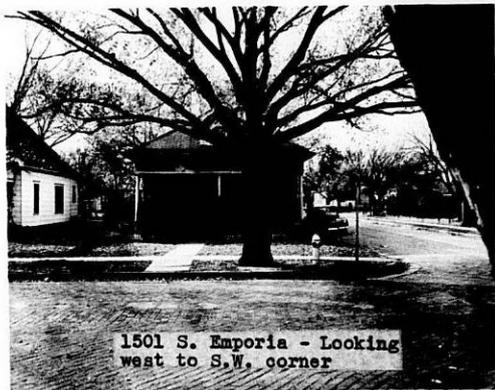


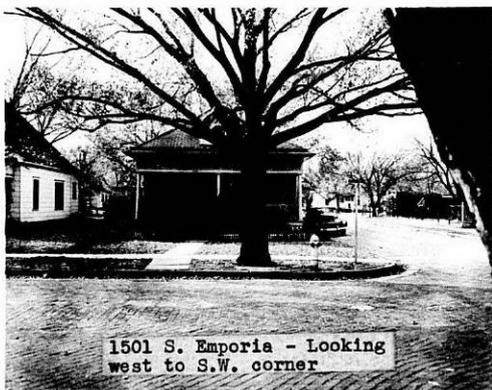
CASE NO. 10-48



1501 S. Emporia - Looking
west to S.W. corner



1501 S. Emporia - Looking
west to S.W. corner



1501 S. Emporia - Looking
west to S.W. corner



1501 S. Emporia - Looking
southwest to S.W. corner



1501 S. Emporia - Looking
southwest to S. W. corner



1501 S. Emporia - Looking
west to S.W. corner



1501 S. Emporia - Looking
southwest to S.W. corner

November 10, 1948

Mrs. Iva Irene Gordon
1501 South Emporia
Wichita, Kansas

Dear Mrs. Gordon:

Enclosed please find resolution #10-48 adopted by the Board of Zoning Appeals on November 1, 1948.

This Resolution permits you to remodel your garage on the premises at 1501 South Emporia into a one family residence. A building permit can be secured at the Building Inspection office at anytime during the regular office hours.

Very truly yours,

David D. Rowlands
Planning and Research
Director

DDR:br

Enclosure

Wichita, Kansas.

September 13, 1948.

To the Board of Zoning Appeals,
Room 304, City Hall,
Wichita, Kansas.

Gentlemen:

On September 7, 1948, I made application to the Building Inspector's office for a permit to remodel my garage, an 18' x 18' building, making it into a small apartment. Refusal was made on this same date, under Section 17, par. 5 (d) of the Zoning Ordinance "For the reason that there will not be sufficient lot area to allow two one-family dwellings on the lot. The lot is 26½ feet by 150 feet, making an area of 3975 square feet. The ordinance requires a lot area of 2500 square feet for each one-family dwelling. The side and rear yard requirements can be complied with."

It is my desire to remodel the above mentioned garage into living quarters for one family to permit the following: Bedroom, living-room bath, kitchenette and dinette combined, oak flooring, floor furnace, electrical, water and plumbing equipment to be installed according to ordinances covering same. The building to be moved in 3 feet from the street side, and some 12 feet from alley boundary line, leaving a distance of nearly 40 feet between the two buildings. The remodeled building to be used as an apartment for rental purposes.

I am appealing to your Board to grant this permit for the following reasons:

(1) The health of both my husband and myself has become so incapacitated that we are unable to secure employment. From January 1937 to 1943, I was bedfast most of the time due to a serious heart difficulty, and from which I still suffer, making it impossible for me to secure an office position which had been my line of employment for many years.

My husband, suffering from diabetes and complications, has also been unable to work since May, 1944. We both are under constant medical care. Our bills for medicine and Doctors' services have been enormous throughout these years, and there is every reason to believe such expense will continue to be necessary the rest of our lifetime.

We need assistance now, whereby we can provide for our livelihood and pay current bills as well as an outstanding debt of more than \$500.00 due for medical care, and which we very much want to pay. The remodeling of our garage into an apartment for rental purposes would help make this possible, and it is the only way whereby we can help ourselves.

(2) The granting of such a permit could not possibly adversely affect the rights of adjacent property owners or residents as the building above mentioned would be placed some 12 feet in from the alley boundary line, and would in no wise obstruct the view, or otherwise interfere with adjacent property owners.

(3) Further, that the strict application of the terms of the ordinance as it now is, will indeed constitute a real hardship upon me, as well as my husband, since it will deprive us of securing a livelihood for ourselves through the medium of rental property.

(4) That the exception or variance desired is not against the public interest because it would not in any manner or form create an unsightly view from the street or interfere with the public in any way.

Attached, you will find names and addresses of all owners and residents within a distance of 200 feet of my property known as 1501 South Emporia Avenue, and described as follows: S 26½ feet N. 64 feet E 1/2 Lot 17 Zimmerly's Addition.

Trusting you will give this your earnest and sincere consideration and render a decision in my favor, for I am so very much in need of this assistance, I am,

Very sincerely,

Ms. Iva Irene Gordon
1501 South Emporia Avenue.

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

NOTICE TO PROPERTY OWNERS

October 21, 19 48

An appeal has been filed by Iva Irene Gorden
(Address) 1501 South Esperia ~~xxxxxx~~
~~xxxxxx~~
as provided by Section 33 of the Zoning Ordinance. The appellant
desires to remodel garage into living quarters for one family
_____ on the premises
located at 1501 South Esperia

This appeal has been given Case No. 10-48
and a hearing will be held by the Board of Zoning Appeals on _____
November 1st 1948 at 4:30 p.m.
at which time you may appear, if you so desire, either in person or
by agent or attorney. Hearing will be held in room 201, City Building

By order of the Board of Zoning Appeals.

Eugene N. Smith
Secretary.

RECEIPT FOR REGISTERED ARTICLE No. 3862

20 fee paid. 10 class postage paid. 19

Declared value, \$ 2.00 Surcharge paid, \$ 0.00

From Party of Government

Addressed to 1501 Commercial Bank

Return receipt fee 0 Delivery restricted to addressee 0

Special delivery fee 0 Postmaster, per 0



*** 16-12906

CERTIFICATE OF OWNERSHIP

Certificate of ownership on the property within a 200' radius of South 26½ Ft of the North 64 Ft of E½ Lot 17 Zimmerly's Addition

LEGAL DESCRIPTION

OWNER

ZIMMERLY'S ADDITION

N 14' of W½ Lot 15 & S 28' of W½ Lot 16	Paul C. Whiting & Elizabeth <i>1514 S. Topoka</i>
S 50' of W½ Lot 15	E. Vile <i>1520 S. Topoka</i>
N 50' of S 100' of W½ Lot 15	Katie E. Vile <i>1520 S. Topoka</i>
N 50' of S 57' of E½ Lot 15	Gervase & Gladys Kessler <i>1527 S. Emporia</i>
N 51' of S 108' of E½ Lot 15	J.K. Johnson <i>1510 S. Emporia</i>
N 6' of E½ Lot 15 & S 34' of E½ Lot 16	Harry & Daisey B. Smith <i>1517 S. Emporia</i>
N 43' of S 71' of W½ Lot 16	George R. Deupree <i>1512 S. Topoka</i>
N 40' of S 74' E½ Lot 16	J.K. Johnson <i>1510 S. Emporia</i>
N 43' of W½ Lot 16 & S 5' of W½ Lot 17	Guy O. & Pearl O. Sanders <i>1529 W Douglas</i>
N 40' of E½ Lot 16	Levi Robbins <i>1513 S. Emporia</i>
N 37½' Lot 17	City of Wichita
S 26½' of N 64' of E½ Lot 17	Iva Gordon <i>1501 S. Emporia</i>
S 21½' of N 59' of W½ Lot 17	Ellen G. Peterson <i>1502 S. Topoka</i>
S 55' of W½ exc S 5' Lot 17	Edith Lewis <i>1506 S. Topoka</i>
N 38' of W½ of Lot 18	Cecil D & Fannie M. Jones <i>1440 S. Topoka</i>
S 38' of W½ Lot 18	X Madge I. ADAMS
N 38' of S 76' of W½ of Lot 18	Home Mtge & Invs. Co. <i>Reason 1612</i>
N 17½' of E½ Lot 18	Sue & Harry B. Merrill <i>1441 S. Emporia</i>
S 40' of N½ of E½ Lot 18	Aldrich & Waldena Alter <i>1445 S. Emporia</i>
S½ of E½ Lot 18	Wm. L. Fouts <i>1447 S. Emporia</i>
N 43½' of S 64' of E½ Lot 19	Lillian May Page <i>1437 S. Emporia</i>
S 20½' of E½ of Lot 19	Sue & Harry B. Merrill
S 50' of E½ Lot 17	Victoria Smedley <i>1509 S. Emporia</i>

Corrected 9-11-48 *OKR*
GUARANTEE ABSTRACT CO.

LEGAL DESCRIPTION

W $\frac{1}{2}$ of S $\frac{1}{2}$ of Lot 19
S 59' of W $\frac{1}{2}$ of Lot 26
N 64' of W $\frac{1}{2}$ Lot 27
S 50' of W $\frac{1}{2}$ of Lot 27
N 40' of Lot 28
N 33 $\frac{1}{2}$ ' of S 40 $\frac{1}{2}$ ' of W $\frac{1}{2}$ Lot 28
S 7' of W $\frac{1}{2}$ Lot 28
N 33 $\frac{1}{2}$ ' of S 74 $\frac{1}{2}$ ' of W $\frac{1}{2}$ Lot 28
W $\frac{1}{2}$ of Lot 29
N 64' of W $\frac{1}{2}$ Lot 30

OWNER

Cleo K. Anderson & Virginia
1428 S Sepulchra
Frank E & Anida Davis
1436 S Emporia
Emerson F. Shafer & Grace L.
1440 S Emporia
Bessie B. Harris *1452 S Emporia*
City of Wichita
Merrill & Georgia Sturmer
1504 S Emporia
J.K. Johnson
Anna Blachree *1502 S Emporia*
J.K. Johnson
H.G. Perkins & Juanita S.
1514 S Emporia



THE GUARANTEE ABSTRACT COMPANY INC hereby certifies that a search has been made of the records in the office of the Registrar of Deeds of Sedgwick County, Kansas relative to the ownership of property within a 200' radius South 26 $\frac{1}{2}$ ' of the North 64' of E $\frac{1}{2}$ Lot 17 Zimmerly's Addition and that the foregoing is a true exhibit of such tracts.

WITNESS Our Hand And Seal This The 8th Day of September 1948.

THE GUARANTEE ABSTRACT COMPANY INC.

By

John N. Jones
Vice-President

Order No. 13133

CITY OF WICHITA
BUILDING INSPECTION DIVISION

Case 10-48

To Iva Irene Gordon Owner Address 1501 South Emporia
To Same Applicant Address _____

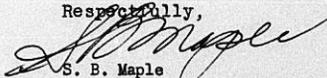
Dear Sir:

Your Application Dated Sept. 7, 1948
For a Permit for the _____ remodeling of a garage to living quarters
for one family _____ at the premises designated as
1501½ South Emporia

Is hereby refused on this 7th day of September, 1948,
Under Section 17, par. 5 (d) of the Zoning Ordinance.

For the reason that there will not be sufficient lot area to allow two
one-family dwellings on the lot. The lot is 26½ feet by 150 feet, making an area
of 3975 square feet. The ordinance requires a lot area of 2500 square feet for each
one-family dwelling. The side and rear yard requirements can be complied with.

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

Case No. 10-48Filed Sept. 13, 1949

APPEAL UNDER THE ZONING ORDINANCE

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

The undersigned, Iva Irene Gordon, hereby appeals from the decision of the Building Inspector wherein a Building Permit is Refused For the reason that under Section 17, par. 5 (d) of the Zoning Ordinance, there will not be sufficient lot area to allow two one-family dwellings on the lot. The lot is 28 1/2 feet by 150 feet, making an area of 3975 square feet. The ordinance requires a lot of area of 2500 Sq. feet for each one-family dwelling. The side and rear ~~Order or Decision Rendered Because~~ yard requirements can be complied with.

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.

Iva Irene Gordon
Appellant.

NAMES AND ADDRESSES

Appellant	<u>Iva Irene Gordon</u>	Address	<u>1501 So. Emporia Ave.</u>
			<u>Wichita, Kansas.</u>
Owner	<u>Iva Irene Gordon</u>	Address	<u>" " "</u>
Lessee		Address	

INSTRUCTIONS

- 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.
- The appellant must file an explicit Typewritten statement setting forth:
 - 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.
 - A clear and accurate description of proposed work or use.
 - Specific reference to that Section of the Zoning Ordinance under which it is claimed permit should be issued. *See 33*
 - Names and addresses of all owners and residents within a distance of 200 feet of the property concerned.

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

NOTICE TO PROPERTY OWNERS

10-21, 19

An appeal has been filed by Iva Irene Gordon
(Address) _____ on behalf of _____
_____. (Address) _____

as provided by Section 33 of the Zoning Ordinance. The appellant
desires to remodel garage into living quarters
for one family on the premises
located at 1501 S. Emporia

This appeal has been given Case No. 10-48
and a hearing will be held by the Board of Zoning Appeals on _____
_____ at _____
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 M. Smith
Secretary.

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

_____, 19__

Mrs. Irene Gordon :

Your appeal, under the Zoning Ordinance, relative to premises at

1501 S. Emporia

has been given Board of Zoning Appeals Case No. 10-48.

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 _____, 19__, at _____

Respectfully,

Secretary, Board of Zoning Appeals