

5-57 -- YOUNG MEN'S CHRISTIAN ASSN.

*Mrs. Tompkins*

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To Wichita Y. M. C. A. Owner Address 201 N. Emporia  
To Thomas J. Carter Applicant Address 1916 S. Elizabeth

Dear Sir:

Your application Dated March 18, 1957  
For a Permit for the erection of a 1 story YMCA branch bldg.  
at the premises designated as  
2401 University

Is hereby refused on this 18th day of March, 1957,  
Under Section 21-13 C 2.3 of the Zoning Ordinance.

For the reason that a setback on the south of 25 feet, as required by the ordinance for a public building, will not be maintained. Your application indicates that this building would be set on the property line. While it is realized that the adjacent property belongs to the Wichita Park Board, the ordinance does not make any exception in regard to this setback.

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.

YOUNG MEN'S CHRISTIAN ASSOCIATION OF WICHITA  
WICHITA, KANSAS

To: Board of Zoning Appeals

Re: Appeal Statement

(a) On December 14, 1956, the Young Men's Christian Association of Wichita purchased real property for use as the site for a West Branch building, described as follows:

Lots 64, 66, 68, 70 on Power, now  
Sedgwick Avenue, in University Place  
Addition to the City of Wichita,  
Sedgwick County, Kansas.

These lots front on Sedgwick. They run East and West and are 25' in width. In depth they are 127.5' plus 30' of a vacated street, or a total of 157.5'.

This property is uniquely adapted to the purpose and proposed use of the YMCA, as follows:

First, the property is bounded on three sides by Friends Park, a city-owned public park. All of the land was originally owned by Friends University, and the park area was given by Friends University to the Board of Park Commissioners. The Friends University Board of Directors recently gave approval to the erection of a YMCA building in this vicinity.

The Park area north of Highway 54 is approximately two city blocks in area, with the YMCA lots being bounded on three sides by the Park. (See diagram enclosed). The proximity of the Park will help provide play area and make the YMCA building program more effective, while also materially increasing the usefulness and value of the Park.

Second, the Wichita Board of Park Commissioners has been kept informed of the YMCA plans and has heretofore assisted in the work looking toward the proposed branch building. The Board by resolution recently set aside for automobile off-street parking purposes, the land adjacent on the West to the YMCA lots, approximately 100' x 100' in size. The YMCA will be responsible for surfacing the off-street parking area, which area will then be available for all citizens who desire to use either the YMCA facility or the Park.

Third, the YMCA property is located in close proximity to Friends University. The school cooperates fully with the YMCA, making its athletic field and facilities available for "Y" programs whenever practicable. Moreover, with the YMCA building located at the proposed site, Friends University and the YMCA can jointly develop programs for

giving practical experience and training to University students interested in social welfare, recreational and group, or professional YMCA vocations, thus providing leadership for many YMCA projects while also aiding the University in broadening its training opportunities.

Fourth, while the YMCA lots are located on a quiet street where there will be a minimum of traffic to endanger the youths who use the "Y" facilities, nevertheless, they are close to a prominent thorough-fare, Meridian Avenue, which is a thru North-South Street having an interchange at Highway 54 and extending at the present time as far North as Central Avenue. This will provide for quick, easy, and safe access for the young people of West Wichita.

As now planned, the building will contain a gymnasium, craft room, social room, and club room, as well as offices and toilet facilities. The building will be one-story in height and will be of brick with masonry backing. The Architect's plans have been approved by the YMCA Metropolitan Board and the West Branch Board of Management. They provide that on the West and North, the building will be erected to the set-back lines. On the East, the building will be 2' inside the set-back line. On the South, the building will be outside the set-back line and to the property line of the Park property.

It is desirable that the building have a gymnasium. The Architect recommends a gymnasium the correct size for Junior High use, so as to be satisfactory for official competition in church-league ball and other tournament play. In order for the gymnasium and other facilities to be included, it is necessary that the building be erected to the South property line.

The YMCA of Wichita respectfully requests that the Board of Zoning Appeals grant it an exception to the zoning requirement which calls for a set-back from the South property line, and that the Building Inspection Department be instructed accordingly.

(b) The Building Inspector refused to issue the permit for the proposed YMCA building because of the provisions of section 21-13 C 2.3 of the zoning ordinance, for the reason that a setback on the south of 25 feet will not be maintained.

The YMCA asks that an exception be granted and that the building be permitted to be built to the South property line. The adjacent property is owned by the City of Wichita for park purposes, and no Park buildings or other structures will be built on the adjoining lot. The matter has been discussed with the Director of Parks, and he has indicated to the YMCA officers that the Park Board will not and does not object to the YMCA building being set to the property line.

The purpose of a 25-foot side-yard is to provide safe ingress and egress to buildings having public and semi-public use. Inasmuch as the

adjoining lot is owned by the City of Wichita for park purposes, the public has adequate means of ingress and egress to the building, and the 25 foot setback is not necessary or desirable. The only door on the south of the building will be a fire exit to be used in case of emergency only.

(c) Jurisdiction:

1. The exception or variance desired arises from some condition which is not ordinarily found in the same zoning district.

There is only one public park in this zoning district, and the YMCA property is the only property in the same zoning district which is bounded on three sides by the Park. Moreover, only one Branch YMCA building will be built in this area of West Wichita.

2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

The only adjacent property owner directly concerned is the Board of Park Commissioners. The erection of the Branch YMCA building will enhance the value and use of Friends Park. The Board of Park Commissioners has heretofore assisted in making the YMCA building feasible by allocating ground for off-street parking. Moreover, the Director of Parks indicates that his office does not object to the YMCA building being built to the south property line.

3. The strict application of the terms of this ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.

The YMCA must locate its branch buildings wisely, so as to achieve maximum beneficial service to the community. The present location is ideal in many respects, and for that reason, the YMCA paid a premium price to acquire the lots for use as the site for the city's first fully-equipped, adequate branch building. For the ordinance to be strictly applied will necessitate either a two-story structure and thus making the cost and expense of erection and maintenance much greater and perhaps prohibitive, or abandonment of the site, thus causing the YMCA irreparable financial loss.

4. The exception desired is not against public interest.

The exception requested is in the public interest. The YMCA proposes a considerable investment to erect a center for West Wichita youth which will make the character-building programs of the YMCA more effective. The use and value of the Friends Park will be enhanced and improved by the erection of the YMCA branch building as now designed and planned. An exception to the zoning requirements will in no possible way inconvenience the public.

**DELIVERING EMPLOYEE**  Deliver **ONLY** to addressee. (Does not apply to Certified mail.)  
 Show address where delivered.

Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.

1. Ronald Kraft  
(Signature or name of addressee)

2. Eva Penland  
(Signature of addressee's agent—agent should enter addressee's name or the ONE above)



Date of Delivery 5/20, 1957

**RECEIPT FOR CERTIFIED MAIL—15¢**

No. 730729

SENT TO	Ronald Kraft, Gen. Secy. Young Men's Christian Assn.	POSTMARK OR DATE
STREET AND NO.	424 East First Street	
CITY AND STATE	Wichita, Kansas	
If you want a return receipt, check which of whom and when delivered		If you want restricted delivery, check here
<input type="checkbox"/> It shows to whom, when, and address where delivered		<input type="checkbox"/> 20¢ fee

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

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		REGISTERED NO.	NAME OF SENDER
CERTIFIED NO.	Geo. J. Fisher, Dir. of Serv. M.		
INSURED NO.	STREET AND NO. OR P. O. BOX 205 City Building		
	POST OFFICE Wichita, Kansas		
	STATE		
POD Form 3811 JULY 1955		U. S. GOVERNMENT PRINTING OFFICE : 1955 350058-10	

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	CITY AND STATE	Wichita, Kansas	
If you want a return receipt, check which <input type="checkbox"/> It shows to whom and when delivered		<input type="checkbox"/> It shows to whom, when, and address where delivered	If you want restricted delivery, check here <input type="checkbox"/> 20¢ fee
POD Form 3800 July 1955		Replaces previous editions of this form which MAY be used.	

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

**CERTIFIED MAIL**

March 21, \_\_\_\_\_, 19 57

Mr. Ronald Kraft  
General Secretary  
Young Men's Christian Association  
424 East First Street  
Wichita, Kansas

Dear Mr. Kraft \_\_\_\_\_:

Your appeal, under the Zoning Ordinance, relative to premises at  
2401 University

has been given Board of Zoning Appeals Case No. 5-57.

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 Friday, March 29, \_\_\_\_\_, 1957, at 1:30 p.m.  
In Room 201 of the City Building

Respectfully,

cc: Robert L. Davis, Attorney  
709 Schweiter Bldg.  
Wichita, Kansas

\_\_\_\_\_  
Secretary, Board of Zoning Appeals

BOARD OF ZONING APPEALS

Room 205, City Building  
Wichita 2 Kansas

NOTICE TO PROPERTY OWNERS

March 21, 1957

An appeal has been filed by Robert L. Davis, Attorney  
(address) 709 Schweiter Building on behalf of  
Young Men's Christian Assn. of (address) 424 East First Street  
Wichita 2.3  
as provided by Section 21-13 Vol. I of the City Code. The  
appellant desires to erect a one story YMCA branch building,

on the premises located at 2401 University

This appeal has been given Case No. 5-57 and a hear-  
ing will be held by the Board of Zoning Appeals on Friday  
March 29, 1957, at 1:30 p.m. in Room 201 of the City  
Building, 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.

Geo. J. Fisher  
Secretary, Board of Zoning Appeals

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Landowner's names and addresses:

- 1) Board of Park Commissioners  
Emory Cox, Director  
City Building  
Wichita, Kansas
- 2) Bert R. Gray and Edra N. Gray  
2316 University Ave.  
Wichita, 13, Kansas
- 3) Lorain Bedinger and John D. Bedinger  
2318 University Ave.  
Wichita, 13, Kansas
- 4) Joseph M. Beyreis and Barbara F. Beyreis  
2320 University Ave.  
Wichita, 13, Kansas