

CASE NO - 1-49 -

STATUS SHEET

Board of Appeals Case No. 1-49

927 South Glenn Premises in Question

H. C. Hathcoat, 228 South Charles Appellant's Name

Appellant's Address

West Side Church of God Owner's Name

927 South Glenn Owner's Address

2/3/49 Building or Zoning Application Received by Building Inspector

2/3/49 Decision of Building Inspector Refused: Does not meet the required set-back of 14' 6". Sec. 17, par. 5 Zoning Ord.

2/3/49 Appeal filed with Bond of Zoning Appeals

Hearing notice and receipt

The variance or exception desired arises from some condition which is not uniform in similiar districts

The granting of the permit for the variance will not prejudice the rights of adjacent property owners or residents

Adjoining Property Owners Notified

Protests Received

Consents Received

Prior Cases on These Premises

Case Hearings

Case Decided Denial Action of Board Lack of jurisdiction
Previous decision to deny appeal reaffirmed 3/5/49

Notice of Decision Sent

Court Cases

CASE NO - 1-49

J. C. T. B.

REV. H. C. HATHCOAT
PASTOR AND COUNSELLOR

PARSONAGE 228 S. CHARLES
TELEPHONE 5-1183

WEST SIDE CHURCH OF GOD

GLENN AND McCORMICK AVENUE
WICHITA, KANSAS

February 4, 1949

The Board of Zoning Appeals
Room 304, City Hall
Wichita, Kansas

Gentlemen:

In the latter part of January of this year we secured a building permit from the inspector's office to build a brick church over the present brick basement unit of our church on West Mc Cormick and South Glenn Avenues. This edifice is now 40' x 60' with a rest room annex built on the west end of the ground level of the building. We secured the services of Mr. Ted Mason for our architect, and had our church planned for a choir loft, baptistry, and a nursery to be built in the church and to have all of our front steps outside of the building.

This arrangement will leave us less than a 40' X 40' sanctuary which will not be sufficient seating capacity. Too, with an approximate six feet rise from the ground to the floor level of the sanctuary, we would have a flight of at least twelve steps to climb outside of the building.

The east end of our present unit sets approximately twenty-one feet west of the property line on Glenn Avenue. All of the other houses on Glenn, both north and south of us are set out to within nine feet of the property line. This places our building some twelve feet behind the existing front of the building north of us.

Now, if you could permit us to bring the east end of our new unit out twelve feet, or in line with adjoining units, it would solve two major problems for us. First, it would allow us more additional room inside which we will need badly. Second, we could get most of the steps, and perhaps all of them, inside of the building, which would be an important factor in bad weather to say the least.

I call your attention, gentlemen, to the fact that Glenn Avenue is not a heavily traveled street so far as traffic is concerned. Too, if and when you should decide to widen Glenn Avenue, there are some twenty-five feet of parking between the present curb and the property line. By bringing our church in line with surrounding property, the street frontage will be uniform and will in no wise, that we can see, work any hardship on any nearby property owner.

Berean Bible College

228 South Charles
Wichita 12, Kansas

We would have extended our new building westward except that we have a brick annex enclosing our rest rooms already built and will be a permanent part of the building as it now exists. To change this arrangement would necessitate the tearing down of this present annex and tearing out our plumbing and re-installing it, which would be almost prohibitive to us at this time.

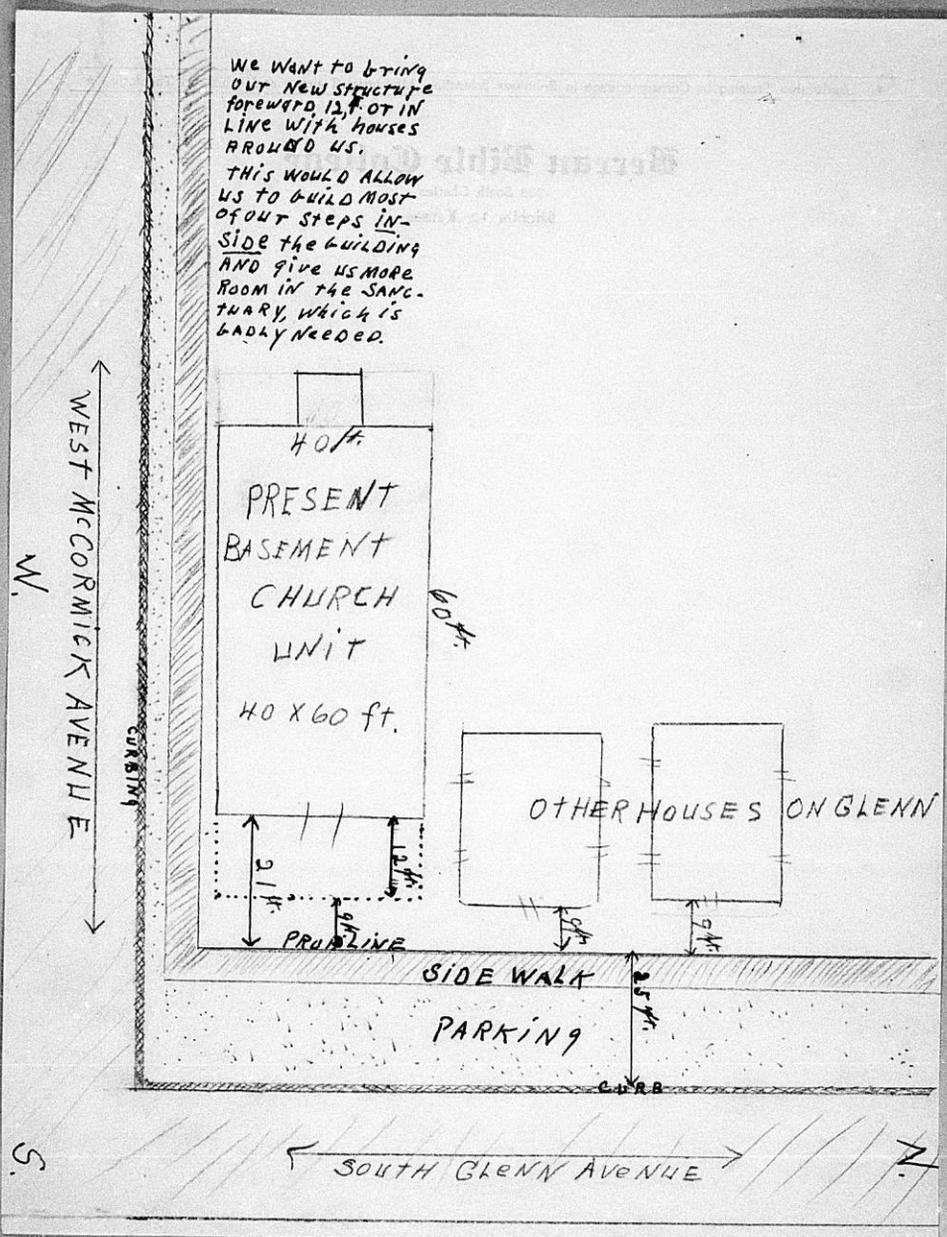
We plan, gentlemen, to build a buff brick veneer unit over the buff brick basement walls which are now some six feet above the ground. We will spend some \$20,000 to \$25,000 for this new building not counting the donated labor from our own church men and our friends. This structure, we think, will be an asset to the community and will increase the property value around our church. Any consideration you may show us in allowing us the extra twelve feet, which will give us the badly needed room inside and allow us to inclose our steps to the front, will be deeply appreciated by the pastor and by every member of the congregation.

Sincerely yours,



H. C. Hathcoat, Appellant
Pastor, West Side Church of God

We want to bring
 out new structure
 forward 12 ft or in
 line with houses
 around us.
 This would allow
 us to build most
 of our steps in-
 side the building
 and give us more
 room in the sanc-
 tuary, which is
 badly needed.





BOARD OF ZONING APPEALS

Case No. 1-49Filed 2/3/, 19 49

A P P E A L U N D E R T H E Z O N I N G O R D I N A N C E

TO THE BOARD OF ZONING APPEALS
Room 304, City Hall
Wichita, Kansas

The undersigned, West Side Church of God, hereby appeals from the decision of the Building Inspector wherein a Building Permit is Refused For the purpose of building an addition to the front of _____ the church

OR

Order Or Decision Rendered Because it is desired to set the building in line with the residence to the north, which is only 9 feet from the front property line. The ordinance in this case requires a set-back of not less than 14 feet 6 inches. The Plans, application, and all data heretofore filed with said Building Inspector are attached hereto and made a part of this appeal.

I have not made a previous application or appeal under the Zoning Ordinance affecting these premises.

I hereby declare that all the statements contained in all of the information transmitted herewith are true.

H. C. Hathcoat

Appellant.

NAMES AND ADDRESSES

Appellant H. C. Hathcoat Address 228 South Charles
Owner West Side Church of God Address 927 South Glenn
Lessee _____ Address _____

INSTRUCTIONS

1. This appeal must be typewritten and filed within ninety (90) days after the date of the decision of the Building Inspector from which this appeal is taken.
2. The appellant must file an explicit Typewritten statement setting forth:
 - (a) The principal points on which this appeal is made. These points shall be the same as those under which the Building Inspector issued a refusal, order, or decision.
 - (b) A clear and accurate description of proposed work or use.
 - (c) Specific reference that Section of the Zoning Ordinance under which it is claimed permit should be issued.
 - (d) Names and addresses of all owners and residents within a distance of 200 feet of the property concerned.

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To West Side Church of God Owner Address 927 South Glenn
To Same Applicant Address _____

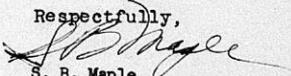
Dear Sir:

Your Application Dated Feb. 3, 1949
For a Permit for the addition to front of church
_____ at the premises designated as
927 South Glenn

Is hereby refused on this 3rd day of February, 1949,
Under Section 17, par. 5 of the Zoning Ordinance.

For the reason that it is desired to set the building in line with the
residence to the north, which is only 9 feet from the front property line.
The ordinance in this case requires a set-back of not less than 14 feet 6
inches.

Respectfully,


S. B. Maple
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of
Zoning Appeals (Room 304, City Hall) within ninety (90) days after
the date of this refusal. For further information, take this notice
to the Planning Department, Room 304, City Hall.

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

March 3, _____, 1949

Rev. H. C. Hathcoat :

West Side Church of God

Your appeal, under the Zoning Ordinance, relative to premises at
927 South Glenn

has been given Board of Zoning Appeals Case No. 3-49.

All inquiries and references should always be made to that Case Number when you seek information from the Secretary.

Further, you are notified to appear before the Board of Zoning Appeals either in person, or by agent or attorney, for a hearing of your case on Tuesday, March 8, 1949, at 3:30 P.M. in the basement room of the Library.

Respectfully,

Eugene N. Smith

Secretary, Board of Zoning Appeals

Lot	Street	Addition	Owner
133	McCormick	Garfield	Edward W. & Laura P. Hudson
135	"	"	"
137	"	"	Jay Bill Ivie & Mary A. Ivie
139	"	"	" <i>4729 W. Hany</i>
141	"	"	Harry L. & Phyllis L. Ayers
143	"	"	"
145	"	"	Walter Morris
147	"	"	" <i>Central Bldg.</i>
149	"	"	C. J. & Lizzie Dyck <i>1917 McCormick</i>
151	"	"	"
153 (N. 70')	"	"	Alvin B. & Faye Collins <i>1128 McCormick</i>
155 "	"	"	"
157 "	"	"	"
159 "	"	"	"
153 (S $\frac{1}{2}$)	"	"	Clarence R. & Beryl L. Slifer
155 "	"	"	" <i>715 Dayton</i>
157 "	"	"	"
159 "	"	"	"
161	"	"	Aletha L. & Albert T. Kerns <i>3414 Martinum</i>
163	"	"	J. E. & Nellie J. Hurst <i>1823 McCormick</i>
165	"	"	"
167	"	"	James A. Orr
169	"	"	" <i>1618 McCormick</i>
1 (E. 50')	Hiram	Lawnfield	Home Owners Loan Corporation
3 (S $\frac{1}{2}$ E. 50')	"	"	"
1 (E 53' of W 153')	"	"	Floyd H. & Ann Haen <i>1928 McCormick</i>

Lot	Street	Addition	Owner
3 (S $\frac{1}{2}$ ex E. 50')	Hiram	Lawnfield	Harold H. & Rita Rausch <i>227 M. Astor</i>
1 (W 100')	"	"	William J. Larkin & Clarence N. Hine <i>1938 M^o Cornick</i>
3 (N $\frac{1}{2}$)	"	"	Erma Klein <i>810 Meriam</i>
5 (S $\frac{1}{2}$)	"	"	Emma Roller <i>1153 University</i>
2 (W 50')	Glenn	"	Joseph Linnebur Sr. <i>1918 M^o Cornick</i>
2 (S 50' E 153')	"	"	Trustees of Church of God
2 (N 50' E 153')	"	"	Ida M. Sherich
4 (S $\frac{1}{2}$)	"	"	"
4 (N $\frac{1}{2}$ W 75')	"	"	Elizabeth K. Tharp & David H. Larkin <i>901 d. Glenn</i>
6 (W 75')	"	"	"
4 (N $\frac{1}{2}$ E 128')	"	"	Basil G. & Charlotte Cathay <i>905 d. Glenn</i>
6 (S 50' E 128')	"	"	Elizabeth Tharp
1 (W 52')	"	"	William E. & Joyce J. Reynolds <i>1925 d. Gantotte</i>
1 (E 52' W 104')	"	"	Guy W. & Carrie B. Jones <i>1840 M^o Cornick</i>
1 (E 52')	"	"	Mary Jackson <i>1820 M^o Cornick</i>
3 (S $\frac{1}{2}$)	"	"	James E. & Mildred Watson
3 (N $\frac{1}{2}$)	"	"	Elwood & Mary Hayes <i>912 d. Glenn</i>
5 (S $\frac{1}{2}$)	"	"	Elrod & Mary E. Brown <i>904 d. Glenn</i>

THE MIDLAND ABSTRACT COMPANY hereby certifies: That the foregoing is a true and correct list of the owners of the various lots and/or tracts lying within a radius of 200 feet from

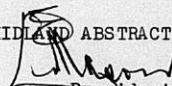
South 50 feet of East 153' of Lot 2
Glenn Avenue, Lawnfield Addition

as shown by the deed records in the office of the Register of Deeds of Sedgwick County, Kansas, on this date.

Witness our hand and seal this 4th day of February, 1949, at 7:00 o'clock A. M.

THE MIDLAND ABSTRACT COMPANY

By



President

Order No. 65873
(DM)