

ACTION

B.Z.A. 30-87

Options input 6/23/87

DATE

200' Sec 9-23-87

Shot 10-22-87

Record ✓

Case No. BZA 30-87 - Den Stewart requests a variance to reduce the required side yard setback from 12' to 0' for a deck & arbor only on property zoned the "AA" One-family Dwelling District & located on Rock Road Court north of [redacted] North & west of Rock Road.

CPO 6-15

Posted

ACTION

B.Z.A. 30-87 Approve in put 4/23/87

DATE

200' Sec. 9-23-87

Shot 10-20-87

Record ✓

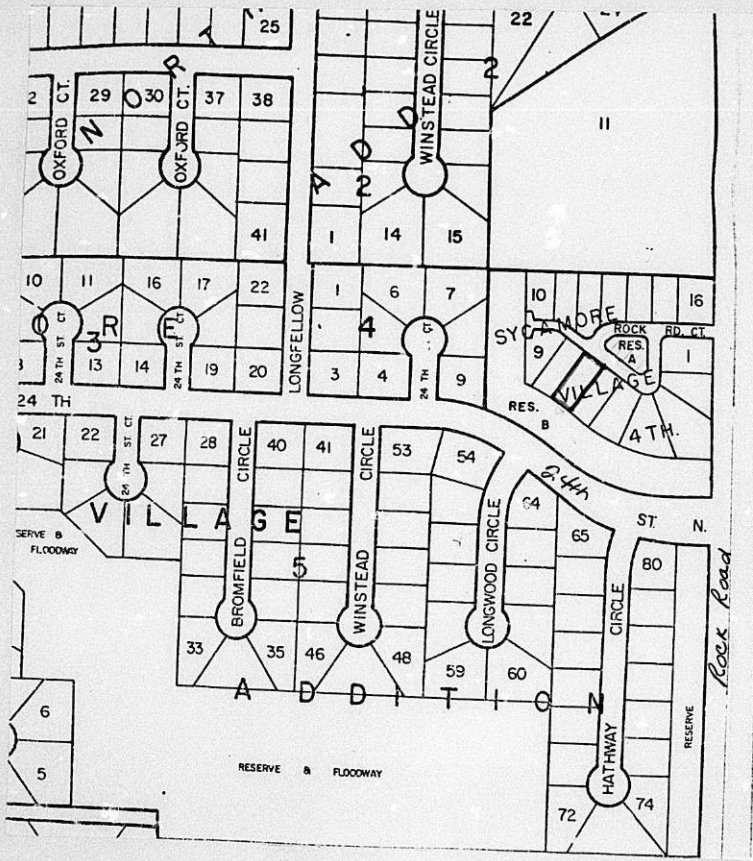
Case No. BZA 30-87 - Dan Schwartz requests a variance to reduce the required side yard setback from 12' to 0' for a deck & stoop only on property zoned the "M1" One-family Dwelling District & located on Rock Road Court north of North & west of Rock Road.

Map No. 5950 B

BZA 30-87
Filed 5/29/87

AREA DATA:

1. Acres: _____ (55 ft. by 135 ft.)
2. Adjoining Zoning: E AA S AA W AA N AA
3. Land Use: East s.f. South s.f.
West s.f. North s.f.
4. Area (is) (is not) platted.



Standard
No. 2153C
HASTINGS
LOS ANGELES-CHICAGO-DALLAS-OMAHA
MEMPHIS-TULSA-CUSTARVILLE, GA
U.S.A.

August 5, 1987

Don Stewart
2527 North Rock Road Court
Wichita, Kansas 67226

Re: BZA 30-87 - Request for Variance (On Rock Road Court north of
24th Street North and west of Rock Road).

Dear Mr. Stewart:

Enclosed is a signed copy of the Resolution adopted by the Board of
Zoning Appeals on June 23, 1987.

This Resolution reflects the official action of the Board to grant 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,

Jack H. Galbraith
Secretary

GEL/lw

Enclosure

cc: Gary Oborny, 1714 S. Glendale, Wichita, KS 67218
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 30-87

WHEREAS, Don Stewart, 2527 North Rock Road Court, Wichita, Kansas 67226, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required side yard setback from 12 feet to 0 feet for a deck and arbor only on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 7, Block 1, Sycamore Village 4th Addition to Wichita, Sedgwick County, Kansas. Generally located on Rock Road Court north of 24th Street North and west of Rock Road (2527 N. Rock Road Court).

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 June 23, 1987, 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 house is constructed with patio doors on the east which provide access to the yard and the floor elevation of the house, being several feet above ground level, requires steps from the house to the yard. The yard slopes to the east in order to accommodate the drainage of the lot. To provide any usable outdoor living space on the east, a raised deck such as has been constructed is the most functional as it allows a level space outside the patio doors without having to immediately step down and it also allows drainage waters to flow underneath the deck; 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 adjacent house has no doors or windows on the side abutting this application site, and the recorded covenants for this subdivision protect the rights of that adjacent owner and future adjacent owners of access to and use of the maintenance easement, and the owners of the adjacent lot to the east have set forth in writing their lack of objection to the requested variance; 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 deck and arbor have already been constructed and a requirement to totally remove these improvements may be an economic hardship. Also, removal of the deck would leave a less "livable" side yard for the applicants; 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 deck and arbor do not encroach into any public utility easement or right-of-way; 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 deck and arbor are unenclosed structures and will continue to permit the flow of air, light and drainage waters between the adjacent houses; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required side yard setback from 12 feet to 0 feet for a deck and arbor only and approved for a reduction of 3 feet for the deck and 5 feet for the arbor on property zoned the "AA" One-family Dwelling District and legally described as follows:

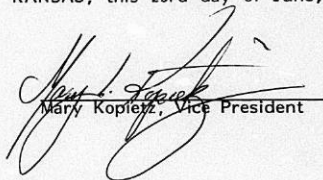
to

Lot 7, Block 1, Sycamore Village 4th Addition to Wichita, Sedgwick County, Kansas. Generally located on Rock Road Court north of 24th Street North and west of Rock Road (2527 N. Rock Road Court).

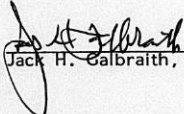
be approved subject to the following conditions:

1. The overhead wood arbor shall be cut back so that the 5-foot maintenance easement is entirely clear of overhead obstructions.
2. The raised deck may remain as constructed with a maximum encroachment into the 5-foot maintenance easement of two feet which is the same as a 9-foot encroachment into the 12-foot side yard.
3. The deck and arbor shall not be enclosed at any future date without first receiving approval through the Board of Zoning Appeals.
4. Condition number one above shall be completed within 60 days and prior to release of the resolution authorizing this variance or the resolution shall be considered null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of June, 1987.


Mary Koplecz, Vice President

ATTEST:


Jack H. Galbraith, Secretary

FROM JHS DATE 2-4-82

- | ADMINISTRATION | ADVANCE PLANS | CURRENT PLANS | GRAPHICS |
|------------------------------------|------------------------------------|--|---------------------------------|
| <input type="checkbox"/> Krout | <input type="checkbox"/> Stockwell | <input type="checkbox"/> Galbraith | <input type="checkbox"/> Pierce |
| <input type="checkbox"/> Lopez | <input type="checkbox"/> Young | <input type="checkbox"/> Lytle | <input type="checkbox"/> Commer |
| <input type="checkbox"/> Eubank | <input type="checkbox"/> Bechtel | <input type="checkbox"/> Harris | <input type="checkbox"/> Crook |
| <input type="checkbox"/> Henderson | <input type="checkbox"/> Hart | <input type="checkbox"/> Losew | <input type="checkbox"/> Jones |
| <input type="checkbox"/> Kelly | <input type="checkbox"/> Kelley | <input type="checkbox"/> Nagley | |
| <input type="checkbox"/> Wasko | <input type="checkbox"/> Kidd | <input checked="" type="checkbox"/> Olivarez | |
| <input type="checkbox"/> Wimbley | <input type="checkbox"/> Mitchell | | |
| | <input type="checkbox"/> Shen | | |
| | <input type="checkbox"/> | | |
| | <input type="checkbox"/> | | |
| | <input type="checkbox"/> | | |

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- Files
- Type
- Initial

REMARKS I checked the Cabin
for BZAs BZA 30-82
It had been removed. At
7 AM Sunday morning, a man
was sitting on the deck.

79-105

THE CITY OF WICHITA

RECEIVED

JUL 30 1987

METROPOLITAN PLANNING

ROUTE _____

*7/24/87
Work completed.
Requester Stewart*



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

June 25, 1987

Don Stewart
2527 North Rock Road Court
Wichita, Kansas 67226

Re: BZA 30-87 - Request for Variance (On Rock Road Court north of
24th Street North and west of Rock Road)

Dear Mr. Stewart:

At the regular meeting of the Board of Zoning Appeals on June 23, 1987, your request for a variance to reduce the required side yard setback from 12 feet to 0 feet for a deck and arbor only was considered. It was the action of the Board to grant your request subject to the following conditions:

1. The overhead wood arbor shall be cut back so that the 5-foot maintenance easement is entirely clear of overhead obstructions.
2. The raised deck may remain as constructed with a maximum encroachment into the 5-foot maintenance easement of two feet which is the same as a 9-foot encroachment into the 12-foot side yard.
3. The deck and arbor shall not be enclosed at any future date without first receiving approval through the Board of Zoning Appeals.
4. Condition number one above shall be completed within 60 days and prior to release of the resolution authorizing this variance or the resolution shall be considered null and void.

Please advise this office when the arbor enclosure has been removed so that the property can be inspected and the Resolution setting forth the official action of the Board released.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Jack H. Galbraith
Secretary

GEL:lw

cc: Gary Oborny, 1714 S. Glendale, Wichita, KS 67218
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

June 25, 1987

Don Stewart
2527 North Rock Road Court
Wichita, Kansas 67226

Re: BZA 30-87 - Request for Variance (On Rock Road Court north of
24th Street North and west of Rock Road)

Dear Mr. Stewart:

At the regular meeting of the Board of Zoning Appeals on June 23, 1987,
your request for a variance to reduce the required side yard setback from
12 feet to 0 feet for a deck and arbor only was considered. It was the
action of the Board to grant your request subject to the following
conditions:

1. The overhead wood arbor shall be cut back so that the 5-foot
maintenance easement is entirely clear of overhead obstructions.
2. The raised deck may remain as constructed with a maximum
encroachment into the 5-foot maintenance easement of two feet which
is the same as a 9-foot encroachment into the 12-foot side yard.
3. The deck and arbor shall not be enclosed at any future date without
first receiving approval through the Board of Zoning Appeals.
4. Condition number one above shall be completed within 60 days and
prior to release of the resolution authorizing this variance or the
resolution shall be considered null and void.

*8-2-87
Arbor
is removed*

Please advise this office when the arbor enclosure has been removed so
that the property can be inspected and the Resolution setting forth the
official action of the Board released.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

GEL:lw

cc: Gary Oborny, 1714 S. Glendale, Wichita, KS 67218
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE June 16, 1987

TO Louise Oliverez, Principal Planner

FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 30-87: On Rock Road Court
north of 21th Street North and
west of Rock Road

On Monday, June 15, CPO Council 2A considered the captioned case, a request for a variance to reduce the required side yard setback from 12 feet to 0 feet for a deck and arbor only. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 7-0 to recommend approval of the request subject to Staff's comments.

The applicants, Mr. & Mrs. Don Stewart, were present to describe the request and respond to questions from Council members and area residents. The Stewarts stated that they wanted to build a deck and arbor on their property. According to Mrs. Stewart, their neighbors had been notified of their building plans and were supportive. Mr. Stewart noted that there was an opening in their back yard which would permit access for fire vehicles should it be necessary.

Council members expressed confusion pertaining to Staff's recommendations, specifically over the differences in the setbacks permitted for the raised deck and the overhead arbor which differed by two feet. Members also expressed concern over the Fire Department's statement regarding the potential for the arbor posing a fire hazard between the applicant's dwelling and their neighbors.

Please provide these comments to the Board of Zoning Appeals when case BZA 30-87 is considered.

BLC:dm

RECEIVED

JUN 17 1987

METROPOLITAN PLANNING

ROUTE

SECRETARY'S REPORT
CASE NO. BZA 30-87

APPLICANT: Don Stewart, 2527 North Rock Road Court, Wichita, KS 67226

AGENT: Gary Oborny, 1714 S. Glendale, Wichita, KS 67218

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required side yard setback from 12 feet to 0 feet for a deck and arbor only.

GENERAL LOCATION: On Rock Road Court north of 24th Street North and west of Rock Road.

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

LAND USE: Subject property is occupied by 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.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 to reduce the required side yard setback from 12 feet to 0 feet for a deck and arbor only. The lot is located in a zero-lot-line development where the houses are built right up to one of the side lot lines but the other side is required to observe a 12-foot side yard setback. The outer five feet of the 12-foot setback is also a maintenance easement in favor of the adjacent lot. In accordance with Section 28.04.188 of the zoning ordinance, terraces, canopies and balconies may project into a required side yard not more than two feet. The house on Lot 7 (application area) is 15 feet from the east property line. A wood deck, several feet above ground level, has been constructed 7 to 12 feet into the east side yard. An overhead wooden arbor has also been constructed, partially over the deck, and covers from approximately 8 to almost 15 feet of the side yard. Thus, a portion of the deck and a portion of the arbor encroach not only the required 12-foot side yard but also the platted 5-foot maintenance easement. The location of the deck does not unduly hinder the neighbor's access to the west side of his house for maintenance but the arbor, once it is covered with vines as proposed, would make it exceedingly difficult to maintain the structure opposite the arbor. Also, the Fire Department has expressed great concern over the closeness of the two residences due to the position of the arbor. It makes access to the rear yard difficult and it provides a bridge across which fire can readily travel from one structure to another.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the house is constructed with patio doors on the east which provide access to the yard and the floor elevation of the house, being several feet above ground level, requires steps from the house to the yard. The yard slopes to the east in order to accommodate the drainage of the lot. To provide any usable outdoor living space on the east, a raised deck such as has been constructed is the most functional as it allows a level space outside the patio doors without having to immediately step down and it also allows drainage waters to flow underneath the deck.

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 adjacent house has no doors or windows on the side abutting this

application site. The recorded covenants for this subdivision protect the rights of that adjacent owner and future adjacent owners of access to and use of the maintenance easement. The owners of the adjacent lot to the east have set forth in writing their lack of objection to the requested variance.

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 deck and arbor have already been constructed and a requirement to totally remove these improvements may be an economic hardship. Also, removal of the deck would leave a less "livable" side yard for the applicants.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the deck and arbor do not encroach into any public utility easement or right-of-way.

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 deck and arbor are unenclosed structures and will continue to permit the flow of air, light and drainage waters between the adjacent houses.

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 a variance of the side yard setback from 12 feet to 3 feet for a raised deck and from 12 feet to 5 feet for an overhead arbor be granted subject to the following conditions:

1. The overhead wood arbor shall be cut back so that the 5-foot maintenance easement is entirely clear of overhead obstructions.
2. The raised deck may remain as constructed with a maximum encroachment into the 5-foot maintenance easement of two feet which is the same as a 9-foot encroachment into the 12-foot side yard.
3. The deck and arbor shall not be enclosed at any future date without first receiving approval through the Board of Zoning Appeals.

BZA CASE NO. 50-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>19</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>22</u>	TOTAL NOTICES SENT <u>6/2/87</u>

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

June 2, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 30-87

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 Don Stewart, 2527 N. Rock Road Court, Wichita, Kansas 67226 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 side yard setback from 12 feet to 0 feet for a deck and arbor only on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 7, Block 1, Sycamore Village 4th Addition to
Wichita, Sedgwick County, Kansas. Generally located
on Rock Road Court north of 24th Street North and west
of Rock Road.

This application has been assigned Case No. BZA 30-87. It will be considered by the Board of Zoning Appeals on June, 23, 1987 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 CPO Council "2A" will consider this case at their meeting to be held on Monday, June 15, 1987, 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.

Jack H. Galbraith
Secretary

2523 North Rock Road Court
Wichita, Kansas 67226
June 8, 1987

Mrs. Louise Olivarez
Tenth Floor - City Hall
455 North Main
Wichita, Kansas 67202

CASE NO. BZA 30-87

Dear Mrs. Olivarez,

We live in the house just to the east of 2527 North Rock Road Court - the Don Stuart's home. We do not object to their requested variance.

In February, after seeing how close their deck and arbor were built to our house, we were concerned about performing maintenance on the west side of our house and about drainage between the two houses.

We met with the Stuarts and they assured us that we would have no problems (because of their deck and arbor) in maintaining the west side of our house or with drainage between the two houses.

Sincerely,

Laura S. Vincent
Anna P. Vincent

RECEIVED

JUN 11 1987

METROPOLITAN PLANNING

ROUTE

2523 North Rock Road Ct.
Wichita, Ks. 67226



Mrs. Louise Olivarez
MAPD
Tenth Floor - City Hall
455 North Main
Wichita, Kansas 67202

DATE: May 29, 1987

TO: WICHITA BOARD OF ZONING APPEALS

RE: 2527 North Rock Road Court
Wichita, Kansas 67214

On June 17, 1986, we contracted with Sproul Construction Co., Inc. to purchase a patio or garden home to be constructed at 2527 North Rock Road Court in an area known as Waterford Place. We were familiar with a similar Sproul development known as Applewood and were desirous of a home with patio, deck and arbor arrangement similar to many of the homes there. The homes in Waterford Place are the same basic design of those in Applewood. That design calls for the outdoor living area to be centered around patio doors opening on the side of the house to land belonging to the owner of that house. Our plan also has a door along this same side leading from the kitchen.

Our realtor, the realtor representing Sproul Construction and Dave Sproul were aware of our desire to have the yard, patio, deck and arbor of a design similar to that of many of the homes in Applewood. At the time we signed our contract we understood that the space which we would own between our home and the one next door would be similar to that of the Waterford Place model home and others already built on the north side of the street. That distance is approximately 20 feet, which we felt was adequate, but not generous for an outdoor living area. We did not receive a plot plan (attached) nor realize that our actual space would be only 15 feet until early August when our basement was dug and the stakes set for the adjoining house. We were disappointed with the reduced space, but we were assured that it was ours to use so long as we did not infringe on our neighbor's property, nor in any way inhibit their right of way onto our property in order to maintain their home. We felt that our original plan for landscaping, patio, deck and arbor perhaps would create some problems so that plan was revised to include a raised deck at the north end, rather than a raised patio to facilitate proper drainage, and a planter and cupboard for barbeque storage were eliminated. We discussed the original and revised plans with our neighbors, Ann and Sam Vincent, and they appreciated our efforts and said they had no problem with the revised plan.

The attached plot plan shows a "5' maintenance easement" and this is defined by the attached DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WATERFORD PLACE as filed for record at the Register of Deeds on July 24, 1986. We believe our plan is in compliance with Article II, Section 5 of that document as relates to the definition of a maintenance easement.

WICHITA BOARD OF ZONING APPEALS

May 29, 1987

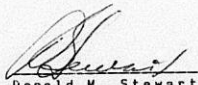
Page 2

RE: 2527 North Rock Road Court
Wichita, Kansas 67214

It states in part: "The owner of the servient lot is hereby granted and assigned the full right to use the easement on said servient lot as the owner of said lot; provided however, the owner of the dominant lot is hereby granted and assigned the right of full ingress and egress to and from said easement for the sole purpose of repairing the improvements of the dominant owner constructed upon the dominant lot. The owners of the respective lots shall do nothing to interfere with the rights of the other granted hereunder."

It has always been our intent to enhance not only our own property, but Waterford Place in general by tasteful and appropriate landscape design. The point of having a patio or garden home as opposed to a condominium or town home is to enjoy the privacy and beauty of an outdoor living area. The deck, patio and arbor of our design are the aesthetic center for this area of our home. The arbor will support wisteria and clematis to provide shade and is not intended for any use other than to enhance the beauty of a natural surrounding. It is not a structure capable of being enclosed for use as indoor living space.

It was never our intent to in any way infringe on the rights of our neighbors, nor to violate any ordinance of the City of Wichita. It was our understanding from the documents provided that there was no conflict. We regret that now, after the fact, that there is some question of our design's compliance with City Code, and respectfully request your careful consideration of our application for a variance.


Donald M. Stewart


Royalynn Stewart

2527 North Rock Road Court
Wichita, Kansas 67214

IMPORTANT MESSAGE

FOR Louise
DATE 5-28 TIME 11:50 A.M.
P.M.

WHILE YOU WERE AWAY

OF Garf O'Leary
PHONE No. 682-6749

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE page. him if you
need any more info
Depn. attached
SIGNED L

FORM 000-017

total lot length - easement
is 106'

distance begins 40' in from
the NW corner
and
32' in from the SE corner

the inside section of the
variance area 64'

40
64
32
136

APPLICATION FOR VARIANCE

I. Name of Applicant Don Stewart
Mailing Address 2527 N Rock Rd. Ct. Phone 685-5707
Name of Authorized Agent GARY OKORN
Mailing Address 1714 S GLENDALE Phone 684-1694
Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. The variance requested is To Reduce Side yard
Set Back To 7' from property line
for property located 2527 N Rock Rd. Ct
and legally described as: Lot 7, Block 1, Sycamore Village
4th ADD.
in the City of Wichita; and which is presently zoned AA

- 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 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 _____
Authorized Agent [Signature]

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
(a.m./p.m.), 5/28/, 1987, together with appropriate
fee of 200.00.

Signed [Signature]

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1	Block 1	Sycamore Village 4th Addition	✓ Benny J. Mikols Alice M. Mikols 2503 N. Rock Road Ct. Wichita, KS 67226
Lots 2, 3, 4 & 5	Block 1	"	✓ Sproul Construction Company 3500 N. Rock Road Suite 1000 Wichita, KS 67226
Lot 6	Block 1	"	✓ Louis Vincent Ann P. Vincent 2523 N. Rock Road Ct. Wichita, KS 67226
<i>Application Pending</i> Lot 7	Block 1	"	✓ Donald M. Stewart Royalynn L. Stewart 2527 N. Rock Road Ct. Wichita, KS 67226
Lot 8	Block 1	"	✓ George W. Golding Susan J. Brown 2531 N. Rock Rd. Ct. Wichita, KS 67226
Lot 9	Block 1	"	✓ Patricia McClain 2535 N. Rock Road Ct. Wichita, KS 67226
Lot 10	Block 1	"	✓ Dale L. Martin Virginia E. Martin 2539 N. Rock Road Ct. Wichita, KS 67226
Lot 11	Block 1	"	✓ W. E. Thompson Judith S. Thompson 2543 N. Rock Road Ct. Wichita, KS 67226
Lot 12	Block 1	"	✓ Sproul Construction Company 3500 N. Rock Road Suite 1000 Wichita, KS 67226
Lot 13	Block 1	"	✓ Berlin Gene O'Neal Myrl R. O'Neal 2551 N. Rock Road Ct. Wichita, KS 67226
Lot 14	Block 1	"	✓ Nile C. Call Barbara E. Call 2555 N. Rock Road Ct. Wichita, KS 67226
Lot 15	Block 1	"	✓ Patricia M. Howard Billy B. Howard 2559 N. Rock Road Ct. Wichita, KS 67226

Lot	Block	Addition	Property Owner
Lot 16	Block 1	Sycamore Village 4th Addition	✓ Robert J. O'Brien 2563 Rock Road Ct. Wichita, KS 67226
Reserves A & B		"	Ⓟ Sproul Construction Company 3500 N. Rock Road Suite 1000 Wichita, KS 67226
Lot 54	Block 5	Sycamore Village 3rd Addition	✓ Ronald E. Alberti Anne F. Alberti 2471 Longwood Circle Wichita, KS 67226
Lot 64	Block 5	"	✓ Norman R. Parker Jr. Janet M. Parker 2460 Longwood Circle Wichita, KS 67226
Lot 65	Block 5	"	✓ Patrice N. Neff Morris N. Neff Jr. 2481 Hathway Circle Wichita, KS 67226
Lot 8	Block 3	"	✓ Raman Chopra Jeanice Chopra 7410 E. 24th Street Court Wichita, KS 67226
Lot 9	Block 3	"	✓ Lucius R. Smith Judith A. Smith 7414 E. 24th Street North Wichita, KS 67226
Lot 11	Block 4	"	✓ Calvary United Methodist Church of Wichita 2525 N. Rock Road Wichita, KS 67226

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 7, Block 1, Sycamore Village 4th Addition, 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 19th day of May, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Kable*
Sr. Vice-President

Order No. 380760
nj

CU P - Setback 0' or 12'
Garage can go to 10'

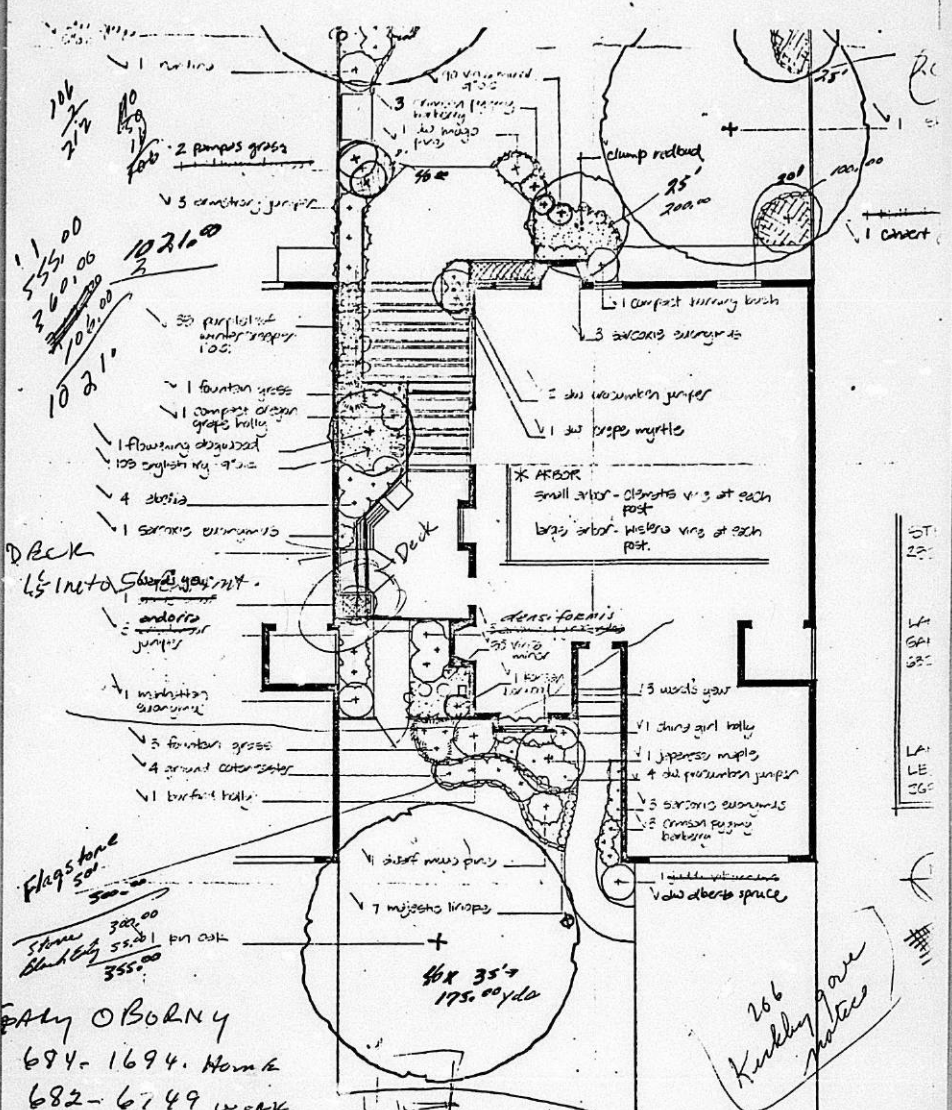
Open unenclosed porch -
2' into required side yard -

Deck - into 5' maintenance
Deck access easement -
No structures should be
within that easement.

Not going to administratively adjust
Require BZA variance - We
will agree -

Further encroachment into 12'
side yard - 2 - 7'
Deck to within 3' of other
roofs - Fire Dept. ✓

Fire Dept is not happy with it
Doesn't agree with "8" lots



Stone 300.00
 Flagstone 55.00
 355.00

EARLY OBORN Y
 684-1694. Home
 682-6749 work.
 Lot (page # 261-6728)

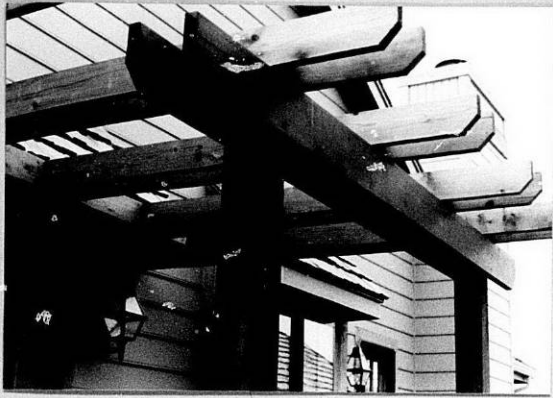
2 also. Lot Line

2527 Rock Rd. Ct.

DEANSPORRE VILL 4th

266
 Kinkley
 2/11/2000

ST
 25
 LA
 6A
 35
 LA
 LE
 36



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FORM 20-1

PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION	# 210	AMOUNT
BZA variance		
NAME	Kankard	
ADDRESS	1714 S. Alameda	
FUND	755 41710-003	DUE DATE 5/28/87
COMMENTS		
DATE	5/28/87	BY K.C.