Case No. BZA 7-79 - Spines Real Estate Dev. Corp. requests variance to reduce side yard setback from 20 ft. t0 6 ft. on property zoned "R-5" General Residence and generally located

POSTED
3-30-79
CH
✓ MAPD-200
✓ C.I-200
C-H-7
6-15-79

ACTION

BZA 7-79	~~COMMITTEE~~	Approved	DATE 4-24-79
	M.A.P.C.		
	B.C.C./B. CO. C.		

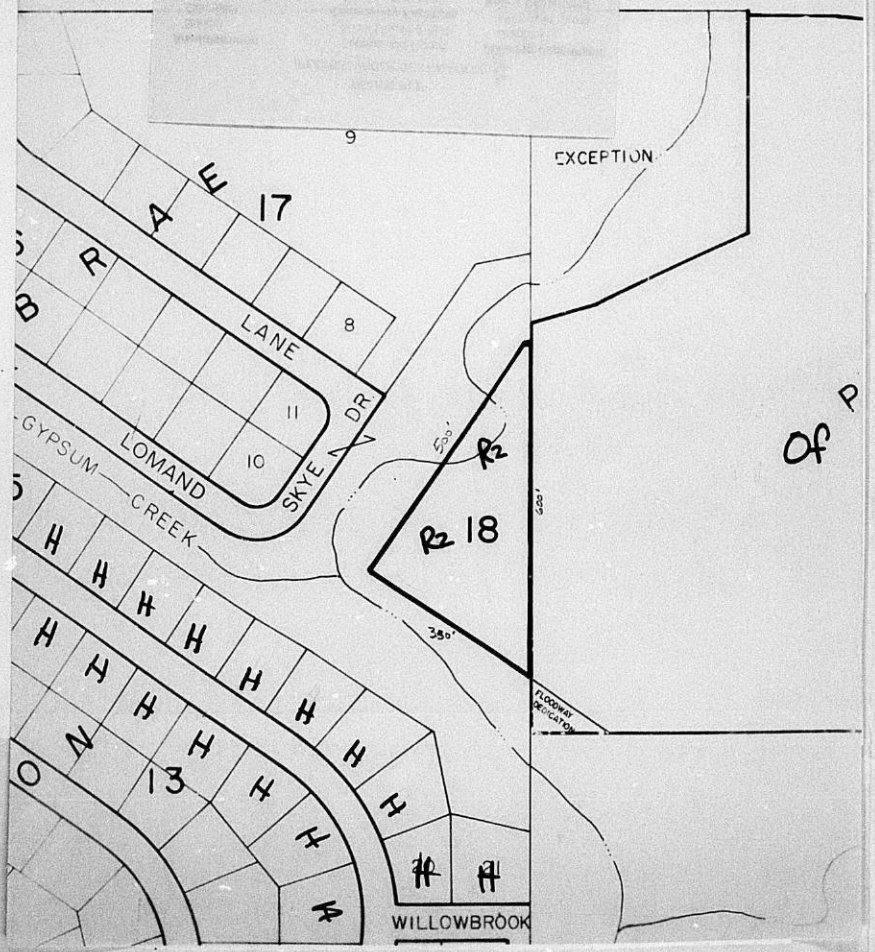
Case No. BZA 7-79 - Spines Real Estate Dev. Corp. requests variance to reduce side yard setback from 20 ft. t0 6 ft. on property zoned "R-5" General Residence and generally located

p No. 604 79
F.
P.
nge

EA DATA:
Acres: 1.5
Adjoining Zon ft.)
Land Use: Ea N
We
Sketch Plan L
Present Land
Area (is) (is

OTO DATA:
ken by

final site plan should be submitted



Smead®
No. 2-153C
HASTINGS, MN - LOS ANGELES
LOGAN, OH - McGREGOR, TX U. S. A.

For: _____

____For your information ____For your comments

MESSAGE:

Signed _____ Date _____

000-013

p No. 6047 BZA- 7-79

r. _____ SCZ- _____

p. _____ CU- _____

nge _____ Filed _____

EA DATA:

Acres: 1.5 (Irregular ft. by _____ ft.)

Adjoining Zoning: E_____ S_____ W_____ N_____

Land Use: East _____ South _____

West _____ North _____

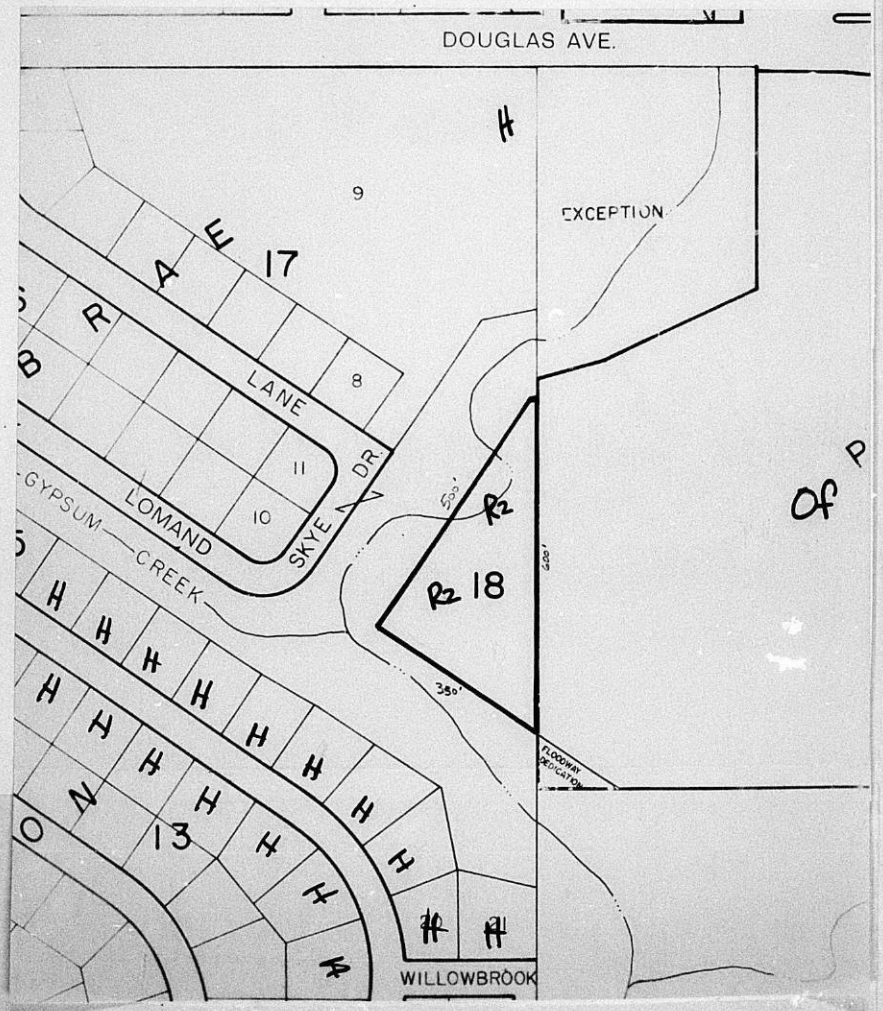
Sketch Plan Land Use is for: _____

Present Land Use if for: duplexes

Area (is) (is not) platted.

OTO DATA:

ken by _____ Date _____ Time _____



Smead®
No. 2-153C
HASTINGS, MN - LOS ANGELES
LOGAN, OH - McGREGOR, TX U.S.A.

May 3, 1979

David A. Haines
3208 E. Douglas
Wichita, Kansas 67208

Re: Case No. BZA 7-79
Request for Variance

Dear Mr. Haines:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 24, 1979, in connection with your request for a variance to reduce the required front yard setback (adjacent to Loch Lomond as platted) from 15 feet to 6 feet and to reduce the required rear yard setback (adjacent to the east property line) from 20 feet to 6 feet, on property zoned the "R-5" General Residence District and generally located in an area south of Douglas and west of the half-mile line between Rock Road and Webb Road (8900 E. Douglas).

This Resolution reflects the official action of the Board to approve the variance, 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,

Larry Dobson
Assistant Secretary

LD:bbc
Enclosure
cc: Spines Real Estate Development Corp., 615 4th Financial Center 67202
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 7-79

WHEREAS, Spines Real Estate Development Corporation, 615 Fourth Financial Center, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback (adjacent to Loch Lomond as platted) from 15 feet to 6 feet and to reduce the required rear yard setback (adjacent to the east property line) from 20 feet to 6 feet, on property zoned the "R-5" General Residence District, and legally described as follows:

> Block 18 Bonnie Brae Addition, Wichita, Kansas. Generally located in an area south of Douglas and west of the half-mile line between Rock Road and Webb Road (8900 E. Douglas).

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 24, 1979, 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 lot is irregular in shape and has natural amenities which the applicants have tried to preserve; and is surrounded by large open space areas; 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 a 180 foot drainage right-of-way borders the southwest property line and a spacious corporate headquarters grounds is adjacent to the east, with a 25 foot sewer easement immediately adjacent to this property line; also a screening fence will be placed along this east property line; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which the variance is requested, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as the applicants would be restricted from designing the most functional and aesthetic layout when abundant open space exists adjacent to the requested variance; 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 one setback is interiorly located; and the other is adjacent to a drainage channel, but the Flood Control Office has no objection to the requested variance; 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 there is abundant open space surrounding subject property and the overall density of this development is much less than would be permitted in the "R-5" district.

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback (adjacent to Loch Lomond as platted) from 15 feet to 6 feet and to reduce the required rear yard setback (adjacent to the east property line) from 20 feet to 6 feet, on property zoned the "R-5" General Residence District, and legally described as follows:

> Block 18 Bonnie Brae Addition, Wichita, Kansas. Generally located in an area south of Douglas and west of the half-mile line between Rock Road and Webb Road (8900 E. Douglas)

be approved subject to the following conditions:

1. The applicant shall submit two (2) copies of a revised final site plan showing the location of the proposed structure.

2. The variance shall be granted for only that portion of the east and southwest setback areas needed to accommodate the proposed structure, as shown on the final site plan, but in no event shall any part of the building be located closer than 6 feet to either property line.

ADOPTED AT WICHITA, KANSAS, this 24th day of April, 1979.

Mary L. Kopietz

Mary L. Kopietz, Chairman

ATTEST:

Larry Dobson

Larry Dobson, Assistant Secretary

April 25, 1979

David A. Haines
3208 E. Douglas
Wichita, Kansas 67208

Re: Case No. BZA 7-79
Request for Variance

Dear Mr. Haines:

At the regular meeting of the Board of Zoning Appeals on April 24, 1979, your request for a variance to reduce the required front yard setback (adjacent to Loch Lomond as platted) from 15 feet to 6 feet and to reduce the required rear yard setback (adjacent to the east property line) from 20 feet to 6 feet, on property zoned the "R-5" General Residence District and generally located in an area south of Douglas and west of the half-mile line between Rock Road and Webb Road (8900 E. Douglas) was considered.

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

1. The applicant shall submit two (2) copies of a revised final site plan showing the location of the proposed structure.

2. The variance shall be granted for only that portion of the east and southwest setback areas needed to accommodate the proposed structure, as shown on the final site plan, but in no event shall any part of the building be located closer than 6 feet to either property line.

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,

Larry Dobson
Assistant Secretary

LD:bbc
cc: Spines Real Estate Development Corp., 615 4th
Financial Center 67202
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** April 20, 1979

TO Larry Dobson, Junior Planner

FROM Bill Morris, CPO Administrative Aide

SUBJECT BZA 7-79 South of Douglas and west of the Half-mile line between Rock Road and Webb

CPO Council "H" considered the captioned case on April 16, 1979. The Council voted 8-0 to recommend approval of the requested variance. No residents were present in opposition. The Council felt that the existing open space and drainage right-of-way provide an adequate separation from adjacent structures.

Bill Morris
CPO Administrative Aide

BM:ml

NOTED: Evelyn Pittman /ow
Evelyn Pittman
Assistant CP Coordinator

RECEIVED
APR 20 1979
METROPOLITAN PLANNING

SECRETARY'S REPORT
CASE NO. BZA 7-79

APPLICANT: Spines Real Estate Development Corporation, 615 Fourth Financial Center, Wichita, Kansas.

AGENT: David A. Haines, 3208 E. Douglas, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback (adjacent to Loch Lomand as platted) from 15 feet to 6 feet and to reduce the required rear yard setback (adjacent to the east property line) from 20 to 6 feet.

GENERAL LOCATION: In an area south of Douglas and west of the half-mile line between Rock Road and Webb Road (8900 E. Douglas).

ZONING: Subject property is zoned the "R-5" General Residence District. East is the "BB" Office District; and properties to the north, south and west are all zoned the "AA" Single Family Dwelling District.

LAND USE: Subject property contains two duplex structures. Property to the east is the corporate headquarters for Pizza Hut. A drainage channel (platted as street right-of-way) borders subject property on the south, west and north.

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

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 applicants are requesting a variance to reduce setbacks along the east and southwest property lines of a triangular shaped lot, zoned the "R-5" General Residence District, for the purpose of constructing a third two-family dwelling on the property.

The Superintendent of Central Inspection has provided a written opinion that subject property is a platted corner lot with frontage on Loch Lomond and Skye Drive. The other side of this triangular lot is considered to be a rear yard. The minimum front yard setback for "R-5" zoning is 25 feet, except that on corner lots one of the two front yards may be reduced to 15 feet. The minimum rear yard setback in the "R-5" district is 20 feet. The applicants are requesting a variance to reduce both the 15 foot front yard adjacent to Loch Lomond (southwest property line) and the 20 foot rear yard (east property line) to 6 feet. The platted streets mentioned above are actually storm water drainage channels and access to this property is provided by private driveway some 600 feet north to Douglas Avenue.

A site plan submitted with this application shows the orientation of three, two-family dwellings around a common court and driveway area. Two of the three structures are completed and occupied. As individual owners purchased the four existing residences, they were given certain design privileges, as are the buyers of the yet to be constructed units. This, in association with preservation of trees and creek views, has created some difficulty in orienting the final two-family structure on the site in a manner aesthetically and functionally consistent with the existing development without variance of the setbacks as requested. The applicants point out that the southwest property line is adjacent to a 180 foot drainage right-of-way and the east property line is adjacent to a 25 foot sanitary sewer easement on the adjacent Pizza Hut Corporate Headquarters property. In addition, a 6 foot high screening fence will be continued along this east property line.

The variance, as submitted, would involve only a corner and a small section of the proposed structure. However, a finalized site plan will be available at the Board's meeting which will detail the precise location of the structure.

The Flood Control Office has been contacted relative to this request and can see no problem with the proposed reduced setback adjacent to the drainage channel.

UNIQUENESS:

It is the opinion of the Secretary that this may be an unique situation inasmuch as the lot is irregular in shape and has natural amenities which the applicants have tried to preserve; and is surrounded by large open space areas.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the variance requested may not adversely affect the rights of adjacent property owners or residents inasmuch as a 180 foot drainage right-of-way borders the southwest property line and a spacious corporate headquarters grounds is adjacent to the east, with a 25 foot sewer easement immediately adjacent to this property line; also a screening fence will be placed along this east property line.

HARDSHIP:

It is the opinion of the Secretary that it is somewhat difficult to determine that the strict application of the provisions of the zoning ordinance would constitute an unnecessary hardship upon the applicants, but if hardship can be found it may be due to the fact that the applicants would be restricted from designing the most functional and aesthetic layout when abundant open space exists adjacent to the requested variance.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance requested would not adversely affect the public interest inasmuch as one setback is interiorly located; and the other is adjacent to a drainage channel, but the Flood Control Office has no objection to the requested variance.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as there is abundant open space surrounding subject property and the overall density of this development is much less than would be permitted in the "R-5" district.

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist, it is the Secretary's recommendation that the variance be approved subject to the following conditions:

1. The applicant shall submit two (2) copies of a revised final site plan showing the location of the proposed structure.

2. The variance shall be granted for only that portion of the east and southwest setback areas needed to accommodate the proposed structure, as shown on the final site plan, but in no event shall any part of the building be located closer than 6 feet to either property line.

DAVID A. HAINES, ARCHITECT

BOARD OF ZONING APPEALS
WICHITA, KANSAS

TO WHOM IT MAY CONCERN:

THIS REQUEST IS ON BEHALF OF SPINES REAL ESTATE DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF THE CLOISTER CONDOMINIMUMS. THE SUBJECT PROPERTY IS LOCATED AT 8900 EAST DOUGLAS, SPECIFICALLY RESIDENCES A1 AND A2 SHOWN ON THE ACCOMPANYING DRAWING.

THE CURRENT PLAN INDICATES A 20' SETBACK ALONG THE EAST PROPERTY LINE OF THE SUBJECT PROPERTY AND A 15' SETBACK ALONG THE SOUTHWEST. THIS PROPERTY ADJOINS TO THE EAST AN EXISTING 25' SEWER EASEMENT AND THE PIZZA HUT INC. CORPORATE OFFICES AND A 180' FLOOD CONTROL EASEMENT TO THE SOUTHWEST. THE DEVELOPER IS ASKING THAT THE EXISTING 15' AND 20' SETBACKS BE REDUCED TO A 6' SIDE YARD SETBACK.

IN CONSIDERATION OF THE CONFIGURATION OF THE PROPERTY AND THE COMPACT CHARACTER OF THIS DEVELOPMENT, THE EXISTING SETBACKS WOULD IMPOSE A HARDSHIP TO THE OWNER IN MAINTAINING THE ESTHETICS AND PLANNING LAYOUT OF THE PROPOSED NEW STRUCTURE. THE TWO EXISTING STRUCTURES HAVE BEEN DESIGNED TO PRESERVE THE EXISTING TREE AND CREEK VIEWS TO THE SOUTHWEST AND NORTHWEST BOUNDRIES OF THE SITE. IT HAS NOT BEEN THE INTENT OF THE DEVELOPER TO MAXIMIZE THE DENSITY OF LIVING UNITS ON THIS SITE ALLOWED BY ZONING (I.E. 6 UNITS PER 1.5 ACRES) BUT TO CREATE A BEAUTIFUL ENCLAVE OF RESIDENTIAL STRUCTURES.

WE DO NOT FEEL THAT THIS REQUEST IMPOSES A HARDSHIP OR AFFECTS PUBLIC SAFETY, PROPERTY VALUES OR PRESENTS UNSIGHTLY DEVELOPMENT TO THE SURROUNDING OWNERS. IN LIGHT OF THE EXISTING 25' SEWER EASEMENT ON THE EAST AND 180' EASEMENT ON THE SOUTHWEST AND THE PIZZA HUT CORPORATION'S LONG RANGE PLAN THE 6' SIDE YARDS WILL NOT CONSTITUTE A HAZARD TO ADJOINING STRUCTURES.

SINCERELY,

DAVID A. HAINES

DAVID A. HAINES

3208 east douglas, wichita, kansas 67208 phone 316 684 0880

THE CITY OF WICHITA

DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN – WICHITA, KAN. 67202

December 5, 1975

T. Larry Daniel
Hall and Associates, Inc.
7701 East Kellogg - Suite 820
Wichita, Kansas 67207

Dear Mr. Daniel:

Re: Building Setbacks for Block 18, "Bonnie Brae"

In reference to your letter to John Riddel, dated December 4, 1975, Block 18, Bonnie Brae Addition, is considered to be platted as a corner lot with frontage on Loch Lomond and Skye Drive. The minimum front yard setback for R-5 zoning districts is 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet. The other side of this triangular site is considered to be the rear yard. The minimum rear yard setback in R-5 zoning districts is 20 feet.

The existing zoning for this site is "AA" and permits one single-family dwelling structure to be constructed. A 25 foot front yard setback is required on Loch Lomond, a 6 foot side yard setback is required on Skye Drive and a 20 foot rear yard setback is required from the east property line.

Sincerely,

Robert B. Feldner

Robert B. Feldner
Superintendent of Central Inspection

RBF:mml

cc: Jack Galbraith, Planning Department

h&ai HALL & ASSOC. INC
LAND SURVEYORS

4 December, 1975

Mr. John J. Riddel
Building Plans Examiner
City Hall
455 North Main
Wichita, Kansas 67202

Re: Building Setbacks for Block 18, "BONNIE BRAE"

Dear Mr. Riddel

We are handing you this letter following our conference this morning in order to reduce our discussion into writing.

Will you please advise us of the minimum building setback requirements which apply on the West and South lines of Block 18, and on the East line of Block 18, "BONNIE BRAE", provided that we are successful in the coming Zoning change case to "R-5" for that block?

We would be deeply grateful if you would also circulate a memorandum or a copy of your reply to Mr. Jack Galbraith in MAPD.

Thank You.

Sincerely,

HALL AND ASSOCIATES, INC.

T. Larry Daniel

T. Larry Daniel
TLD:tld
cc: Jack Galbraith

7701 EAST KELLOGG WICHITA, KANSAS 67207 SUITE 820 TELEPHONE 316 685-2304

BZA CASE NO. 7-79

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

8 NOTICES SENT TO ADJOINING PROPERTY OWNERS

21 TOTAL NOTICES SENT 4-2-79

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

April 2, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 7-79

An application has been filed by Spines Real Estate Development Corporation, 615 Fourth Financial Center, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback (adjacent to Loch Lomond as platted) from 15 feet to 6 feet and to reduce the required rear yard setback (adjacent to the east property line) from 20 feet to 6 feet, on property zoned the "R-5" General Residence District, and legally described as follows:

> Block 18 Bonnie Brae Addition, Wichita, Kansas. Generally located in an area south of Douglas and west of the half-mile line between Rock Road and Webb Road (8900 E. Douglas).

This application has been assigned case No. BZA 7-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 24, 1979, 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.

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

1. Case No. BZA 7-79 — Spines Real Estate Development Corporation, 615 4th Financial Center, Wichita, Kansas pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback (adjacent to Loch Lomond as platted) from 15 feet to 6 feet and to reduce the required rear yard setback (adjacent to the east property line) from 20 feet to 6 feet on property (etc)

BOARD OF ZONING APPEALS

CITY OF WICHITA, KANSAS

CASE NO. 7-79

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Spines Real Estate Development Corporation

Mailing Address 615 4th Financial Center Phone 264-2808

Name of Authorized Agent David A. Haines

Mailing Address 3208 East Douglas 08 Phone 6840880

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

II. The variance requested is reduction of building setback from 20' to 6' (see attached drawing).
to reduce ~~side~~ yard setback adjacent to the east property line from 20' to 6' and front yard adj. to Loch Lomond from 15' to 6'

for property located 8900 East Douglas, The Cloister Condominiums

and legally described as: Block 18 Bonnie Brae Addition, Wichita, Kansas

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

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

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

b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 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.

Spines Real Estate Development Corporation
Applicant By G. T. [illegible] President

David A. Haines
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:30 (a.m. - p.m.), 3-21 19 79 together with appropriate fee of $50.00.

Map 6047
T9-402
In an area south of Douglas and west of the half-mile line between Rock Road and Webb Road (8900 E. Douglas)

Larry Dobson
Signed

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

Lot	Addition	Property Owner
Lot 9, Block 17	Bonnie Brae Addition	Jean K. Garvey Revocable Trust, 8427 E. Douglas 67207
Beginning at the NW corner of the SE¼ of Section 20-27-2E, thence N 89°58'59" E on the north line of said Quarter Section, a distance of 393 feet; thence S 0°09'01" E, a distance of 439.26 feet; thence S 65°21'40" W, a distance of 299.37 feet; thence S 73°19' 49" W, a distance of 125.63 feet, more or less to the West line of said Quarter Section; thence N 0°10'04" W, a distance of 600 feet, more or less to the point of beginning		Jean K. Garvey Revocable Trust, 8427 E. Douglas 67207
Part of lot 1, Phi Addition, described as: Beg. at the NW corner of said lot 1; thence South 0°09'01" East on the West line of said lot 1 a distance of 389.26 feet to a corner in said west line of said lot; thence north 65°21' 40" East a distance of 109.88 feet; thence North 0°09'01" West, a distance of 343.48 feet, more or less, to the North line of said Lot 1; thence South 89°58'59" West on said North line a distance of 100 feet to the point of beginning		Jean K. Garvey Revocable Trust 8427 E. Douglas 67207
Beginning on the west line of lot 1, Phi Addition at a point 430.43 feet north of the SW corner of said lot; thence North 0°10'04" West on said West line a distance of 300 feet to a corner in said West line; thence North 73°19'49" East on the Westerly line of said lot 1 a distance of 125.63 feet to a corner in said westerly line; thence north 65°21'40" East on the westerly line of said lot 1 a distance of 32.62 feet; thence south 23° 05'55" West a distance of 380.11 feet to the pob.		Spines Real Estate Development Corporation 615 Fourth Financial Center 67202
Lot 1, Phi Addition, except above described tract conveyed to Spines Real Estate Development Corporation, and except previously described tract conveyed to Jean K. Garvey Revocable Trust		City of Wichita 455 North Main 67202
The North half of the South half of the SE¼ of Section 20-27-2E		Mary Margaret Maxwell, deceased

Lot	Addition	Property Owner
lot 16, Block 15	Bonnie Brae Addition	Albert L. Gosman and Marguerite E. Gosman 244 Bonnie Brae 67207
lot 17, Block 15	Same	Dale E. Schoenleber and Dorothy A. Schoenleber 250 Bonnie Brae 67207
lot 18, Block 15	Same	Norman G. Neugebauer and Betty J. Neugebauer 256 Bonnie Brae 67207
Block 18 (The Cloister)	Same	
Unit B-1 and common areas		8907 E. Douglas Jack Spines Jr. 8525 Tipperary 67206
Unit B-2 and common areas		8909 E. Douglas Charles V. Garretson 8120 Killarney Court 67206
Unit C-1 and common areas		8911 E. Douglas Leslie Rudd, 125 N. Armour 67206
Unit C-2 and common areas		8913 E. Douglas H. Dean Ritchie 8601 Killarney Court 67206

SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

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

Block 18, Bonnie Brae, an Addition
to Wichita, Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 13th day of March, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By Mary Gable

Vice President

Order No. 274399
wh

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM [illegible]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
B24 Variance	$20.00

NAME Square Real Estate Dialog Corp.

ADDRESS 615 Fourth Financial Center

FUND [illegible] DUE DATE [illegible]

COMMENTS

DATE 3-21-79 BY [illegible]

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

April 2, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 7-79

An application has been filed by Spines Real Estate Development Corporation, 615 Fourth Financial Center, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback (adjacent to Loch Lomond as platted) from 15 feet to 6 feet and to reduce the required rear yard setback (adjacent to the east property line) from 20 feet to 6 feet, on property zoned the "R-5" General Residence District, and legally described as follows:

> Block 18 Bonnie Brae Addition, Wichita, Kansas. Generally located in an area south of Douglas and west of the half-mile line between Rock Road and Webb Road (8000 E. Douglas).

This application has been assigned case No. BZA 7-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 24, 1979, 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.

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

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This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 2