard setback from 20 feet to 10 feet
 on all cul-de-sacs; and reduce the minimum lot depth from 100 feet to
80 feet.

for property located within PINEWOOD ESTATES II (Second Addition)
on the west side of Hydraulic south of the Kansas Turnpike (5100 Block
in the City of Wichita, Sedgwick County, Kansas
of South Hydraulic)
 and legally described as: Legal Description attached:

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

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Tamarac Development Company, Inc.

Applicant

Steve Ewing
 Authorized Agent Steve Ewing

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 11:00 (a.m. - ~~p.m.~~), JAN. 28 19 80 together with appropriate fee of \$50.00.

Shirley Lytle
 Signed

REQUESTED VARIANCES from ZONING ORDINANCES

for

PINEWOOD ESTATES II
[Second Addition]

- A Vary the required setback from 20 feet to 15 feet on the lots which side onto the east-west street (unnamed).
Refer Zoning Ordinance: 28.04.135 C 3.2 (c)
26.04.120 (b) Setbacks
Reason: This variance would in actuality be a side yard setback. This setback adjoins a 35' b-b street with no lots fronting on said street thus minimizing parking.
- ~~B Vary the required setback from 10 feet to 5 feet on all other side yards.
Refer Zoning Ordinance: 28.04.135 C 3.2 (c)
26.04.120 (b) Setbacks
26.04.120 (c) Clearances
Reason: This variance would allow the location of an eighty foot (80') mobile home on almost any lot within Pinewood Estates II. It is estimated that only 20% of the mobile homes are potentially of this length but this would not restrict units of this size to specific lots. It should be noted that 80' is a measurement including the hitch assembly and actual unit bulk dimension is more nearly 75' to 76'.~~
- C Vary the front yard setback on Cul-de-sac lots from 20 feet to 10 feet.
Refer Zoning Ordinance: 28.04.135 C 3.1 (b)
26.04.120 (b) Setbacks
Reason: To allow a larger cul-de-sac than required [80' diameter as per 26.04.120 (d)]. The proposed plat would utilize a 100' diameter cul-de-sac which would yield a larger turning area with the variance not penalizing the usable lot space.
- D Vary the minimum lot depth from 100 feet to 80 feet.
Refer Zoning Ordinance: 28.04.135 B 3.3
Refer to Preliminary Plat [Typical Development Sketch]
Reason: Mobile home units for the proposed Pinewood Estates II would not be placed parallel with the lot depth as in many "mobile home parks".
- ~~E Vary the required clearance between mobile home units and detached carports or garages from 10 feet or 20 feet respectively to 5 feet and 5 feet respectively and to allow detached carports or garages to be placed in front of mobile home units.
Refer Zoning Ordinance: 28.04.135 C 4.2
26.04.120 (c) Clearances
Reason: This variance would allow the location of a twenty-six foot (26') wide mobile home (usually maximum 65' length) on almost every lot within Pinewood Estates II. It is also estimated that only 10% of the mobile homes are potentially of this width but this would not restrict units of this size to specific lots.~~

LEGAL DESCRIPTION

for

PINEWOOD ESTATES II
[Second Addition]

Beginning at a point 40.00 feet west and 166.00 feet north of the Southeast Corner of the NE $\frac{1}{4}$, Section 21, T28S, R1E, of the 6th. P.M., thence westerly S89°-30'-00"W a distance of 250.00 feet, thence southerly S00°-00'-00"W a distance of 166.00 feet, thence westerly S89°-30'-22"W a distance of 1028.12 feet to the Southwest Corner of the E $\frac{1}{4}$, NE $\frac{1}{4}$, Section 21, T28S, R1E, of the 6th. P.M., thence northerly N00°-00'-00"E a distance of 652.11 feet, thence in a easterly direction along the Kansas Turnpike Authority Right-of-Way a distance of 1316.72 feet, thence southerly S00°-00'-00"W a distance of 775.77 feet to the point of beginning.

CONCEPT STATEMENT

PINEWOOD ESTATES II (Second Addition)

The concept of Pinewood Estates II is to provide a mobile home subdivision in a planned manner approaching that of a standard residential subdivision with design considerations for the unique features of a mobile home unit such as the usual non-existence of rear or end exits as well as the obvious mobility of said units. The concept of this proposed subdivision is to place mobile units to the rear of the lot allowing the full utilization of the lot front for drive, parking, landscaping, and garages or carports. For the most part, lots face cul-de-sac streets (29' b-b) which should reduce traffic volume and vehicular speed. The prime east-west street (unnamed) is proposed as a 26' b-b street with no parking allowed as per City requirements. No lots front on this east-west street.

It should be emphasized that this concept is considerably different from any known "mobile home park" concept now existing in Wichita at present and even differs in concept from the predecessor subdivision Pinewood Estates (First Addition) located to the south of the proposed Pinewood Estates II. Due to the concept of providing attractive lots for the location of mobile home units of significant size and quality, in a manner approaching a standard residential subdivision, it is necessary to seek several variances from standard requirements. The plan proposed falls into a "grey" area between requirements for mobile home parks and standard residential developments.

REQUIRED VARIANCES FROM STANDARD REQUIREMENTS

PINEWOOD ESTATES II (Second Addition)

- A Variance required to allow a fifteen foot (15') setback on each side of the east-west street (unnamed) through the proposed Pinewood Estates II (refer to proposed Preliminary Plat).
Reason: This variance would in actuality be a side yard setback for all lots affected. Said lots adjoin a street without on-street parking.
- B Variance required to allow a five foot (5') setback from the property line on side yards except as designated above [A] (refer to proposed Preliminary Plat).
Reason: This variance would allow the location of an eighty foot (80') mobile home on almost any lot within Pinewood Estates II. It is estimated that only 20% of the mobile homes are potentially of this length but this would not restrict units of this size to specific lots. It should be noted that 80' is a measurement including the hitch assembly and actual unit bulk dimension is more nearly 75' to 76'.

- C Variance required to allow the construction of detached carports or garages to be constructed in front of placed mobile home units with a minimum structural clearance of five feet (5').

Reason: This variance would allow the location of a twenty-six foot (26') wide mobile home (usually maximum 65' length) on almost every lot within Pinewood Estates II. It is also estimated that only 10% of the mobile homes are potentially of this width but this would not restrict units of this size to specific lots.

- D Variance to negate the minimum lot depth requirement on one hundred feet (100') as required by Zoning Ordinance 28.04.135, Section 3.3.

Reason: Mobile home units for the proposed Pinewood Estates II would not be placed parallel with the lot depth as in many "mobile home parks".

O W N E R S H I P L I S T

Lot	Addition	Property Owner
lot 1 except tract described below	Overholt Addition	✓ Mid American Truck Lines Inc. 4931 Victoria 67216
Beginning at the SE corner of lot 1, Overholt Addition, thence north along the east line of said lot 1, 293.00 feet; thence west at 90° to the east line of said lot 1, 578.87 feet to the west line of said lot 1; thence south on said west line 379.08 feet to the SW corner of said lot 1; thence easterly along the south line of said lot 1, 585.23 feet to point of beg.		✓ City of Wichita 455 North Main 67202
Block 1	M. L. Brooks Addition	✓ Rec'd 6-11-79 to: 1723 E. Fairhaven Dr. 67216 Robert L. Stucker & Connie M. 5000-South-Hydraulic 67216
lot 1	Kunkle-Sikes Addition	✓ Redmond-Cazel, partnership 6333 East English 67218
lot 1	F. A. Brown 6th Addition	✓ Colorado Oil & Gas Corporation Colorado Derby Building 67202
lots 1,2 and 3	F. A. Brown 7th Addition	✓ Fred C. Bramlage Address Unknown
lot 1, Blk 1	F. A. Brown 4th Addition	✓ Mike W. Lloyd & Kathy C. 1802 East 50th St. South 67216
lot 2, Blk 1	Same	✓ Roy R. Mitchell & Brenda K. 1808 East 50th St. South 67216
lot 3, Blk 1	Same	✓ Michael S. Clary & Kathy A. 1812 East 59th St. South 67216
lot 4, Blk 1	Same	✓ Fiori A. Giammasi Jr. and Beverly J. Giammasi 1818 East 50th St. South 67216
lot 5, Blk 1	Same	✓ James F. Skeel & Marcia G. 1822 East 50th St. South 67216
lot 6, Blk 1	Same	✓ Roger Eric Moen & Debra Kay Address Unknown
lot 1, Blk 2	Same	✓ Norman T. Lancaster & Carla S. 5100 South Kansas 67216
lot 2, Blk 2	Same	✓ Omer R. Finney & Jessie A. 4502 Greenbriar 67220
lot 3, Blk 2	Same	✓ Carol Ann Clifton 1819 East 50th St. South 67216

Lot	Addition	Property Owner
lot 4, Blk 2	F. A. Brown 4th Addition	Norman K. Nelson & Almeda M. R.F.D. #1, Goddard, Kansas, ^{Le 7052}
lot 5, Blk 2	Same	James George B. Barnes & Linda K. Address <u>Unknown</u>
lot 6, Blk 2	Same	James Rita S. Glass Address <u>Unknown</u>
lot 23, Blk 2	Same	✓ Administrator of Vet Affairs 5500 East Kellogg 67218
lot 24, Blk 2	Same	✓ Gary R. Chadwell & Vickie L. 1832 Sunrise St. East 67216
lot 25, Blk 2	Same	✓ Rose Helen Mann, Mark U. Mann Patrick J. Mann 1826 Sunrise Street East 67216
lot 26, Blk 2	Same	✓ Timothy Phillip McIntyre and Joyce M. McIntyre 1818 Sunrise Street 67216
lot 27, Blk 2	Same	✓ John P. Bailey & Elfrieda 1812 Sunrise Street 67216
lot 28, Blk 2	Same	✓ Ernest R. Bellanger and Carmella M. Bellanger 5120 South Kansas 67216
lot 1, Blk A	Mona Kay Matlock Add.	✓ Fred C. Caldwell & Nancy J. 5546 York 67215
lot 2, Blk A	Same	James City of Wichita 455 North Main 67202
lot 3, Blk A	Same	✓ Wilton W. Jennings & Gail 343 South Lakeview Drive Derby, Kansas 67037
lot 4, Blk A	Same	✓ Clyde Junior Harviston and Peggy Lou Harviston 5225 South Kansas 67216
lot 1, Blk E	Same	✓ James H. Eaken and Betty J. 4128 South Broadway 67216
lot 2, Blk E	Same	James Cassel Davis & Elsie S. Davis Address <u>Unknown</u>
lot 3, Blk E	Same	James Jo Ann Washington Address <u>Unknown</u>
lot 4, Blk E	Same	✓ Troy B. Snow & Eva F. Snow 1824 Idlewild 67216
lot 5, Blk E	Same	✓ Melvin Douglas Clark and Esther L. Clark 1830 Idlewild 67216

Lot	Addition	Property Owner
lot 28, Blk E	Mona Kay Matlock Add.	✓ Warren Eugene Schuessler and Mata Schuessler 1827 East 51st St. South 67216
lot 29, Blk E	Same	✓ ✓ McKown Investments Inc. 405 North Baltimore, Derby, Ks 67037
lot 30, Blk E	Same	✓ ✓ David John Harries 1815 East 51st St. South 67216
lot 31, Blk E	Same	Hand ✓ ✓ Valentino Vance Buffalohead and Katie Beatrice Buffalohead Address <u>Unknown</u>
lot 32, Blk E	Mona Kay Matlock Add.	✓ Charles Wesley Wilson and Sandra K. Wilson 3130 Exchange 67217
lot 4, Blk B	Same	✓ ✓ Jerry H. Farabough and Peggy A. 5300 South Hydraulic 67216
lot 1, Blk 1	John A. McMahan 1st Add.	✓ Harter Inc. 733 North Baltimore Derby, Kansas 67037
lot 2, Blk 1	Same	✓ Ronald F. Becker & Sharon K. 1713 Idlewild 67216
lot 3, Blk 1	Same	✓ ✓ Martin Edward Greene and Martha Jane Greene 1719 Idlewild 67216
lot 4, Blk 1	Same	✓ ✓ Paul J. Welch Jr. and Ethel L. 1727 Idlewild 67216
lot 5, Blk 1	Same	✓ ✓ Joyce E. Camfield 5239 South Kansas 67216
lot 6, Blk 1	Same	✓ ✓ F. Patrick Egan Jr. & E. Ann 217 East Madison, Derby, Ks. 67037
lot 7, Blk 1	Same	Hand ✓ ✓ Byron D. Beeler, Address <u>Unknown</u>
lot 8, Blk 1	Same	Hand ✓ ✓ Richard L. Wilson & Karyl E. Address <u>Unknown</u>
lot 1, Blk 2	Same	✓ ✓ John Thomas Weaver & Wilma Z. 1801 Idlewild 67216
lot 2, Blk 2	Same	✓ ✓ Eugene Baber & Lorene Baber 1809 Idlewild 67216
lot 3, Blk 2	Same	✓ ✓ Donald D. Hollar, 514 Union Center Building 67202

Tract

Property Owner

Commencing at the SW corner of the NW $\frac{1}{4}$ of Section 22-28-1E, thence east along the south line of said NW $\frac{1}{4}$, Section 22, 325 feet to the point of beginning, thence left with an angle of 90° a distance of 486.26 feet, thence to the right with an angle of 90°, 627.07 feet, thence to the right with an angle of 90°, 486.26 feet, thence to the right with an angle of 90°, 627.07 feet to the point of beg.

Board of Education, City of
Wichita, 428 South Broadway
67202

A tract of land in the NW $\frac{1}{4}$ of Section 22-28-1E described as: Beg. at the point of intersection of the east line of South Hydraulic Avenue and the north line of 50th Street South as shown by the recorded plat of F. A. Brown 4th Addition, thence east along said north line of 50th Street south a distance of 304.47 feet to the SW corner of lot 1, Block 1, of said addition; thence to the left with an angle of 90°00' along the west line of said lot a distance of 120 feet to the NW corner of said lot; thence to the right with an angle of 90°00' along the north line of lots 1, 2 and 3, Block 1, of said addition a distance of 191 feet; thence to the left with an angle of 90°00' a distance of 226.0 feet to a point on a 63°52' curve having a radius of 2059.86 feet; thence to the left along the curve of an arc distance of 532.52 feet; thence to the left with an angle of 75°44'22" a distance of 149.48 feet to the point of beginning, except the west 245 feet thereof.

William J. Plein and Mary H.
5000 South Kansas 67216

A tract of land in the NW $\frac{1}{4}$ of Section 22-28-1E described as: Commencing at the point of intersection of the east line of South Hydraulic Avenue and the north line of 50th street south as shown by the recorded plat of F. A. Brown Fourth Addition, thence East along said north line of 50th Street south a distance of 304.47 feet to the SW corner of lot 1, Block 1, of said Addition; thence to the left with an angle of 90°00' along the west line of said lot a distance of 120 feet to the NW corner of said lot; thence to the right with an angle of 90°00' along the north line of lots 1, 2 and 3, Block 1, of said addition a distance of 191 feet to a point of beginning, thence continuing on this line a distance of 1338.32 feet to a point 1°28.84' curve; thence to the left along said curve described by the following chord bearing and distance; North 2°49' West 1.57 feet, North 4°35' East 380.04 feet; thence to the left with an angle of 95°08' a distance of 1146.20 feet to a point on a 63°52' curve having a radius of 2059.86 feet; thence to the left along said curve an arc length of 266.91 feet; thence to the left with an angle of 60°54' a distance of 226.0 feet to the point of beginning

William J. Plein & Mary H.
5000 South Kansas 67216

Tract

Property Owner

Commencing at the SW corner of the NW $\frac{1}{4}$ of the Section 22-28-1E, thence north along the west line of said Section 22 a distance of 811.95 feet; thence to the right with an angle of 90°01' a distance of 354.47 feet, thence to the left with an angle of 90°00' a distance of 120 feet, thence to the right with an angle of 90°00' a distance of 191.00 feet to a point of beginning, continuing on this line a distance of 1338.32 feet to a point on a 1°28'87" Curve, thence to the left along said curve, described by the following chord bearing and distance N 2°49'W 157 feet, N4°35'E 350.04 feet, thence to the left with an angle of 95°05' a distance of 1146.20 feet to a point on a 63°52' curve having a radius of 2059.86 feet, thence to the left along said curve an arc length of 266.91 feet thence to the left with an angle of 60°54' a distance of 226.0 feet to the point of beg.

✓ Claude E. Anderson & Nancy J.
1625 Fernwood Lane 67216

Commencing at the SW corner of the NW $\frac{1}{4}$ of section 22-28-1E, thence north along the west line of said Section 22 a distance of 811.95 feet, thence to the right with an angle of 89°53' a distance of 50.00 feet to a point of beginning, thence continuing on this line a distance of 303.35 feet, thence to the left with an angle of 90°00' a distance of 120.00 feet, thence to the right with an angle of 90°00' a distance of 191 feet, thence to the left with an angle of 90°00' a distance of 226.0 feet to a point on a 63°52' curve having a radius of 2059.86 feet thence to the left along the curve an arc distance of 532.52 feet, thence to the left with an angle of 75°44'22" a distance of 149.48 feet to the pob.

DB Claude E. Anderson & Nancy J.
1625 Fernwood Lane 67216

The North half of the North half of the North 660 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22-28-1E

W. N. McCaffery and
Mary Belle McCaffery
~~Address Unknown~~

lot 1, Block A Pinewood Estates

✓ Richard E. Vernon Jr. & Linda
8406 East Harry 67207

lots 2 thru 16
Block A Same

D ✓ Tamarac Development Co., Inc.
P. O. Box 8404 67208

lots 1 thru 8
10 thru 40, Blk B Same

Same

lot 9, Block B Same

✓ John W. Logan & H. Jo Anna
1915 West McArthur 67217

Reserves A,B,C,D,E,F,
G,H,I,J,K,L,M,N,O Same

~~Pinewood Estates Homeowners
Association~~

Lot	Addition	Property Owner
lot 1, Blk C	Pinewood Estates	Mitchel A. Jay & Patsy G. Address Unknown
lots 2 thru 10 and lots 12 thru 19 Block C	Same	<i>DO</i> Tamarac Development Co., Inc. P. O. Box 8404 67208
lot 11, Block C	Same	<i>Returned no other address available</i> Curtis L. Sauls & Diana 3201 East McArthur 67216

A tract in the SE $\frac{1}{4}$ of Section 21-28-1E, beginning 205 feet north of the SE corner of the north half of the north half of said SE $\frac{1}{4}$, thence west parallel with the north line said SE $\frac{1}{4}$ a distance of 417.4 feet, thence north parallel with the east line said quarter section, a distance of 104.4 feet, thence east parallel with the north line said quarter section a distance of 417.4 feet to a point in the east line said quarter section, thence south to the point of beginning

~~Freddy R. Cathey and~~
~~Carol S. Cathey~~
5225 South Hydraulic 67216

Beginning at a point 309.4 feet north of the SE corner of the north half of the north half of the SE $\frac{1}{4}$ of Section 21-28-1E, thence west parallel with the north line said SE $\frac{1}{4}$, 208.71 feet, thence north parallel with the east line said quarter section 104.4 feet, thence east 208.7 feet to a point in the east line said quarter section, thence south along the east line said quarter section, 104.4 feet to the point of beginning

✓ Berry F. Campbell and
Rose Marie Campbell
6155 Ida 67216

Beginning at a point 413.8 feet north of the SE corner of the north half of the north half of the SE $\frac{1}{4}$ of Section 21-28-1E, thence west parallel with the north line said SE $\frac{1}{4}$, 208.7 feet, thence north parallel with the east line said quarter section, 75 feet, thence east parallel with the north line said quarter section, 208.7 feet, to a point on the east line said quarter section, thence south along the east line 75 feet to the point of beginning

DO Administrator of Vet. Affairs
5500 East Kellogg 67218

Tract

Property Owner

The south half of the north half of the SE 1/4 of Section 21-28-1E except that portion taken for Kansas Turnpike Authority

✓ Martin M. Meyer
5439 South Hydraulic 67216

That part of the east half of the NE 1/4 of Section 21-28-1E, lying south of the Kansas Turnpike, except the south 5 acres thereof

✓ Tamarac Development Co., Inc.
P. O. Box 8404 67208

The South 5 acres of the East half of the NE 1/4 of Section 21-28-1E

✓ Delbert D. Speck and
Evelyn M. Speck
5157 South Hydraulic 67216

Beginning at the SE corner of the NE 1/4 of the NE 1/4 of Section 21-28-1E; thence north along the east line of said NE 1/4 182 feet; thence west at right angles 315 feet; thence south parallel to the east line of said NE 1/4 to the north line of the Kansas Turnpike; thence easterly along the north line of said turnpike to the intersection of the east line of said NE 1/4; thence north 33 feet more or less to the place of beginning, subject to road easement on the east 40 feet and the southerly 60 feet

✓ Yellow Equipment & Terminals,
4931 S. Hydraulic 67216 Inc.

The South half of the NW 1/4 of the NE 1/4 of Section 21-28-1E except that portion taken for State Highway and except K.T.A.

✗ Esther M. McMillin
✗ Address Unknown

Beginning at the SE corner of the north half of the north half of the SE 1/4 of Section 21-28-1E thence west parallel with the north line said SE 1/4, 425 feet, thence north parallel with the east line said SE 1/4, 205 feet, thence east parallel with the north line said SE 1/4, 425 feet to the east line said quarter section, thence south along said east line, 205 feet to the point of beg.

✓ Fred Hagg and Virginia L.
~~5239 South Hydraulic~~
67216

resent to
1419 Amador 67216
2-14-80
now owned by

→ Mrs. Pearl Watkins
5239 South Hydraulic

Rec'd 4/2
mkt 1/2

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 750 foot radius of: That part of the east half of the NE $\frac{1}{4}$ of Section 21-28-1E lying South of the Kansas Turnpike, except the South 5 acres and the South 5 acres of the East half of the NE $\frac{1}{4}$ of Section 21-28-1E except the East 290 feet

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 11th day of May, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 276719
wh

WICHITA - SEDGWICK COUNTY



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

MOVED, LEFT NO ADDRESS

2-11-80
2-14-80



*Resent to
1419 Amador
2-14-80*

Fred & Virginia L. Hagg
5239 South Hydraulic
Wichita, Kansas 67216

WICHITA - SEDGWICK COUNTY



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

ADDRESS UNKNOWN

*Resent to:
1611 Q Jewell
2-11-80*

Richard E. & Linda Vernon Jr.
8406 East Harry
Wichita, KS 67207

ADDRESS UNKNOWN
RETURN TO SENDER



*BT
714
217*

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 021 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
2 - C.L. BZA Comm	\$107.00

NAME TAMPAQ DEV Co, Inc

ADDRESS 6136 E. 9th Wk 62204

FUND 110-00-001-4004-001 DUE DATE 1-1-80-000

COMMENTS

DATE Nov 28, 1980 BY H. Lytle

*

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

Roll # 2