

Case No. BZA 16-80 - Richard & Carolyn Deaver - Requests a variance to reduce the required sideyard setback from 6' to 2-1/2' on property zoned "AA" One-family Dwelling District

*POSTED*  
*4-1-80*  
*[Signature]*

**ACTION**

BZA 16-80  
COMMITTEE Approved DATE 4-22-80

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

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

*6A 80*  
*with Sec*  
*Checked out*

Map No. 4847  
Sec. 20  
Twp. 27  
Range 1W

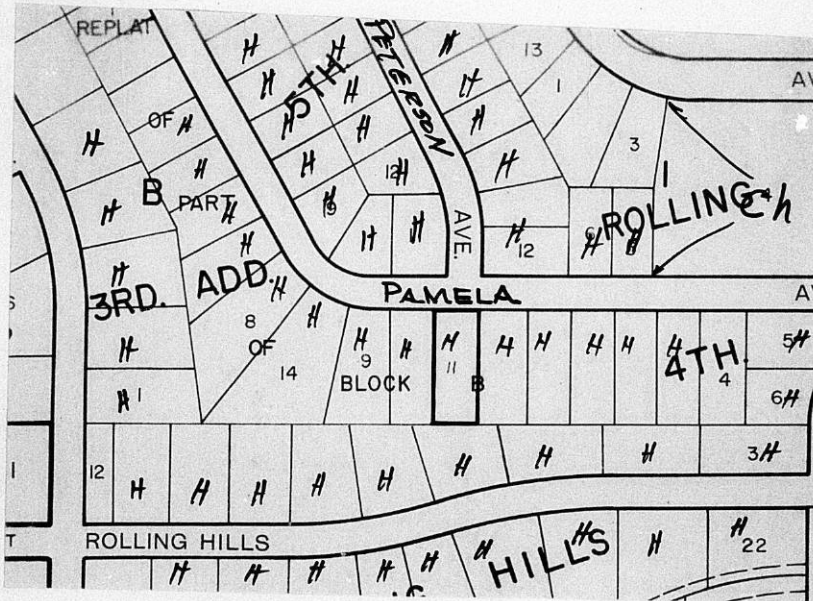
BZA- 16-80  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.36 ( 75 ft. by 210 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FAM South SINGLE FAM  
West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:

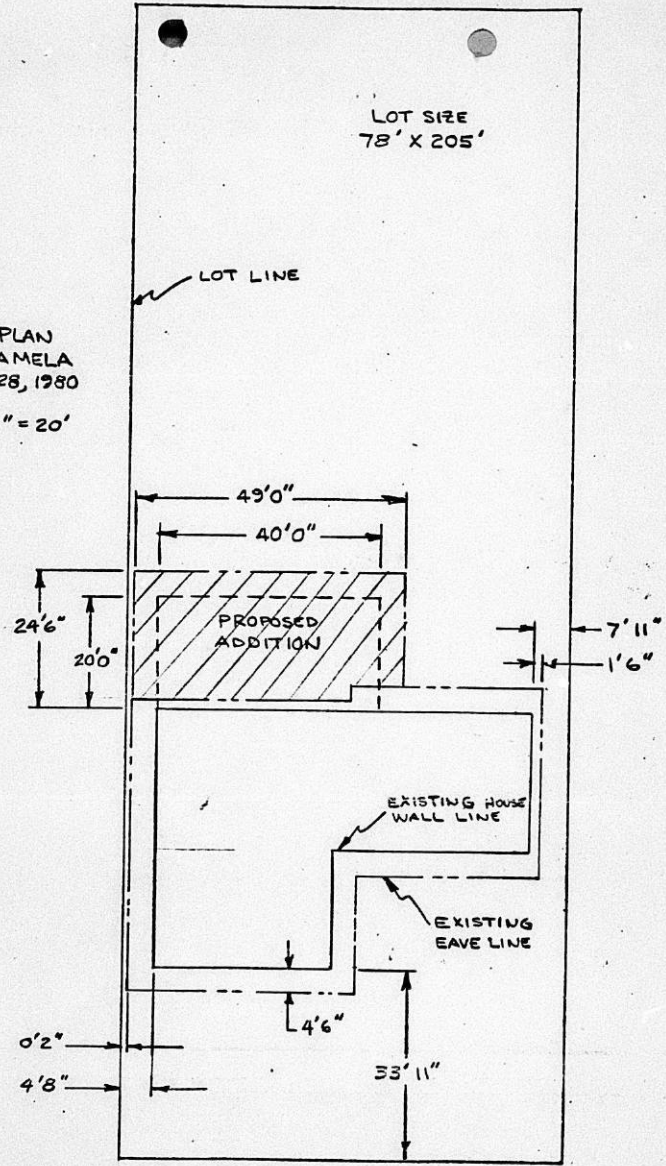
Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



Shiloh  
No. 2133C  
REGISTERED  
LOS ANGELES, CALIFORNIA  
MORRISON, THOLOUST GROVE, CA  
U.S.A.

LOT SIZE  
78' X 205'

SITE PLAN  
431 PAMELA  
APRIL 28, 1980  
SCALE 1" = 20'



April 30, 1980

Richard & Carolyn Deaver  
431 Pamela  
Wichita, Kansas 67212

Re: Case No. BZA 16-80  
Request for Variance

Dear Mr. & Mrs. Deaver:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 22, 1980, in connection with your request for a variance to reduce the required side yard setback from 6' to 2' on property zoned "AA" One-family Dwelling District and generally located on the south side of Pamela (431 Pamela).

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 (2)  
Don Gisick, City Clerk  
David L. Dahl of Kassebaum & Johnson, 125 North Market,  
#1520, Wichita

RESOLUTION NO. BZA 16-80

WHEREAS, Richard and Carolyn Deaver, 431 Pamela, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the sideyard setback from 6' to 2' on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 11, Replat of Part of Block B, Rolling Hills Third Addition, Sedgwick County, Kansas. Generally located on the south side of Pamela (431 Pamela).

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 22, 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 owner has acquired a property that had been built under the jurisdiction of the zoning ordinance and assumed compliance had in fact been attained; 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 both houses have been in existence for 15 or more years without apparent affect on the adjacent property owner; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant may have difficulty in obtaining title insurance without a 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 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 the minimum separation is not being maintained; 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 sideyard setback from 6' to 2' on property zoned the "AA" One-family Dwelling District and legally described as:

Lot 11, Replat of Part of Block B, Rolling  
Hills Third Addition, Sedgwick County, Kansas.  
Generally located on the south side of Pamela  
(431 Pamela).


be approved subject to the following conditions:

1. The variance to reduce the east side yard from 6' to 2' shall be only for the eave of the house that now exists on the property and the proposed addition. The house proper and the proposed addition shall maintain a 4' side-yard setback.
2. The applicant shall submit two revised copies of a site plan to the Secretary of the Board locating the existing house and proposed addition prior to release of the resolution.

ADOPTED AT WICHITA, KANSAS, this 22nd day of April, 1980 .

  
Earl Henderson, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

**RECEIVED**

APR 30 1980

METROPOLITAN PLANNING

ROUTE  Lytle  
 \_\_\_\_\_

April 28, 1980  
431 Pamela  
Wichita, KS 67212

Mr. Glen Lytle  
City of Wichita  
Board of Zoning Appeals  
City Hall  
455 N. Main Street  
Wichita, KS 67202

Dear My Lytle:

In regard to Case No. BZA 16-80, I have prepared and enclosed two copies of the site plan as requested. The proposed addition is the cross-hatched area.

I wish to thank you and the Board for the professional manner in which my case was handled.

Yours truly,

*Richard A. Deaver*

Richard A. Deaver

RAD: cmd

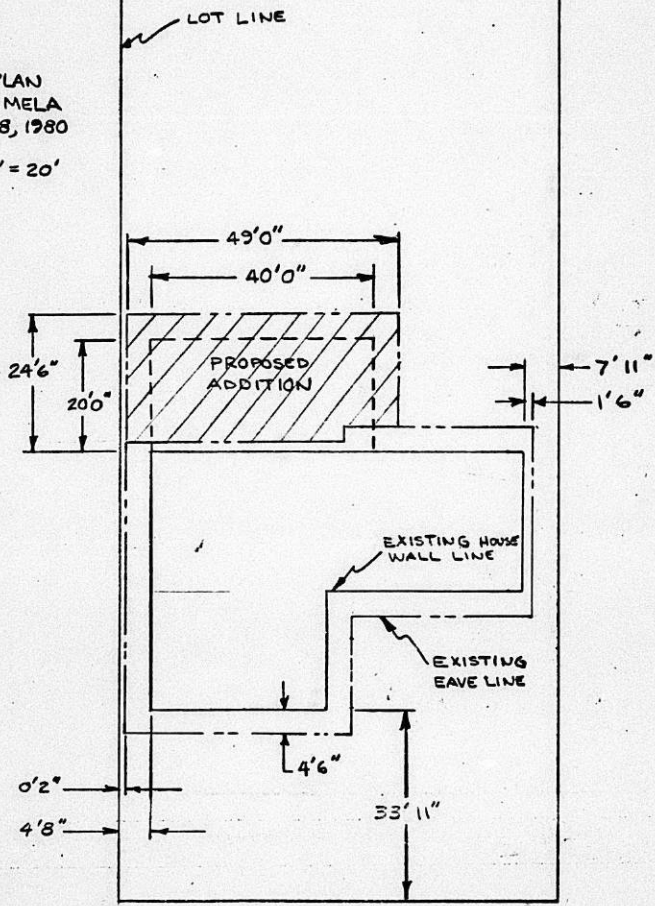
Enclosures 2

cc: David Dahl, Kassebaum and Johnson, 125 N. Market #1520, Wichita, Ks  
67202.

LOT SIZE  
78' X 205'

SITE PLAN  
431 PAMELA  
APRIL 28, 1980

SCALE 1" = 20'



April 23, 1980

Richard & Carolyn Deaver  
431 Pamela  
Wichita, Kansas 67212

Re: Case No. BEA 16-80  
Request for Variance

Dear Mr. & Mrs. Deaver:

At the regular meeting of the Board of Zoning Appeals on April 22, 1980, your request for a variance to reduce the required side yard setback from 6' to 2' on property zoned "AA" One-family Dwelling District and generally located on the south side of Pamela (431 Pamela) was considered.

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

1. The variance to reduce the east side yard from 6' to 2' shall be only for the eave of the house that now exists on the property and the eave on the proposed addition. The house proper and proposed addition shall maintain a 4' side yard setback.
2. The applicant shall submit two revised copies of a site plan to the Secretary of the Board locating the existing house and proposed addition prior to release of the resolution.

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 and upon the receipt of the site plan as stated above.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:sad

cc: David L. Dahl of Kassebaum & Johnson, 125 North Market,  
#1520, Wichita  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE April 17, 1980

TO Glen Lytle, Special Assistant for Zoning

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 16-80: 431 Pamela

The captioned case was taken up off the agenda at the April 16 CPO Council "A" meeting. Because Council members had not been provided background information prior to the meeting, and neither the applicant nor adjacent residents were present to discuss the case, the Council made no recommendation on the variance request.

*Gail Williams*

Gail Williams  
CPO Administrative Aide

GW:gw

Noted:

*Sarah Gilbert*

Sarah Gilbert  
Assistant CP Coordinator

**RECEIVED**

APR 17 1980

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 16-80

APPLICANT: Richard and Carolyn Deaver, 431 Pamela, Wichita, Kansas.

AGENT: David Pahl, 125 North Market #1520, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.E, Code of the City of Wichita, to reduce the required side yard setback from 6' to 2-1/2'.

GENERAL LOCATION: On the south side of Pamela west of Wood Lane (431 Pamela).

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

LAND USE: Subject property is developed with a One-family dwelling as are all adjacent properties.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.E, 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).

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BZA AGENDA  
4-22-80

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required side yard setback adjacent to the east property line for an existing Single-family Dwelling. The required side yard in the "AA" One-family Dwelling District is 6', and the applicant is requesting that this requirement be reduced so that the dwelling would be in conformance to the regulations.

We have been advised by the applicant on this date, April 15, 1980, that the side wall of the existing house maintains a 4' setback from the side yard, however, the eave extends to the property line thereby creating the necessity to reduce the required side yard from 6' to 2'. The applicant also indicates that an addition is proposed to be constructed on the home which would cause an off-set of 2' if a 6' side yard is maintained.

The applicant states that the house was purchased in 1968 from the original owner. The permit for construction was issued in 1964 to a contractor by the name of Forshee. The permit was issued on the basis that the easement had been vacated by the City Commission on January 28, 1964 and could therefore extend into the easement. It also appears that a portion of Lot 12 was needed to comply with the yard requirement and was included as part of the ownership with Lot 11 at that time.

The abstract company that furnished the ownership list indicated that at the time the permit was issued Lot 11 & 12 were owned by the same party. Subsequently a permit was issued on Lot 12 for the construction of a Single-family Dwelling. It is not shown by the applicant's site plan where the house is located on the property to the east, however, it appears by the aerial photographs that the house to the east complies with the 6' side yard based on the present ownership, which is, Lot 12 except the west 1-1/2 feet. In accordance with the ownership list furnished by the applicant, a strip of land (west 1-1/2' of Lot 12) between the two houses is owned by a third party.

The applicant's agent has indicated an interest in obtaining this strip of land if the owner can be located. It is not known at this time whether the addition of this 1-1/2 foot strip to the applicant's property would then make their house conforming to the 6' sideyard setback. I have requested that the applicant provide a survey of the exact location of the house on the property so that the requested variance may be accurately determined.

The applicant indicates that the condition has existed for 16 years without incident, however, it is the Secretary's opinion that the house was originally built with an adequate side yard, but that transfers of land between owners have now resulted in a violation of the required side yard. It is, however, a situation that cannot easily be resolved except by the granting of a variance.

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4-22-80

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to find uniqueness in this case, however, if it can be found, it would be that the owner has acquired a property that had been built under the jurisdiction of the City of Wichita's Zoning Ordinance and assumed that compliance had in fact been attained.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested may not adversely affect the rights of adjacent property owners or residents inasmuch as both houses have been in existence for 15 or more years without apparent affect on the adjacent property owner.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the zoning ordinance would constitute an unnecessary hardship upon the applicant inasmuch as the applicant may have difficulty in obtaining title insurance without a variance.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would not affect the public interest inasmuch as the request is interiorly located.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the requested variance would be opposed to the spirit and intent of the zoning ordinance inasmuch as the minimum separation is not being maintained.

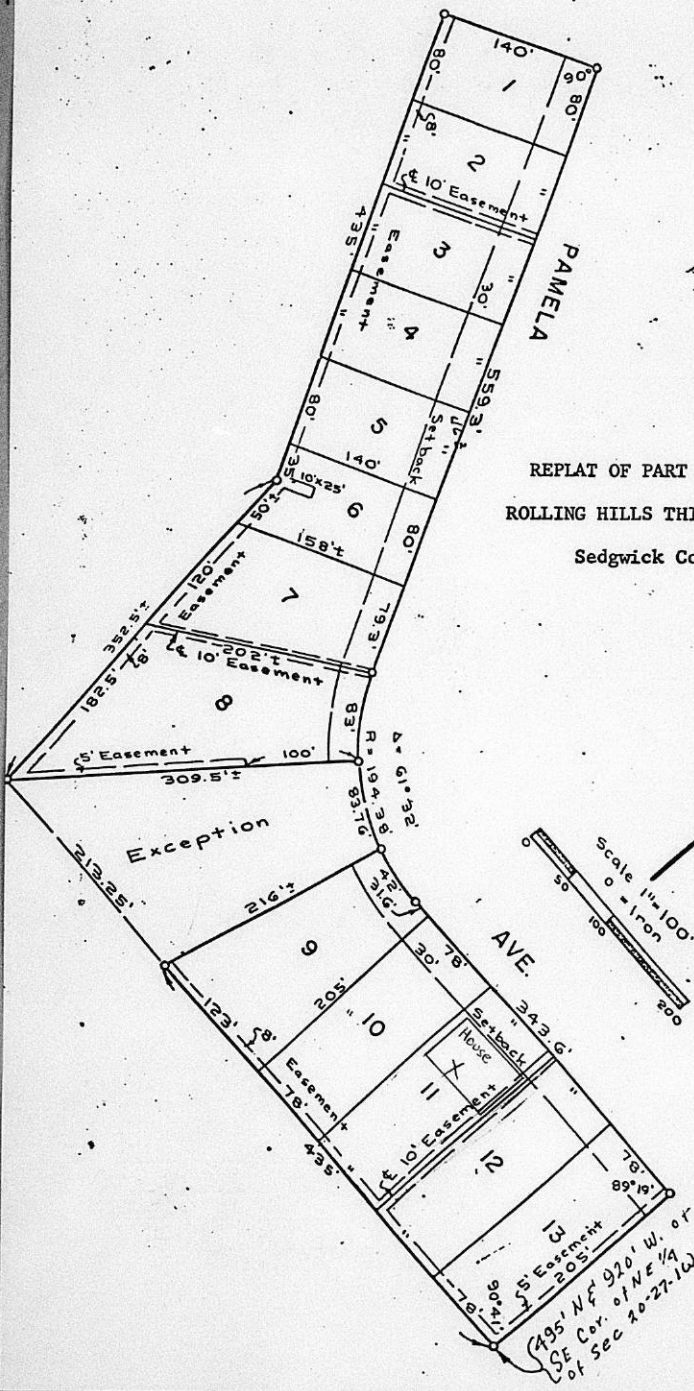
RECOMMENDATION:

The Secretary has not been able to justify all five conditions necessary for the granting of a variance, however, should the Board determine that the five conditions can be found to exist, it is recommended that the variance be granted subject to the following conditions:

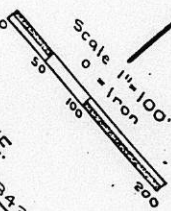
1. The variance to reduce the east side yard from 6' to 2' shall be only for the eve of the house that now exists on the property and the eve on the proposed addition. The house proper and proposed addition shall maintain a 4' side yard setback.
2. The applicant will make an effort to purchase the west 1-1/2' of Lot 12 from the present owner and if successful, the above side yard dimension shall be increased 1-1/2 feet.

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4-22-80

3. The applicant shall submit two revised copies of a survey drawing to the Secretary of the Board locating the existing house and proposed addition prior to release of the resolution.



REPLAT OF PART OF BLOCK B,  
 ROLLING HILLS THIRD ADDITION  
 Sedgwick County, Kansas



301

495' N of 920' W. of  
 SE Cor. of NE 1/4  
 of SEC 20-27-16

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

April 1, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 16-80

An application has been filed by Richard & Carolyn Deaver, 431 Pamela, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required side yard setback from 6' to 2-1/2' on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 11, Replat of Part of Block B, Rolling Hills Third Addition, Sedgwick County, Kansas. Generally located on the south side of Pamela (431 Pamela).

This application has been assigned case No. BZA 16-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 22, 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

BZA CASE NO. 16-80

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

16 NOTICES SENT TO ADJOINING PROPERTY OWNERS

29 TOTAL NOTICES SENT 4-1-80

BOARD OF ZONING APPEALS

CASE NO. 16-80

CITY OF WICHITA, KANSAS

FILED 3-24-80

APPLICATION FOR VARIANCE

I. Name of Applicant Richard and Carolyn Deaver

Mailing Address 431 Pamela Wichita, KS 67212 Phone 722-2279

Name of Authorized Agent David L. Dahl of Kassebaum & Johnson

Mailing Address 125 N. Market, #1520, Wichita, KS Phone 263-4921

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

II. The variance requested is to reduce the required side yard setback  
from 6 feet to 2 1/2 feet a variance from a side yard set back  
requirement established in §28.04.040 (c) (2) of the code of

The City of Wichita.

for property located on the south side of Pamela  
at (431 Pamela) Wichita, Kansas 67202

and legally described as: use legal from ownership list  
The east side of Lot 11 except the south  
eight (8) feet thereof, replat of part of Block B, Rolling

Hills Third Addition to the City of Wichita, Sedgwick Cty., Kansas

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

family dwelling

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.

Applicant

David L. Dahl  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:25 (a.m. - ~~P.m.~~), March 24 19 80  
together with appropriate fee of \$50.00.

T9-402

L. Lynn Shirley  
Signed

R 34883  
C 12098  
TJ Melton WE Forstree

2543<sup>01</sup> RA

6/18/04 64'9" x 44.5"

MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

FORM NO. 10  
C 12097

**CITY OF WICHITA, KANSAS**  
APPLICANT'S INFORMATION  
AND CERTIFICATE OF CONSENT

Application is hereby made for a permit to \_\_\_\_\_  
(Indicate the nature of the work to be done)

No. \_\_\_\_\_  
in accordance with the following description and in conformity with the provisions of all laws and ordinances pertaining thereto.

Site or Contiguous Property Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_

If Work Order: Total Number of Work Orders \_\_\_\_\_ Number of Work Orders \_\_\_\_\_

Business Description \_\_\_\_\_  
Date of \_\_\_\_\_

From \_\_\_\_\_  
Material \_\_\_\_\_

Other Street Frontage \_\_\_\_\_  
County \_\_\_\_\_

Other Street \_\_\_\_\_  
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AVAILABLE COPY

INSPECTION DEPARTMENT  
CITY OF WICHITA, KANSAS  
DIVISION OF BUILDING PERMITS  
AND OFFICE OF PLANNING  
**PLOT PLAN**

Application is hereby made for a permit to construct a building on the following described lot:

<input type="checkbox"/> One or more stories <input type="checkbox"/> Two or more stories <input type="checkbox"/> Three or more stories <input type="checkbox"/> Four or more stories <input type="checkbox"/> Five or more stories <input type="checkbox"/> Six or more stories <input type="checkbox"/> Seven or more stories <input type="checkbox"/> Eight or more stories <input type="checkbox"/> Nine or more stories <input type="checkbox"/> Ten or more stories <input type="checkbox"/> More than ten stories <input type="checkbox"/> Other	<input type="checkbox"/> Single detached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Attached <input type="checkbox"/> Other	<input type="checkbox"/> Single detached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Attached <input type="checkbox"/> Other
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PROPERTY LINE

PROPERTY LINE

SIZE OF LOT 78' x 205'

- The undersigned hereby certifies:
- That the structure covered by this application will be placed no closer to the lot lines than the dimension as indicated on the above plot plan and that the undersigned has full knowledge of these setbacks.
  - It is further certified that the undersigned has examined the recorded plats and other records of the land upon which this building is to be located and that it will not encroach upon any easement or be built over any public sewer or utility.
  - The undersigned also certifies that he has been apprized of the housing code of the city of Wichita and that the work included on this application will conform with the provisions hereof.

*[Signature]*  
Applicant

GRADUATE ARCHITECTURAL ENGINEER  
 LICENSE NO. 11111  
 STATE OF KANSAS  
 EXPIRES 12/31/2005

STATEMENT

As attorney and authorized agent for the applicants, Richard and Carolyn Deaver, I respectively submit the following statement relative to my client's application for the following variance:

A side yard set back requirement on the East side of Lot 11, except the South eight (8) feet thereof, replat of part of Block B, Rolling Hills Third Addition to the City of Wichita, Sedgwick County, Kansas.

I. A. In 1968, the applicants purchased a home at 431 Pamela, Wichita, Kansas, which was constructed by another party in 1964.

B. Unbeknownst to the applicants, the home encroached on a utility easement and did not conform to the area's side yard set back requirement.

C. The aforementioned utility easement was vacated by the City in January of 1980.

D. The applicants, whose home is a AA zoning district, home, are requesting a variance from a side yard set back requirement set forth in § 28.04.040 (c) (2) of the code of the City of Wichita.

II. It is believed that this application will meet the requirements of § 2.12.590 (B) of the code of the City of Wichita in the following manner:

A. A special condition exists and is unique to the property in question in that the home purchased by the applicants in 1968, which was constructed four years earlier by another party, did not adhere to the aforementioned side yard set back requirement. Said condition was not created by any actions of the applicants, who now own the property.

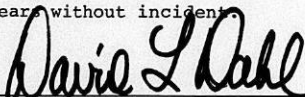
2. Granting of the permit for the variance will not adversely affect the rights of adjacent property owners in that only one adjacent property owner is affected by said variance, said property owner does not oppose said variance, no complaints have been made to the applicants regarding the non conformance

of the house to the set back requirement, and only the applicant's overhang rather than their entire house violates the aforementioned set back requirement.

3. The literal enforcement of the provisions of the aforementioned set back requirement will create an unnecessary hardship on the applicants in that the entire overhang of the East portion of the applicants home, violates the set back requirement, and said violation cannot be corrected in a practical manner.

4. The variance desired will not adversely affect the public's health, safety, morals, order, convenience, property or general welfare in that said variance involves only a residence, used strictly as such by law abiding citizens without incident since its construction, and standing in violation of the aforementioned set back requirement without incident since 1964.

5. The spirit and general intent of Title 28 of the code of the City of Wichita will be observed in that all other requirements of said code are followed, and the public's safety, health, convenience, comfort, property and general welfare will not be adversely affected, and the personal and property rights of others shall not be disrupted, as is evidenced by the existence of the violation for over sixteen years without incident.

  
Authorized Agent

O W N E R S H I P   L I S T

Lot	Addition	Property Owner
Lot 6, Block 1	Rolling Hills 4th Add.	✓ Dale D. Lott and Geraldine B. Lott 420 Pamela 67212
Lot 1, Block 3	Same	✓ Lewis M. Edwards and Alice M. Edwards 417 Pamela 67212
lot 11	Replat of Part of Block B, Rolling Hills 3rd Add. <i>D</i>	✓ Richard A. Deaver and Carolyn M. Deaver 431 Pamela 67212
lot 12 except West 1½ feet	Same	✓ Lyle D. Jones & Judy D. 427 Pamela 67212
West 1½ feet lot 12	Same	✓ Alexander M. Birch Jr. Address Unknown
lot 13	Same	✓ James G. Morris and Eila L. Morris 423 Pamela 67212
lot 9	Same	✓ Eldred L. Failing and Aloise L. Failing 441 Pamela 67212
lot 10	Same	✓ Don C. Hampton & Dawn E. 435 Pamela 67212
lot 14, Block B	Rolling Hills 4th Add.	✓ Richard A. Clark and Patricia Ann Clark 447 Pamela 67212
lot 10, Block E	Rolling Hills 5th Add.	✓ Don E. Carr & Raquel A. 442 Pamela 67212
lot 11, Block E	Same	✓ Billy E. Henline & Cleeta M. 401 Peterson 67212
lot 5	Rolling Hills Addition	✓ Dean J. Stover & Lolita M. #10 Rolling Hills Drive 67212
lot 6	Same	✓ M. James Hensler and A. LaVonne Hensler #12 Rolling Hills Drive 67212
lot 7	Same	✓ Robert E. Pollock and Nancy H. Pollock #14 Rolling Hills Drive 67212

*1964  
Pamela 67212  
W 1/2 of lot 12*

*1978  
1968*

Lot	Addition	Property Owner
lot 8	Rolling Hills Addition	Thomas H. Stelovich and ✓ W. Maxine Stelovich #16 Rolling Hills Drive 67212
Lot 18	Same	✓ Don B. Stahr & Dana D. #13 Rolling Hills Drive 67212

Beginning at the NW corner of lot 19, Rolling Hills Addition, thence easterly along the north line of said lot 19 to a point 8 feet east of the NW corner of said lot 19, thence southerly to the SW corner of said lot 19; thence northerly along the west line of said lot 19 to the pob. Same

Lot 19 except above described portion	Rolling Hills Addition	✓ Fred Edward Tracy and Judith Pealman Tracy #11 Rolling Hills Drive 67212
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Lot 12 and beginning at the SE corner of lot 11, thence north along the rear line of lot 11, a distance of 67.5 feet, thence SWly to a point on the front line of lot 11, which is 45 feet north of the SW corner of lot 11, thence south along the front line of lot 11, to the SW corner of lot 11, thence east along the south line of lot 11, to place of beginning, all in Block F, Rolling Hills Fifth Addition		✓ Willard L. Haury and Marjorie L. Haury 400 Peterson 67212
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We hereby certify the foregoing to be a true and correct list of the property owners of:

*use for legal*

A 200 foot radius of [ Lot 11,  
Replat of Part of Block B,  
Rolling Hills Third Addition,  
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 17th day of March, 1980 at 7:00 o'clock A.M.

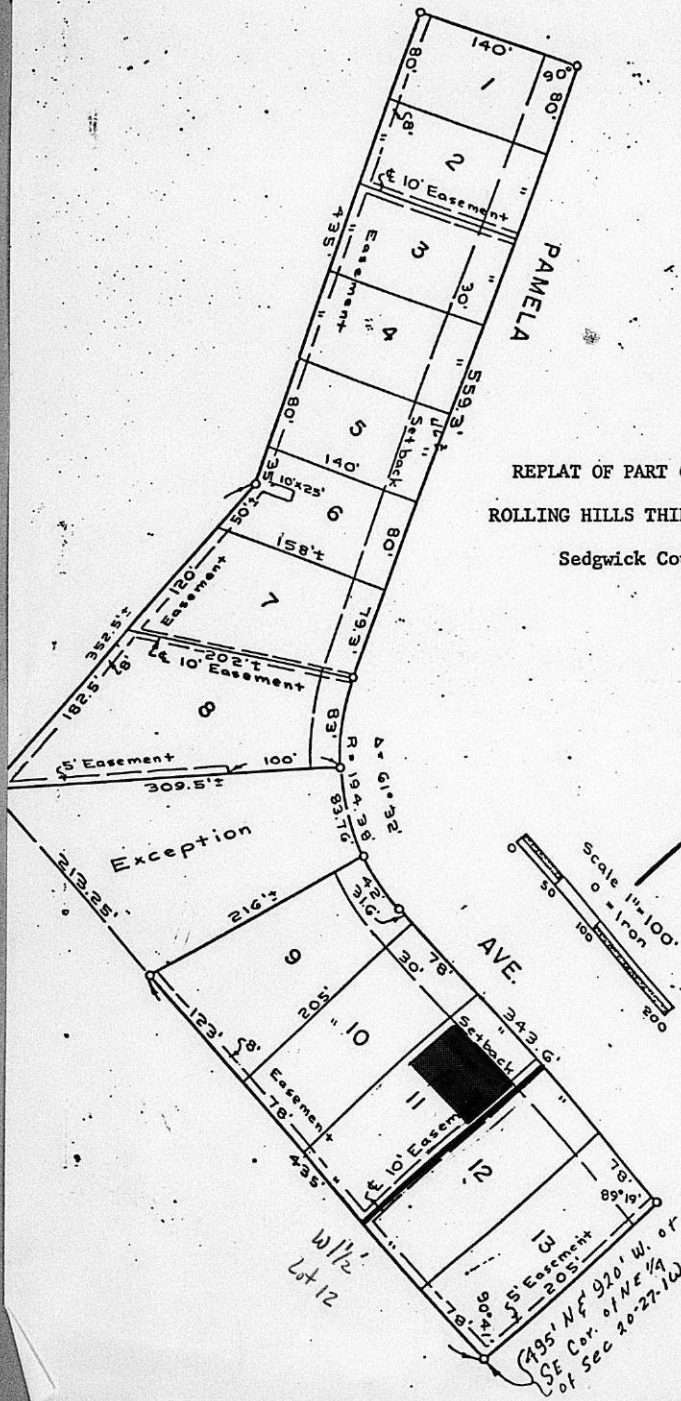
THE SECURITY ABSTRACT & TITLE CO., INC.

By

*Mary Hable*

Vice President

Order No. 286395  
wh



REPLAT OF PART OF BLOCK B,  
 ROLLING HILLS THIRD ADDITION  
 Sedgwick County, Kansas

BZA-16-80

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

April 1, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 16-80

An application has been filed by Richard & Carolyn Deaver, 431 Pamela, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required side yard setback from 6' to 2-1/2' on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 11, Replat of Part of Block B, Rolling Hills Third Addition, Sedgwick County, Kansas.  
Generally located on the south side of Pamela (431 Pamela).

This application has been assigned case No. BZA 16-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 22, 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

**MICROFILMED  
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AVAILABLE COPY**

FORM 29-31 PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT
City B2A	50-
Planning	

NAME *K. Williams & Johnson*

ADDRESS *1220 85th St Building*

FUND *110-4071-00* DUE DATE *10/1/00*

COMMENTS

DATE *2/24/00* BY *[Signature]*