

ACTION

By COMMITTEE _____ DATE *9/24/63*

M.A.P.C. _____

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

12A 26-63 - Edward M. Paxton requests
Exception for construction of 1 bdrm.
on E side of Fairview in an area N of
28th St. No.

October 14, 1963

Mr. Edward M. Paxton
2929 Wellington Place
Wichita, Kansas

Dear Mr. Paxton:

Subject: BZA 26-63

On October 2, 1963, we advised you that the Board of Zoning Appeals had approved your request for an exception to permit expansion of the dwelling house on property generally located on the east side of Fairview in an area north of 28th Street North, and legally described as:

South 5 feet of Lot 38 and all even Lots 40
through 44 inclusive, Block D, Montrose Park.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before October 11, 1963.

The City Clerk has advised that no appeal was filed on or before the date indicated, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Robert A. Lakin
Secretary

RAL:JWH:ber
Attachment

cc: Glen Lytle, Superintendent
of Central Inspection

RESOLUTION NO. 26-63

WHEREAS, Edward M. Paxton, 2929 Wellington Place, Wichita, Kansas, has requested an Exception to permit installation or construction of a bedroom to the dwelling house, as provided in Section 2.12.590.2, et seq. and Section 28.04.170.A.3, Code of the City of Wichita, which allows expansion of a nonconforming single family home in the "F" Heavy Industrial District to a maximum of 40% of the floor area of the existing structure; and

WHEREAS, this application relates to property legally described as

The south 5 feet of Lot 38 and all even Lots 40 through 44 inclusive, Block D, Montrose Park Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located on the east side of Fairview in an area north of 28th Street North; and

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

WHEREAS, the meeting of September 24, 1963, was recessed to October 1, 1963; and

WHEREAS, new written notices were mailed to all interested parties prior to said recessed meeting; and

WHEREAS, the Board of Zoning Appeals did, in a recessed meeting consider said application on the 1st day of October, 1963; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590, Code of the City of Wichita; and

and WHEREAS, the property is zoned "F" Heavy Industrial;

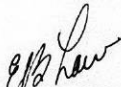
WHEREAS, the Board of Zoning Appeals has authority to permit expansion of a nonconforming single family home in the "F" Heavy Industrial district provided such expansion does not exceed a maximum of 40% of the floor area of the existing structure; and

WHEREAS, the Board has determined that a hardship exists in that the occupants of the premises need another bedroom to provide separate accommodations for their boy and girl.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for an Exception to allow expansion of the dwelling house to a maximum of 40% of the floor area of the existing house, located on the above described real property, is hereby approved, and the Superintendent of Central Inspection is hereby authorized to issue the appropriate permit, subject to the following:

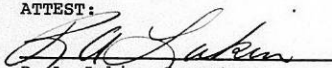
1. The addition of the proposed bedroom to the existing house shall be constructed in accordance with the standards and specifications as outlined by the Superintendent of Central Inspection. Provided that the proposed bedroom shall not include more than 40% (352 square feet) of the floor area of the existing house (880 square feet).
2. All construction shall be in conformance to the area, height and setback provisions of the "B" Multiple Family dwelling district.
3. Construction shall be completed within 24 months.
4. There shall be a permanent foundation constructed under the proposed bedroom and said foundation shall be tied into the foundation beneath the mobile home. The foundation shall be constructed in accordance with the standards and specifications as outlined by the Superintendent of Central Inspection.

ADOPTED at Wichita, Kansas, this 1st day of October, 1963.



E. B. Law, Chairman

ATTEST:



R. A. Lakin, Secretary

Board of Zoning Appeals

October 8, 1963

Robert G. Finch, City Clerk
Robert A. Lakin, Secretary

BZA 26-63

Attached is a copy of BZA Resolution No. 26-63,
covering action taken by the Board of Zoning
Appeals on the above case.

This case was heard on October 1, 1963, and an
appeal may be filed in your office on or before
October 11, 1963.

If an appeal is filed, please advise.

Robert A. Lakin
Secretary

RAL:ber

Attachment

SECRETARY'S REPORT

CASE BZA No. 26-63

GENERAL DESCRIPTION

The property represented in this case is generally located on the east side of Fairview between 28th and 29th Streets North. The applicant is the same one which is represented in BZA 27-63. The property is included in both BZA 26-63 and BZA 27-63 are both adjoining properties.

The property in question is zoned "F" Heavy Industrial. To the east, north and south is "F" zoning and to the west is "AA" zoning.

Subject property is presently occupied by a single family home. The land to the west is vacant; north is single family, east is single family and south is single family, and a paint and machine shop.

REQUEST

The request is for an exception as provided in the newly enacted Section 28.04.170.A.3 of the Code of the City of Wichita, which allows expansion of a nonconforming single family home in the "F" Heavy Industrial district. Such an expansion is allowed up to a maximum of 40% of the floor area of the existing structure.

The request is within the jurisdiction of the Board of Zoning Appeals to grant, provided that "hardship" can be found to exist.

HISTORY

In March of 1960, when this area was still in the county, there was an application (SCZ-0082) filed by Mr. Lavern Nance requesting that approximately 75% of this particular block be rezoned from "R-1" Suburban Residential to "F" Heavy Industrial. The reason for the zone change was that Mr. Nance operated a machine shop, the use of which was allowed only in the "F" zoning district. According to the files, and as indicated in the statement of justification, the applicants were evidently agreeable to this particular change in zoning.

Approximately one month after the zoning was changed in this particular block, the Planning Commission initiated a zone change (Z-0884) from "R-1" to "F" for the balance of the block not included in Mr. Nance's application. The reason for the request was to make the area compatible with zoning recommended in Case No. Z-0082, which was the application made by Mr. Nance.

Subsequent to the rezoning of this particular block, this area was annexed to the City of Wichita and since annexation has no effect upon zoning, the block remained in the "F" zoning district when annexed.

In 1962, there was an amendment to the zoning ordinance which set up the "exclusive industrial zoning district", comprised of both the "E" and "F" districts. This particular amendment excluded from the "E" and "F" districts all those uses first permitted in the "AA", "A", "RB" and "B" districts, which includes, among other things, all residential uses.

At the time this particular block was zoned heavy industrial, the applicants had no objections to the rezoning. They now feel they are suffering a hardship because they are not allowed to expand their home.

In viewing the zoning map of this particular area, one thing in particular becomes very apparent; this particular lot, although zoned "F" is completely surrounded by "AA" Single Family. In view of the general development in the area (with the exception of the Nance Machine Company), the type of platting, street system, type of utilities being installed, it is possible that the change in zoning was not completely justified and the proper solution is residential zoning for the entire area. This particular area would seem proper for medium density residential development for the nearby North End Industrial District.

COMMENTS BY THE SECRETARY

This particular lot is 80 feet wide by 125 feet deep. The existing house contains 880 square feet.

The applicants have explained in their statement of justification that they intend to attach a bedroom to the rear of the house if the exception is granted. The bedroom contains 350 square feet which is 40% of the floor area of the existing house.

The applicants have suggested that hardship exists in view of the fact that they have two children (boy and girl) who are currently sharing a bedroom. However, the children are growing up and consequently need separate bedrooms.

It is the opinion of the Secretary that in view of the reasons submitted by the applicant, that hardship can be found to exist.

Since this is rather a large lot (particularly in this area) it appears there is plenty of room to construct the proposed bedroom and still leave sufficient setbacks and open space.

The only problem that might arise if the exception is granted is the problem of attaching the bedroom to the rear of the existing house. As shown on the plot plan, that part of the house consisting of a bedroom, bath, pantry, closets, kitchen and dining room are all in a mobile home that has been attached to the rear of the house.

In discussions with the Superintendent of Central Inspection, it has been determined that the permit to attach the mobile home to the rear of the house was probably obtained from the county before the area was annexed. It was further determined that if the mobile home was not setting on a permanent foundation, the applicants would be unable to obtain any permit to attach the proposed bedroom to the mobile home. However, the mobile home has been set on a permanent foundation so it appears the applicants would be able to obtain a permit to attach the proposed bedroom to the mobile home if the exception is granted.

CONDITIONS IN EVENT OF APPROVAL

It is the opinion of the Secretary that hardship can be found to exist because of reasons discussed. Therefore, it is the recommendation of the Secretary that the exception be granted, subject to the following conditions and requirements:

Page 5 - Secretary's Report
BZA Case 26-63

1. The addition of the proposed bedroom to the existing house shall be constructed in accordance with the standards and specifications as outlined by the Superintendent of Central Inspection. Provided that the proposed bedroom shall not include more than 40% (352 square feet) of the floor area of the existing house, (880 square feet).
2. All construction shall be in conformance to the area, height and setback provision of the "B" Multiple Family Dwelling District.
3. Construction shall be completed within 24 months.
4. There shall be a permanent foundation constructed under the proposed bedroom and said foundation shall be tied into the foundation beneath the mobile home. The foundation shall be constructed in accordance with the standards and specifications as outlined by the Superintendent of Central Inspection.

Attachments

- #1 - Statement of Justification
- #2 - Plot Plan

"September 2, 1963

Gentlemen:

I've been trying since early this year to get a building permit to add an extra bedroom to this property, but because it's in Heavy Industrial zoning I've been unable to get one.

My daughter, son-in-law and their two children live here, an 8 year old girl and a 6 year old boy. The two children are sharing the same bedroom. When they were younger sharing the same bedroom posed no problems, but now that they're getting older we feel very definitely they need their own private bedrooms.

When I bought this property in 1953 it was in the county and in residential zoning. In 1958 or 1959 due to the efforts of one man who owned a machine shop in this block, the zoning was changed to heavy industrial. But just this one block was changed while all around this block is still residential zoning. I had no objections to the zoning change since the man is a friend of mine and I had no idea the change would ever cause me any hardship.

In 1960 and 1961 I had no trouble getting permits to make improvements on this property. We were still in the county but in heavy industrial zoning. In 1962 we were annexed into the city.

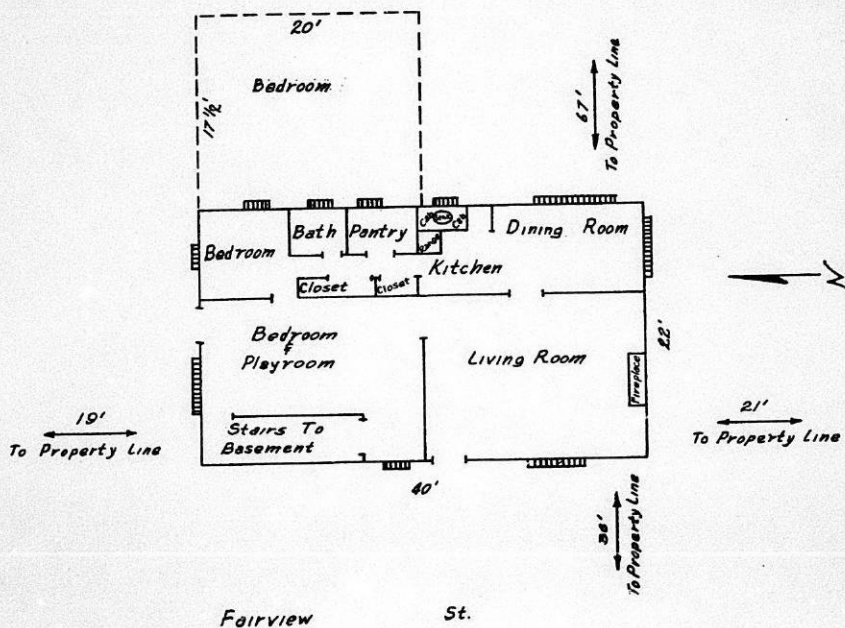
When I bought this property I knew that as soon as financially possible I'd want to make considerable improvements. But in 1955 I received an injury to my back which required surgery and it was over 8 months before I could go back to work. Since my salary was the only income in the family, I was deeply in debt and it was 1960 and 1961 before I could make any improvements at all.

My idea was to make a few improvements at a time and more or less pay for them as I went along. That is why the extra bedroom wasn't built before.

Thank you

/s Edward M. Paxton"

Case BZA 26-63
Attachment #1



October 2, 1963

Mr. Edward M. Paxton
2929 Wellington Place
Wichita, Kansas

Dear Mr. Paxton:

Subject: B2A 26-63

This is to advise you that at its regular meeting of October 1, 1963, the Board of Zoning Appeals of the City of Wichita considered your request for an exception to permit expansion of the dwelling house on property legally described as:

South 5 feet of Lot 38 and all even Lots 40 through
44 inclusive, Block D, Montrose Park,

generally located on the east side of Fairview in an area north of
28th Street North.

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

1. The addition of the proposed bedroom to the existing house shall be constructed in accordance with the standards and specifications as outlined by the Superintendent of Central Inspection. Provided that the proposed bedroom shall not include more than 40% (352 square feet) of the floor area of the existing house. (880 square feet).
2. All construction shall be in conformance to the area, height and setback provisions of the "B" Multiple Family Dwelling District.
3. Construction shall be completed within 24 months.

Page 2 - Edward M. Paxton
October 2, 1963

4. There shall be a permanent foundation constructed under the proposed bedroom and said foundation shall be tied into the foundation beneath the mobile home. The foundation shall be constructed in accordance with the standards and specifications as outlined by the Superintendent of Central Inspection.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before October 11, 1963.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before October 11, 1963, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Robert A. Lakin
Secretary

RAL:JWH:ber

cc: Robert G. Finch
City Clerk

Glen Lytle, Superintendent
Central Inspection

CASE NO. BZA 26-63

NOTICES MAILED SEPTEMBER 24, 1963 FOR
RE-SCHEDULED MEETING OF OCTOBER 1, 1963

Edward M. Paxton
2929 Wellington Place

Walter Palmer, III
1809 North Topeka

John A. Suller
102 West 28th Street North

Walter W. White
Corene M. White
El Rancho Motel
4510 South Broadway

Carolyn Kauffman
136 South Pershing

Winfred F. Powell
Clara Elvira Powell
2924 Wellington Place

Roy Holloway
Laveta Holloway
1505 Woodrow

Clark D. Smith
Clara Jo Ann Smith
2904 Wellington Place

Howard E. Thompson
Patricia J. Thompson
2902 Wellington Place

LaVern L. Nance
Marvell M. Nance
300 West 42nd Street North

May Morris
136 South Pershing

Lucille Mary Endres
2931 Wellington Place

Edward M. Paxton
Elsie Paxton
2929 Wellington Place

H. A. West
Bessie L. West
2926 Fairview

Fred Kosek
Kathleen Kasek
2310 48th Avenue
San Francisco 16, California

Mary B. Dukes
2844 Wellington Place

J. E. Alexander
352 North Broadway

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

RE-SCHEDULING OF CASE BZA 26-63

NOTICE TO ADJOINING PROPERTY OWNERS

An application has been filed by Edward M. Paxton, 2929 Wellington Place, Wichita, Kansas, requesting an EXCEPTION as provided in Section 28.04.170.A.3, Code of the City of Wichita, to permit the installation or construction or expansion of the dwelling house on property zoned "F", and legally described as:

South 5 feet of Lot 38 and all even Lots 40 through 44 inclusive, Block D, Montrose Park, in the City of Wichita, Sedgwick County, Kansas. Generally located on east side of Fairview in an area north of 28th Street North.

This application was originally scheduled for hearing on Tuesday, September 24, 1963, but inasmuch as no meeting was held because of lack of a quorum of the members of the Board being present, it has been re-scheduled for Tuesday, October 1, 1963, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin
Secretary

BZA CASE NO. 26-63

NOTICES MAILED SEPTEMBER 5, 1963
MEETING - September 24, 1963

Edward M. Paxton
2929 Wellington Place

Walter Palmer, III
1809 North Topeka

John A. Suller
102 West 28th Street North

Walter W. White
Corene M. White
El Rancho Motel
4510 South Broadway

Carolyn Kauffman
136 South Pershing

Winfred F. Powell
Clara Elvira Powell
2924 Wellington Place

Roy Holloway
Laveta Holloway
1505 Woodrow

Clark D. Smith
Clara Jo Ann Smith
2904 Wellington Place

Howard E. Thompson
Patricia J. Thompson
2902 Wellington Place

LaVern L. Nance
Marvell M. Nance
300 West 42nd Street North

~~136 South~~ Pershing

Lucille Mary Endres
2931 Wellington Place

Edward M. Paxton
Elsie Paxton
2929 Wellington Place

H. A. West
Bessie L. West
2926 Fairview

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Mary B. Dukes
2844 Wellington Place

J. E. Alexander
352 North Broadway

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

September 5, 1963

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 26-63

An application has been filed by Edward M. Paxton, 2929 Wellington Place, Wichita, Kansas, requesting an Exception as provided in Section 28.04.170.A.3, Code of the City of Wichita, to permit the installation or construction or expansion of the dwelling house on property zoned "F", and legally described as:

South 5 feet of Lot 38 and all even Lots 40 through 44 inclusive, Block D, Montrose Park, in the City of Wichita, Sedgwick County, Kansas. Generally located on east side of Fairview in an area north of 28th Street North.

This application has been assigned Case No. BZA No. 26-63.

A hearing will be held by the Board of Zoning Appeals on Tuesday, September 24, 1963, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION

I. NAME OF APPLICANT Edward M. Paxton
MAILING ADDRESS 2929 Wellington Place - Wichita PHONE TE. 8-3521
NAME OF AUTHORIZED AGENT Same
MAILING ADDRESS Same PHONE _____
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF OWNER
(OWNER, TENANT, LESSEE, OTHER).

II. APPLICATION IS MADE FOR AN EXCEPTION AS PROVIDED IN SECTION
28.04.170.A.3., CODE OF THE CITY OF WICHITA, KANSAS (ZONING
ORDINANCE); TO PERMIT THE INSTALLATION OR CONSTRUCTION OF _____
1 Bedroom ON PROPERTY ZONED Heavy Ind., LOCATED AT
2924 Fairview AND LEGALLY DESCRIBED AS:
S. 5 FT Lot 384 All Even Lots 40 To 44 Inc. Block D
Montrose Park IN THE CITY OF WICHITA.
(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE)

- III. THE APPLICANT HEREIN, OR HIS AUTHORIZED AGENT:
- A. ACKNOWLEDGES RECEIPT OF AN INSTRUCTION SHEET RELATING TO THIS APPLICATION FOR AN EXCEPTION.
 - B. AGREES TO CONFORM TO ALL REQUIREMENTS OF THE APPROPRIATE SECTION OF THE ZONING ORDINANCE IF THIS APPLICATION IS APPROVED;
 - C. ACKNOWLEDGES THAT HE HAS BEEN ADVISED OF HIS RIGHT OF APPEAL OF THE DECISION OF THE BOARD TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN (10) DAYS OF THE DATE OF THAT DECISION.

Edward M. Paxton
APPLICANT

Same
AUTHORIZED AGENT

OFFICE USE ONLY: RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING
APPEALS, _____ (A.M. - P.M.), _____, 19____,
TOGETHER WITH APPROPRIATE FEE OF \$50.00.

SIGNED

September 2, 1963

Gentlemen -

I've been trying since early this year to get a building permit to add an extra bedroom to this property, but because it's in Heavy Industrial Zoning I've been unable to get one.

My daughter, son-in-law & their two children live here, an 8 year old girl & a 6 year old boy. The two children are sharing the same bedroom. When they were younger sharing the same bedroom posed no problems but now that they're getting older we feel very definitely they need their own private bedrooms.

When I bought this property in 1953 it was in the county & in residential zoning. In 1958 or 1959 due to the efforts of one man who owned a machine shop in this block the zoning was changed to heavy industrial. But just this one block was changed while all around this block is still residential zoning. I had no objections to the zoning change since the man is a friend of mine & I had no idea the change would ever cause me any hardships.

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permits to make improvements on this property. we were still in the county but in heavy industrial zoning. In 1962 we were annexed into the city.

When I bought this property I knew that as soon as financially possible I'd want to make considerable improvements. But in 1955 I received an injury to my back, which required surgery & it was over 8 months before I could go back to work. Since my salary was the only income in the family I was deeply in debt & it was 1960 & 1961 before I could make any improvements at all.

My idea was to make a few improvements at a time & more or less pay for them as I went along. That is why the extra bedroom wasn't built before.

Thank you
Edward Mc Patton

CERTIFICATE OF OWNERSHIP

G the following to be a true and correct list of the property owners as
 U shown by the records in the office of the Register of Deeds of Sedgwick
 County, Kansas, of the real estate first hereinafter described and that
 lying within within a radius of 200 feet thereof.

A The south 5 feet of Lot 37, and all of Lots 39,
 R 41, and 43, and the south 5 feet of Lot 38, and
 A all of Lots 40, 42, and 44, in Block D, Montrose
 Park Addition to Wichita, Sedgwick County,
 Kansas.

	<u>Description</u>	<u>Owners & Addresses</u>	
	Montrose Park Addition: Block C		
E	Lots 31, 33, 35, 37, 39, 41, 43 & 45	Walter Palmer III 1809 North Topeka	_____
E	Lots 47, 49, & 51	John A. Suller 102 West 28th St. North	_____
A	Lots 22 & 24	Walter W. White Corene M. White El Rancho Motel 4510 South Broadway	_____
B			_____
S	Lots 26, 28 & 30	Carolyn Kauffman 136 South Pershing	_____
T	Lots 32, 34, & N $\frac{1}{2}$ of 36	Winfred F. Powell Clara Elvira Powell 2924 Wellington Place	_____
R			_____
A	S $\frac{1}{2}$ of Lot 36, all of Lots 38, 40, 42 & 44	Roy Holloway Laveta Holloway 1505 Woodrow	_____
C	Lots 46 and 48	Clark D. Smith Clara Jo Ann Smith 2904 Wellington Place	_____
T			_____
	Lots 50 and 52	Howard E. Thompson Patricia J. Thompson 2902 Wellington Place	_____
C			_____
O.,	<u>Block D</u>		
I	Lots 21, 23, 25, & Lots 45, 47, 49, & 51	LaVern L. Nance Marvell M. Nance 300 West 42nd St. North	_____
N	Lots 27, 29, & 31, & N 10' of Lot 33	May Morris 136 South Pershing	_____
C.	S 15' of Lot 33, & all of Lot 35 & N 20' of Lot 37	Lucille Mary Endres 2931 Wellington Place	_____

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bid'g & Elev. _____ Elec. _____ Elev. Insp. _____
 Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
 Lice. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
 Plan. _____ Plb'g. _____ Plb'g. Cert. _____
 Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
 Street _____ Trailers _____

DESCRIPTION	AMOUNT
712	1.00

Name _____
 Address _____
 Type _____ Due Date _____
 Comments: _____
 Date _____ By _____

20M 5-60

Nº 55775 Billing Date 8-20-63
 Order Date 8-16-63

Order and Invoice
Guarantee Abstract Co., Inc.

512 North Market
Wichita, Kansas

FO 3-5281
AM 2-0445

Charge to: Mrs. Edward Paxton, 2929 Wellington Place
TE 83521

Description: Ownership 1st 200' radius of:
S 5' of Lot 30 & all even lots 40-44 incl;
S 5' of Lot 37 & all lots 39 - 41 inc &
N 5' of Lot 43 & S 20' of Lot 43, Block D,
Montrose Park.

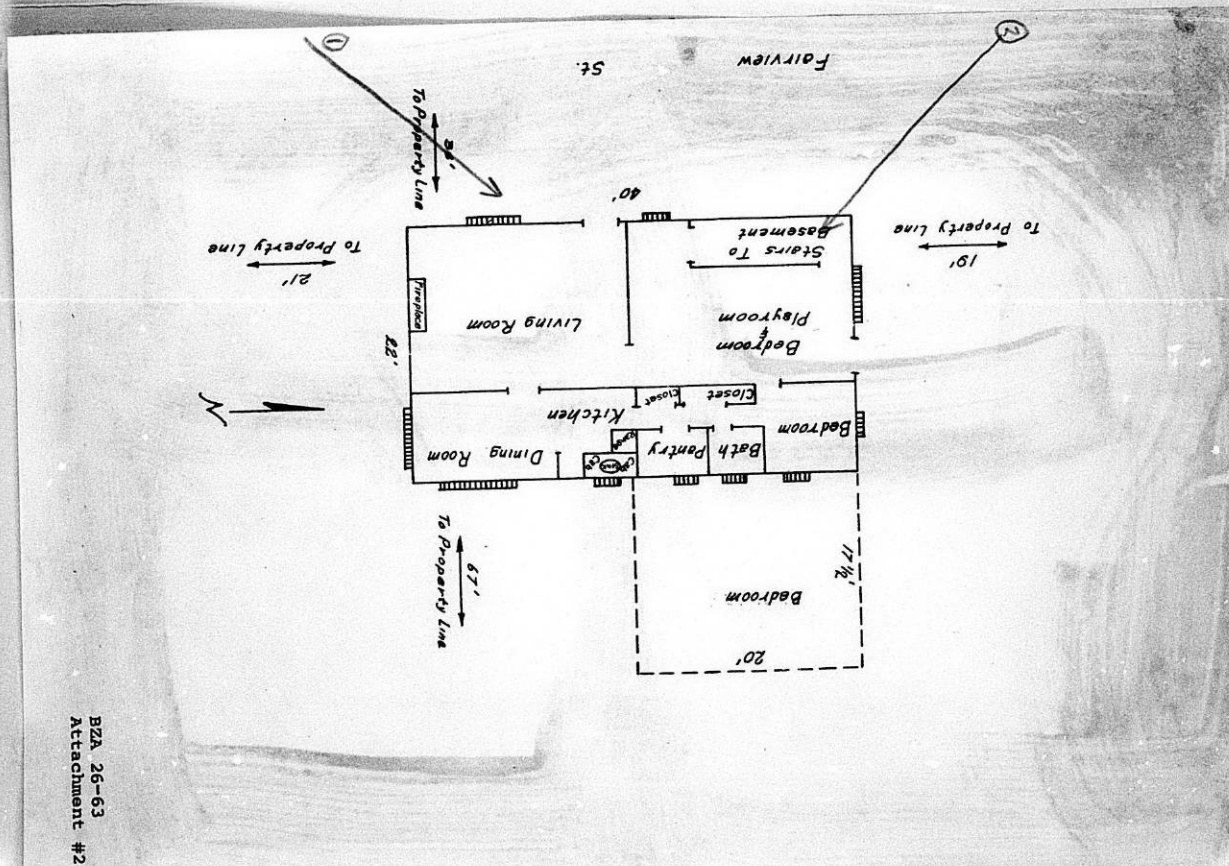
Papers left Phone cost before finishing certif.

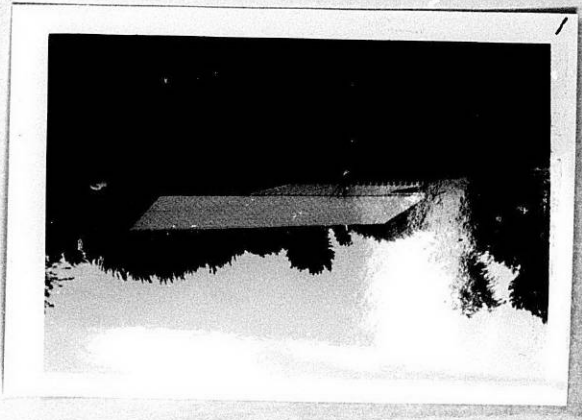
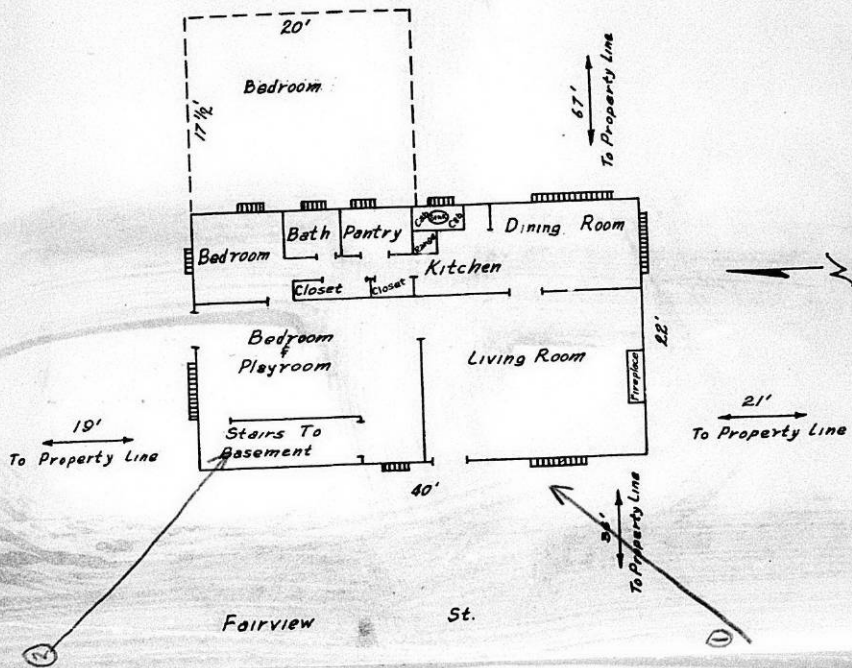
Extend _____ Make Abstract New Supl. _____ Certif. of Title _____

Comply with Req. _____ Remarks: _____

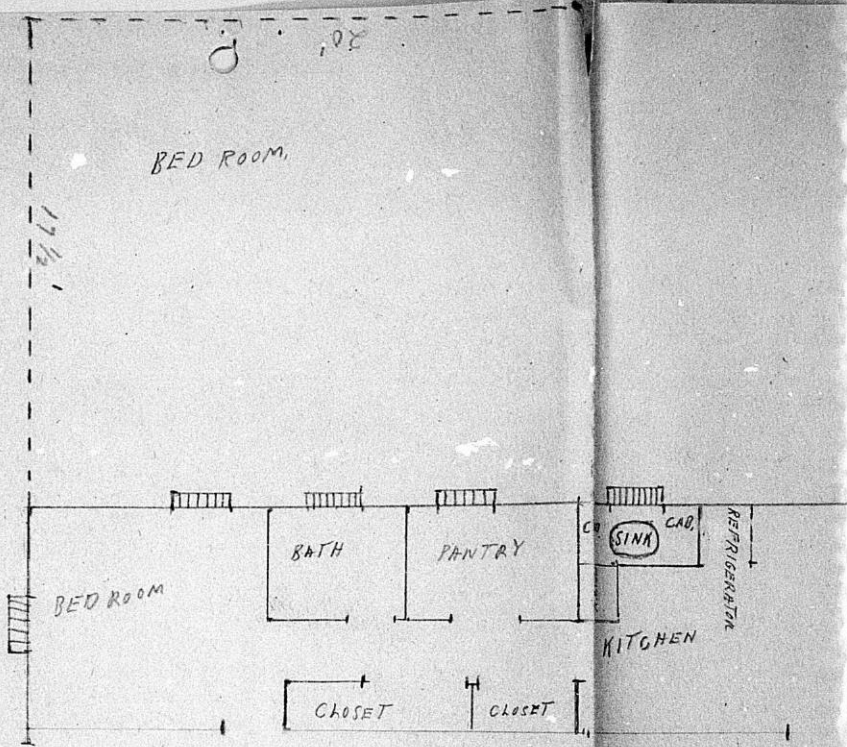
Deliver to: Phone Mrs. Paxton
She will pick it up Wed 8/21

Deeds	Owner's Prem.	
Revenue	Misce. Prem.	
Mortgages	Processing	
Reg. Tax	Binder	
Releases	Entries	
Assignments	@ Copy Price	
Affidavits	Special Certif.	
Mergers	Abstract Ctf.	
G. G. Loans	Contract	
Real Estate Tax	Ownership 1st	
Pers. Prop. Tax	65 Lots	32.50
	1 Tract	1.00
	Plot	
	Cert. of Title	
	Special Jmt. Sch.	
	Atty. Req.	
	Sub Total	
Sub Total	TOTAL	33.50

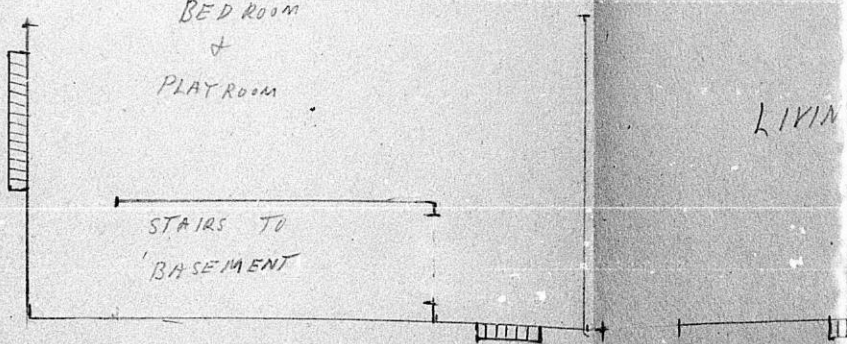




BED ROOM



BED ROOM + PLAY ROOM

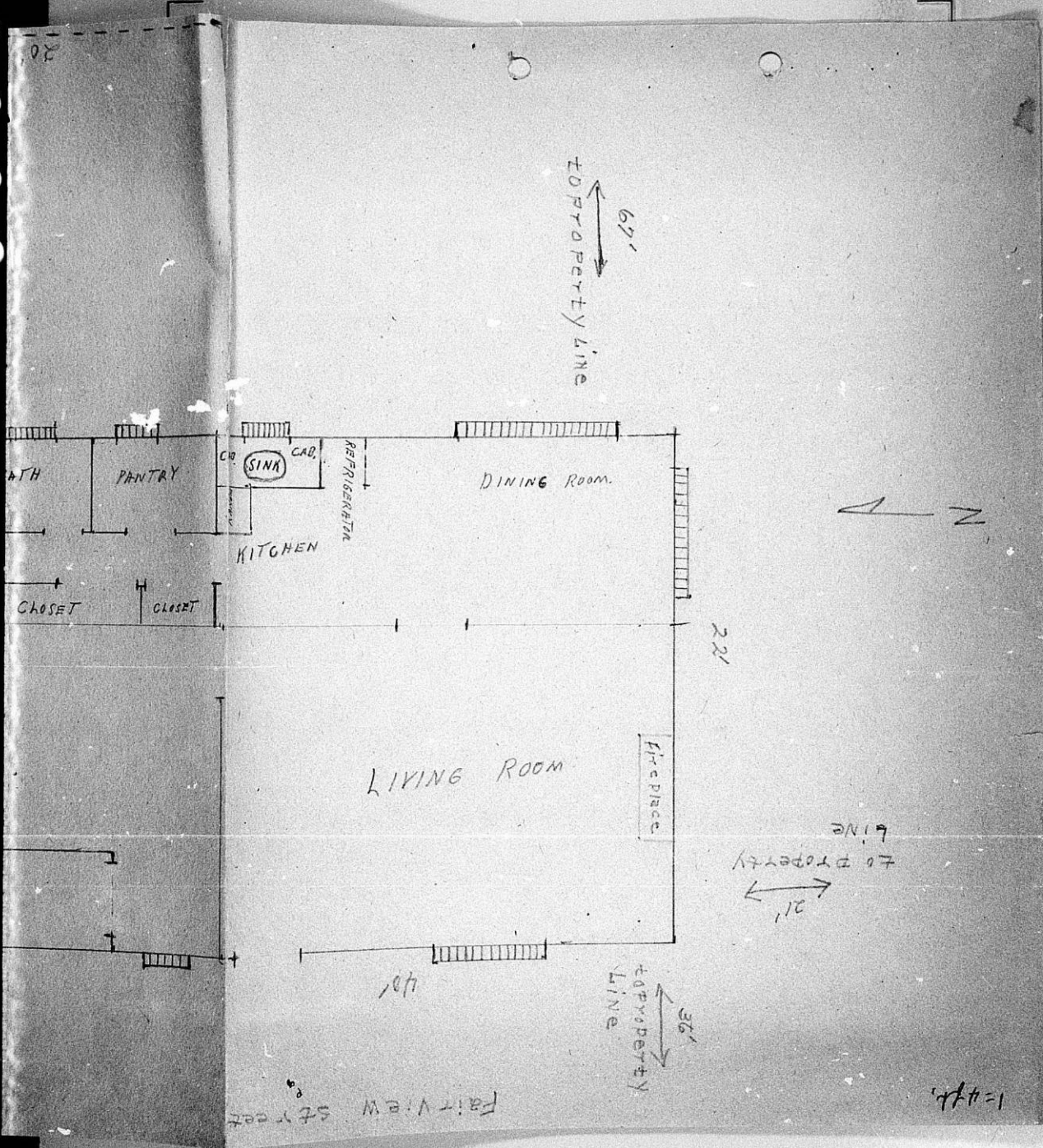


TO PROPERTY LINE
19'

80' WIDE
125' DEEP

VIEW STREET

40'



*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1