

POSTED
1-11-83

ACTION

B.Z.A. 58-82 APPROVED 1-25-83
DATE

200' Sec. 3-1-83
Checked 3-3-83 out GPO
Shot 3-4-83
Recorded 3-16-83

Case No. BZA 58-82 - Castles in the Air, Inc., requests an exception to permit the establishment of a child day care center on property zoned the "A" Two-family Dwelling District and generally located on the south-

January 26, 1983

Castles in the Air, Inc.
4805 East Murdock
Wichita, Ks. 67208

Re: Case No. EEA 58-82
Request for Exception

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 25, 1983.

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosure

cc: Mary Jane Koonts, 327 South Belmont, Wichita, Ks. 67218
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesick, City Clerk
Leola Lindahl, Health Dept.

RESOLUTION NO. BZA 58-82

WHEREAS, Castles in the Air, Inc., 4805 East Murdock, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a child day care center on property zoned the "A" Two-family Dwelling District and legally described as follows:

North 15 feet of Lot 66, all of Lots 67, 68, Block 4
East Highland Addition to Wichita, Sedgwick County,
Kansas. Generally located at the southeast corner
of Oliver and Murdock (644 North Oliver).

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 January 25, 1983, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a child day care center on property zoned the "A" Two-family Dwelling District subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a child day care center on property zoned the "A" Two-family Dwelling District and legally described as follows:

North 15 feet of Lot 66, all of Lots 67, 68, Block 4
East Highland Addition to Wichita, Sedgwick County,
Kansas. Generally located at the southeast corner
of Oliver and Murdock (644 North Oliver).

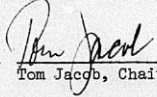
subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.
6. One identification sign not exceeding eight square feet shall be permitted, provided such sign shall be unlighted and located not closer than six feet to the property line.

ADOPTED AT WICHITA, KANSAS, this 25th day of January, 1983.

ATTEST:


Glen E. Lytle, Assist. Sec.


Tom Jacob, Chairman

SECRETARY'S REPORT
CASE NO. BZA 58-82

APPLICANT: Castles in the Air, Inc., 4805 East Murdock,
Wichita, Kansas

AGENT: Mary Jane Koontz, 327 South Belmont, Wichita,
Kansas.

REQUEST: Exception pursuant to Section 28.04.185.2, Code
of the City of Wichita to permit the establish-
ment of a child day care center in the "A" Two-
family Dwelling District.

GENERAL LOCATION: On the southeast corner of Oliver and Murdock
(644 North Oliver).

ZONING: Subject property and all adjacent properties
to the east, west and south are zoned the "A"
Two-family Dwelling District. The property to
the north is zoned the "RB" Four-family Dwelling
District.

LAND USE: Subject property is a one-family dwelling as are
the majority of adjacent properties. The pro-
perty to the east is a child day care facility
of which this property will be used for expand-
ing said facility.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.185.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to provide an additional structure for the child day care facility located on the property to the east. The property is at a five way intersection and the two properties to be used as child day care facilities are separated by Pine Street that runs diagonally to the southeast.

The off-street loading and off-street parking spaces are to be located adjacent to Pine Street, and not from Oliver on which the structure is addressed. The applicant does not indicate that an outside play area is to be located on the property, but the review by the Health Department has indicated that the play area at the existing facility is of sufficient size to accommodate up to 28 children at one time. This would appear to be somewhat of a hazardous situation to require children of the ages generally cared for in such facilities to be required to cross a street for play activities.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, it is the recommendation of the Secretary that the application for a child day care facility be approved subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.

5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.
6. One identification sign not exceeding eight square feet shall be permitted, provided such sign shall be unlighted and located not closer than six feet to the property line.

THE CITY OF WICHITA
OFFICE OF Citizen Participation

DATE January 25, 1983

TO Glen Lytle, Special Assistant for Zoning
FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 58-82, 644 North Oliver

At its January 24 special meeting, CPD Neighborhood Council Area "I" considered the captioned exception to permit the establishment of a child day care center on property zoned "A" Two-Family Dwelling District. Mary Jane Koortz was present representing the applicant. No area property owners were present concerning the case.

The Council voted (5-2) to recommend that the exception be approved subject to the recommendations listed in the BZA Secretary's Report. The Council also voted (7-0) to recommend that children's crossing signs be installed at the intersections of Glendale and Pine, and Pine and Oliver.

Please provide the Board of Zoning Appeals with the Council's recommendation when this case is considered on January 25.


Dean Kruthof
Administrative Aide III

DK:pk

BZA CASE NO. 58-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

28 NOTICES SENT TO ADJOINING PROPERTY OWNERS

41 TOTAL NOTICES SENT 1-5-83

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

December 5, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 58-82

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 Castles in the Air, Inc., 4805 East Murdock, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a child day care center on property zoned the "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

North 15 feet of Lot 66, all of Lots 67, 68,
Block 4 East Highland Addition to Wichita,
Sedgwick County, Kansas. Generally located
at the southeast corner of Oliver and Murdock
(644 North Oliver).

This application has been assigned Case No. BZA 58-82. It will be considered by the Board of Zoning Appeals on January 25, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 58-82

CITY OF WICHITA, KANSAS

FILED 12-29-82

APPLICATION FOR EXCEPTION

I. Name of Applicant Castles in the Air, Inc.
Mailing Address 4805 East Murdock 67208 Phone 685-1552
Name of Authorized Agent Mary Jane Koontz
Mailing Address 327 South Belmont 67218 Phone 685-9140
Relationship of applicant to property is that of Tenant (Owned by agent)
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section
2.12.590.C, Code of the City of Wichita, Kansas, to permit
the establishment of a pre-school child day care center

on property zoned "A" Two-Family Dwelling
located at the southeast corner of Olive and Murdock
(644 North Oliver)
and legally described as: North 15 ft. of lot 66,
all of lot 67, 68, block 4 East Highland Addition,
644 North Oliver, Wichita, Sedgwick County, Kansas.
67208, 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. 36-596); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
- d. 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.

Applicant Castles in the Air, Inc.

Authorized Agent Mary Jane Koontz

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:30 (a.m. - p.m.), DEC 29, 1982 together with appropriate fee of 200.00.

Signed A. Lytle

September 21, 1982

Mary Jane Koontz
4805 East Murdock
Wichita, Ks. 67208

Dear Ms. Koontz:

I have just received a copy of the Health Department inspection report on the proposed child care center at 614 North Oliver. As I discussed with you on the phone several weeks ago, the property is located in the "A" Two-family Dwelling District and will require approval as an "exception" by the Board of Zoning Appeals before it can be occupied.

I am enclosing an application and other information regarding the process you must comply with prior to filing the application. The next closing date is September 27, 1982 for a BZA hearing on October 26, 1982.

If you have any questions, please give me a call at 268-4421.

Sincerely yours,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

Encls.

cc: Robert Feldner, Superintendent of Central Inspection

SEPT. 14, 1982
10:30 A.M.

CITY OF WICHITA
DEPARTMENTS OF INSPECTION-FIRE-HEALTH
WICHITA, KANSAS

RECEIVED

Inter-Departmental Referral Notice for Evaluation
of
Structures Proposed for Adult and Child Care

SEP 20 1982
METROPOLITAN PLANNING
ROUTE

Agency Initiating Referral HEALTH Case No. 18 Date 8-24-82

Prospective Applicant

Name	Address	Phone
Mary Jane Koontz	4805 E. Murdock	685-1552

Prospective Site

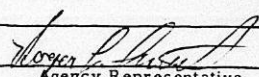
Address	Present Use	Proposed Use
644 N. Oliver	HOUSE	GROUP CARE CENTER
		Addition to Castle In The Air 4805 E. Murdock
Owner	Address	Phone
Clark/Beatty Realty (Mrs. Phares)		684-0533

Preliminary Report of Improvements for Initial Approval Status
(add additional sheets as necessary)

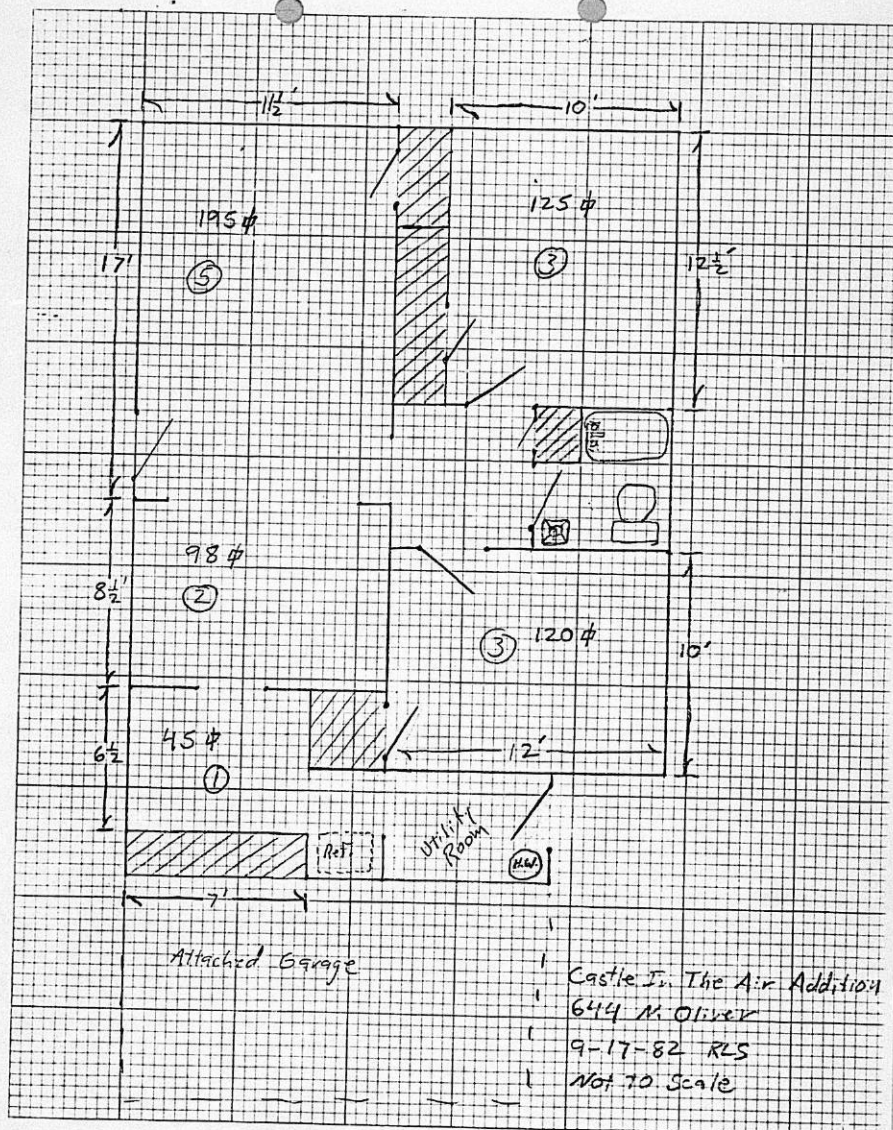
For part-day (pre-school) use:

- 1) Room capacities total 14 (see attached drawing), but toilet and handwashing facilities will accommodate only 12 under current regulations.
- 2) Lighting levels must be increased to 20 foot candles or above.
- 3) The floor furnace must be removed, or adequately guarded in a manner approved by the Wichita Fire Dept.
- 4) Outside play space at the existing center is sufficient so long as no more than 28 children use the play area at any given time.
- 5) All requirements of K.A.R. 28-4-208 (pgs. 6-13 in the license manual) must be met.
- 6) All local building, zoning, and fire codes must be met.

cc: Leola Lindahl
W. D. Swart, Fire Dept.
Glen Lytle, Planning
Jim Jorgensen, Central Insp.


Agency Representative
Roger L. Smith, R.S.
Supervisor, Food & Institutions

Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection;
2nd copy (red) to Fire.
Intra Agency Routing: Central Inspection-Zoning, Building, Plumbing, Electrical
Health-Environmental, Personal
Routing of Preliminary Reports: Photocopies from Health to Inspection and Fire;
Inspection to Health and Fire;
Fire to Health and Inspection



Castle In The Air Addition
 644 N. Oliver
 9-17-82 RLS
 Not To Scale

SEPT. 14, 1982
10:30 A.M.

CITY OF WICHITA
DEPARTMENTS OF INSPECTION-FIRE-HEALTH
WICHITA, KANSAS

Inter-Departmental Referral Notice for Evaluation
of
Structures Proposed for Adult and Child Care

Agency Initiating Referral HEALTH Case No. 18 Date 8-24-82

Prospective Applicant

Name	Address	Phone
Mary Jane Koontz	4805 E. Murdock	685-1552

Prospective Site

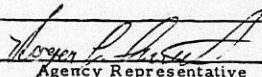
Address	Present Use	Proposed Use
644 N. Oliver	HOUSE	GROUP CARE CENTER Addition to Castle In The Air 4805 E. Murdock
Owner	Address	Phone
Clark/Beatty Realty (Mrs. Phares)		684-0533

Preliminary Report of Improvements for Initial Approval Status
(add additional sheets as necessary)

For part-day (pre-school) use:

- 1) Room capacities total 14 (see attached drawing), but toilet and handwashing facilities will accommodate only 12 under current regulations.
- 2) Lighting levels must be increased to 20 foot candles or above.
- 3) The floor furnace must be removed, or adequately guarded in a manner approved by the Wichita Fire Dept.
- 4) Outside play space at the existing center is sufficient so long as no more than 28 children use the play area at any given time.
- 5) All requirements of K.A.R. 28-4-208 (pgs. 6-13 in the license manual) must be met.
- 6) All local building, zoning, and fire codes must be met.

cc: Leola Lindahl
W. D. Swart, Fire Dept.
Glen Lytle, Planning
Jim Jorgensen, Central Insp.


Agency Representative
Roger L. Smith, R.S.
Supervisor, Food & Institutions

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Health-Environmental, Personal
Routing of Preliminary Reports: Photocopies from Health to Inspection and Fire;
Inspection to Health and Fire;
Fire to Health and Inspection

SEPT. 14, 1982
10:30 A.M.

CITY OF WICHITA
DEPARTMENTS OF INSPECTION-FIRE-HEALTH
WICHITA, KANSAS

Inter-Departmental Referral Notice for Evaluation
of
Structures Proposed for Adult and Child Care

Agency Initiating Referral HEALTH Case No. 13 Date 8-24-82

Prospective Applicant
Name

Address

Phone

Mary Jane Koontz

4805 E. Murdock 67203

685-1552

Prospective Site

Address

Present Use

HOUSE

Proposed Use

GROUP CARE CENTER

644 N. Oliver

Owner

Address

Phone

Clark/Beatty Realty (Mrs. Phares)

684-0533

Preliminary Report of Improvements for Initial Approval Status
(add additional sheets as necessary)

1. Two approved exits are required from the building. The present exit through the utility room is not acceptable. Exit doors shall be at least 3 feet wide by 6 feet 8 inches high. There shall be a floor or landing on each side of a door. The floor or landing shall be not more than one inch lower than the threshold of the doorway. One way of bringing the building into compliance would be to add a door from the back bedroom to the stoop. The stoops at both doors need to be elevated to comply with requirement for landings.
2. The floor furnace will have to be guarded and this will necessitate opening the walls connecting the bedrooms and the dining/living room areas. The minimum wall opening to qualify as an exit is the same as the exit door requirement.
3. The existing utility room cannot be used as an exitway unless the water heater is enclosed or removed and the door and stoop are made to comply with code.
4. A BZA exception is required to operate a day care center in the "A" two-family zoning district.

(CONTINUED)

Dolores E. Mast
Agency Representative

Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection; 2nd copy (red) to Fire.

Intra Agency Routing: Central Inspection-Zoning, Building, Plumbing, Electrical Health-Environmental, Personal

Routing of Preliminary Reports: Photocopies from Health to Inspection and Fire; Inspection to Health and Fire; Fire to Health and Inspection

SEPT. 14, 1982
10:30 A.M.

Mary Jane Koontz, 4805 East Murdock

644 North Oliver - GROUP CARE CENTER
Clark/Beatty Realty (Mrs. Phares)

Page 2

5. One off-street parking space shall be provided for each teacher and employee. One off-street loading space will be required for each 10 children if more than 12 children are accommodated in the future.
6. Provide a manually operated fire alarm system.
7. Carpeting shall have a flame-spread rating not greater than 75. A Class I or II rating meets the requirements.
8. All work on the building shall be done by licensed contractors and plans shall be submitted for approval prior to the commencement of any work on the building.
9. Exit doors shall be equipped with free-wheeling hardware.

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE COMPANY INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the office of the Register of Deeds of Sedgwick County, Kansas.

NOTE: Addresses are furnished as a service only and are not certified.

DESCRIPTION	OWNER/OWNER'S ADDRESS
<u>EAST HIGHLAND ADDITION</u>	
Block 3	
Lots 25 and 26	✓ R. B. R. Incorporated 1930 S. Seneca Wichita, Kansas 67213
Lots 27 and 28	✓ 1725 N. Kansas Apt. 101 2500 E. Central Wichita, Kansas 67214 <i>No dish number - returned nothing listed</i>
Lots 29 and 30	✓ Isador R. Lambert ✓ Phyllis E. Lambert 1702 S. Clifton Ave. Wichita, Kansas 67218
Lots 31 and 32	✓ Howard A. Spencer ✓ Arnada A. Spencer 4512 Greenbriar Ln. Wichita, Kansas 67220 <i>returned resent 1-14-83 801 Tristan Dr. Mulvane 67110</i>
	Equitable Owners:
	✓ Paul M. Waskiewicz Mary Jane Koontz 4805 E. Murdock Wichita, Kansas 67208
Lot 33	✓ Hazel R. Houser 4824 E. Pine Street Wichita, Kansas 67208
Lots 34 and 35	✓ William D. Sadler Evelyn Kathleen Sadler 634 Rutland Rd. Wichita, Kansas 67206
Block 4	
Lot 1	✓ Katherine E. Rhoden 4825 E. Pine Street Wichita, Kansas 67208
Lots 2, 3 and 4	✓ Lyman K. Smith Mary M. Smith 657 N. Glendale Wichita, Kansas 67218
Lot 5	✓ Caroline H. Hall 653 N. Glendale Wichita, Kansas 67218

Continued on page 2

Certificate of Ownership
(2-Continued)

DESCRIPTION	OWNER/OWNER'S ADDRESS
<u>EAST HIGHLAND ADDITION</u>	
Block 4 continued	
Lots 58, 59, 60, 61, 62 South and 63 of Block 4	✓ Chester W. Jones Joye R. Jones 2017 S. Greenwich Road Wichita, Kansas 67207 <i>returned receipt 11-83 1942 Fabrique 67218</i>
Lots 64, 65 and the South 10 feet of Lot 66	✓ Chester W. Jones Joye R. Jones See above for address
The North 15 feet Lot 66 and all Lots 67 and 68	✓ Alan B. Phares Jr. Loretta R. Phares 4323 E. Waterman Wichita, Kansas 67218
<u>EAST HIGHLANDS NORTH ADDITION</u>	
Block 5	
Lot 1	✓ Dean L. Bussart Rebecca P. Bussart 1011 Patricia Street Wichita, Kansas 67208
Lot 2	✓ Allan D. Smith JoAnne Smith 596 Royal Oak Drive Colorado Springs, Colorado 80906
Lot 4	✓ Alfred P. David Rhoda A. David 1040 Jefferson Wichita, Kansas 67203
Equitable Owner:	✓ Donald P. Fairbanks Rema J. Fairbanks 209 N. Volutsia Av. Wichita, Kansas 67214
<u>BELMONT PARK ADDITION</u>	
Lot 45 and the North Half of Lot 46	✓ Minnie May Edwards Paul Wayne Edwards 1221 Wilbur Wichita, Kansas 67212
The South Half of Lot 46, all of Lots 47 and 48	✓ John W. Lipp Helen M. Lipp 3621 Fortune Ave. Las Vegas, Nevada 89107
<u>OVERLOOK ADDITION</u>	
Oliver Street	
Lots 1, 2, 3, 4 and 5	✓ Terry E. Milligan Route 1 Douglass, Kansas 67039

Continued to page 3

Certificate of Ownership
(3-Continued)

DESCRIPTION	OWNER/OWNER'S ADDRESS
<u>OVERLOOK ADDITION</u>	
Oliver Street (Continued)	
Lots 5 and 6	Chester W. Jones D Joye R. Jones 2017 S. Greenwich Road Wichita, Kansas 67207
Lots 7 and 8	Robert A. Thomas ✓ Lorraine A. Thomas 647 N. Oliver Wichita, Kansas 67208
Lots 9 and 10	Russell M. Piatt Rhoda C. Myers ✓ 637 N. Oliver Wichita, Kansas 67208
Lots 11 and 12	Arthur J. Casado ✓ 8318 Chalet Street Wichita, Kansas 67207
Lots 13 and 14	Flora Combes ✓ R. I. Combes 1933 S. Bluff Wichita, Kansas 67218
Lot 15	Arnold M. Smith ✓ 249 N. Fountain Wichita, Kansas 67208
Dellrose Street	
Lots 75 and 76 and Lots 77 and 78	Robert K. Anderson ✓ 638 N. Dellrose Wichita, Kansas 67208
Lots 79 and 80	Mildred D. Schuler ✓ 650 N. Dellrose Wichita, Kansas 67208
Lots 81 and 82	Ollie L. Schambron Elizabeth J. Schambron ✓ 652 N. Dellrose Wichita, Kansas 67208
Lots 83 and 84	Gilbert L. Carrillo Belinda A. Carrillo ✓ 658 N. Dellrose Wichita, Kansas 67208

Dated this 24th day of September, 1982 at 7:00 A.M.

5349

GUARANTEE TITLE COMPANY INC.

Connie L. Douthitt
Connie L. Douthitt Vice-President

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-1

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT
-------------	--------

--	--

NAME

ADDRESS

FUND	DUE DATE
------	----------

COMMENTS

DATE	BY
------	----

OLIVER

EXIST. BACK OF CURB

~ SIDEWALK ~

25'

25'

10'

15'

25'

80'

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

~ EXIST. HOUSE, (25x45) WITH ATTACHED GARAGE. ~

PROPOSED OFF-STREET LOADING AREA 126.38' AREA.

PROPOSED OFF-STREET PARKING AREA

EXIST. DRIVE

NEW WALK

1433' Rad. 1433' Rad.

140'

BLOCK 4

EAST HIGHLANDS ADDITION

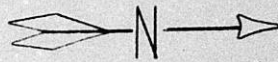
PINE 60'

38.30'

EXIST. BACK OF CURB

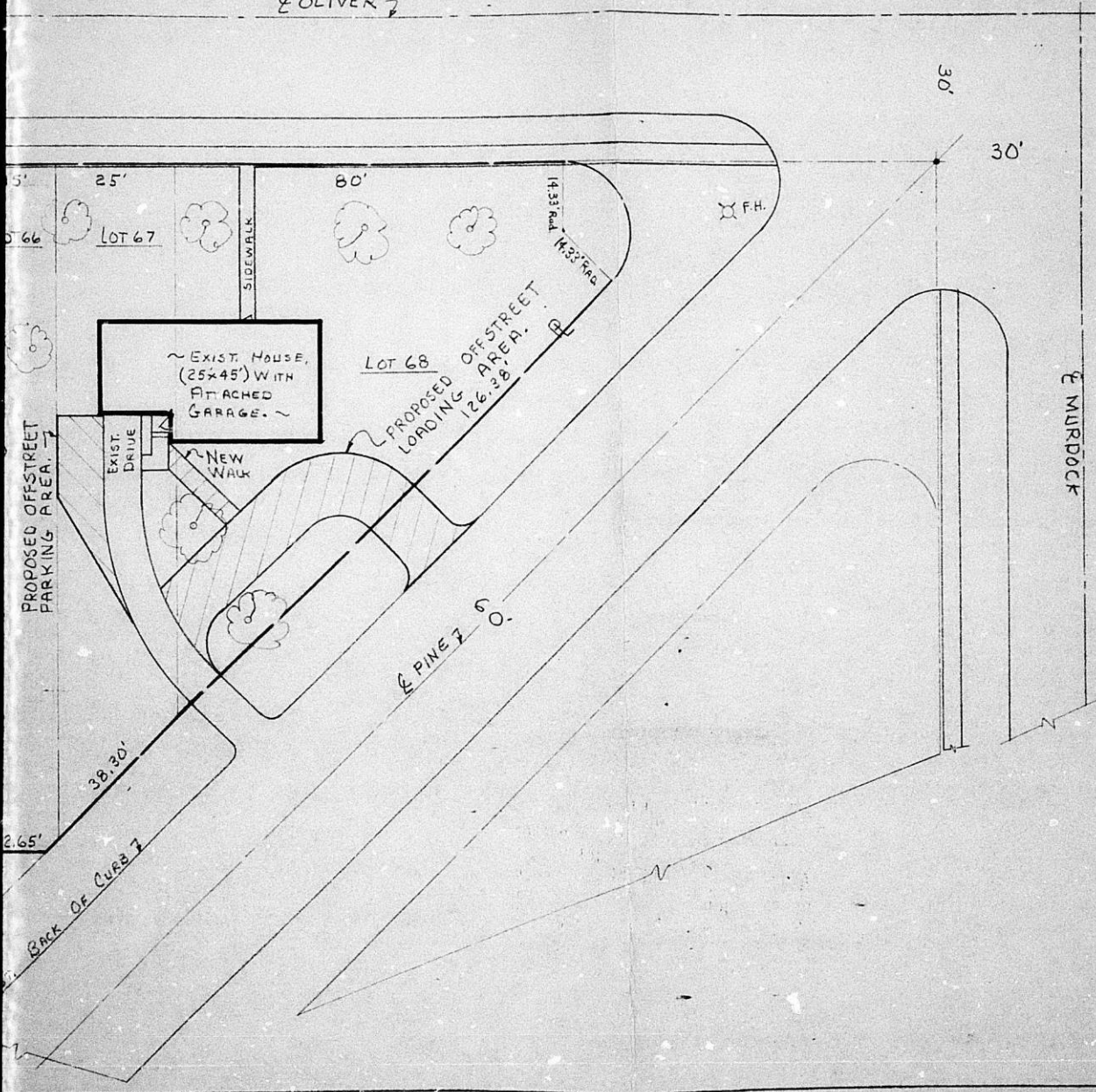
12.65'

LOT 1



SCALE 1" = 20'-0"

E OLIVER



E MURDOCK

E PINE

PROPOSED OFF-STREET
PARKING AREA

BACK OF CURB

~ EXIST. HOUSE,
(25x45) WITH
ATTACHED
GARAGE. ~

LOT 68
PROPOSED OFF-STREET
LOADING AREA
126.38' AREA

EXIST. DRIVE

NEW WALK

SIDEWALK

14.33' R.A.
14.33' R.A.

F.H.

25'

80'

30'

30'

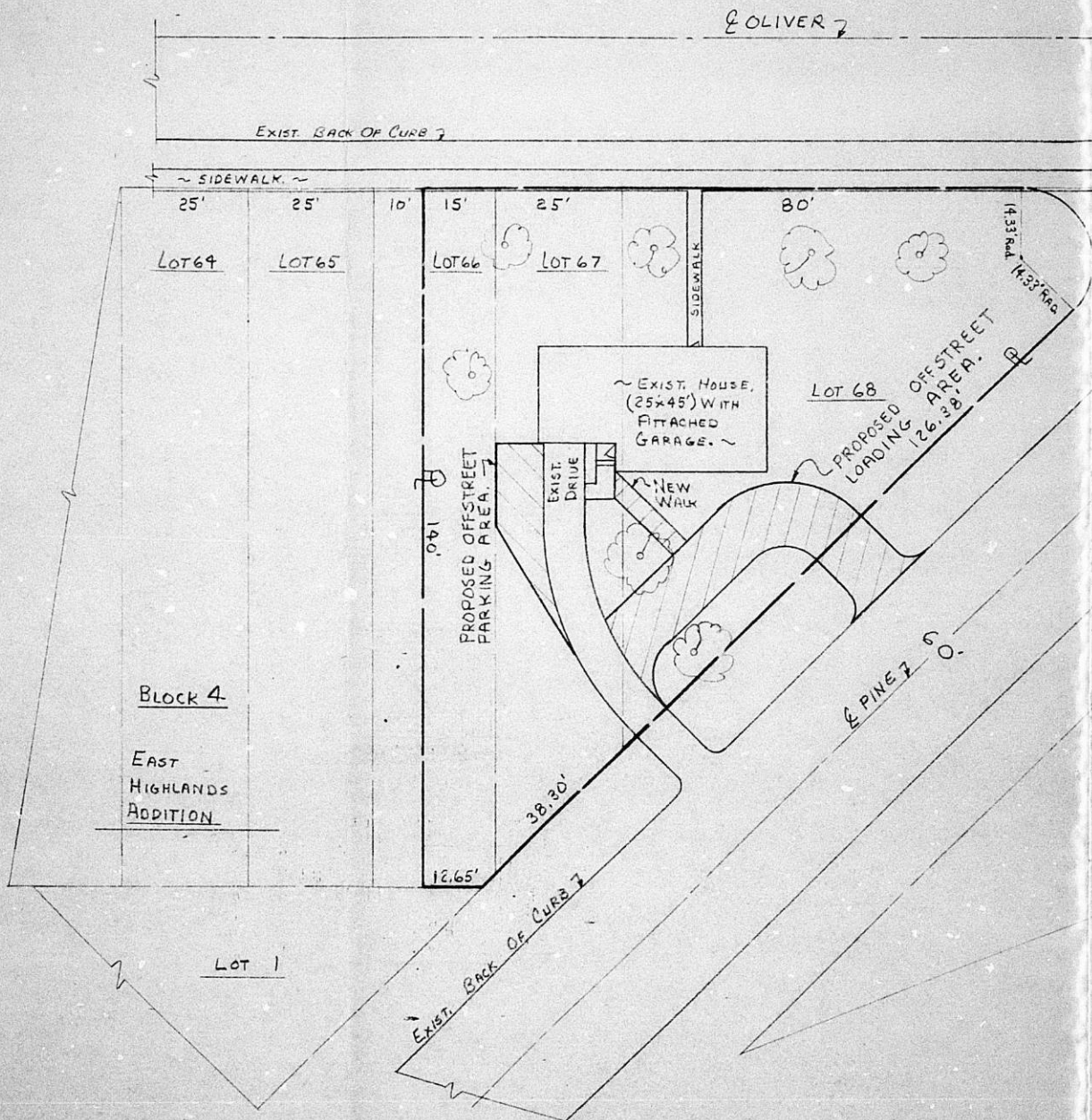
5'

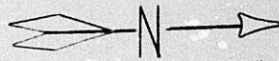
5' 66'

LOT 67

2.65'

38.30'





SCALE 1" = 20'-0"

E OLIVER

30'

30'

25'

80'

14.33' Rad.
14.33' Arc

X F.H.

LOT 67

SIDEWALK

~ EXIST. HOUSE,
(25x45') WITH
ATTACHED
GARAGE. ~

LOT 68

PROPOSED OFF-STREET
LOADING AREA,
126.38'.

NEW WALK

EXIST. DRIVE

E MURDOCK

E PINE 60'

38.20'

5'
BACK OF CURB

EXIST. DRIVE
PARKING AREA

