

CASE NO. 7-47

S T A T U S S H E E T

Board of Appeals Case No. 7-47

2307 East Central Premises in Question
A. R. Trammell Appellant's Name
2309 East Central Appellant's Address
same Owner's Name
same Owner's Address

Building or Zoning Application Received by Building Inspector
July 7, 1947

Decision of Building Inspector refused

Appeal filed with Bond of Zoning Appeals
July 15, 1947

Hearing notice and receipt Mailed July 25, 1947

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 Mailed July 25, 1947

Protests Received

Consents Received

Prior Cases on These Premises

Case Hearings August 1, 1947

Case Decided August 1, 1947 Action of Board Granted

Notice of Decision Sent

Court Cases

CITY OF WICHITA
BUILDING INSPECTION DIVISION

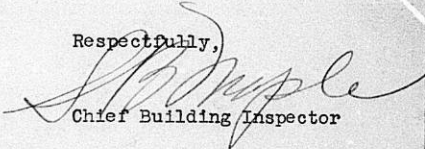
To A. R. Trammell Owner Address 2309 East Central
To A. R. Trammell Applicant Address 2309 East Central

Dear Sir:

Your Application Dated July 7, 1947
For a Permit for the construction of an addition to a commercial building
_____ at the premises designated as
2307 East Central

Is hereby refused on this 7th day of July, 1947,
Under Section 19 of the Zoning Ordinance.
For the reason that a front yard set-back of ten feet would not be provided.

Respectfully,


Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of Zoning Appeals (Room 203, City Hall) within ninety (90) days after the date of this refusal. For further information, take this notice to the Planning Department, Room 203, City Hall.

2. (a) Appeal under the Zoning Ordinance from a decision of the Building Inspector refusing a permit for the construction of an addition to a commercial building at 2307 East Central. The refusal was according to Section 19 of the Zoning Ordinance because a front yard set-back of ten feet would not be provided.

(b) Retail hardware and parts supplies would be sold in the proposed addition.

(c) This appeal is made according to Section 33 of the Zoning Ordinance. I do not feel that this is a situation which could arise in similar districts in other parts of the city. I do not believe that the rights of adjoining property owners would be prejudiced in any way. The strict application of the zoning regulations would work an unnecessary hardship on me. The addition has already been erected. I am in a Light Commercial zone, with commercial buildings on both sides of me, none of which have observed the set-back now required.

(d) Attached is a certificate from an abstract company showing the names and addresses of all property owners within 200' of the property concerned.

BOARD OF ZONING APPEALS
Room 203, City Hall
Wichita, Kansas

NOTICE TO PROPERTY OWNERS

July 25, 1947

An appeal has been filed by Mr. A. R. Trammell
(Address) 2309 East Central on behalf of same
(Address)
as provided by the Zoning Ordinance Section 33
desires to construct an addition to a commercial building without
observing a 10' set-back on the premises
located at _____

This appeal has been given Case No. 7-47
and a hearing will be held by the Board of Zoning Appeals on Friday,
August 1, 1947 at 1:30, Room 201 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.

*Box 73
Linn, Mo. Falls
Mo.* Eugene T. Smith
Secretary. *¶*

*We have no objections,
as we remember this building is all ready
erected.* L. R. + Clara B. Fortney
678 S. Guenther, Wichita, Kans

THE GUARANTEE ABSTRACT CO.

208 Bitting Building
Tel. 2-0445 — Wichita, Kansas — Tel. 3-5281

ABSTRACTING ORDER AND INVOICE

Billing Date _____
Order Date 7-11-47

Nº 8939

CHARGE TO <u>A R Trammell 2307 E Central</u> DESCRIPTION <u>Property owners 200' radius of 2307 E Central</u>		Wanted	
Papers Left	<i>Red Payment 7-11-47 to guarantee & return of Darius</i>	Abstracting Charges	
Extend		Entries	
U. S. Ct. Ctf.		Comp.	
Make Abst.—New—Supl.		Copying	
Comply with Req.		Certificate	
Ctf. of Title		U. S. Court Ctf.	
Remarks:		District Court Proceedings	
Deliver to		Probate Court Proceedings	
		Plat	
		Ctf. of Title	
	Personal Tax Search		
	TOTAL	5 00	

In Case No. 7-47 notices mailed to the following persons
on July 25, 1947.

Mr. Lester Kenneth Fortney and Clora B. Fortney	679 South Quentin
Mr. Albert Best	442 North Spruce
Mr. J. L. Gilchrist	1131 South Market
Mr. Raymond O1 Kirkpatrick Mary Marie Kirkpatrick	219 East First, Room 303-304
Mr. John R. Joy Hazel W. Joy	437 North Grove
Miriam Bauml	368 S. Hydraulic
Gladys May Henry	429 N. Grove
Bertha Frazier	226 Laura
A. R. Trammell	2309 E. Central
Rosa A. Trammell	2309 E. Central

RECEIPT FOR REGISTERED ARTICLE No. 3446

Fee paid, 1st class postage paid, 1947

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

From *W. A. R. [unclear]*

Addressed to *W. A. R. [unclear]*

Return receipt fee in 5.00 am Special delivery fee
Delivery restricted to addressee or order Postmaster, per fee paid

