

ACTION

BZA.

21-88 appone

5/24/88
DATE

5747B

200' Sec 8-25-88

Checked to

Shot 9-21-88

BZA 21-88-East Heights United Meth. Chch
req VARIANCE to red. part of 25' yd stbk
along E prop line to 12 ft on prop zoned
"AA" 1-Fam DD at 4407 E. Douglas.

DATA SHEET

MAP NO.: 5747B

CASE NO. BZA 21-88

(CPO 2A, 5/16/88)

REQUEST: Variance to reduce a portion of the required 25-foot side yard setback along the east property line to 12 feet.

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: Southeast corner of Douglas & Crestway (#407 E. Douglas)

APPLICANT: East Heights United Methodist Church
 ADDRESS: 4407 E. Douglas
 Wichita, KS 67208

PHONE: 682-6518

AGENT: Ron H. Harnden, Attorney, Triplett, Woolf & Garretson
 ADDRESS: 151 N. Main, Suite 800
 Wichita, KS 67202-1409

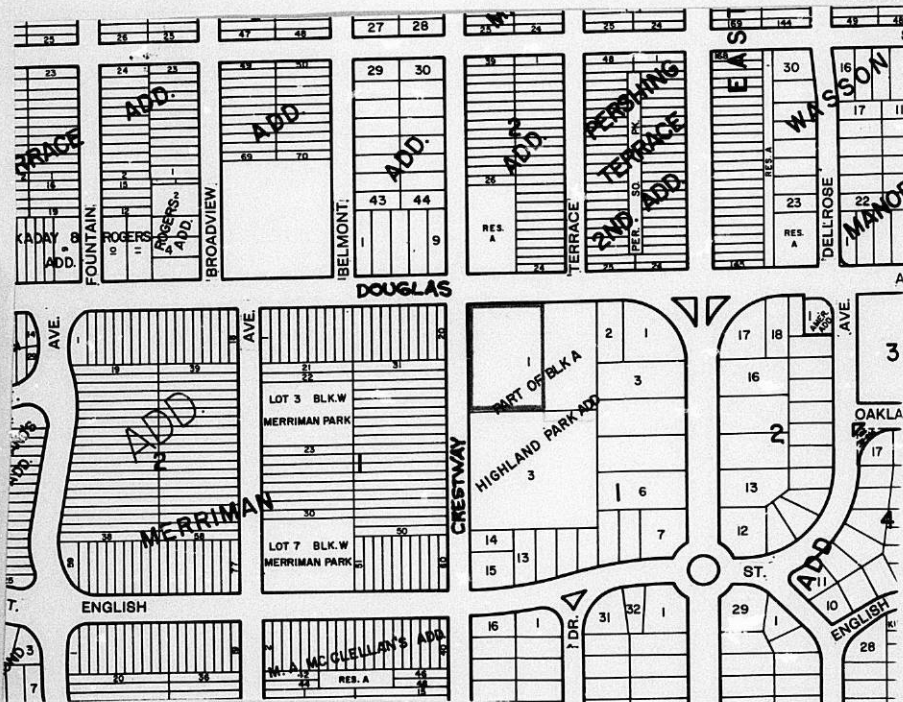
PHONE: 265-5700

AREA DATA

Sq. Ft.: 66,465.5 (216.5 ft. by 307.0 ft.)

Adjacent Zoning and Land Use:

North "AA"
 South "AA"
 East "AA"
 West "AA" & "A"



PL1-0409

SHANNON HARSHBARGER
 No. 2,153C
 Surveyor
 LOS ANGELES, CHICAGO, HOUSTON, OH
 MEMPHIS, TX, LOCUST GROVE, GA
 U.S.A.

BZA INSPECTION SHEET

MAP NO.: 5747B

CASE NO. BZA 21-88

REQUEST: Variance to reduce a portion of the required 25-foot side yard setback along the east property line to 12 feet.

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: Southeast corner of Douglas & Crestway (4407 E. Douglas)

APPLICANT: East Heights United Methodist Church

ADDRESS: 4407 E. Douglas
Wichita, KS 67208

PHONE: 682-6518

AGENT: Ron H. Harnden, Attorney, Triplett, Woolf & Garretson

ADDRESS: 151 N. Main, Suite 800
Wichita, KS 67202-1409

PHONE: 265-5700

HEARING DATE: 5/24/88

BZA ACTION: Approved

FOLLOW-UP DATE: None

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

May 25, 1988

Ron H. Harnden, Attorney
Triplett, Woolf & Garretson
151 N. Main, Suite 800
Wichita, KS 67202-1409


Re: BZA 21-88 - Variance to reduce a portion of the required 25-ft. side yard setback along the least property line to 12 feet (4407 E. Douglas).

Dear Mr. Harnden:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on May 24, 1988. 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.

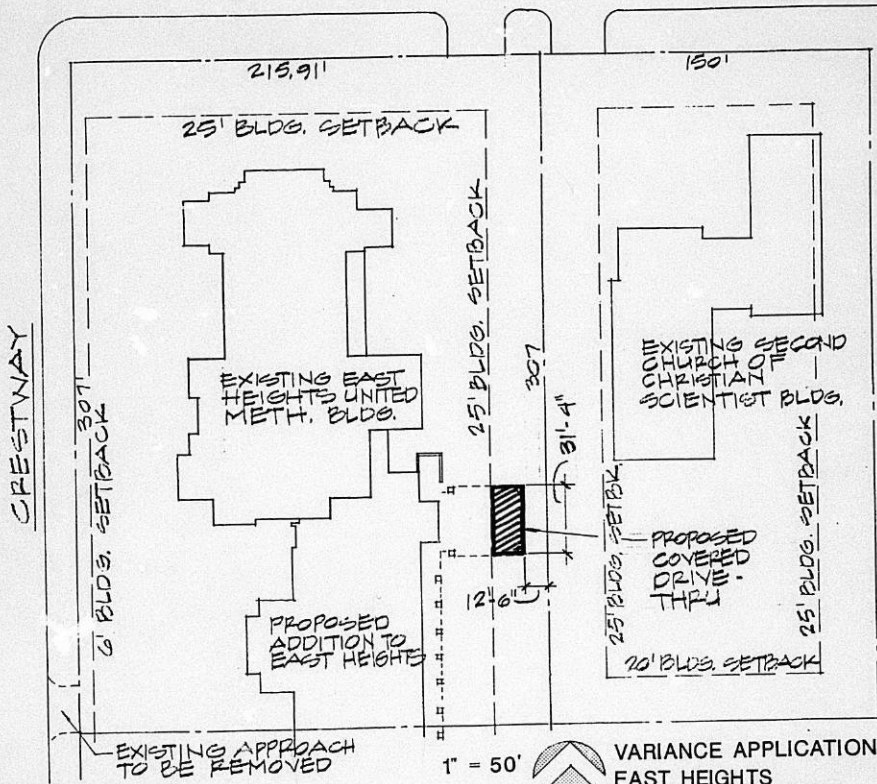
Sincerely,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: East Heights United Methodist Church, 4407 E. Douglas, Wichita, KS
67208
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

DOUGLAS



VARIANCE APPLICATION
EAST HEIGHTS
UNITED METHODIST
CHURCH

LOT 1, EXCEPT THE EAST 150.00 FEET THEREOF, AND LOT 3, EXCEPT THE NORTH 11.50 FEET OF THE EAST 150.00 FEET THEREOF, AND THE NORTH HALF OF MAPLE STREET N^W VACATED ADJOINING SAID LOT 3, BLOCK A, HIGHLAND PARK, SEDGWICK COUNTY, KANSAS.

BZA 21-88

RESOLUTION NO. BZA 21-88

WHEREAS, East Heights United Methodist Church, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce a portion of the required 25-foot side yard setback along the east property line to 12 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 1, except the East 150 feet, Block A, Highland Park, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Douglas and Crestway (4407 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 May 24, 1988, 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 it adjoins another church to the east which is located more than 25 feet from the common property line, thus maintaining substantial separation between buildings, and the proposed covered drive is across the property line from the parking lot for the adjacent church; 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 adequate separation will still exist for light, air and circulation between adjacent properties; 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 a 25-foot side yard requirement would make it physically impossible to construct the much needed and much desired covered drive; 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 proposed covered drive would barely be visible from the public streets and would not encroach any existing or needed utility easement; 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 25-foot side yard setback for institutional uses in the "AA" district was mainly established to protect single-family uses from having to be in very close proximity to much larger institutional uses, but in this case, the application area is adjacent to another church; 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.

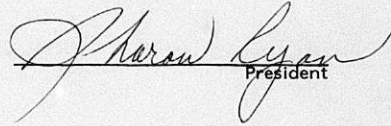
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to reduce a portion of the required 25-foot side yard setback along the east property line to 12 feet on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 1, except the East 150 feet, Block A, Highland Park, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Douglas and Crestway (4407 E. Douglas).

subject to the following condition:

1. The reduction of the side yard setback along the east side of the application area shall be applicable for only a covered vehicular drive-thru area of approximately the size and at approximately the location shown on the site plan submitted with the application.

ADOPTED AT WICHITA, KANSAS, this 24th day of May, 1988.


President

ATTEST:


Louise Olivarez, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE May 20, 1988

TO Louise Olivarez, Principal Planner

FROM Shirley Mast, Administrative Aide III

Shirley Mast

SUBJECT BZA 21-88: Southeast corner
of Douglas and Crestway (4407
East Douglas) - Variance

On Monday, May 16, 1988, Rockwell/Northeast CPO Neighborhood Council 2A considered the captioned case, a request for a variance to reduce a portion of the required 25-foot side yard setback along the east property line to 12 feet on property zoned the "AA" One Family Dwelling District. Council members were provided the Notice of Public Hearing and MAPD staff comments. Following discussion, the Council voted 8-0 to recommend approval of the request.

The agent, Ron Harnden, was present representing East Heights United Methodist Church. Mr. Harnden explained the church is requesting the variance of the side yard setback in order to construct a covered drive in conjunction with a new addition to the church. A site plan was shown to the Council.

No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the May 24 meeting.

SM:dm

RECEIVED

MAY 20 1988

METROPOLITAN PLANNING

ROUTE _____

May 24, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 21-88

OWNER/APPLICANT/AGENT: East Heights United Methodist Church
(owner/applicant)
Ron Harnden, attorney (agent)

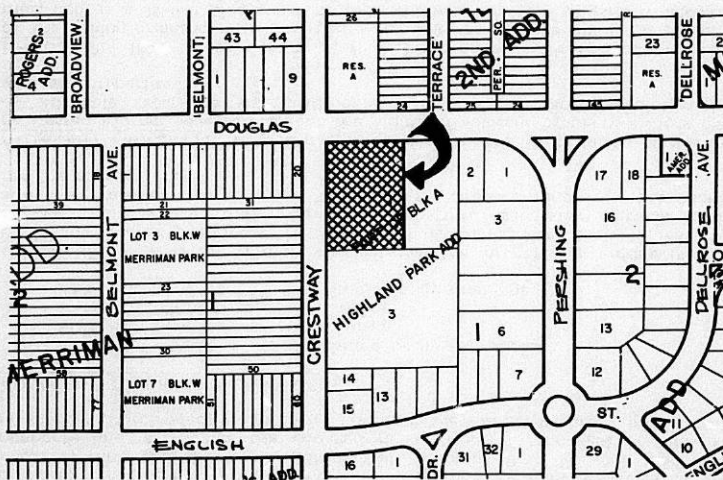
REQUEST: Variance to reduce the side yard setback (on the east) from 25 feet to 12 feet

CURRENT ZONING: "AA" One-family Dwelling District

SITE SIZE: 216 ft. x 307 ft.

LOCATION: Southeast corner of Douglas and Crestway

PROPOSED USE: Covered drive for the church



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.

BACKGROUND: The applicant is requesting a variance of the side yard setback from 25 ft. to 12 ft. along a 31'-4" portion of the east property line for purposes of constructing a covered drive in conjunction with a new addition to the church. Churches and other institutional uses in the "AA" district are required to have a 25-foot yard on the side of their lot if it adjoins another building site. The existing church building sits more than 50 feet from the east property line and the new addition will be more than 40 feet from the east property line, except for the covered drive-thru. To the east of this property is another church which is about 30 feet from the common property line.

ADJACENT ZONING AND LAND USE:

| | | |
|-------|------------|--------------------------|
| NORTH | "AA" | Single-family and duplex |
| SOUTH | "AA" | Church |
| EAST | "AA" | Church |
| WEST | "AA" & "A" | Single-family dwellings |

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as it adjoins another church to the east which is located more than 25 feet from the common property line, thus maintaining substantial separation between buildings, and the proposed covered drive is across the property line from the parking lot for the adjacent church.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as adequate separation will still exist for light, air and circulation between adjacent properties.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as a 25-foot side yard requirement would make it physically impossible to construct the much needed and much desired covered drive.

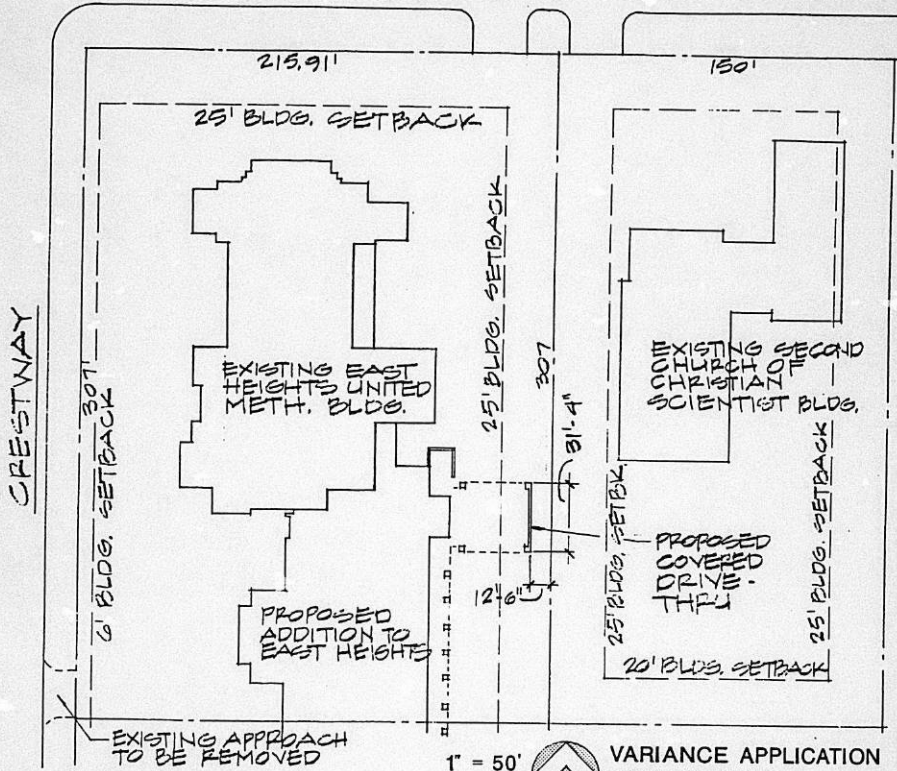
PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the proposed covered drive would barely be visible from the public streets and would not encroach any existing or needed utility easement.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the 25-foot side yard setback for institutional uses in the "AA" district was mainly established to protect single-family uses from having to be in very close proximity to much larger institutional uses, but in this case, the application area is adjacent to another church.

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 condition:

1. The reduction of the side yard setback along the east side of the application area shall be applicable for only a covered vehicular drive-thru area of approximately the size and at approximately the location shown on the site plan submitted with the application.

DOUGLAS



1" = 50'



VARIANCE APPLICATION
EAST HEIGHTS
UNITED METHODIST
CHURCH

LOT 1, EXCEPT THE EAST 150.00 FEET THEREOF, AND LOT 3, EXCEPT THE NORTH 11.50 FEET OF THE EAST 150.00 FEET THEREOF, AND THE NORTH HALF OF MAPLE STREET NOW VACATED ADJOINING SAID LOT 3, BLOCK A, HIGHLAND PARK, SEDGWICK COUNTY, KANSAS.

BZA 21-88



SCHAEFFER JOHNSON COX FREY & ASSOCIATES P.A.

ARCHITECTURE ENGINEERING PLANNING & INTERIOR DESIGN
220 SOUTH HILLSIDE WICHITA, KANSAS 67211-2197
(316) 684-0171

TO: PLANNING DEPARTMENT
10th FLOOR
CITY HALL
ATTN: LOUISE OLIVAREZ

DATE: 4/26/88
PROJECT: EAST HEIGHTS
UNITED METHODIST
PROJECT NO: _____

WE TRANSMIT:

HEREWITH
 AT YOUR REQUEST UNDER SEPARATE COVER VIA _____

FOR YOUR:

APPROVAL DISTRIBUTION
 REVIEW AND COMMENT INFORMATION AND FILE
 SIGNATURE USE _____

THE FOLLOWING:

DRAWING(S) SHOP DRAWING PRINT(S) SHOP DRAWING REPRODUCIBLE(S)
 SPECIFICATION(S) PRODUCT DATA
 CHANGE ORDER SAMPLE(S) _____

| COPIES | DATE | REV.NO. | DESCRIPTION |
|--------|------|---------|------------------------------------|
| 2 | | | SITE PLAN FOR VARIANCE APPLICATION |
| | | | |
| | | | |
| | | | |

IF ENCLOSURES ARE NOT AS NOTED, PLEASE INFORM US IMMEDIATELY.

REMARKS: LOUISE, PLEASE REPLACE THE SITE PLANS
YOU RECEIVED YESTERDAY WITH
THOSE ATTACHED.
THANK YOU

COPIES TO:

(with enclosures) BY:

(
(
(

Ed Coon Jr.

TRANSMITTAL

BZA CASE NO. 21-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

2 NOTICES SENT TO APPLICANT/AGENT

17 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 5/2/88

1 NOTICES SENT TO CPO

2 NOTICES SENT TO CITY MANAGER & CITY
COUNCIL REPRESENTATIVE TO DISTRICT

4 NOTICES TO MAPD STAFF

Jack Galbraith

Louise Olivarez

~~Barbara Harris~~ *Bob Young*

Karen Crook

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

April 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 21-88

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 East Heights United Methodist Church, requesting a variance.

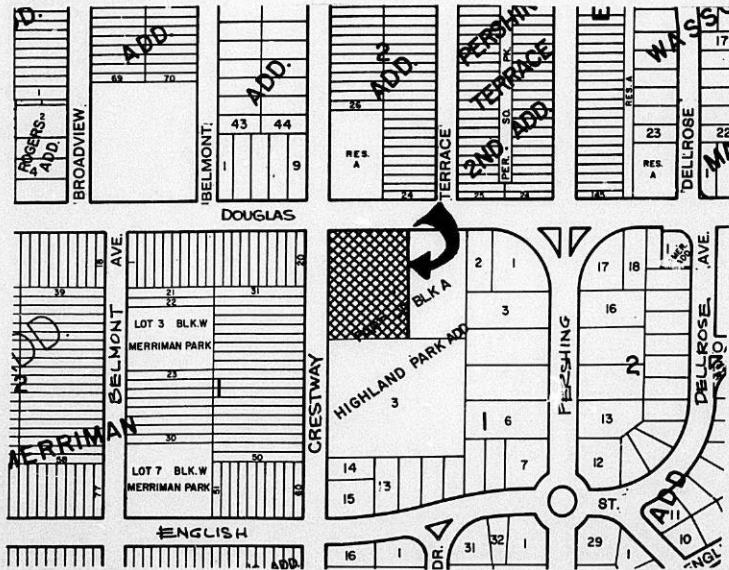
Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce a portion of the required 25-foot side yard setback along the east property line to 12 feet on property zoned the "AA" One-Family Dwelling District. A legal description of the applicant's property is as follows:

Lot 1, except the East 150 feet, Block A, Highland Park,
 Wichita, Sedgwick County, Kansas. Generally located at
 the southeast corner of Douglas and Crestway (4407 E.
 Douglas).

This application has been assigned Case No. BZA 21-88. It will be considered by the Board of Zoning Appeals on Tuesday, May 24, 1988 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 in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that Rockwell/Northeast CPO Council "2A" will consider this case at their meeting to be held on Monday, May 16, 1988, at 7 p.m., at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



LAW OFFICES OF
TRIPLETT, WOOLF & GARRETSON

THOMAS C. TRIPLETT
JOHN P. WOOLF
THOMAS P. GARRETSON
JAMES A. WALKER
TIMOTHY E. MCKEE
THERON E. FRY
ERIC B. METZ
RON H. HARNDEN

SUITE 800
CENTRE CITY PLAZA
151 N. MAIN
WICHITA, KANSAS 67202-1409

TELEPHONE
(316) 265-5700

CHRISTOPHER W. O'BRIEN
ERIC S. STRICKLER
CALVIN L. WIEBE
TAD PATTON
BRADLEY A. STOUT

TELECOPY
(316) 265-6165

April 22, 1988

Ms. Louise Olivarez
Planning Department
Tenth Floor
City Hall

Re: East Heights United
Methodist Church

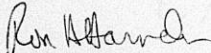
Dear Louise;

I am enclosing an executed application for variance;
a check for \$206.00 and Security Abstract's certificate of
owners living within 200 Feet of the East Heights lot.

The architect will have the necessary drawings completed
Monday and they will be delivered to you.

Thanks for your assistance.

Sincerely,


Ron H. Harnden,
Attorney

CC: Mr. Ed Coon
Rev. Jack Harris

✓ need to pick up 2 signs
(paid for)

APPLICATION FOR VARIANCE

I. Applicant East Heights United Methodist Church
 Address 4407 E. Douglas Zip Code 67208 Phone 682-6518
 Agent Ron H. Harnden, Attorney
 Address Triplatt, Woolf & Harrison Zip Code 67202-1409 Phone 265-5700
151 N. Main Suite 800
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required 25-foot side yard setback along 12.6 feet into the east side yard set back, to 12 feet
25 foot The east property line
 which encroachment extends for a distance of only 31.4 feet, as shown by
 the submitted drawings, and is for the purpose of installing a covered drive.
 on property zoned AA which is
216.5 ft by 307 ft (or 66,465.5 sq. ft) in size, legally described as:
Lot 1, except the east 150 thereof, Block A, Highland Park Addition, Wichita,
Sedgwick County Kansas
 and located at the SE corner of Douglas & Crestway
 in the City of Wichita.

- 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. 39-285); 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 East Heights United Methodist Church
 Authorized Agent Ron H. Harnden
 Ron H. Harnden, Attorney

OFFICE USE ONLY:
 Map No. 5747B Zoning: (N) AA (S) AA (E) AA (W) AA-A CPO 2A 5/16
 Received in Office of Secretary, Board of Zoning Appeals, 5 (a.m./p.m.),
April 22, 1988, together with appropriate fee of 200.00.

Signed Lewis Olway

OWNERSHIP LIST

| Property Description | | | Property Owner |
|--|---------|-------------------------------|---|
| <i>includes application area</i> Lot 1, except the East 150 feet and Lot 3, except the East 150 feet of the North 11.5 feet | Block A | Highland Park Addition | <i>dup</i> East Heights Methodist Church, Inc. 4407 E. Douglas Wichita, KS 67218 |
| The East 150 feet of Lot 1 and the North 11.5 feet of the East 150 feet of Lot 3 | Block A | " | Second Church of Christ Scientists 4509 E. Douglas Wichita, KS 67218 |
| Lot 2 | Block 1 | | <i>dup</i> Second Church of Christ Scientists 4509 E. Douglas Wichita, KS 67218 |
| Lot 3 | Block 1 | " | James L. Rheem Liza J. Rheem 125 S. Pershing Wichita, KS 67218 |
| Lot 4 | Block 1 | " | George C. Bruce Pamela O. Bruce 131 S. Pershing Wichita, KS 67218 |
| Lot 5 | Block 1 | " | Orlan Thorbeck Corella Thorbeck 143 S. Pershing Wichita, KS 67218 |
| Lots 25, 26, 27, and 28, and the West 19.125 feet of Pershing Park adjacent to Lots 27 and 28, on the East | | Pershing Terrace 2nd Addition | James R. Hukle P.O. Box 9690 Colorado Spring, CO 80932 |
| Lot 19, except the North 2.8 feet of the East 92 feet | Block 2 | Marsh Manor Addition | <i>returned</i> Michael K. Watts Louise A. Watts 113 N. Terrace Wichita, KS 67208 |
| Lots 20 and 21 | Block 2 | " | Richard E. Gorham Marilyn K. Gorham 105 N. Terrace Wichita, KS 67208 |
| Lots 22, 23 and 24 | Block 2 | " | David E. Bricker Diane Childress 103 N. Terrace Wichita, KS 67208 |
| The South 86.5 feet of Reserve A | Block 2 | " | R. D. Martens P.O. Box 486 Wichita, KS 67201 |

| <u>Property Description</u> | | <u>Property Owner</u> |
|---|--|--|
| Beginning 86.5 feet North of the Southwest corner of Reserve A, Block 2, Marsh Manor Addition; th. East to the East boundary being 139.2 feet; th. North 75 feet; th. West to West line of Reserve A; th. South 75 feet to the point of beginning. | | Edwin E. Elliott Barbara L. Elliott 104 N. Crestway Wichita, KS 67208 |
| The South 90 feet of Lots 5, 7 and 9; and the South 15 feet of the North 90 feet of Lots 7 and 9 | Sargents Addition | S. T. Hartnett Berneitta Hartnett 103 N. Crestway Wichita, KS 67208 |
| Lots 15 and 16 and Lot 17, except beginning at the Southeast corner; th. West along the South line of Lot, 9.3 feet; th. North 24.9 feet; th. East 1 foot; th. North 19 feet; th. NE'ly 11.6 feet more or less to a point on East line of Lot, said point being 52 feet North of the Southeast corner; th. South 52 feet to the point of beginning. | Block 1 Merriman Park Place Addition | Thomas D. Laury Shannon M. Laury 4337 E. Douglas Wichita, KS 67218 |
| That part of Lot 17 described as beginning at the Southeast corner; th. West along the South line of Lot, 9.3 feet; th. North 24.9 feet; th. East 1 foot; th. North 19 feet; th. NE'ly 11.6 feet more or less to a point on East line of Lot, said point being 52 feet North of the Southeast corner; th. South 52 feet to the point of beginning. | Block 1 " | <i>returned</i> Ronald F. Hall Shirley J. Hall 4337 E. Douglas Wichita, KS 67218 |
| Lots 18, 19 and 20 | Block 1 Merriman Park Place Addition | Martyn W.C. Howgill Doris B. Howgill 4347 E. Douglas Wichita, KS 67218 |
| Lots 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40 | Block 1 " | William V. Cromwell Theresa G. Cromwell 125 S. Crestway Wichita, KS 67218 |
| Lots 41, 42, 43 and 44 | Block 1 " | David Thomas Ziegert 141 S. Crestway Wichita, KS 67218 |
| Lot 45 | Block 1 " | Douglas D. Douthit Denise Douthit 145 S. Crestway Wichita, KS 67218 |

Page 3

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

Lot 1, except the East 150 feet, Block A,
Highland Park, 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 22nd day of April, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Gable

By

Sr. Vice-President

Order No. 393836
nj

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

April 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 21-88

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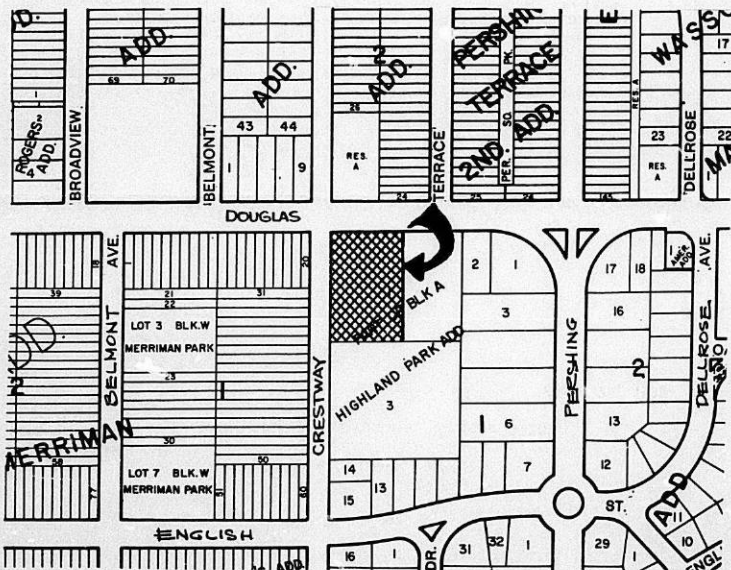
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This application has been assigned Case No. BZA 21-88. It will be considered by the Board of Zoning Appeals on Tuesday, May 24, 1988 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that Rockwell/Northeast CPO Council "2A" will consider this case at their meeting to be held on Monday, May 16, 1988, at 7 p.m., at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



WICHITA - SEDGWICK COUNTY



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

BZA 21-88

PRESORTED
FIRST-CLASS



RECEIVED
MAY 06 1988

METROPOLITAN PLANNING
ROUTE

Ronald F. & Shirley J. H
4337 E. Douglas
Wichita, KS 67218

HAL 37 020303N1 05/03/88

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

FORWARDING ORDER EXPIRES
5-1-88
RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

WICHITA - SEDGWICK COUNTY



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

BZA 21-88

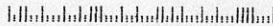
PRESORTED
FIRST-CLASS



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METROPOLITAN PLANNING
ROUTE

Michael K. & Louise A. Watts
113 N. Terrace
Wichita, KS 67208



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

April 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 21-88

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 East Heights United Methodist Church, 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 a portion of the required 25-foot side yard setback along the east property line to 12 feet on property zoned the "AA" One-Family Dwelling District. A legal description of the applicant's property is as follows:

Lot 1, except the East 150 feet, Block A, Highland Park, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Douglas and Crestway (4407 E. Douglas).

This application has been assigned Case No. BZA 21-88. It will be considered by the Board of Zoning Appeals on Tuesday, May 24, 1988 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 in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that Rockwell/Northeast CPO Council "2A" will consider this case at their meeting to be held on Monday, May 16, 1988, at 7 p.m., at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



Nº 00139

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA Variance & 2 signs
Name Triplett, Woolf & Harrison
Address 151 N. Main Suite 800
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 206⁰⁰
Date 4-22-88 Due Date 4-25-88 By LO

Form 00-000

Nº 00139

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Form 00-000

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