

CASE NO. BZA 11-78 - CASADO-McKAY,
INC., requests a variance to re-
duce the required side yard set-
back from 6 feet to 5 1/2 feet on
property generally located on the
north side of Chalet in an area
west of Lodi

*Robert
4-25-78
I
5-2-78*

ACTION

BZA/COMMITTEE *Approved* DATE *4-24-78*

M.A.P.C. _____

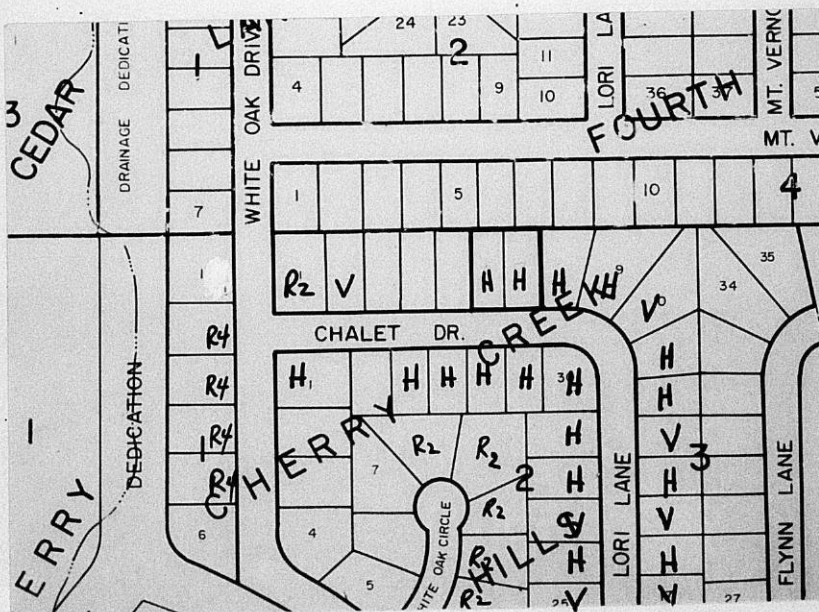
B.C.C./B. CO. C. _____

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

BZA- 11-78
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: 0.43 (130 ft. by 145 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East Single Family Residential South Single Fam. Res.
 West Single Family Residential North Undeveloped
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: Single Family under construction
 6. Area (is) (is not) platted. _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____



HASTING, JR., LOS ANGELES
 LEGAL OR - AMERICAN, TX, U. S. A.

S
 No. 2-153C

RESOLUTION NO. BZA 11-78

WHEREAS, Casado-McKay, Inc., 302 North Main, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setbacks adjacent to the east property lines, on two adjacent lots, from 6 feet to 5 1/2 feet on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 6 and 7, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas. Generally located on the north side of Chalet in an area west of Lori (8302 and 8310 Chalet).

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 25, 1978, 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 this does not appear to be a case of gross neglect, but one where close tolerances, combined with human error, resulted in a mistake being made despite precautions to avoid this type of mistake; 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 applicant owns the adjacent properties and has adjusted ownership lines where only a variance on Lot 6 is needed to 5 feet 9 inches adjacent to the 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 variance is requested, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as the houses were near completion before the error was discovered, necessitating some form of relief in order for the houses to be occupied; 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 request is interiorly located; 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 adequate space exists between houses; 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.

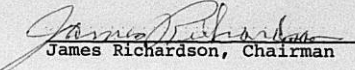
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that a variance to reduce the required side yard setback adjacent to the east property line, from 6 feet to 5 feet 9 inches on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lot 6, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas. Generally located on the north side of Chalet in an area west of Lori (8302 Chalet).

be approved subject to the following condition:

1. The variance shall apply only to that portion of the side yard presently in violation of the setback requirement.

ADOPTED AT WICHITA, KANSAS, this 25th day of April, 1978.


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

5-3-78

May 3, 1978

Mr. Arthur J. Casado
302 North Main
Wichita, Kansas 67202

Re: Case No. BEA 11-78
Request for Variance

Dear Mr. Casado:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 25, 1978, in connection with your request for a variance to reduce the required side yard setbacks adjacent to the east property lines on two adjacent lots from 6 feet to 5 1/2 feet on property zoned the "AA" Single Family Dwelling District and generally located on the north side of Chalet in an area west of Lori Lane (8302 Chalet and 8310 Chalet).

This Resolution sets forth the official action of the Board to approve a variance on the east side yard setback only for Lot 6, Second Addition to Cherry Creek Hills (8302 Chalet) from 6 feet to 5 feet 9 inches and sets forth the condition of approval. It is forwarded to you for your information and files.

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

Very truly yours,

Larry Dobson
Assistant Secretary

LD:bh

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

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE April 19, 1978

TO Larry Dobson, Junior Planner, Current Plans, MAPD

FROM Bill Morris, CPO Administrative Aide

SUBJECT BZA 11-78 (North Side of Chalet,
West of Lori)

On April 17, 1978, CPO Council "H" considered the captioned case. Council "H" has become increasingly concerned about the large number of BZA cases it has received involving the failure of a construction company to properly locate a basement and foundation on a lot.

CPO Area "H" recommends that BZA Case 11-78 be approved. In addition, the Council recommends that the City explore the feasibility of requiring that a survey be conducted immediately after the basement and foundations are constructed. In this manner, violations would be discovered prior to completion of the structure.

Additionally, Council "H" recommends that the City investigate the feasibility of assessing a substantial fine based on the cost to the taxpayers of processing a case such as 11-78.

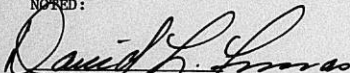


Bill Morris
CPO Administrative Aide

BM:rh

cc: E. H. Denton, City Manager
Bob Feldner, Superintendent of Central Inspection

NOTED:



David Furnas
CPO Coordinator

April 26, 1978

Mr. Arthur J. Casado
302 N. Main
Wichita, Kansas 67202

Re: Case No. BZA 11-78
Request for Variance

Dear Mr. Casado:

At the regular meeting of the Board of Zoning Appeals on Tuesday, April 25, 1978, your request for a variance to reduce the required side yard setbacks, adjacent to the east property lines, on two adjacent lots, from 6 feet to 5 1/2 feet on property zoned the "AA" Single Family Dwelling District and generally located on the north side of Chalet in an area west of Lori Lane (8302 Chalet and 8310 Chalet) was considered.

On the basis of the resurveys you provided prior to the meeting, it was the action of the Board to approve a variance of the east side yard setback only for Lot 6, Second Addition to Cherry Creek Hills (8302 Chalet), from 6 feet to 5 feet 9 inches subject to the following condition:

1. This variance shall apply only to that portion of the side yard presently in violation of the setback requirement.

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.

Yours very truly,

Larry Dobson
Assistant Secretary

LD:bh

cc: Don Gislack, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

Labson

ORTHOPAEDIC SURGEONS
SUITE 200, 3243 E. MURDOCK
WICHITA, KANSAS 67208
PHONE 685-1491

ORTHOPAEDIC SURGEONS
EUGENE E. KAUFMAN, M.D. . CHARTERED, F.A.C.S.
DONALD C. BAILEY, M.D. . CHARTERED
DUANE A. MURPHY, M.D. . P.A. . F.A.C.S.
FORNEY W. FLEMING, M.D. . P.A.

April 12, 1978

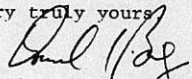
City of Wichita
Board of Zoning Appeals
455 N. Main
Wichita, Ks. 67202

Dear Sirs,

I am in the process of purchasing the home built by Arthur Casado, at 8302 Chalet, and he has indicated to me that the house is six inches too far to the East.

This seems very little problem to myself in buying the house, and is no concern to me as a buyer.

Very truly yours



Donald C. Bailey, M.D.

DCB:djn



L. A. CASADO, President

A. F. "TONY" CASADO, Vice-President

JOHN W. MCKAY, JR., Secy.-Treas.

Casado INC.
Realtors - Builders - Loans

302 N. MAIN ST. • (316) 262-5491
WICHITA, KANSAS 67202



Larry -

*I hope this helps. Sorry to be so slow.
If I need to do anything else let me
know thanks*

Out Casado



WILLIAM L. KORBER
BAUGHMAN CO.
 S U R V E Y O R S

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
 County of Sedgwick)

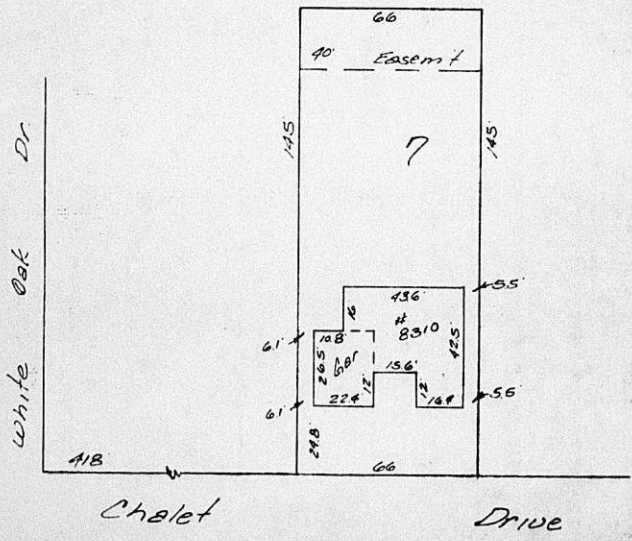
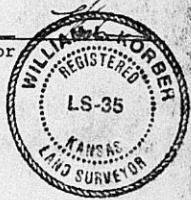
March 13, 1978

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 13th day of March, 1978 survey Lot 7, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas.

On said lot is house No. 8310 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.

William L. Korber
 Surveyor



227
 156
 544

Original Survey

WILLIAM L. KORBER
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

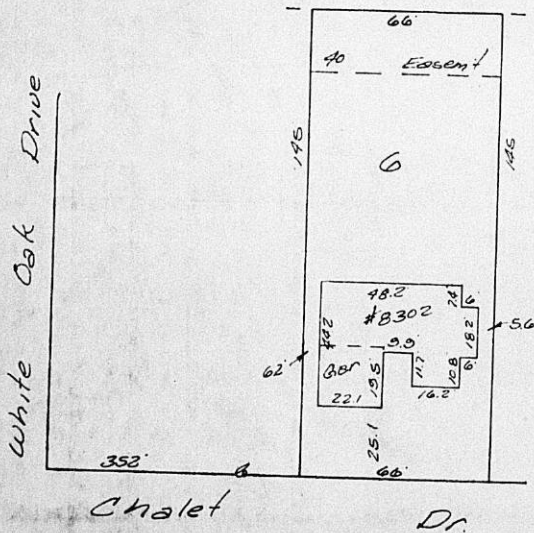
March 13, 1978

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 13th day of March, 1978 survey Lot 6, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas.

On said lot is house No. 8302 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.

Survey of



Original survey

WILLIAM L. KORBER
BAUGHMAN CO.
 SURVEYORS

PHONE 316-262-7271

430 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
 County of Sedgwick)

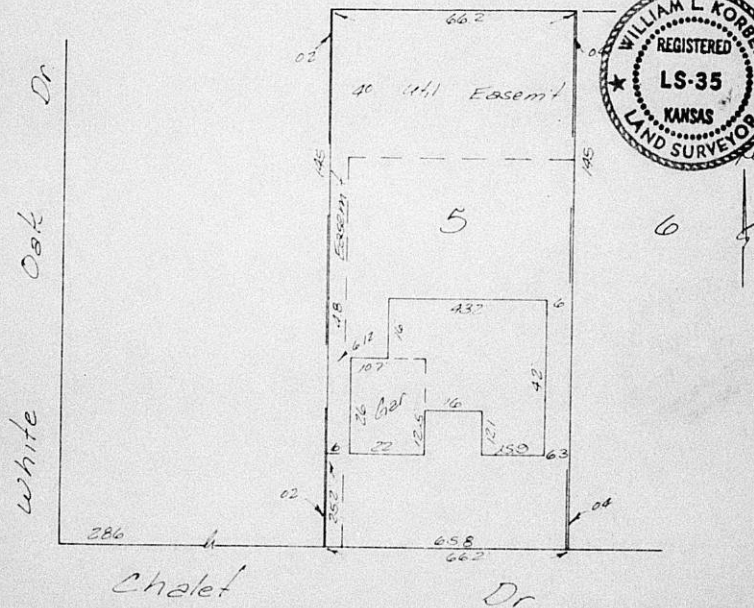
April 5, 1978

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 5th day of April, 1978 survey lot 5 except the west 0.2 feet and the west 0.4 feet of Lot 6, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas.

On said lot is house No. 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.

William L. Korber
 Surveyor



WILLIAM L. KORBER
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

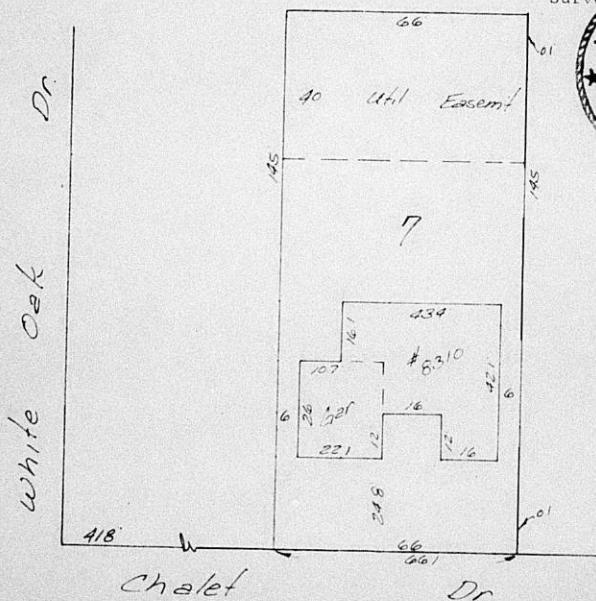
April 5, 1978

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 5th day of April, 1978 survey Lot 7 and the west 0.1 feet of Lot 8, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas.

On said lot is house No. 8310 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.

William L. Korber
Surveyor



Revised survey

WILLIAM L. KORBER
BAUGHMAN CO.
SURVEYORS

PHONE 316/262.7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

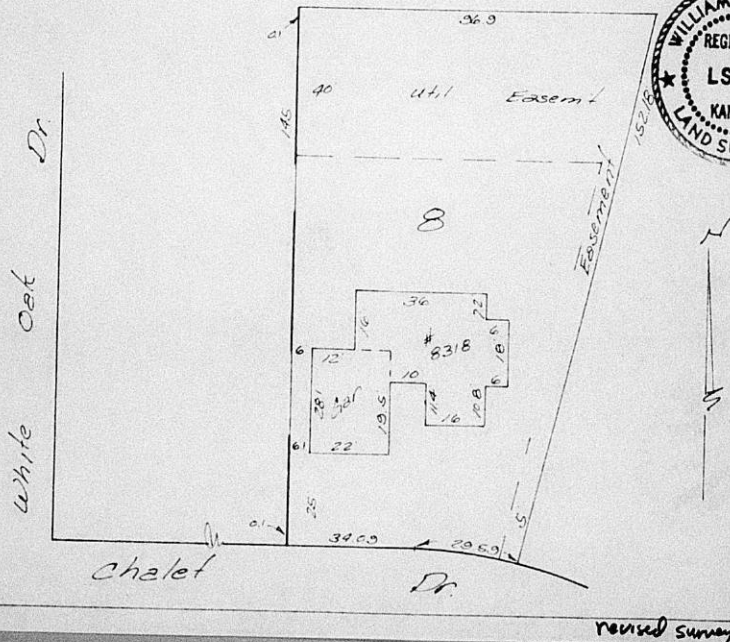
April 5, 1978

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 5th day of April, 1978 survey Lot 8 except the west 0.1 feet, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas.

On said lot is house No. 8318 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.

William L. Korber
Surveyor



SECRETARY'S REPORT
CASE NO. BZA 11-78

APPLICANT: Casado-McKay, Inc., 302 N. Main, Wichita, Kansas.

AGENT: Arthur J. Casado, 302 N. Main, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setbacks, adjacent to the east property lines, on two adjacent lots, from 6 feet to 5 1/2 feet.

GENERAL LOCATION: North side of Chalet in an area west of Lori Lane (3302 and 3310 Chalet).

ZONING: Subject property and all surrounding properties are zoned the "AA" Single Family Dwelling District.

LAND USE Subject property is being developed with single family homes. Properties to the east and south are developed as single family residences. North is vacant undeveloped land. West is single family development under construction.

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

SECRETARY'S REPORT
Case No. BZA 11-89
Page 2

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required side yard setback from 6 feet to 5 1/2 feet, adjacent to the east property line, on each of two adjoining lots.

Both lots are being developed with single family residences, which are now in the final stages of construction. The applicant owns both of these lots and is also the owner of the properties on either side of subject property. The two houses under construction are under purchase contract and the buyers are reportedly aware of the situation and are agreeable to the requested variance. The applicant's personal home is immediately east of subject property and sets back far enough from this common side lot line to provide for at least a twelve foot separation between structures even through the adjacent house (8310 Chalet) maintains only a 5 1/2 foot setback. The other house (8302 Chalet) has a 5 foot 7 inch setback adjacent to the east property line, when combined with the west side yard of 8310 Chalet provides an approximate 11 foot 8 inch separation between the two houses under construction.

The plot plans used to obtain building permits for the two houses indicate the minimum 6 foot side yard setbacks. These close tolerances left no margin for error in the placement of the structures on the two lots. The applicant says that the lots were surveyed before construction and that Lot 6 (8302 Chalet) had all corners of the house set by the surveyors before construction. In spite of these precautions the final surveys reflect that the houses are too close to the east property lines. These errors were not discovered until an inspector made the final inspection on one of the houses. The applicant states that to prevent this problem from reoccurring he is surveying each foundation at the time it is to be poured.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness is difficult to justify because of error only, but if uniqueness can be found to exist it may be due to the fact that this does not appear to be a case of gross neglect, but one where close tolerances combined with human error resulted in mistakes despite precautions to avoid them.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested would not adversely affect the rights of adjacent property owners inasmuch as the applicant owns the adjacent properties and also due to the fact that sufficient space exists between structures to provide for the adequate passage of light and air.

SECRETARY'S REPORT
Case No. BZA 11-78
Page 3

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 property owner inasmuch as the houses were near completion before the error was discovered, necessitating some form of relief in order for the houses to be occupied.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as the requests are interiorly located on the lots.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of this variance would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as adequate space exists between houses.

RECOMMENDATION:

If the Board concurs that the above five conditions can be found to exist it is recommended that the variance be granted for only the portions of the houses presently in violation of the required side yard setback.

12 notices sent to agent, applicant and adjoining property owners
10 notices sent to MAPC members
1 notice sent to CPO
23 total notices sent on BZA 11-78, 3-30-78

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202
March 30, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 11-78

An application has been filed by Casado-McKay, Inc., 302 North Main, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required side yard setbacks adjacent to the east property lines, on two adjacent lots, from 6 feet to 5 1/2 feet on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 6 and 7, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas. Generally located on the north side of Chalet in an area west of Lori (8302 and 8310 Chalet).

This application has been assigned Case No. BZA 11-78, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 25, 1978, 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

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant CASADO-McKAY, INC.

Mailing Address 302 N. Main Wichita, KS Phone 262-5491

Name of Authorized Agent Arthur J. Casado

Mailing Address 302 N. Main Wichita, KS Phone 262-5491

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

II. The variance requested is reduce side yard set back to 5 1/2 feet on
east side of Lots 6 & 7, Blk 3, 2nd Addn. to Cherry Creek Hills, Sedgwick County,
Kansas

for property located 8302 & 8310 Chalet, Wichita, Kansas

and legally described as: Lots 6 & 7, Blk 3, 2nd Addition to Cherry Creek
Hills, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned "AA"
single family

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.

CASADO-McKAY, INC.

Applicant

BY: Arthur J. Casado
Authorized Agent Arthur J. Casado

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:00 (a.m. P.M.), 3-27 19 78 together with appropriate fee of \$50.00.

N. side of
Chalet in
an area
west of
Lori

Larry Johnson
Signed

Casado-McKay, Inc.



302 N. MAIN • WICHITA, KANSAS 67202 • PHONE (316) 262-5491

REALTORS • BUILDERS • PROPERTY MANAGEMENT

March 27, 1978

Board of Zoning Appeals
City of Wichita, Kansas
455 N. Main
Wichita, Kansas 67202

Re: Lots 6 & 7, Blk 3, 2nd Addition to
Cherry Creek Hills; commonly known as:
8302 & 8310 Chalet, Wichita, Kansas

Gentlemen:

This application is a request for a variance from six (6) foot side yard set back. As both enclosed surveys show the two houses were built approximately six inches to far to the east. At present I am the owner of all lots that are directly affected by this mistake. However, both houses have contracts on them and as far as the buyers are concerned this problem does not bother them in the least. I live in the house to the east of Lot 7, and we have a full 12 foot between these houses.

There are always reasons for mistakes that are of little value except in future planning. The only thing I would like to mention is the mistake was not made through neglect. Each lot was surveyed before construction and Lot 6 actually had all corners of the house set by the surveyors before construction. To prevent this problem ever arising again I survey each foundation at the time it is to be poured. Both houses are in final stages of construction and it would not be feasible to re-construct both houses.

My variance request is to reduce side yard set back to 5 1/2 feet on the east side of Lots 6 & 7.

Very truly yours,

CASADO-McKAY, INC.

Arthur J. Casado, President

AJC/pb
Encls:



ARTHUR J. CASADO, *President*

JOHN W. McKAY, JR., *Secretary-Treasurer*

WILLIAM L. KORBER
BAUGHMAN CO.
 S U R V E Y O R S

PHONE 316/262.7271

330 LAURA

WICHITA, KANSAS 67211

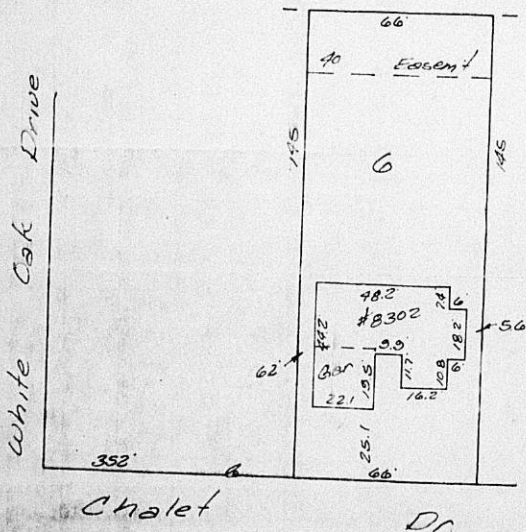
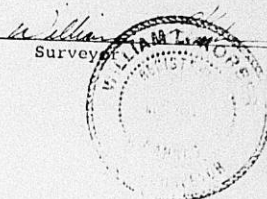
State of Kansas)
) SS
 County of Sedgwick)

March 13, 1978

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 13th day of March, 1978 survey Lot 6, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas.

On said lot is house No. 8302 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.



22.1
 9.9
 16.2
 6.0
 54.2

WILLIAM L. KORBER
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

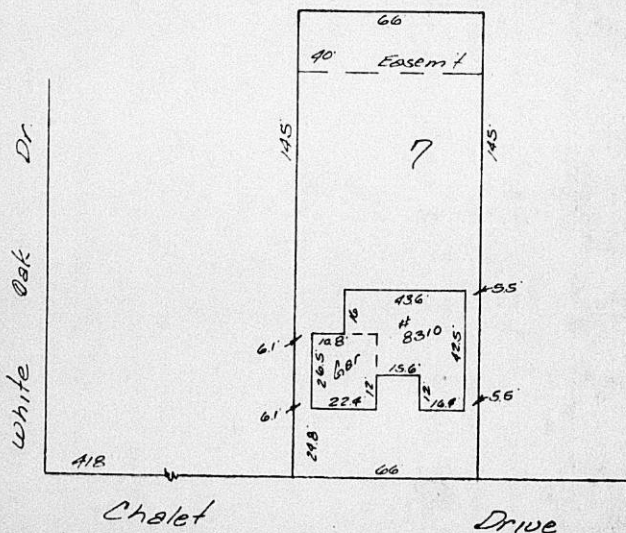
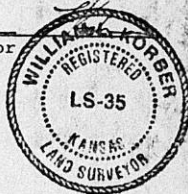
March 13, 1978

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 13th day of March, 1978 survey Lot 7, Block 3, Second Addition to Cherry Creek Hills, Wichita, Kansas.

On said lot is house No. 8310 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.

William L. Korber
Surveyor



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter 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 Lots 6 and 7, Block 3, Second Addition to CHERRY CREEK HILLS, Wichita, 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 & BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 2,3,4,5,6, 7, & 8, Block 3	SECOND ADDITION to CHERRY CREEK HILLS	Arthur J. Casado 302 North Main Wichita, Kansas 67202
Lot 9, Block 3	SECOND ADDITION to CHERRY CREEK HILLS	John D. & Kathy Cox 8322 Chalet Drive Wichita, Kansas 67207
Lot 10, Block 3	SECOND ADDITION to CHERRY CREEK HILLS	Rosalie Kretizer & Leo B. Levitt Co. Executors of William Levitt, deceased 1400 North Woodlawn Wichita, Kansas 67216
Lot 11, Block 3	SECOND ADDITION to CHERRY CREEK HILLS	<i>mail rec'd 4-9-78</i> Dallas Jean & Erna E. La Sueur 202 North Rock Road Wichita, Kansas 67206
Lot 29, Block 2	SECOND ADDITION to CHERRY CREEK HILLS	<i>mail rec'd 47-78</i> Nies Construction Inc. 717 North Emporia Wichita, Kansas 67214 <i>Recent to 8521 Cherry Creek</i>

Fidelity  Title
 COMPANY, INC.

<u>LOTS & BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 30, Block 2	SECOND ADDITION to CHERRY CREEK HILLS	Joseph N. & Karen A. Berns 2015 Lori Lane ✓ Wichita, Kansas 67207
Lot 31, Block 2	SECOND ADDITION to CHERRY CREEK HILLS	Murry E. Green ✓ 8309 Chalet Drive Wichita, Kansas 67207
Lot 32, Block 2	SECOND ADDITION to CHERRY CREEK HILLS	Gilbert Kuo-Cheng & Esther Siu-Lan Chen ✓ 8303 Chalet Drive Wichita, Kansas 67207
Lots 33 & 34, Block 2	SECOND ADDITION TO CHERRY CREEK HILLS	Stuart & Luella Bonesteel ✓ 2150 Lori Lane Wichita, Kansas 67207
Lot 35, Block 2	SECOND ADDITION TO CHERRY CREEK HILLS	L. Wade Griffith 4100 East Kinkaid ✓ Wichita, Kansas 67218
Lots 2,3,4,5,6, 7, 8, 9, & 10, Block 4	CEDAR LAKES VILLAGE FOURTH ADDITION	Cedar Lakes Village Homes Inc. ✓ now Merger Agreement into Harter Inc. 733 Baltimore Derby, Kansas 67037
Lots 7, 8, 9 & 10, Block 2	CEDAR LAKES VILLAGE FOURTH ADDITION	✓ Harter Inc. 733 Baltimore Derby, Kansas 67037



Dated in Wichita, Kansas, this 24th day of March, 1978; 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *Pattie M. Driscoll*
Vice President

Tracer No. 40381



FORM 2-021

PAYMENT NOTICE

City of Wichita ^{2nd}

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
BZA Variance Application	\$50.00

Name: Arthur J. Casado

Address: 302 N. Main - Wichita Ks.

Type: 110-00-000-40071-004-000-000

Due Date:

Comments:

Date: 3-27-78

By: ed

WICHITA - SEDGWICK COUNTY

W.S.C.

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR

455 NORTH MAIN STREET

WICHITA, KANSAS 67202

Important!

Notice of Hearing

Enclosed

NOT DELIVERABLE AS ADDRESSEE

NO FORWARDING ORDER ON FILE

MUNGER

Dallas Jean and Erna E. LaSueur

202 N. Rock Road

Wichita, Kansas 67206



Betty

JM

not in city Dir

not in SA