

Case No. BZA 14-83 - Billy G. & Carolyn K. Mast - requests a variance to reduce the required front yard setback from 25' to 17' to permit the construction of an accessory structure (swimming pool) in front of the main structure,

POSTED
4-9-83

ACTION

B.Z.A. 14-83 Demand / mo. 4-20-83
DATE

BZA APPROVED 5-31-83
DATE

48AA D

200'4 Sec. 6-8-83
Checked 6-8-83
Shot 6-8
Recorded 6-16-83

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

May 11, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 14-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Billy G. & Carolyn K. Mast, 2450 Yellowstone, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required front yard setback from 25' to 12' to permit the construction of an accessory structure, on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 2, Block 4 of the Park, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Yellowstone and Glacier Drive (2450 Yellowstone).

This application has been assigned Case BZA 14-83. It will be considered by the Board of Zoning Appeals on May 31, 1983, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

NOTE: This case was advertised for a reduction of the front yard setback from 25' to 17'. The applicant now indicates that the front yard adjacent to Glacier needs to be reduced to 12' so it required new notices to be sent.

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BOARD OF ZONING APPEALS
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April 6, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

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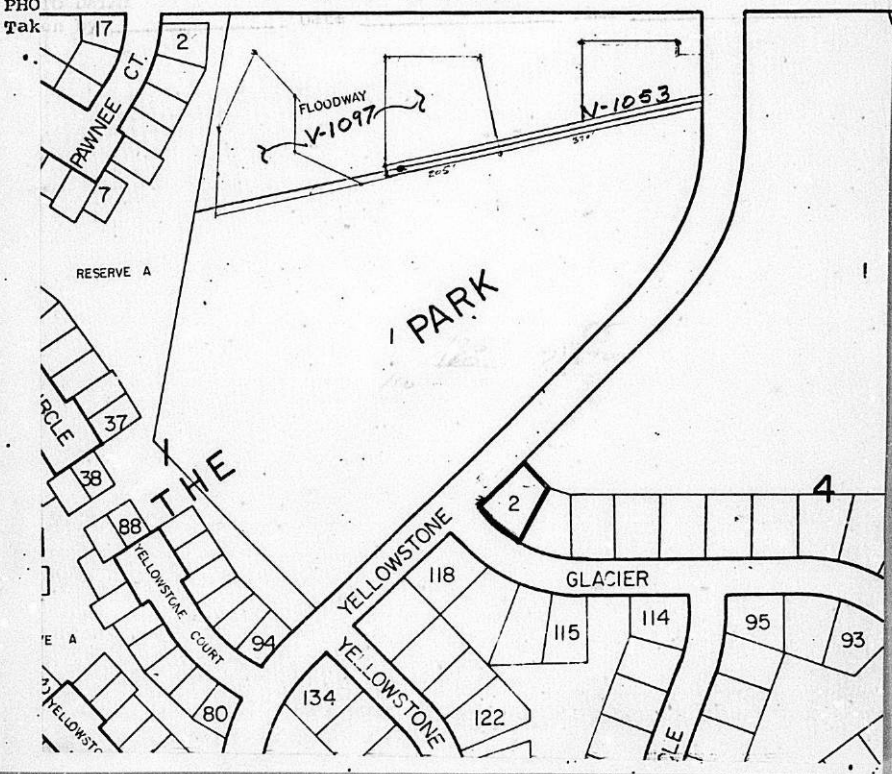
Map No. 4844
 Sec. 5
 Twp. 28
 Range 14W

BZA- 14-83
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: 0.2 (95 ft. by 110 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East _____ South _____
 West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: _____
 6. _____ (is not) platted

PAWNEE

PHO
 Tak



June 6, 1983

Billy G. & Carolyn K. Mast
2450 Yellowstone
Wichita, Ks. 67209

Re: BZA 14-83 - Request for Variance

Dear Mr. & Mrs. Mast:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 31, 1983.

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
Encl.

cc: Gary "Sam" Schroeder, 401 North West, Wichita 67203
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 14-83

WHEREAS, Billy G. & Carolyn K. Mast, 2450 Yellowstone, 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 from 25 feet to 12 feet to permit the construction of an accessory structure (swimming pool) in front of the main structure on property zoned the "R-5" General Residence District and legally described as follows:

Lot 2, Block 4 of the Park, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Yellowstone and Glacier Drive (2450 Yellowstone).

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 May 31, 1983, 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 existing physical improvements on the property and the orientation of the dwelling to the yard creates a uniqueness to the remaining space left for a swimming pool; 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 pool will be located within an enclosed fence that has existed on the property for some time; 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 yard in which the pool will be located is the only logical area; 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 pool will not interfere with any public right-of-way or utility easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the pool will be screened from the adjoining properties and will be located a reasonable distance from the habitable portion of the adjacent residence; and

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

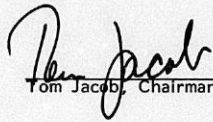
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback from 25 feet to 12 feet to allow the construction of a swimming pool on property zoned the "R-5" General Residence District and legally described as:

Lot 2, Block 4 of the Park, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Yellowstone and Glacier Drive (2450 Yellowstone).

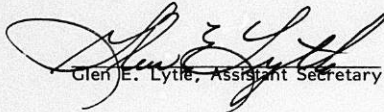
be approved subject to the following conditions:

1. The applicant shall relocate the wood fence back on private property.
2. The pool shall not be located closer than 12' to the Glacier street right-of-way.
3. A solid screening fence shall be maintained around the pool.

ADOPTED AT WICHITA, KANSAS, this 31st day of May, 1983.


Tom Jacob, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE May 23, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 14-83, 2450 Yellowstone

At its May 18th meeting, CPO Neighborhood Council Area "A" reconsidered the captioned request for a reduction of the front yard from 25' to 12' instead of 17' as previously requested.

The Council voted unanimously, 6-0, to recommend approval of the variance subject to the BZA Secretary's recommendations.

Please provide the Board of Zoning Appeals with the Council's recommendation when the case is considered on May 31st.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

RECEIVED

MAY 23 1983

METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 14-83

APPLICANT: Billy G. & Carolyn K. Mast, 2450 Yellowstone, Wichita, Kansas.

AGENT: Gary "Sam" Schroeder, 401 North West, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard from 25' to 12' to permit the construction of an accessory structure (swimming pool) in front of the main structure.

GENERAL LOCATION: On the northeast corner of Yellowstone and Glacier Drive (2450 Yellowstone).

ZONING: Subject property is zoned the "R-5" General Residence District as are all adjacent properties. It is within a C.U.P. that limits the use of the property to One-family Dwellings.

LAND USE: Subject property is occupied by a One-family Dwelling as are the adjacent properties except to the northeast is vacant, but approved for Multiple-family Dwellings.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the front yard setback in order to construct an accessory structure (swimming pool) within 17' of the property line adjacent to Glacier Drive. The property does not have a platted setback, however, the property is in a Residential Community Unit Plan that established a 25-foot front yard on this property adjacent to Glacier Drive, and a 15' front yard adjacent to Yellowstone.

The house was constructed facing Yellowstone with a front yard setback of 27-1/2' and a distance of 30' plus adjacent to Glacier Drive. Regardless of the way a house fronts, the setbacks are determined by either a plat, zoning ordinance, or in this case, the C.U.P. which is in conformance to the requirements of the zoning ordinance.

It should be noted that the front yard in which the applicant wishes to construct the swimming pool is immediately adjacent to the front yard of the adjacent dwelling. Also, with the house facing Yellowstone, you would normally assure the house would maintain a rear yard of twenty', however only a 7.9' distance is maintained adjacent to the side yard of the adjacent property. The rear yard, which would normally be used for a swimming pool, is forty-two' deep and should be more than ample space for the construction in compliance with the regulations. This rear yard, however, is almost totally used by a curved driveway that enters the garage from the north. In view of the existing physical improvements on the property, the location proposed for the pool is the only logical area for activity orientation to the dwelling.

This case was considered on April 26, 1983 after being advertised for a reduction of the front yard from 25' to 17'. After the case was advertised, the applicant submitted a site plan showing the pool to be located within 12' of the right-of-way of Glacier Drive. Being unable to locate the pool in accordance with the advertised dimension of 17', it was necessary to readvertise the case to be heard at the May meeting, which was the action

of the Board on April 26, 1985.

In viewing the property in the field, it appears that the 6' fence enclosing this yard extends 4 to 5' onto public right-of-way. Any variance should be subject to the removal of the fence from public right-of-way.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique, however, due to the existing physical improvements on the property, and the orientation of the dwelling to the yard, a certain uniqueness might exist.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the yard is fenced with a six foot wooden fence, and the garage and driveway of the adjacent property is located immediately across the fence that will provide separation from the main part of the dwelling.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the yard in which the applicant proposes to place the pool is the only logical location.

PUBLIC INTEREST:

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

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the pool will be screened from the adjoining properties and will be located a reasonable distance from the habitable portion of the adjacent property.

RECOMMENDATION:

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

1. The applicant shall relocate the wood fence back on private property.
2. The pool shall not be located closer than 12' to the Glacier street right-of-way.
3. A solid screening fence shall be maintained around the pool.

BZA CASE NO. ~~5-11-83~~ 14-83

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

23 NOTICES SENT TO ADJOINING PROPERTY OWNERS

35 TOTAL NOTICES SENT 5-11-83

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

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

Jack H. Galbraith
Secretary

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THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE April 22, 1983

TO Glen Little, Special Assistant for Zoning

FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 14-83, 2450 Yellowstone

At its April 20th meeting, CPO Neighborhood Council Area "A" considered the captioned request for a variance to reduce the required front yard setback from 25' to 17' on property zoned "AA" One-Family Dwelling District to permit the construction of an accessory structure. Bill Mast and Sam Schroeder were present representing the applicant. No area residents were present concerning the case.

The Council voted unanimously, 5-0, to recommend approval of the variance subject to the BZA Secretary's recommendations.

Please provide the Council's recommendations to the BZA when it considers the case on April 26th.


Dean Kruthof
Administrative Aide III

DK:dm

SECRETARY'S REPORT
CASE NO. BZA 14-83

APPLICANT: Billy G. & Carolyn K. Mast, 2450 Yellowstone, Wichita, Kansas.

AGENT: Gary "Sam" Schroeder, 401 North West, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard from 25' to 17' to permit the construction of an accessory structure (swimming pool) in front of the main structure.

GENERAL LOCATION: On the northeast corner of Yellowstone and Glacier Drive (2450 Yellowstone).

ZONING: Subject property is zoned the "R-5" General Residence District as are all adjacent properties. It is within a C.U.P. that limits the use of the property to One-family Dwellings.

LAND USE: Subject property is occupied by a One-family Dwelling as are the adjacent properties except to the northeast is vacant, but approved for Multiple-family Dwellings.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the front yard setback in order to construct an accessory structure (swimming pool) within 17' of the property line adjacent to Glacier Drive. The property does not have a platted setback, however, the property is in a Residential Community Unit Plan that established a 25-foot front yard on this property adjacent to Glacier Drive, and a 15' front yard adjacent to Yellowstone.

The house was constructed facing Yellowstone with a front yard setback of 27-1/2' and a distance of 30' plus adjacent to Glacier Drive. Regardless of the way a house fronts, the setbacks are determined by either a plat, zoning ordinance, or in this case, the C.U.P. which is in conformance to the requirements of the zoning ordinance.

It should be noted that the front yard in which the applicant wishes to construct the swimming pool is immediately adjacent to the front yard of the adjacent dwelling. Also, with the house facing Yellowstone, you would normally assure the house would maintain a rear yard of twenty', however only a 7.9' distance is maintained adjacent to the side yard of the adjacent property. The rear yard, which would normally be used for a swimming pool, is forty-two' deep and should be more than ample space for the construction in compliance with the regulations. This rear yard, however, is almost totally used by a curved driveway that enters the garage from the north.

In view of the existing physical improvements on the property, the location proposed for the pool is the logical area for activity orientation to the dwelling. It should be noted, however, that an accurately drawn site plan was not submitted until after the case had been advertised for a reduction of the yard from 25' to 17'. The site plan now indicates that a variance to 12' is necessary to accommodate the pool location. If this is the location desired by the applicant, the case will be required to be readvertised for a hearing in May.

In viewing the property in the field, it appears that the 6' fence enclosing this yard extends 4 to 5' onto public right-of-way. Any variance should be subject to the removal of the fence from public right-of-way.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique, however, due to the existing physical improvements on the property, and the orientation of the dwelling to the yard, a certain uniqueness might exist.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the yard is fenced with a six foot wooden fence, and the garage and driveway of the adjacent property is located immediately across the fence that will provide separation from the main part of the dwelling.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the yard in which the applicant proposes to place the pool is the only logical location.

PUBLIC INTEREST:

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

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the pool will be screened from the adjoining properties and will be located a reasonable distance from the habitable portion of the adjacent property.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, and the applicant wants to locate the pool as shown by the site plan, then it is the recommendation of the Secretary that the case be readvertised to reduce the front yard from 25' to 12' and be reconsidered at the May meeting.

In the event the applicant can locate the pool no closer to the right-of-way line of Glacier Drive than 17', then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The applicant shall relocate the wood fence back on private property.
2. The pool shall not be located closer than 17' to the Glacier street right-of-way.
3. A solid screening fence shall be maintained around the pool.

BZA CASE NO. 14-83

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

23 NOTICES SENT TO ADJOINING PROPERTY OWNERS

35 TOTAL NOTICES SENT 4-6-83

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April 6, 1983

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 14-83

CITY OF WICHITA, KANSAS

FILED 3-28-83

APPLICATION FOR VARIANCE

I. Name of Applicant BILLY G. & CAROLYN K. MAST
Mailing Address 2450 YELLOWSTONE Phone ⁶⁷²¹⁷ 722-5989
Name of Authorized Agent GARY "SAM" SCHROEDER
Mailing Address 401 N. WEST 6720³ Phone 943-0001
Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required front yard setback from 25 feet to 17 feet to permit the construction of an accessory structure (swimming pool) in front of the main structure.
for property located on the northeast corner of Yellowstone and Glacier Dr. (2450 Yellowstone).
and legally described as: Lot 2, Block 4 of the Park, an Addition to Wichita, Sedgewick County, Kansas.

in the City of Wichita; and which is presently zoned AA R-1⁵

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. 36-596); 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 Sedgewick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant _____

Authorized Agent Gary "Sam" Schroeder

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 10:00 (a.m.), MAR. 28, 1983, together with appropriate fee of 75.00.

Signed S. Lytle



FAMILY PRIDE POOLS & SPAS, INC.

401 N. West St.
Wichita, Kansas 67203
(316) 943-0001

March 28, 1983

Mr. Glenn Lytle
Board of Zoning Appeals
City of Wichita
Wichita, Kansas

RE:
Installation of 1 (one) swimming
pool located at 2450 Yellowstone,
Wichita, KS

We are wanting to install a "Pool-Spa", which is a 12X24, one piece-Fiberglass swimming pool, at the above address. In accordance with instructions, we are submitting a duplicate copy of a sketch, showing the lot in question.

This request became necessary when we applied for a permit to install the pool. When the house was built, the builder established the front door to face Yellowstone Street. According to City records, the front yard faces Glacier Street, which necessitated our request for this variance.

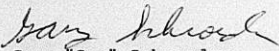
Once installed, the pool will be completely enclosed with the Homeowners existing fence. The Homeowner, Mr. Mast, has always used the pool site location as his back yard, and always will.

We have reviewed the five items outlined in the variance conditions, outlined in our instructions, and feel that all of the conditions have been met.

We are hopeful approval of our variance is granted, and that we may proceed with the installation of the pool.

Thank you for your help.

Sincerely,

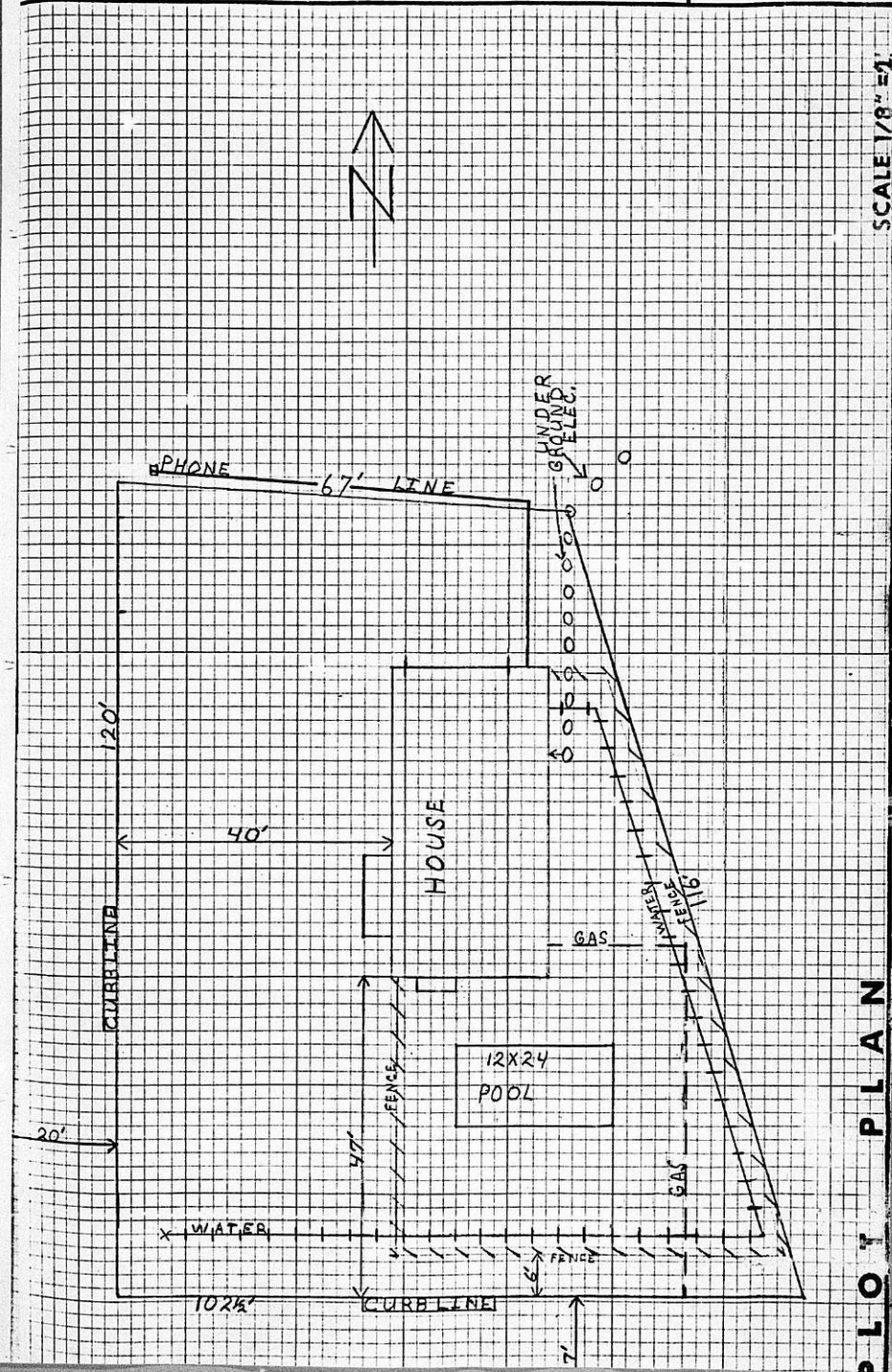

Gary "Sam" Schroeder
President

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SCALE 1/8" = 1'

PLOT PLAN

BZA 14-83

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	4	The Park	✓ ✓ Union National Bank of Wichita 150 North Main 67202
Lot 2	4	"	DA ✓ Billy G. Mast Carolyn K. Mast 2450 Yellowstone 67209
Lot 3	4	"	✓ ✓ John W. Wilcox Constance L. Wilcox 2511 Glacier Drive 67209
Lot 4	4	"	✓ ✓ Richard P. Price Barbara H. Price 2510 Glacier Drive 67209
Lot 5	4	"	✓ ✓ Donald E. Grampp Elizabeth E. Grampp 2514 Glacier Drive 67209
Reserve A	5	"	✓ ✓ Douglas L. Castleberry Barbara M. Castleberry 786 N. Ridge Road Agent Returned - 4-11-83 → 14 Review Ct. 67212 Laddard, KS. 67052
Lot 115	5	"	✓ ✓ Thomas William Pape Pamela Rock Pape 2515 Glacier Drive 67209
Lot 116	5	"	✓ ✓ Warren B. Wilcox Katherine A. Wilcox 2511 Glacier Drive 67209
Lot 117	5	"	✓ ✓ Rickie A. Penner Linda S. Penner 2507 Glacier Drive 67209
Lot 118	5	"	✓ ✓ Clifton D. Larison Vickie J. Larison 2503 Glacier 67209

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 119	5	The Park	✓ James A. Durrant Karen L. Durrant 2502 Yellowstone 67209
Lot 120	5	"	✓ Richard L. Gibson Cheryl L. Gibson 2506 Yellowstone Circle 67209
Lot 121	5	"	✓ Alonzo O. Bliss III Nancy C. Bliss 2510 Yellowstone 67209
Unit 2201	Building 22	The Tree House Condominium, on a portion of Lot 1, Block 1 The Park Addition	✓ Roger L. Stromberg 2421 Yellowstone Unit 2201 67209
Unit 2202	22	"	✓ Kim M. Heberlein 2421 Yellowstone Unit 2202 67209
Unit 2203	22	"	✓ Glenn E. Johnson Karen S. Johnson 2421 Yellowstone Unit 2203 67209
Unit 2204	22	"	✓ Brad R. Brandt 2421 Yellowstone Unit 2204 67209
Unit 2301	23	"	✓ Jack W. Kowalski 130 S. Maize Road 67209 ✓ James D. Hopper 136 Summitlawn Circle 67212
Unit 2302	23	"	Same as above
Unit 2303	23	"	✓ Charlotte Gribble 2421 Yellowstone Unit 2303 67209

<u>Lot</u>	<u>Building</u>	<u>Addition</u>	<u>Property Owner</u>
Unit 2304	23	The Tree House Condominium a portion of Lot 1, Block 1 The Park Addition	<i>JK</i> Jack W. Kowalski 130 S. Maize Road 67209 James D. Hopper 136 Summitlawn Circle 67212
Unit 101	1	"	✓✓ Gerald D. Simmons Thelma M. Simmons 2421 Yellowstone Unit 101 67209 <i>returned</i> <i>resent</i> <i>4-18-83</i> 1014 Eastman 67207
Unit 102	1	"	✓✓ Mary J. Tambling 2421 Yellowstone Unit 102 67209
Unit 103	1	"	✓✓ Mary L. Noone 2421 Yellowstone Unit 103 67209
Unit 104	1	"	✓✓ Andrew C. Chapman 2421 Yellowstone Unit 104 67209

The common areas in The Tree House Condominium Development are owned jointly by the owners of the individual units, each unit owner is a member of the Unit Owners' Association which is empowered to act on their behalf in specified situations.

Page 4

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

Lot 2, Block 4, The Park,
an Addition to Wichita,
Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 24th day of March, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice-President

Order No: 318008
ap

WICHITA - SEDGWICK COUNTY

W.S.C.

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

POSTAL WARNING
ORDER EXPIRED
RETURN TO SENDER

BZA 14-83

RECEIVED

APR 11 1983

METROPOLITAN PLANNING
ROUTE Shelby

Douglas L. & Barbara M. Castleberry
786 N. Ridge Road
Wichita, KS 67212

WICHITA, KS
PM
APR 9
1983

*14 Lakewood Ct. off
Doddard Order 120
67052*

WICHITA
APR-6'83
KANSAS
U.S. POSTAGE
20
NO. 347920

WICHITA - SEDGWICK COUNTY

W.S.C.

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

4/8/83

BZA 14-83

SIM 21 050704N1 04/07/83

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Gerald D. & Thelma M. Simmons
~~2421 Yellowstone - Unit 101~~
Wichita, KS 67209

1014 Eastmore 67207

ATTEMPTED
NOT KNOWN
RETURN TO SENDER

WICHITA
APR-6'83
KANSAS
U.S. POSTAGE
20
NO. 347920

RECEIVED

APR 11 1983

METROPOLITAN PLANNING
ROUTE

WICHITA, KS
PM
APR 8
1983

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-21

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
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY