CASE NO 15-48 Cancelled 3/3/49

STATUS SHEET

Board of Appeals Case No. 15-48

508 East Murdock _____ Premises in Question

~~Kansas Geological Society~~ H. E. White _____ Appellant's Name

~~H. E. White~~ 412 Union Natl. Bank Building _____ Appellant's Address

Kansas Geological Society _____ Owner's Name

412 Union Natl. Bank Building _____ Owner's Address

12/2/48 Building or Zoning Application Received by Building Inspector
Erection of an office building

12/2/48 Decision of Building Inspector Refused - Does not provide
the required front yard set-back. Sec. 20 par. 4 Zoning Ord.

12/2/48 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 _____ Action of Board

_____ Notice of Decision Sent

_____ Court Cases

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KANSAS GEOLOGICAL SOCIETY

412 UNION NATIONAL BANK BUILDING
WICHITA 2, KANSAS
TELEPHONE 3-3343

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HARVEL E. WHITE, MGR.

KANSAS GEOLOGICAL SOCIETY PROJECTS

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REGULAR MEETINGS

MONTHLY TECHNICAL SESSION
207 SCIENCE HALL
UNIVERSITY OF WICHITA

NOON LUNCHEONS
WOLF CAFETERIA
FIRST AND THIRD MONDAYS
EACH MONTH
EXCEPT JUNE, JULY AND AUGUST

December 2, 1948

Board Zoning Appeal
Wichita, Kansas

Gentlemen:

The Kansas Geological Society has asked for a building permit for the erection of an office building at 508 East Murdock.

The building permit was refused by the Building Inspector on the grounds that the building will not provide the required front yard set back in accordance with Section 20, par. 4 of the Revised Zoning Ordinance.

The Kansas Geological Society hereby appeals from the decision of the Building Inspector on the basis of the following points:

1. The proposed building is to be the principle place of business of the Kansas Geological Society. The required set back destroys for all practical purposes more than thirteen percent of the building site.

2. The proposed building is designed so that it may be enlarged to meet future needs. Because of permenant installations, a fire proof storage vault for records, plumbing, and offices, any addition will have to be made to the east end of the building. Therefore, the set back area can never be used for enlargement purposes even through the Zoning Restrictions are lifted at some future date.

3. The design of the building provides for delivery of supplies and for parking of cars at the east end of the structure. If the building is set back and if it is enlarged at some future date the delivery and parking space will have to be used for building space. The set back area which would be sufficient for delivery and parking can never be used for that purpose because it is at the wrong end of the building.

4. An office building at this location without set back will not detract from residences in the block in that it will be only one story high and will not shut off any appreciable amount of air and light.

5. A building without set back conforms to the trend of future building in the area. It is more important to have a permenant installation conform to the future pattern of the community than to the past. The building trend in this locality is toward the type of building which the KGS proposes to build. A Clinic is being built across the street to the south without set back. It is better for the community to have a building conform to the building trend of the future as represented by the clinic rather than to have it conform to the past as represented by the rapidly disappearing residences.

Enclosed is a list of property owners within a distance of 200 feet of lot 17, except on South side and this is strictly commercial zoning.

Very truly yours,

KANSAS GEOLOGICAL SOCIETY

By H E White
Manager

HEW/mf

PROPERTY OWNERS WITHIN A DISTANCE OF 200 FEET OF LOT 17 ON EMPORIA AVENUE AND MURDOCK GROVE ADDITION. EXCEPT ON SOUTH SIDE AND IT IS STRICTLY COMMERCIAL ZONING

NORTH

Lot 7, Katherine and David Basham

Lot 9, Helen Mooney

Lot 11, Grace Vowel

Lot 13, Clara Householter

Lot 15, N. A. Campbell

EAST

Lot 10, R. T. Young

Lot 12, Maureta McAllister

Lot 14, C. Jones

Lot 16, " "

Lot 18, " "

WEST

Lot 1, J. A. Combs

Lot 2, " " "

Lot 3, Bertha Lorton

Lot 4, Lester B. Noble

CITY OF WICHITA

BUILDING INSPECTION DIVISION

To Kansas Geological Society Owner Address 412 Union National Bank Bldg.

To Same Applicant Address

Dear Sir:

Your Application Dated Dec. 2, 1948

For a Permit for the erection of an office building

at the premises designated as

508 East Murdock

Is hereby refused on this 2nd day of December, 1948,

Under Section 20, Paragraph 4 of the Zoning Ordinance.

For the reason that as contemplated the building will not provide the required front yard set back in accordance with said section, the property being adjacent to a "B" residential district.

Respectfully,

S. B. Maple

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. 15-48

Filed 12/31, 19 48

APPEAL UNDER THE ZONING ORDINANCE

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

The undersigned, Kansas Geological Society, hereby appeals from the decision of the Building Inspector wherein a Building Permit Is Refused For erection of an office building on the premises of 508 East Murdock

OR

Order Or Decision Rendered Because The building will not provide the required front yard set back in accordance with Section 20 par. 4 of the Revised Zoning Ordinance. The proposed building is adjacent to a "B" residential district.

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 E White
Appellant.

NAMES AND ADDRESSES

Appellant H. E. White (Manager) Address 412 Union Natl. Bank Bldg.

Owner Kansas Geological Society Address 412 Union Natl. Bank Bldg.

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.