

BZA 5-61 - PRESTON E. DICKSON REQUEST
VARIANCE TO EXTEND FRONT WALL OF
RESIDENCE IN AN AREA ON THE N SIDE OF
13TH ST. AND E OF YALE BLVD.

ACTION

BZA COMMITTEE Approve DATE 4-20-61

M.P.R. W.P.R.

B.P.R. B. CO. Sawyer

RESOLUTION NO. 5-61

WHEREAS, PRESTON E. DICKSON, 3712 EAST 13TH STREET, WICHITA, KANSAS, HAS APPLIED FOR A VARIANCE OF 6 FEET IN THE FRONT YARD SETBACK REQUIRED FOR PROPERTY LOCATED AT 3712 EAST 13TH STREET, WICHITA, KANSAS, LEGALLY DESCRIBED AS LOT 13, BLOCK C, YALE HEIGHTS ADDITION TO THE CITY OF WICHITA, KANSAS; AND

WHEREAS, THE BOARD OF ZONING APPEALS HAS JURISDICTION TO CONSIDER THE APPLICATION FOR SAID VARIANCE, JURISDICTION HAVING BEEN GRANTED TO IT UNDER SECTION 2.12.590, WICHITA CITY CODE; AND

WHEREAS, THE BOARD OF ZONING APPEALS HAS DETERMINED THAT THE VARIANCE DESIRED ARISES FROM A CONDITION WHICH IS UNIQUE IN THAT THE SUBJECT LOT IS LOCATED GENERALLY OPPOSITE GARDNER DRIVE WHICH DEAD-ENDS INTO 13TH STREET, CAUSING LIGHTS OF NORTH BOUND TRAFFIC TO PROJECT INTO THE LIVING ROOM OF SAID STRUCTURE AND FURTHER THAT SAID TRAFFIC REATES OBJECTIONABLE NOISE AND DIRT, ALL OF WHICH COULD BE ELIMINATED OR REDUCED BY CONSTRUCTION OF THE PROPOSED CHANGE IN FRONT ENTRANCE INTO A FOYER (AS ILLUSTRATED IN THE APPLICATION); AND

WHEREAS, THE BOARD OF ZONING APPEALS HAS DETERMINED THAT THE STRICT APPLICATION OF THE ENFORCEMENT PROVISIONS OF THE ZONING ORDINANCE WILL CONSTITUTE UNNECESSARY HARDSHIP UPON THE PROPERTY OWNER IN THAT UNLESS THE ADDITIONAL CONSTRUCTION IS ALLOWED, THE OWNER WILL BE DEPRIVED OF REASONABLE USE OF HIS LIVING QUARTERS DUE TO EXCESS NOISE, DIRT AND LIGHTS; AND

WHEREAS, THE BOARD OF ZONING APPEALS HAS DETERMINED THAT THE GRANTING OF THE PERMIT FOR VARIANCE WILL NOT ADVERSELY AFFECT THE RIGHTS OF ADJACENT PROPERTY OWNERS OR RESIDENTS IN THAT NO PROTEST WAS REGISTERED BY PROPERTY OWNERS WITHIN 200 FEET OF THE PREMISES AT 3712 EAST 13TH STREET, ALTHOUGH DUE NOTICE OF THE REQUEST HAS BEEN GIVEN BY MAIL AND BY PUBLICATION IN THE OFFICIAL CITY PAPER; AND

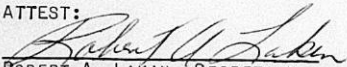
WHEREAS, THE BOARD OF ZONING APPEALS HAS DETERMINED THAT THE VARIANCE DESIRED WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, MORALS, ORDER, CONVENIENCE, PROSPERITY OR GENERAL WELFARE.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ZONING APPEALS THAT A VARIANCE OF 6 FEET IN THE REQUIRED FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 3712 EAST 13TH STREET, LEGALLY DESCRIBED AS LOT 13, BLOCK C, YALE HEIGHTS ADDITION TO THE CITY OF WICHITA, KANSAS, IS HEREBY GRANTED; AND THE BUILDING INSPECTION SUPERINTENDENT OF THE CITY OF WICHITA BE AND IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A PERMIT FOR CONSTRUCTION AND ALTERATION OF THE FRONT ENTRANCE OF PROPERTY LOCATED AT 3712 EAST 13TH STREET, WICHITA, KANSAS, BASED ON THE FRONT YARD SETBACK AS HEREIN APPROVED. SUCH VARIANCE SHALL NOT BE PERMITTED UNLESS SAID CONSTRUCTION AND ADDITION IS COMMENCED WITHIN 60 DAYS OF THE EFFECTIVE DATE OF THIS RESOLUTION.

ADOPTED AT WICHITA, KANSAS, THIS 25TH DAY OF APRIL, 1961.


RUSSELL JUMP, CHAIRMAN

ATTEST:


ROBERT A. LAKIN, SECRETARY

MAY 8, 1961

MR. PRESTON E. DICKSON
3712 E. 13TH STREET
WICHITA, KANSAS

SUBJECT: BZA 5-61

DEAR MR. DICKSON:

ON APRIL 27, 1961, WE ADVISED YOU THAT THE BOARD OF ZONING APPEALS HAD APPROVED YOUR REQUEST FOR A VARIANCE. WE ALSO ADVISED YOU THAT THE BOARD'S DECISION WAS APPEALABLE TO THE BOARD OF CITY COMMISSIONERS ON OR BEFORE MAY 5, 1961.

THE CITY CLERK HAS ADVISED US THAT NO APPEAL WAS FILED ON OR BEFORE THE DATE INDICATED. AS NO APPEAL HAS BEEN FILED, THE DECISION OF THE BOARD OF ZONING APPEALS IS FINAL. I WOULD SUGGEST THAT IF YOU WISH TO COMMENCE CONSTRUCTION OF THE ADDITION TO YOUR HOME, THAT YOU CONTACT THE BUILDING INSPECTION SUPERINTENDENT BEFORE THE ISSUANCE OF THE BUILDING PERMIT.

A COPY OF THE RESOLUTION SETTING FORTH THE ACTION OF THE BOARD OF ZONING APPEALS IS ATTACHED FOR YOUR INFORMATION AND FILES.

SINCERELY YOURS,

ROBERT A. LAKIN
SECRETARY

RAL:MM

cc: S. B. MAPLE
BUILDING INSPECTION SUPERINTENDANT

ATTACHMENT

APRIL 27, 1961

MR. PRESTON E. DICKSON
3712 EAST 13TH STREET
WICHITA, KANSAS

DEAR MR. DICKSON:


Re: BZA 5-61

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING OF APRIL 25, 1961, THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA, CONSIDERED YOUR REQUEST FOR VARIANCE OF THE SETBACK LINES TO THE FRONT OF PROPERTY LOCATED AT 3712 EAST 13TH STREET, WICHITA, KANSAS. THE BOARD HAS APPROVED YOUR REQUEST.

SECTION 2.12.610 OF THE CODE OF THE CITY OF WICHITA PROVIDES THAT THE DECISION OF THE BOARD OF ZONING APPEALS SHALL BE FINAL UNLESS IT IS APPEALED TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN DAYS OF THE DATE OF THE BOARD'S ACTION. ACCORDINGLY, AN APPEAL COULD BE FILED WITH THE CITY CLERK IN THIS CASE ON OR BEFORE MAY 5, 1961.

SUBSEQUENT TO THE EXPIRATION OF THE APPEAL PERIOD, YOU WILL BE ADVISED WHETHER OR NOT AN APPEAL HAS BEEN FILED. IF NO APPEAL HAS BEEN FILED ON OR BEFORE MAY 5, 1961, THE DECISION OF THE BOARD WILL BE FINAL AND THE SUPERINTENDENT OF BUILDING INSPECTION WILL BE IN A POSITION TO ISSUE THE APPROPRIATE PERMIT.

VERY TRULY YOURS,


ROBERT A. LAKIN
SECRETARY

RAL:BER

cc: C. H. FUNK
CITY CLERK

BOARD OF ZONING APPEALS

APRIL 28, 1961

C. H. FUNK, CITY CLERK

ROBERT A. LAKIN, SECRETARY

RESOLUTION BZA 5-61

ATTACHED IS ONE COPY OF THE RESOLUTION ADOPTED BY THE BOARD OF ZONING APPEALS IN THE ABOVE CASE. THE BOARD APPROVED THE REQUEST FOR A VARIANCE AT ITS REGULAR MEETING OF APRIL 25, 1961. UNDER TERMS OF THE ORDINANCE THE DECISION OF THE BOARD CAN BE APPEALED TO THE CITY COMMISSION ON OR BEFORE MAY 5, 1961.

ROBERT A. LAKIN
SECRETARY

RAL:BR

ATTACHMENTS 2

CC: BEECH MAPLE, BUILDING INSPECTION

BZA CASE 5-61

CASE DESCRIPTION

APPLICANT DESIRES A VARIANCE IN THE FRONT YARD SETBACK REQUIREMENT FOR PROPERTY AT 3712 EAST 13TH STREET. THIS PROPERTY IS AN "A" ZONING DISTRICT AND BECAUSE OF CONFORMING USE BUILDINGS LOCATED EAST AND WEST OF THE PROPERTY REQUIRES A FRONT YARD SETBACK OF THIRTY (30) FEET.

THE APPLICANT DESIRES TO BUILD A BOYER OR SMALL ADDITION TO THE FRONT OF THE EXISTING RESIDENCE AS SHOWN ON THE ACCOMPANYING MAP.

EXISTING LAND USE

AN AERIAL PHOTO AND LAND USE MAP OF THIS PROPERTY AND ITS ENVIRONS WILL BE DISPLAYED AT THE BOARD OF ZONING APPEALS MEETING.

FACTS TO CONSIDER

- APPLICANT'S ARGUMENTS FOR GRANTING OF THE VARIANCE.
(SEE ACCOMPANYING SHEETS).

BOARD'S CHOICE OF ACTION

THE BOARD HAS JURISDICTION (SECTION 2.12.590, WICHITA CITY CODE) TO GRANT VARIANCES FROM SETBACK REQUIREMENTS, PROVIDED THE BOARD HAS DETERMINED THAT All THE FOLLOWING CONDITIONS ARE PRESENT:

1. VARIANCE ARISES FROM A UNIQUE CONDITION, NOT ORDINARILY FOUND IN THE SAME ZONING DISTRICT.
2. GRANTING OF THE VARIANCE WILL NOT AFFECT ADVERSELY RIGHTS OF ADJACENT PROPERTY OWNERS OR RESIDENTS.
3. STRICT APPLICATION OF ENFORCEMENT PROVISIONS OF THE ZONING ORDINANCE WILL CONSTITUTE UNNECESSARY HARDSHIP UPON THE PROPERTY OWNER.

4. VARIANCE WILL NOT AFFECT ADVERSELY PUBLIC HEALTH,
SAFETY, MORALS, ORDER, CONVENIENCE, PROSPERITY
OR GENERAL WELFARE.

SECRETARY'S OPINION AND SUGGESTION

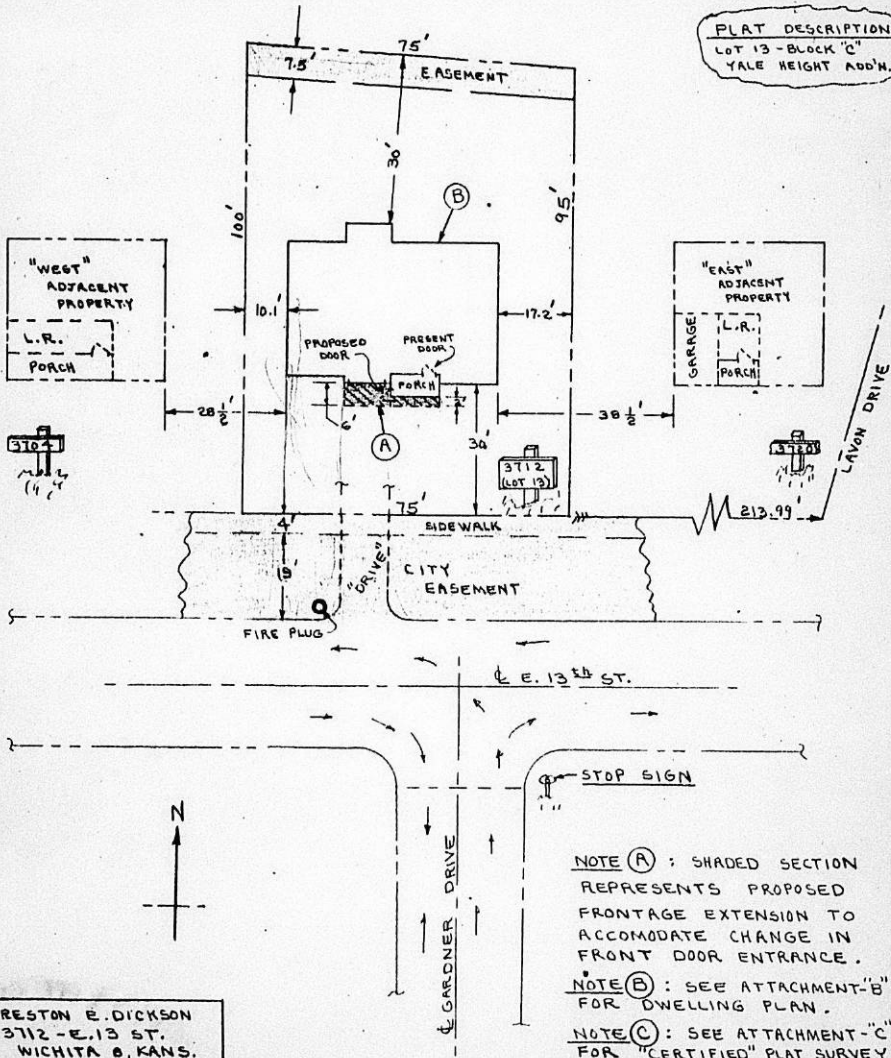
IT IS THE SECRETARY'S OPINION AND SUGGESTION THAT THE BOARD:

1. GRANT THE VARIANCE PROVIDED THAT WHEN THE CASE
IS HEARD BY THE BOARD IT IS DETERMINED THAT
CONDITIONS TWO AND FOUR CAN BE SATISFIED.
CONDITION ONE (UNIQUENESS) AND CONDITION THREE
(HARDSHIP FOR THE PROPERTY OWNER) CAN BE SATISFIED
ON THE BASIS OF EXISTING EVIDENCE.

PROPERTY LAYOUT

ATTACHMENT - "A"
BLDG PERMIT APPLICATION

PLAT DESCRIPTION
 LOT 13 - BLOCK "C"
 YALE HEIGHT ADD'N.

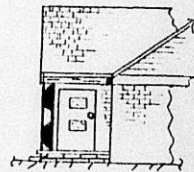
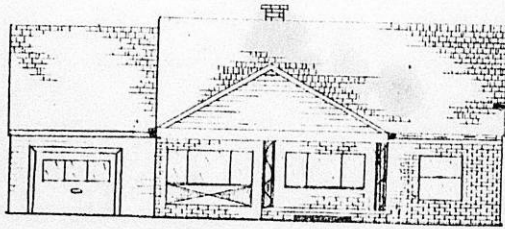
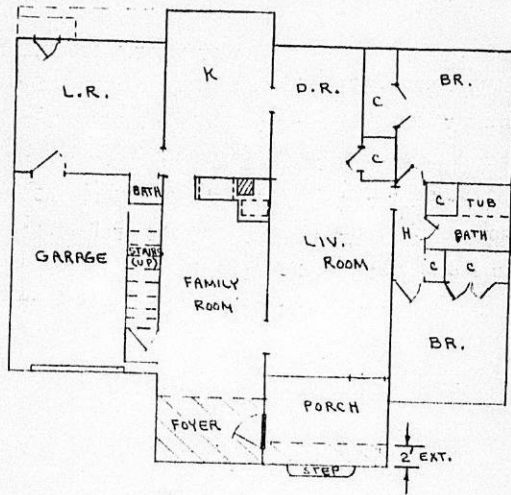


PRESTON E. DICKSON
 3712 - E. 13 ST.
 WICHITA 8, KANS.

- NOTE (A) : SHADED SECTION REPRESENTS PROPOSED FRONTAGE EXTENSION TO ACCOMMODATE CHANGE IN FRONT DOOR ENTRANCE.
- NOTE (B) : SEE ATTACHMENT-"B" FOR DWELLING PLAN.
- NOTE (C) : SEE ATTACHMENT-"C" FOR "CERTIFIED" PLAT SURVEY

DWELLING PLAN

ATTACHMENT - "B"
BLD'G. PERMIT APP.



PRESTON E. DICKSON
3712 - E. 13th ST.
WICHITA 8, KANS.

#1-INSTRUCTIONS TO DELIVERING EMPLOYEE

Deliver **ONLY** to addressee Show address where delivered
(Additional charges required for these services)

RETURN RECEIPT
 Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)
Preston E. Dickson

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
By me Preston Dickson

DATE DELIVERED: **APR 8 - 1961**

ADDRESS WHERE DELIVERED (only if required)
 RECEIVED
 APR 10 1961
 METROPOLITAN
 BLANCKENHORN

RECEIPT FOR CERTIFIED MAIL—20¢

No. 648184

SENT TO
Preston E. Dickson

STREET AND NO.
3712 E. 13th

CITY AND STATE
Wichita Kansas

POSTMARK OR DATE

If you want a return receipt, check which:
 10¢ shows to whom and when delivered
 35¢ shows to whom, when, and address where delivered
 50¢ fee

If you want restricted delivery, check here

FEE ADDITIONAL TO 20¢ FEE

POD Form 3800
 Jul 1957

SEE OTHER SIDE

U.S. POST OFFICE DEPARTMENT
OFFICIAL BUSINESS

WICHITA KANS
APR 5 6 30PM 1951

POSTMARK OF
DIVISION CITY

WICHITA KANS
APR 8 1951

RETURN TO

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

REGISTERED NO. NAME OF SENDER
Meters Plans Dept

CERTIFIED NO. STREET AND NO. OR P. O. BOX
648184 City Bldg Annex 104 S. Main

INSURED NO. CITY, ZONE AND STATE
Wichita Kansas

POD Form 3811 Jan. 1950

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, \$300

CS-16-71540-4

RECEIPT FOR CERTIFIED MAIL—20¢

No. 648184

SENT TO
Chester E. Dickson

STREET AND NO.
3712 E. 13th

CITY AND STATE
Wichita Kansas

POSTMARK OR DATE

10c shows to whom and when delivered

35c shows to whom, when, and address where delivered

If you want receipted delivery, check here

50¢ fee

FEE'S ADDITIONAL TO 20¢ FEE

POD Form 3800 Jul 1957

SEE OTHER SIDE

APRIL 6, 1961

CERTIFIED MAIL

MR. PRESTON E. DICKSON
3712 EAST 13TH STREET
WICHITA, KANSAS

DEAR MR. DICKSON:

YOUR APPLICATION FOR A VARIANCE UNDER PROVISIONS OF PARAGRAPH 2.12.590.2 OF THE CODE OF THE CITY OF WICHITA, KANSAS, AND RELATING TO PROPERTY AT 3712 EAST 13TH STREET, LEGALLY DESCRIBED AS LOT 13, BLOCK C, YALE HEIGHTS ADDITION, HAS BEEN GIVEN BOARD OF ZONING A PEALS CASE No. BZA 5-61.

ALL INQUIRIES AND REFERENCES SHOULD BE MADE TO THAT CASE NUMBER WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR A HEARING OF YOUR CASE ON TUESDAY, APRIL 25, 1961, AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

VERY TRULY YOURS,

ALVIN J. KARETSKI
SECRETARY

AJK:BER

NOTICES MAILED APRIL 7, 1961

BZA 5-61 MEETING APRIL 25, 1961

PRESTON E. DICKSON
3712 EAST 13TH STREET

JAMES L. GARDNER AND MARILYN L.
L. E. GARDNER AND ALICE E.
2464 COOLIDGE

FANNIE G. MOORMAN
3548 EAST DOUGLAS

BOB OSCAR CONNER AND PEARL
3607 LAVON DRIVE

JOE C. SCHUKS AND VIVIAN I.
3615 LAVON DRIVE

WANDA M. CLEMENT
3621 LAVON DRIVE

RAY E. WILLIAMS AND RUTH A.
3703 LAVON DRIVE

MELBURN L. BRODBECK AND MARY H.
3709 LAVON DRIVE

HAROLD ROBERT DEEBLE AND DOROTHY JEAN
2528 EAST SKINNER

JOHN F. BETTON AND ZELMA H.
3803 LAVON DRIVE

WILLIAM M. GOENEY AND MARY A.
4860 NORTH HILLSIDE

WILLIAM C. EDWARDS
2401 EAST SECOND

CORRINE R. PORTER AND PHYLLIS L.
3804 EAST 13TH STREET

R. T. MATSON AND MINNIE E.
2052 SOUTH VOLUTSIA

WAYNE M. LONGAN AND MELVINA V.
1321 SOUTH WICHITA

JOHN S. SZYCHOWSKI AND VIOLA P.
3620 EAST 13TH

GRACE L. COFFEE
3612 EAST 13TH

JOHN B. WARNER AND MARGUERITE E.
1512 GENTRY DRIVE

JOHN F. JONAS, JR. AND MARY EILEEN
3814 LAVON DRIVE

GARDNER PLAZA I, INC. A CORPORATION
GARDNER PLAZA III, INC. A CORPORATION
3902 EAST 13TH

CITY OF WICHITA
BOARD OF ZONING APPEALS
ROOM 402 CITY BUILDING ANNEX
104 SOUTH MAIN
WICHITA, KANSAS

APRIL 6, 1961


NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION FOR A VARIANCE HAS BEEN FILED BY PRESTON E. DICKSON, 3712 EAST 13TH STREET, WICHITA, KANSAS, AS PROVIDED BY SECTION 2.12.590.2 OF THE CODE OF THE CITY OF WICHITA. THE APPLICANT DESIRES A VARIANCE IN THE FRONT YARD SETBACK FOR PROPERTY LOCATED AT 3712 EAST 13TH STREET, LEGALLY DESCRIBED AS

LOT 13, BLOCK C, YALE HEIGHTS ADDITION,
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS,

GENERALLY LOCATED ON THE NORTH SIDE OF 13TH STREET IN AN AREA EAST OF YALE BOULEVARD.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. BZA 5-61. A HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY, APRIL 25, 1961, AT 1:30 P.M. IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS, AT WHICH TIME YOU MAY APPEAR, IF YOU SO DESIRE, EITHER IN PERSON OR BY AGENT OR ATTORNEY.


ALVIN J. KARETSKI, SECRETARY
BOARD OF ZONING APPEALS

CITY OF WICHITA
BOARD OF ZONING APPEALS
ROOM 402 CITY BUILDING ANNEX
104 SOUTH MAIN
WICHITA, KANSAS

APRIL 6, 1961

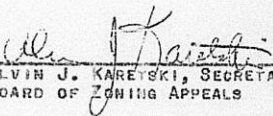
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ALVIN J. KARETSKI, SECRETARY
BOARD OF ZONING APPEALS

APPLICATION FOR VARIANCE

I. NAME OF APPLICANT Freston E. Dickson
MAILING ADDRESS 3712 East 13th Street PHONE MU2-3317
NAME OF AUTHORIZED AGENT N.A.
MAILING ADDRESS N.A. PHONE N.A.
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF Owner
(OWNER, TENANT, LESSEE, OTHER).

II. THE VARIANCE REQUESTED IS front wall of property extended to
accommodate change in front door entrance.

FOR PROPERTY LOCATED AT 3712 East 13th Street
AND LEGALLY DESCRIBED AS LOT(S) 13
Block(s) C, Yale Heights
ADDITION TO THE CITY OF WICHITA; AND WHICH IS PRESENTLY ZONED A.
(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE):

III. THE APPLICANT HEREIN, OR HIS AUTHORIZED AGENT, HEREBY ACKNOWLEDGES:

- A. THAT HE HAS RECEIVED AN INSTRUCTION SHEET CONCERNING THE FILING AND HEARING OF THIS MATTER;
- B. THAT HE HAS BEEN ADVISED OF THE FEE REQUIREMENTS ESTABLISHED BY SECTION 2.12.580 OF THE CODE OF THE CITY OF WICHITA (ORDINANCE 24-606); AND THAT THE APPROPRIATE FEE IS HEREWITH TENDERED;
- C. THAT HE HAS BEEN ADVISED OF HIS RIGHT OF APPEAL OF THE DECISION OF THE BOARD OF CITY COMMISSIONERS WITHIN TEN (10) DAYS OF THAT DECISION;
- D. THAT A STATEMENT IS ATTACHED HERETO JUSTIFYING THIS REQUEST AS NOTED IN PARAGRAPH 3 OF THE INSTRUCTIONS AND IN SECTION 2.12.590.2 OF THE CODE OF THE CITY OF WICHITA.

Freston E. Dickson
APPLICANT

AUTHORIZED AGENT

OFFICE USE ONLY

RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING APPEALS, _____
(A.M.-P.M.) _____, 19____, TOGETHER WITH APPROPRIATE
FEE OF \$30.00

SIGNED

PERMIT NUMBER

APPLICATION

INSPECTION DEPARTMENT
CITY OF WICHITA, KANSAS
APPLICATION FOR RESIDENTIAL BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

No. R15993

(Groups H, L, J-1 and J-2)

Wichita, Kansas, 3-30, 1966

Application is hereby made for a permit to add to a structure at
(Erect-Repair-Remodel-Wreck-Add To)

No. 3712 E 13th Street
in accordance with the following description and in conformity with the provisions of all laws and ordinances pertaining thereto.

Use or Occupancy: 1-Family Dwelling Garage Detached Number of Rooms _____
2-Family Dwelling Garage Attached in Dwelling _____
Multi-Family Garage or Shed Only

If Multi-Family: Total Number of Family Units _____ Number of Baths _____ Number of Other Rooms _____

Extreme Dimensions: Frontage on Street 27 Depth 6 Stories _____

Size of Basement: _____ Foundation Wall: Concrete Concrete Blocks Size of First Floor cmc.
Joist: _____ Ceiling 2x6

Exterior Wall: Frame Concrete Block Wood Shingles
Brick Veneer Brick Composition
Stone Veneer Tile

Heat: Blower Furnace Floor Closet Coal Wood Wood or Coal
Gravity Pipe Attic Stoves Gas Oil Fireplace

Brick Flues: Number _____ Patented Pipe Flues: Number _____ Walls: Plaster
Size _____ Size _____ Dry Wall

New Plumbing: _____ New Electrical Work: yes New Gas Fitting: _____

Dwelling Space _____ sq. ft. If Wrecking, Give
Area of Building: Garage _____ sq. ft. Square Feet of
Total _____ sq. ft. Floor Area: _____

If repairing, remodeling, wrecking or adding to, state what improvements are to be made.

Add to front of porch to enlarge present
lam down of front porch - standard
construction

Applicant's Estimate of Value of Improvements: \$ 1,000.00 Inspection Department's Estimate of Value: \$ _____

Is work being done under a contract? no Structure has been occupied as _____

Owner Frederic E. Dickson Address same

Builder Day work Address _____

Designer _____ Address _____

(Sign Below) Frederic E. Dickson
(Licensed Contractor) (Owner)

By _____ (Authorized Representative) By _____ (Agent)

INSPECTION DEPARTMENT RECORD

Zoning Dist. AA A RB B BB LC Permit Refused Because _____

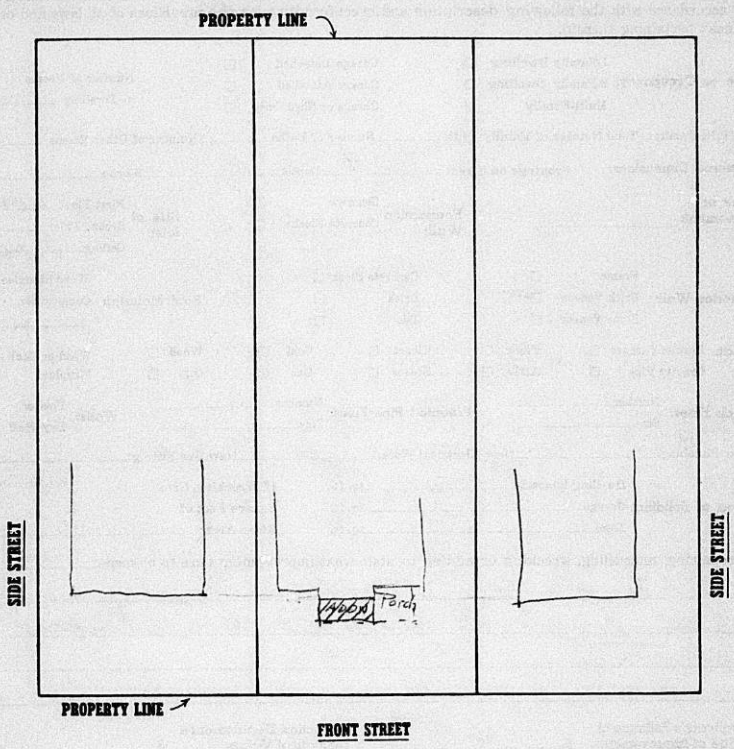
C D E F Permit Held Up for _____

Fire Zone 1 2 3 4 Application Taken by _____

NO. 11235

CITY OF WILMINGTON
DEPARTMENT OF PLANNING AND ZONING

PLOT PLAN



SIZE OF LOT _____

The undersigned hereby certifies:

1. That the structure covered by this application, will be placed no closer to the lot lines than the dimension as indicated on the above plot plan and that the undersigned has full knowledge of these setbacks.
2. It is further certified that the undersigned has examined the recorded plats and other records of the land upon which this building is to be located and that it will not encroach upon any easement or be built over any public sewer or utility.

Applicant

PROPOSAL - PROPERTY EXTENSION

PLAT

Lot 13 - Block "C"
Yale Height Addition

LOCATION

3712 East 13th Street

OWNER

Preston E. Dickson

SUMMARY

As a result of receiving a clarification of Class A-~~1~~ zoning restrictions in regard to property frontage limitations from Mr. Don Livingston, the following proposal is presented to the "Board of Zoning Appeals" for their consideration.

DON C. MOENRING, C. E.

CONSULTING CIVIL ENGINEER

310 K. F. B. BUILDING TELEPHONE 2-6781
WICHITA 3, KANSAS

December 22, 1950

#0405-R

LICENSED PROFESSIONAL ENGINEER

SEWERAGE, SEWERAGE DISPOSAL
WATER WORKS, ROADS AND PAVEMENTS
SPECIAL STEEL AND CONCRETE PROBLEMS
DRAINAGE, IRRIGATION, AIRPORTS
VALUATIONS, APPRAISALS, SURVEYS
SUBDIVISIONS, SITE PLANNING

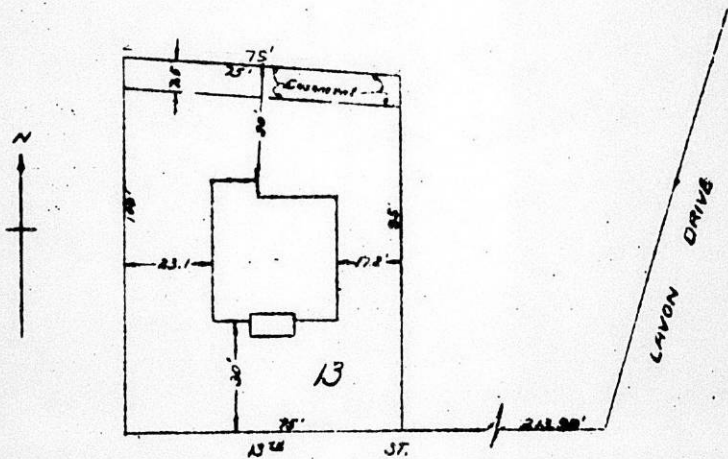
REFERENCE--

"Who's Who in Engineering"

State of Kansas }
County of Sedgwick } SS

I, Don C. Moenring, a Civil Engineer in said State and County, do hereby certify that I have surveyed Lot 13, Block O, Yale Heights Addition to Wichita, Sedgwick County, Kansas, known as 3712 East Thirteenth; and the accompanying sketch is a true exhibit of said survey. The buildings on the subject property do not encroach upon the adjoining property and none of the buildings on the adjoining property encroach upon the subject property, to the best of my knowledge and belief.

Don C. Moenring, C. E.
Consulting Civil Engineer



The following information is presented to substantiate the reasons for proposing a frontage extension to the subject property to accommodate a change in the front door entrance:

I. Invasion of Privacy

- A. Gardner Drive, as shown on Attachment "A", is a dead-end street and serves approximately 66 apartment transient residences. Therefore, the constant flow of traffic off and onto 13th Street exhibits the following disturbances:
1. The rapid acceleration of traffic on and off 13th Street from Gardner Drive exhibits constant tire scream (noise) and a continual flow of dust into the subject living quarters through the present door location.
 2. The outgoing traffic at night directs headlight beams straight into living quarters since the cars hesitate at the stop sign, prior to entering 13th Street. The same "gold fish bowl" effect is created throughout the day, only to a lesser extent.
- B. The proposed change in the front entrance into a foyer should further reduce the general noise level from an unreasonable general traffic intersection condition created by the intersection of 13th and Gardner Drive.

II. Miscellaneous Effects

General resistance by the prospective customer for either buying or renting said property due to the exposure of living quarters to the above subject conditions, which therefore had devaluated the property.

III. Factors for Frontage Extension

1. The proposed frontage extension should not detract from the general neighborhood for the following reasons:
 - a. The view from the adjacent property will not be restricted due to their architectural arrangement, as shown on Attachment "A"
 - b. This addition will not restrict any general movement of air circulation or foot traffic due to the generous spacing of the properties in the block.
 - c. A general survey of the neighbors in the block has been made and a unanimous verbal approval has been received.

Upon reviewing Attachment "B", it is apparent that the general appearance of the property will be enhanced by this modification.

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g & Elev. _____ Elec. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts. _____
Plan. _____ Plb'g. _____ Plb'g. Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trailers _____

DESCRIPTION	AMOUNT
Board of zoning	
Appeals Application	30.00

Name Mrs. Preston Dickson

Address 3712 E. 13th St

Type _____ Due Date 4-4-61

Comments: _____

Date 4-4-61 By B. Rakke

CERTIFICATE OF OWNERSHIP

- - - -

GUARANTEE ABSTRACT COMPANY, INC., hereby certifies the following to be the owners as shown by the last deed of record filed in the office of the Register of Deeds, Sedgwick County, Kansas, of the Lots surrounding and within a radius of 200 feet of Lot 13, Block C, in Yale Heights Addition to Wichita.

G

Yale Heights Addition

U

	Block C Lot No.	Owner of Property	Address
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A

	1	Fannie G. Moorman	3548 E. Douglas
--	---	-------------------	-----------------

R

	2	Bob Oscar Conner and Pearl	3607 Lavon Drive
--	---	----------------------------	------------------

A

	3	Joe C. Schuks and Vivian I.	3615 Lavon Drive
--	---	-----------------------------	------------------

N

	4	Wanda M. Clement	3621 Lavon Drive
--	---	------------------	------------------

T

	5	Ray E. Williams and Ruth A.	3703 Lavon Drive
--	---	-----------------------------	------------------

E

	6	Melburn L. Brodbeck and Mary H.	3709 Lavon Drive
--	---	---------------------------------	------------------

E

	7	Harold Robert Deeble and Dorothy Jean	2528 E. Skinner
--	---	--	-----------------

A

	8	John F. Betton and Zelma H.	3803 Lavon Drive
--	---	-----------------------------	------------------

A

	9	William M. Goeney and Mary A.	4860 No. Hillside
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B

	10	William C. Edwards	2401 E. Second
--	----	--------------------	----------------

S

	11	Corrine R. Porter and Phyllis L.	3804 East 13th
--	----	----------------------------------	----------------

T

	12	R. T. Matson and Minnie E.	2052 So. Volutsia
--	----	----------------------------	-------------------

R

	13	Preston E. Dickson and Mary Lee	3702 East 13th
--	----	---------------------------------	----------------

A

	14	Wayne M. Longan and Melvina V.	1321 South Wichita
--	----	--------------------------------	--------------------

C

	15	John S. Szychowski and Viola P.	3620 East 13th
--	----	---------------------------------	----------------

T

	16	Grace L. Coffee	3612 East 13th
--	----	-----------------	----------------

C

	Block D Lot No.		
	19	John B. Warner and Marguerite E.	1512 Gentry Drive

O.

	20	John F. Jonas, Jr. and Mary Eileen	3814 Lavon Drive
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I

	<u>Gardner Plaza</u> Lots 1 and 2	Gardner Plaza I, Inc. a corporation) Gardner Plaza III, Inc., a corporation) James L. Gardner and Marilyn L.) L. E. Gardner and Alice E.)	2464 Coolidge 3902 East 13th.
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N

WITNESS our Hand and Seal this the 4th day of April, 1961.

C.

GUARANTEE ABSTRACT COMPANY, INC.,

By *Nellie M. Bestinger*
Vice-President.

Order No. 50449