

~~25-2-101-222~~
Case No. E-49

STATUS SHEET

Board of Appeals Case No. 2-49

1730 North Emporia Premises in Question

H. G. Hoffman Appellant's Name

1730 North Emporia Appellant's Address

H. G. Hoffman Owner's Name

same Owner's Address

2/21/49 Building or Zoning Application Received by Building Inspector
Permit for an addition to the front of the dwelling

2/21/49 Decision of Building Inspector Refused - Not sufficient front
yard set-back, Sec. 18, par. 5(a) Zoning Ordinance.

2/21/49 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

Notice of Decision Sent

Court Cases

Case No. 2-49

PETITION.

To The Board of Zoning Appeals.
Room 304 City Hall.

Gentlemen:-

Your petitioner Harry G. Hoffman resides at 1730 North Empria Ave, Wichita Kansas. It is respectfully requested that you consider an appeal from the Building Inpection Dept in which it is requested that he be permitted to build an additional room to his residence .

Your attention is invited to the frontage of the residences occupying the block under consideration. The house of your appellant and the house to the south are the only two residences in the entire block, which do ~~not~~ coincide as to frontage, the remainder of the houses setting as much as six feet outside of said frontage, a situation not confined to ordinary residence construction. Considering the accomplishment of the construction requested, the building when completed will still be twenty six feet from the sidewalk line.

This request if granged will not affect the interests of any property owners in the block, nor will it be adverse to any future rights and the owners on both sides for a distance of two hundred feet after carefully examining and understanding the request of your appellant have signified their willingness to assist him, as evidenced by the petition hereto attached.

The public interest will not be jeopardized as the property is now in a B. Zone and the north end of the block is occupied by an industrial enterprise.

This petition is submitted without prejudice and is a question in equity for which your honorable board only can grant relief.

Harry G. Hoffman
PETITIONER.

BOARD OF ZONING APPEALS

Case No. 2-49

Filed 2/21/, 1949

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, H. G. Hoffman, hereby appeals from the decision of the Building Inspector wherein a Building Permit Is Refused For constructing an addition to the front of his residence located at 1730 North Emporia

OR

Order Or Decision Rendered Because said addition would not provide a sufficient front yard set-back to meet the requirements of the Zoning Ordinance under Section 18, par. 5(a).

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. G. Hoffman

H. G. Hoffman

Appellant.

NAMES AND ADDRESSES

Appellant H. G. Hoffman Address 1730 North Emporia
Owner H. G. Hoffman Address 1730 North Emporia
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 to 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 H. G. Hoffman Owner Address 1730 North Emporia
To Same Applicant Address _____

Dear Sir:

Your Application Dated Feb. 21, 1949
For a Permit for the addition to the front of the dwelling
_____ at the premises designated as
1730 North Emporia

Is hereby refused on this 21st day of February, 1949,
Under Section 18, paragraph 5 (a) of the Zoning Ordinance.

For the reason that as planned, said addition would not provide a sufficient
front yard set-back to meet the requirements of said ordinance.

Respectfully,

S. E. Maple
S. E. 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
Room 304, City Hall
Wichita, Kansas

NOTICE TO PROPERTY OWNERS

March 3, 1949

An appeal has been filed by H. G. HOFFMAN
(Address) 1730 North Emporia Avenue on behalf of same
(Address)

as provided by Section 33 of the Zoning Ordinance. The appellant
desires to construct an addition to the front of his home without
maintaining the front yard set-back requirement on the premises
located at 1730 North Emporia Avenue

This appeal has been given Case No. 2-49
and a hearing will be held by the Board of Zoning Appeals on Tuesday
March 8, 1949, in basement of the Library at 3:30 P. M.
at which time you may appear, if you so desire, either in person or
by agent or attorney.

By order of the Board of Zoning Appeals.

Eugene H. Smith
Secretary.

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

March 3, 1949

H. G. Hoffman :

Your appeal, under the Zoning Ordinance, relative to premises at
1730 North Emporia

has been given Board of Zoning Appeals Case No. 2-49.

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,, 19 49, at 3:30 P. M.
in the basement room of the Library

Respectfully,

Eugene N. Smith
Secretary, Board of Zoning Appeals

We, the undersigned property owners, residing on or owning property between Sixteenth Street and Seventeen Street on North Emporia Avenue by our signatures hereto attached hereby consent to the construction as requested by your petitioner Harry G. Hoffman, namely to construct a room on the front of his property at 1730 North Emporia Avenue. Said construction requested to consist of one room 9 by 12 feet.

Alice M. Hoffman

Pete Guessem

A E Arnett

Lillian Harmon
Mrs Ray Harmon

Hester & Hunt
A M Hunt

Mady George

Gladys M. Miller

Edgar R. Miller

May Morris

L. M. Houghton - Trustee of the Estate of Alice M. Houghton

Mrs Carrie A. Flinn

~~100% owned~~

LIST OF PROPERTY OWNERS

ON THE EAST SIDE OF EMPORIA AVENUE, FROM THE NORTH LINE
OF 16TH STREET TO THE SOUTH LINE OF 17TH STREET.

<u>LOT</u>	<u>STREET</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>FEET</u>
135-137	Emporia	Eagle	Ira E. & Ethel L. Reed <i>222 Allenwood</i>	62.5
139 & S½ 141	"	"	Mrs. Emma E. Bates <i>1600 C. 39th</i>	37.5
N½ 141-all 143	"	"	Alice M. Laughton	37.5
145 & S½ 147	"	"	James E. Flinn	37.5
N½ 147-all 149	"	"	Alice N. Hoffman	37.5
151-153	"	"	<i>1720 N. Emporia</i> Madge George	50
155-157	"	"	<i>1722 N. Emporia</i> May Morris	50
159-& S½ 161	"	"	Harry G. & Mildred L. Hoffman <i>1730 N. Emporia</i>	37.5
N½ 161, all 163	"	"	A. E. Arnett <i>1512 N. Emporia</i>	37.5
165 & 25' vacated street on North	"	"	A. M. & Hester I. Hurt. <i>1734 N. Emporia</i>	50
S. 21.57' of 167, & 25' vacated street on South	"	"	Ray M. & Lillian M. Harmon <i>335 N. Holyoke</i>	46.57
167 ex S. 21.57' all 169-171-173	"	"	Pete Castholm <i>3430 Edgmont Place</i>	93.97
175-177	"	"	Frank J. Haley <i>1746 N. Emporia</i>	50
179 & S. 15' of 181	"	"	Herman W. Groom <i>1746 N. Emporia</i>	40
N. 10' of 181, all 183	"	"	Hope Barnaby <i>1765 N. Emporia</i>	35
185-187	"	"	Kansas Gas and Electric Co.	50

1725

We hereby certify the foregoing to be a correct list of property owners on the East side of Emporia Avenue, from the North line of 16th Street to the South line of 17th Street, in the City of Wichita, Kansas, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, this 23rd day of February, A. D. 1949 at 7 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By 

Order No. 43367.

/ President.

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