

ACTION

*By a* COMMITTEE DATE 2-25-64  
*referred at request of city hall 3-24-64*

M.A.P.C.

B.C.C./B. CO. C.

4-28-64  
~~3-24-64~~

*By a Comm. Approved*  
*no appeal filed*

BZA 8-64 - Clara A. Jackson & Elizabeth Gunter request exception to permit auto sales and motor repairs on SW corner of Ida & Lincoln

Board of Zoning Appeals

December 4, 1964

Robert G. Finch, City Clerk

Jack H. Galbraith, Secretary

BZA Case No. 8-64

This is to advise you that the fencing requirement contained in BZA Resolution No. 8-64, as condition #8, has been complied with. Consequently, the \$1,000 performance bond which was submitted to guarantee construction of this fence, may now be released to Clara A. Jackson or Elizabeth Gunter, or to Roetzel Jochems, who is their authorized agent.

If you have any questions, please feel free to call.

JHG:JWH:ber

cc: Roetzel Jochems, Attorney  
500 Farmers & Bankers Building

**THE CITY OF WICHITA**

**OFFICE OF** Central Inspection  
Maintenance Section

**DATE** December 2, 1964

**TO** Jack Galbraith, Secretary of Board of Zoning Appeals

**FROM** L. L. Binkley, Maintenance Inspection Supervisor *LLB*

**SUBJECT** BZA 8-64, Ida & Lincoln

The area zoning inspector reports that the fence as required by Board of Zoning Appeals is now complete.

LLB:rs



W. D. JOCHEMS (1886-1960)  
EMMET A. BLAES  
ROETZEL JOCHEMS  
ROBERT D. BRADEN  
J. FRANCIS HESSE  
JAMES W. SARGENT  
STANLEY E. WISSOM  
CECIL E. MERKEL  
HARRY L. HOBSON  
BRUCE W. ZUERCHER

L. D. KLEMDA  
CHARLES M. CLINE  
RICHARD A. LOYD  
STEPHEN H. BLAES

JOCHEMS, SARGENT & BLAES

ATTORNEYS AT LAW

500 FARMERS & BANKERS LIFE BUILDING

WICHITA, KANSAS 67202

AMHERST 2-8444

27 November 1964

J. WIRTH SARGENT  
COUNSEL

Re: Case No. BZA 8-64 - Southwa.  
corner of Ida and Lincoln

Mr. Jack H. Galbraith, Secretary  
Board of Zoning Appeals  
City Building Annex  
Wichita, Kansas 67202

Dear Mr. Galbraith:

In connection with the above matter on or about May 25, 1964,  
our clients put up with the city a Performance Bond guaranteeing  
the construction of a five foot high brick, masonry or combina-  
tion thereof, or louvered redwood fence along the east and south  
property lines.

Our clients inform us that the fence has been constructed and  
we should be furnished by the city a letter showing compliance  
so that we may have the bonding company release the bond. Will  
you please see that such a letter is so furnished?

Very truly yours

*Roetzel Jochems*  
Roetzel Jochems

RJ-hj  
cc: Mr. W. H. Gunter



Board of Zoning Appeals

November 3, 1964

Glen Lytle, Superintendent of Central Inspection

Jack H. Galbraith, Secretary

Case No. BZA 8-64 - Southwest  
corner of Ida and Lincoln

On October 27, 1964, the Board of Zoning Appeals considered a request from Roetzel Jochams, Attorney for the applicants in the above numbered case, for an amendment of Condition #7 as shown in the Resolution adopted on April 28, 1964.

It was the decision of the Board of Zoning Appeals to amend condition #7, as shown in the Resolution adopted on April 28, 1964, to read as follows:

7. Five foot high brick, masonry or combination thereof, or louvered redwood fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values, except that such fence shall not be erected on the north 21 feet of the east property line.

JHG:JWH:BER

November 3, 1964

Mr. Roetsel Jochems, Attorney  
P. O. Box 2134  
Wichita, Kansas

Dear Mr. Jochems:

Re: Case No. BZA 8-64 - South-  
west corner of Ida and Lincoln

This is to advise you that at the regular meeting of the Board of Zoning Appeals held on October 27, 1964, your request for an amendment of condition #7 as shown in the Resolution adopted by the Board on April 28, 1964, in the above case, was considered.

It was the decision of the Board of Zoning Appeals to amend condition #7, as shown in Resolution No. BZA 8-64, adopted April 28, 1964, to read as follows:

7. Five foot high brick, masonry or combination thereof, or louvered redwood fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values, except that such fence shall not be erected on the north 21 feet of the east property line.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:ber

cc: Clara A. Jackson and Elizabeth Guder  
P. O. Box 2134

October 21, 1964

Mr. Roetzel Jochems, Attorney  
P. O. Box 2134  
Wichita, Kansas

Dear Mr. Jochems:

Re: Case No. BZA 8-64 - Southwest  
corner of Ida and Lincoln

This is to advise you that we are placing your request that a five foot high fence not be erected in an area 21 feet south of Lincoln Street in conjunction with a used car lot which was approved at the southwest corner of Ida and Lincoln, on the agenda for the Board of Zoning Appeals meeting on October 27, 1964. We will bring this up under "Other Matters" which is the last item on the agenda. The meeting will start at 2 p.m. in Room 401 City Building Annex.

I would suggest that either you or the applicant be available at the hearing in case the Board might have questions.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber

cc: Clara A. Jackson and Elizabeth Gunter  
P. O. Box 2134

W.D. JOCHEMS (1886-1960)  
EMMET A. BLAES  
ROETZEL JOCHEMS  
ROBERT G. BRADEN  
J. FRANCIS HESSE  
JAMES W. SARGENT  
STANLEY E. WISDOM  
CECIL E. MERREL  
HARRY L. HOESON  
BRUCE W. ZUERCHER

L.D. KLEDA  
CHARLES M. CLINE  
RICHARD A. LOYD

JOCHEMS, SARGENT & BLAES  
ATTORNEYS AT LAW  
500 FARMERS & BANKERS LIFE BUILDING  
WICHITA, KANSAS 67202

AMHERST 2-8444

20 October 1964

J. WIRTH SARGENT  
COUNSEL

Board of Zoning Appeals  
City Hall Annex  
Wichita, Kansas

Gentlemen: Re: Resolution BAZ 8-61

This resolution was adopted on April 28, 1964 subject to the following condition (among others):

"7. Five foot high brick, masonry or combination thereof, or louvered redwood fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values."

Your permission is respectfully sought for a setback of the fence from Lincoln Street, a distance of 21 feet from the property line.

This is sought for several reasons, not the least of which is the avoidance of what would otherwise be a traffic hazard on Lincoln Street.

A copy of the consent of the property owner to the east is attached. This is the only ownership which could be adversely affected by the requested setback.

Your consideration will be appreciated.

Very truly yours

*Roetzel Jochems*  
Roetzel Jochems  
Of JOCHEMS, SARGENT & BLAES  
Attorneys for Clara A. Jackson  
and Elizabeth Gunter



RJ-hj  
Encl.

OCT 16 1964

Oct. 14, 1964

I Hazel Stewart Meisenheimer hereby claim to be the sole owner  
of property of 1201 Ida lots east 1 - 3 - 5 - 7 Lincoln St. addition.

I Hazel Stewart Meisenheimer hereby agree to a 21 foot fence set  
back from property line of 1007 East Lincoln St. of lots W 1 - 3 - 5 - 7  
case number BZA 8 - 64.

I Hazel Stewart Meisenheimer agree to remove wire fence from the  
west corner of said property to the side walk on Lincoln St.

I Hazel Stewart Meisenheimer agree to pay William H. Gunter \$38.00  
<sup>INSTALLATION T.S.M. CO. W.H.</sup>  
for insulation of a red wood fence from the North West corner of her  
house to the property line of lots W 1 - 3 - 5 - 7 known as 1007 E.  
Lincoln St. in which is approx. 13½ feet.

Signed

Hazel Stewart Meisenheimer

Signature Witnessed:

Charles Deunert

W.D. JOCHEMS (1888-1960)  
EHMET A. BLAES  
ROETZEL JOCHEMS  
ROBERT G. BRADEN  
J. FRANCIS HESSE  
JAMES W. SARGENT  
STANLEY E. WISDOM  
CECIL E. MERKEL  
HARRY L. HOBBSON  
BRUCE W. ZUERCHER

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CHARLES M. CLINE  
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JOCHEMS, SARGENT & BLAES  
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500 FARMERS & BANKERS LIFE BUILDING  
WICHITA, KANSAS 67202

AMHERST 2-8444

20 October 1964

J. WIRTH SARGENT  
COUNSEL

Board of Zoning Appeals  
City Hall Annex  
Wichita, Kansas

Gentlemen: Re: Resolution BAZ 8-64

This resolution was adopted on April 28, 1964 subject to the following condition (among others):

"7. Five foot high brick, masonry or combination thereof, or louvered redwood fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values."

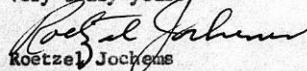
Your permission is respectfully sought for a setback of the fence from Lincoln Street, a distance of 21 feet from the property line.

This is sought for several reasons, not the least of which is the avoidance of what would otherwise be a traffic hazard on Lincoln Street.

A copy of the consent of the property owner to the east is attached. This is the only ownership which could be adversely affected by the requested setback.

Your consideration will be appreciated.

Very truly yours,

  
Roetzel Jochems  
OF JOCHEMS, SARGENT & BLAES  
Attorneys for Clara A. Jackson  
and Elizabeth Gunter

RJ-hj  
Encl

OCT 16 1964

Oct. 14, 1964

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I Hazel Stewart Meisenheimer hereby agree to a 21 foot fence set back from property line of 1007 East Lincoln St. of lots W 1 - 3 - 5 - 7 case number BZA 8 - 64.

I Hazel Stewart Meisenheimer agree to remove wire fence from the west corner of said property to the side walk on Lincoln St.

I Hazel Stewart Meisenheimer agree to pay William H. Gunter \$38.00 <sup>for installation of 4x2x70' of wood</sup> for insulation of a red wood fence from the North West corner of her house to the property line of lots W 1 - 3 - 5 - 7 known as 1007 E. Lincoln St. in which is approx. 13 $\frac{1}{2}$  feet.

Signed

Hazel Stewart Meisenheimer

Signature Witnessed:

Charles D. ...

W. D. JOCHEMS (1886-1960)  
EMMET A. BLAES  
ROETZEL JOCHEMS  
ROBERT G. BRADEN  
J. FRANCIS HESSE  
JAMES W. SARGENT  
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500 FARMERS & BANKERS LIFE BUILDING  
WICHITA, KANSAS 67202

AMHERST 2-8444

20 October 1964

J. WIRTH SARGENT  
COUNSEL

Board of Zoning Appeals  
City Hall Annex  
Wichita, Kansas

Gentlemen: Re: Resolution BAZ 8-64

This resolution was adopted on April 28, 1964 subject to the following condition (among others):

"7. Five foot high brick, masonry or combination thereof, or louvered redwood fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values."

Your permission is respectfully sought for a setback of the fence from Lincoln Street, a distance of 21 feet from the property line.

This is sought for several reasons, not the least of which is the avoidance of what would otherwise be a traffic hazard on Lincoln Street.

A copy of the consent of the property owner to the east is attached. This is the only ownership which could be adversely affected by the requested setback.

Your consideration will be appreciated.

Very truly yours

*Roetzal Jochems*  
Roetzal Jochems  
OF JOCHEMS, SARGENT & BLAES  
Attorneys for Clara A. Jackson  
and Elizabeth Gunter

RJ-hj  
Encl

OCT 16 1964

Oct. 14, 1964

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I Hazel Stewart Meisenheimer hereby agree to a 21 foot fence set back from property line of 1007 East Lincoln St. of lots W 1 - 3 - 5 - 7 case number BZA 8 - 64.

I Hazel Stewart Meisenheimer agree to remove wire fence from the west corner of said property to the side walk on Lincoln St.

I Hazel Stewart Meisenheimer agree to pay William H. Gunter \$38.00 <sup>INSTALLATION FOR E. W. CORNER</sup> for insulation of a red wood fence from the North West corner of her house to the property line of lots W 1 - 3 - 5 - 7 known as 1007 E. Lincoln St. in which is approx. 13 1/2 feet.

Signed

Hazel Stewart Meisenheimer

Signature Witnessed:

Charles Deussen

**SECRETARY'S REPORT**

**CASE NO. BZA 8-64**

**APPLICANT:** Clara A. Jackson and Elizabeth Gunter, joint tenants, 355 North Erie

**AGENT:** Roetzel Joshems, Box 2134, Wichita, Kansas

**LOCATION:** Generally located on the southwest corner of Ida and Lincoln

**ZONING:** The property is zoned "LC" Light Commercial. Existing zoning zoning to the west, north and east is "LC" Light Commercial, and to the south is "RB" Four Family zoning.

**LAND USE:** Property in question is occupied by a small shed. Existing land use to the north is machine shop, tavern, and food store. East and south are single family dwellings. West is a liquor store, general business, restaurant, duplex and a three plex.

**REQUEST:** Exception pursuant to Section 28.04.180.A.14, Code of the City of Wichita, to permit the installation or construction of a used car lot on property zoned "LC" Light Commercial.

**CONDITION:** The request for an exception is within the jurisdiction of the Board to grant, provided that all the following conditions are found to exist:

1. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
2. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
3. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
4. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
5. No projecting signs shall be permitted.
6. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.

**Page 2 - Secretary's Report**  
**Case No. BZA 8-64**

7. Such other conditions as the Board of Zoning Appeals shall deem necessary to include, but not be restricted to, proper setbacks, landscaping, and maintenance provisions.
8. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

The applicant has submitted a plot plan which is included as Attachment #1 to this report.

**HISTORY:** This application was deferred by the Board on February 25, 1964, for a period of 30 days in order to allow the applicant sufficient time to prepare an adequate plot plan for the property included in this application.

**GENERAL COMMENTS:** On February 25, 1964, the Board of Zoning Appeals directed the Secretary to bring the problem of used car lots to the attention of the Planning Commission. On March 5, 1964, the Planning Commission considered a memorandum from the Secretary relative to problems associated with used car lots (in light commercial districts) and directed the staff to advertise for public hearing for consideration of an amendment to the existing exception provision (28.04.180.A.14) which would specifically clarify in what portions of the "LC" district used car lots should be located. The proposed amendment, if adopted, would not allow a used car lot to be operated in conjunction with garages, transmission shops, filling stations, etc. The proposed amendment also sets the minimum lot limitation of 20,000 square feet, and also states that all used car lots in the light commercial districts must be located in an area where there is no less than 900 continuous feet of light commercial zoning.

In view of the fact that the Planning Commission has directed the staff to advertise for public hearing for an amendment to the existing exception provision of the ordinance relative to used car lots, it is the recommendation of the Secretary that this application be deferred until such time as the proposed amendment has been adopted.

This amendment to the ordinance is to be considered by the Planning Commission at a public hearing on April 2, 1964, and if it is not deferred for any reason, it will be heard by the City Commission on April 21, 1964, and should be published and become effective on or around May 1. It should be pointed out,

Page 3 - Secretary's Report  
Case No. BZA 8-64

however, that if this

however, that if this application is deferred, and if the proposed amendment is adopted as recommended by the staff, the case being considered in this instance will not meet those requirements as outlined in the proposed amendment (specifically the minimum lot area limitation of 20,000 square feet).

GENERAL COMMENTS: The property represented in this application contains a lot area of 6,500 square feet. There are 1919 parking stalls shown on the plot plan for used car spaces and there are three stalls which are reserved specifically for off-street customer parking. A proposed office building or sales office building is shown as being located on the southwest corner of the lot. According to the plot plan the applicants are intending to use the curb cut off of Lincoln Street as a means of ingress to the lot and egress would be by means of the unpaved alley to the west of the proposed car lot. The Traffic Engineering Division of the Department of Public Works is generally opposed to using an unpaved alley as means of ingress and egress to a commercial lot. However, in this instance, the proposed plan has been reviewed and given preliminary approval by the Traffic Engineer.

Although this particular lot is fairly well designed and layed out, it was not the intent of the Planning Commission at the time this exception to the ordinance was adopted, to consider small lots for used car sales, since there is not adequate room to properly display the merchandise and provide adequate ingress and egress, display areas and adequate off-street parking.

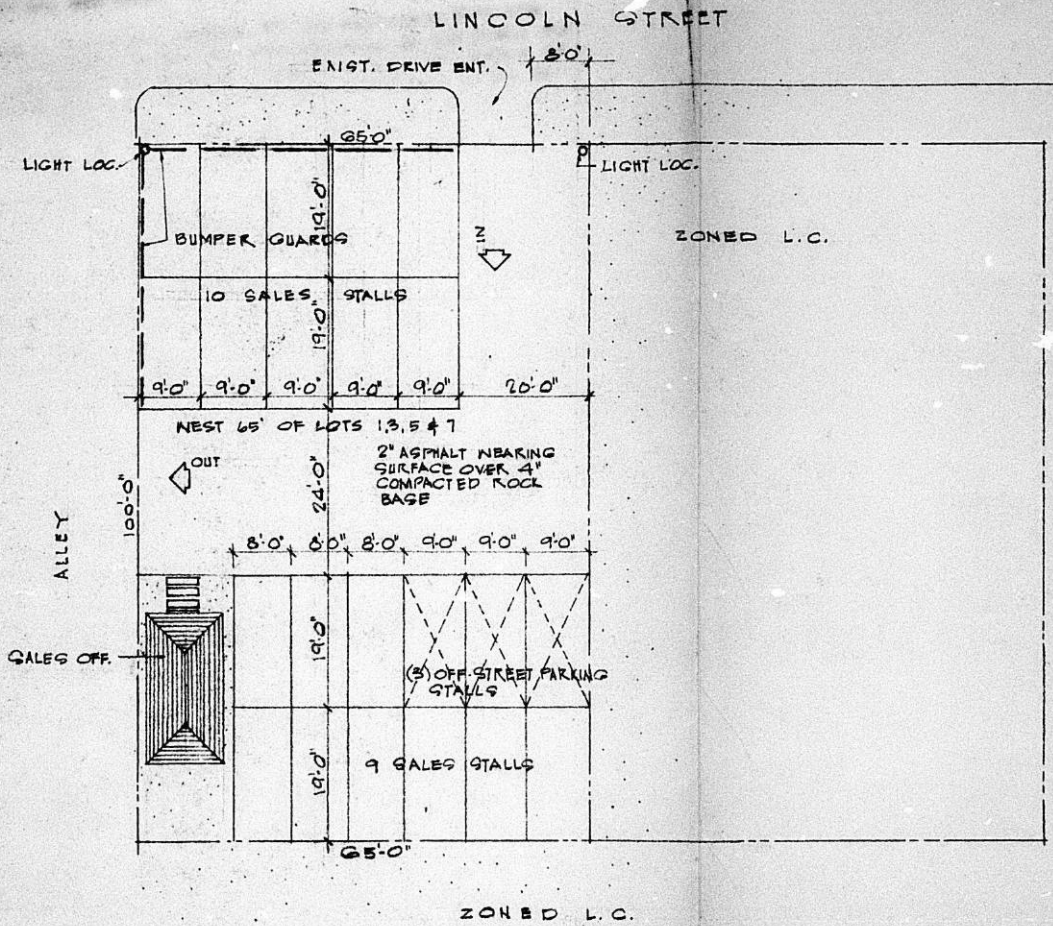
Statements have been made in the past by the Planning Commission to the effect that it was hoped the Board would not use its authority to allow used car lots on small unaccessible sites. Although this lot is not unaccessible, it is rather small. It is the Planning Commission's general position that the amendment to the text permitting this use as an exception should be used by the Board to allow used car sales in areas generally compatible with such activity and where such use or sales will be conducted on a well designed, well layed out spacious site.

This lot is not in accordance with the proposed amendment to the exception provision in that it contains only 6,500 square feet whereas the proposed amendment contains a minimum lot area limitation of 20,000 square feet.

Page 4 - Secretary's Report  
Case No. BZA 8-64

**RECOMMENDATION:** It is the opinion of the Secretary that the exception should be denied, specifically on the basis that the lot is too small and not in accordance with the intent of the Planning Commission at the time this exception to the ordinance was adopted.

Attachment #1 - Plot Plan



PLOT PLAN

SCALE: 1/16" = 1'-0"



PROPOSED USED CAR SALES LOT  
 FOR WILLIAM GUNTER

SCHAEFER, SCHIRMER & EFLIN - ARCHITECTS - WICHITA, KANSAS

LINCOLN STREET

EXIST. DRIVE ENT.

8'-0"

CHT LOC.

LIGHT LOC.

BUMPER GUARDS

ZONED L.C.

10 SALES STALLS

9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 20'-0"

NEST 65' OF LOTS 1, 3, 5 & 7

2" ASPHALT WEARING SURFACE OVER 4" COMPACTED ROCK BASE

OUT

ALLEY

100'-0"

8'-0" 6'-0" 8'-0" 9'-0" 9'-0" 9'-0"

ES OFF.

19'-0"

(5) OFF-STREET PARKING STALLS

9 SALES STALLS

19'-0"

65'-0"

ZONED L.C.

IDA STREET

PLOT PLAN

SCALE: 1/16" = 1'-0"



PROPOSED USED CAR SALES LOT

FOR WILLIAM GUNTER

SCHAEFER, SCHIRMER & EFLIN - ARCHITECTS - WICHITA, KANSAS

May 11, 1964

Mr. Roetzel Jochems, Attorney  
P. O. Box 2134  
Whita, Kansas

Dear Mr. Jochems:

Re: Case No. BZA 8-64 - Southwest  
corner of Ida and Lincoln

On April 30, 1964, we advised you that the Board of Zoning Appeals had approved subject application for a new and used car sales operation on property located at the southwest corner of Ida and Lincoln. We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before May 8, 1964.

The City Clerk has advised that no appeal was filed on or before that date, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber  
Attachment

cc: Clara A. Jackson and Elizabeth Gunter  
P. O. Box 2134

Mrs. Opal Bennett, 1211 Ida

Glen Lytle, Superintendent of  
Central Inspection

R E S O L U T I O N   N O .   B Z A 8-64

WHEREAS, Clara A. Jackson and Elizabeth Gunter, P. O. Box 2134, Wichita, Kansas, by Roetzel Jochems, attorney, P. O. Box 2134, Wichita, Kansas, request an Exception to permit the sale of new and used cars as provided in Section 28.04.180.A.14, Code of the City of Wichita, Kansas; and

WHEREAS, the above request applies to property legally described as:

The West 65 feet of Lots 1, 3, 5 and 7, on Ida Avenue, Lincoln Street Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Ida and Lincoln; and

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 28, 1964, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an Exception under the provisions of Section 28.04.140.A.14 of the Code of the City of Wichita, Kansas; and

WHEREAS, the Board of Zoning Appeals determined that the location is contiguous to a major street as designated in Pattern for Thorofares, Wichita, Kansas, 1955, and amendments thereto, and that the area is zoned "LC" Light Commercial.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for an Exception as described above for property described legally as:

The West 65 feet of Lots 1, 3, 5 and 7, on Ida Avenue, Lincoln Street Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Ida and Lincoln.

be approved, subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
3. No projecting signs shall be permitted, as defined by the sign ordinance.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.

5. No automotive repair work or body and fender work shall be conducted on said premises.
6. All parking spaces abutting the west and north property lines shall be provided with bumper guards so as to prevent the extension or overhang of vehicles beyond property lines or parking spaces.

CONDITION #7 of this Resolution amended by the Board of Zoning Appeals on October 27, 1964, to read as follows:

7. Five foot high brick, masonry or combination thereof, or louvered redwood fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values, except that such fence shall not be erected on the north 21 feet of the east property line.

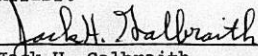
legal counsel for the Board).

9. All off-street parking spaces shall be marked "Reserved" and combined into a block in a manner which is satisfactory to the Traffic Engineering Division of the Department of Public Works.
10. All improvements on the lot shall be made within 18 months of the effective date of the approval of this application, or the permit shall be null and void.
11. A plot plan showing points of ingress and egress, width of driveways, off-street parking spaces and interior traffic circulation shall be submitted to the Traffic Engineer of the Department of Public Works, for approval prior to the time a permit is issued for the new and used car sales operation.
12. There shall be a front yard building setback of 35 feet.

ADOPTED AT WICHITA, KANSAS, this 28th day of April, 1964.

  
\_\_\_\_\_  
Harold Bauer  
Chairman

ATTEST:

  
\_\_\_\_\_  
Jack H. Galbraith  
Secretary

Board of Zoning Appeals

May 7, 1964

Robert G. Finch, City Clerk  
Jack H. Galbraith, Secretary

BZA Case No. 8-64

Attached is a copy of Resolution No. BZA 8-64, covering action taken by the Board of Zoning Appeals in connection with Case No. BZA 8-64, which case was heard on April 28, 1964, and an appeal may be filed in your office on or before May 8, 1964. If an appeal is filed, please advise.

Jack H. Galbraith  
Secretary

JHG:ber

Attachment

April 30, 1964

Mr. Roetzel Jochems, Attorney  
P. O. Box 2134  
Wichita, Kansas

Dear Mr. Jochems:

Re: Case No. BZA 8-64

This is to advise you that at the regular meeting of the Board of Zoning Appeals of the City of Wichita held on April 28, 1964, your request for an exception to permit installation or construction of new and used car sales on property generally located on the southwest corner of Ida and Lincoln, was considered.

It was the action of the Board to approve this request subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
3. No projecting signs shall be permitted, as defined by the sign ordinance.
4. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.
5. No automotive repair work or body and fender work shall be conducted on said premises.

6. All parking spaces abutting the west and north property lines shall be provided with bumper guards so as to prevent the extension or overhang of vehicles beyond property lines or parking spaces.
7. Five foot high brick, masonry or combination thereof, or louvered redwood fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values.
8. A performance bond in the amount of \$1,000 shall be filed with the Secretary of the Board within 30 days of the approval of this application to guarantee that the fence will be constructed. Except that the bond shall not be required in the event the fence is erected within that time limit. (The form of bond shall be approved by legal counsel for the Board).
9. All off-street parking spaces shall be marked "Reserved" and combined into a block in a manner which is satisfactory to the Traffic Engineering Division of the Department of Public Works.
10. All improvements on the lot shall be made within 18 months of the effective date of the approval of this application, or the permit shall be null and void.
11. A plot plan showing points of ingress and egress, width of driveways, off-street parking spaces and interior traffic circulation shall be submitted to the Traffic Engineer of the Department of Public Works, for approval prior to the time a permit is issued for the new and used car sales operation.
12. There shall be a front yard building setback of 35 feet.

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 in this case on or before May 8, 1964.

Page 3 - Roetzel Jochems  
April 30, 1964

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 8, 1964, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber

cc: Clara A. Jackson and  
Elizabeth Gunter  
P. O. Box 2134

Mrs. Opal Bennett  
1211 Ida

Glen Lytle, Superintendent  
of Central Inspection

Robert G. Finch  
City Clerk

CASE NO. BZA 8-64

In the event this application is approved, it is recommended that it be approved subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
3. No projecting signs shall be permitted, as defined by the Sign Ordinance.
4. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except within an enclosed building, and further provided that no body or fender work is done.
6. All parking spaces abutting the west and north property lines shall be provided with bumper guards so as to prevent the extension or overhang of vehicles beyond property lines or parking spaces.
7. Five foot high brick masonry or combination thereof, or louvered redwood fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values.
8. A performance bond in the amount of \$\_\_\_\_\_ shall be filed with the Secretary of the Board within 30 days of the approval of this application to guarantee that the fence will be constructed. Except that the bond shall not be required in the event the fence is erected within that time limit. (The form of bond shall be approved by legal counsel for the Board).
9. All off-street parking spaces shall be marked "Reserved" and combined into a block in a manner which is satisfactory to the Traffic Engineering Division of the Department of Public Works.
10. All improvements on the lot shall be made within 18 months of the effective date of the approval of this application, or the permit shall be null and void.
11. A plot plan showing points of ingress and egress, width of driveways, off street parking spaces and interior traffic circulation

shall be submitted to the Traffic Engineer of the Department of Public Works, for approval prior to the time a permit is issued for new and used car sales operations.

LINCOLN STREET

EXIST. DRIVE ENT.

6'-0"

LIGHT LOC.

LIGHT LOC.

BUMPER GUARDS

10 SALES STALLS

ZONED L.C.

9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 20'-0"

WEST 66' OF LOTS 1,3,5 & 7

2" ASPHALT WEARING SURFACE OVER 4" COMPACTED ROCK BASE

100'-0"

OUT

24'-0"

8'-0" 8'-0" 8'-0" 9'-0" 9'-0" 9'-0"

ALLEY

SALES OFF.

(5) OFF-STREET PARKING STALLS

9 SALES STALLS

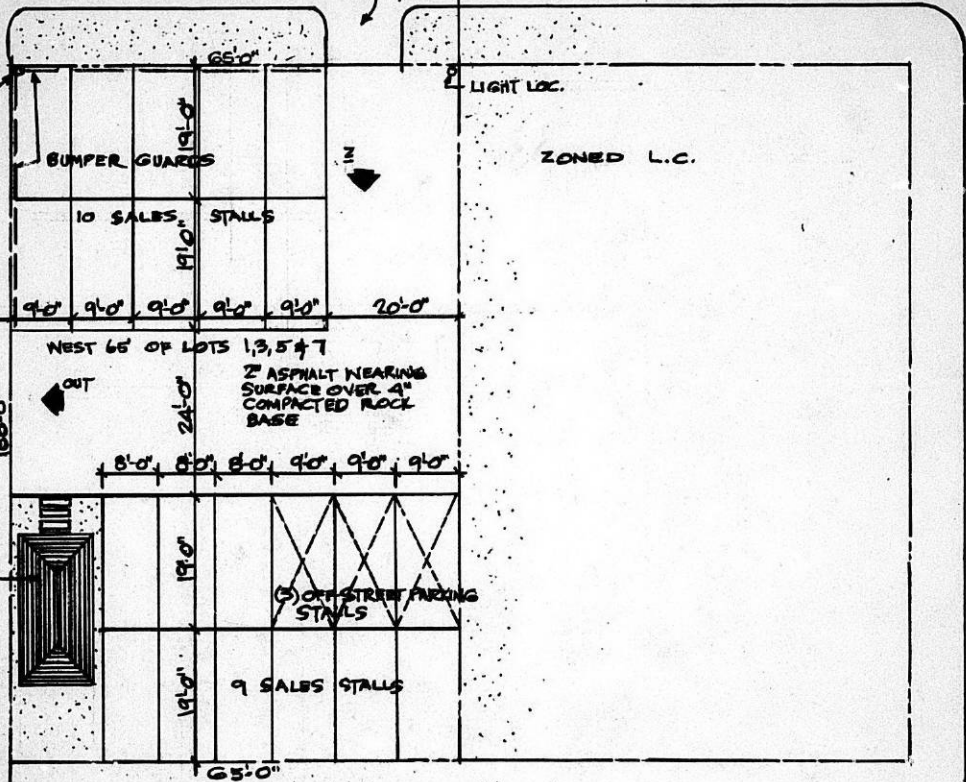
19'-0"

19'-0"

65'-0"

ZONED L.C.

IDA STREET



CASE NO. 22A B-64

In the event this application is approved, it is recommended that it be approved subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
3. No projecting signs shall be permitted, as defined by the Sign Ordinance.
4. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except within an enclosed building, and further provided that no body or fender work is done.
6. All parking spaces abutting the west and north property lines shall be provided with bumper guards so as to prevent the extension or overhang of vehicles beyond property lines or parking spaces.
7. Five foot high brick masonry or combination thereof, or louvered reduced fence, shall be erected along the east and south property lines to protect adjacent properties from light, blowing debris and noise, and to preserve adjacent property values.
8. A performance bond in the amount of \$..... shall be filed with the Secretary of the Board within 30 days of the approval of this application to guarantee that the fence will be constructed. Except that the bond shall not be required in the event the fence is erected within that time limit. (The form of bond shall be approved by legal counsel for the Board).
9. All off-street parking spaces shall be marked "Reserved" and combined into a block in a manner which is satisfactory to the Traffic Engineering Division of the Department of Public Works.
10. All improvements on the lot shall be made within 18 months of the effective date of the approval of this application, or the permit shall be null and void.
11. A plot plan showing points of ingress and egress, width of drive-ways, off street parking spaces and interior traffic circulation

shall be submitted to the Traffic Engineer of the Department of Public Works, for approval prior to the time a permit is issued for new and used car sales operations.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

March 26, 1964

Jack S. Calbraith  
Secretary

Mr. Roetzel Jochems  
Farmers and Bankers Building  
Wichita, Kansas

Subject: BZA 8-64 - Located on SW  
corner of Ida and Lincoln

Dear Mr. Jochems:

At its regular meeting of March 24, 1964, the Board of Zoning Appeals considered the above captioned Board of Zoning Appeals application for permission to locate a new and used car sales lot in an "LC" Light Commercial District. The action of the Board was to direct Mr. Art Johnson, legal counsel for the Board, to prepare a memorandum to the City Commission requesting that the filing fee on this case be returned to the applicant in view of the fact that the Zoning Ordinance is now being amended to make this particular exception provision in the Ordinance much more restrictive. It was the decision of the Board that if this proposed amendment is adopted by the City Commission without any major alterations, that this particular application did not meet those requirements and consequently, they recommended that the filing fee be returned.

It is my understanding that you had talked to one of the secretaries in our office the morning of March 25 and requested that this case be put back on the agenda for the April 28 meeting of the Board of Zoning Appeals. In view of this request, we will contact Mr. Johnson and ask that he not write the memorandum to the City Commission and will again place this item on the April 28 agenda.

CASE NO. BZA 8-64

27 NOTICES MAILED APRIL 9, 1964 FOR MEETING APRIL 28, 1964

Clara J. Jackson and  
Elizabeth Gunter  
Box 2134

Clara J. Jackson and  
Elizabeth Gunter  
355 North Erie

Roetzel Jochems  
Box 2134

Mabel F. Young  
1125 Ida

Thomas C. Warner  
Towanda, Kansas

Raymond M. & Betty Jane Powers  
1524 Greenwood

Anna Bland  
602 South Clifton

Glen L. & Jane Richardson  
555 South Crestway

Wallace E. & Clara R. McArthur  
228 North Bleckley

Theodore W. Maisch, Sr.  
245 South Terrace

Leo M. Monson  
752 South Edgemoor

Raymond K. & Eva Slaughter  
1214 Ida

Fred W. & Helen M. Brannan  
1220 Ida

Arthur E. & Evelyn DeSelms  
1230 Ida

H. D. Jackson  
355 North Erie

Charles Ernest & Opal Smith Bennett  
1211 Ida

Bart & Margaret Hommertzheim  
1217 Ida

Eugene E. & Lavonne M. Carver  
1219 Ida

Clarence C. & Hallie N. Sigwing  
1221 Ida

Maude M. Sims  
1134 South Washington

Hortense C. Benson  
1134 South Washington

Hortense C. Bordner  
1134 South Washington

Howard LeRoy & Esther J. Bish  
1138 Ida

Louise L. Strain  
1144 Ida

Lillian D. Harrison  
1150 Ida

Kenneth F. & Letha Marie Cannady  
1121 Ida

Harve S. Clark  
1227 South Greenwood

30

**BOARD OF ZONING APPEALS**  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

April 9, 1964

**NOTICE TO ADJOINING PROPERTY OWNERS**

Case No. BZA 8-64

An application has been filed by Roetzel Jochems, attorney, Box 2134, Wichita, Kansas, on behalf of Clara A. Jackson and Elizabeth Gunter, Box 2134, Wichita, Kansas, pursuant to Section 28.04.180.A.14, Code of the City of Wichita, requesting an Exception to permit the installation or construction of new and used car sales and motor repairs, on property zoned "LC", and legally described as follows:

The West 65 feet of Lots 1, 3, 5, and 7, on Ida Avenue, Lincoln Street Addition. Generally located on the southwest corner of Ida and Lincoln.

This application has been assigned Case No. BZA 8-64, and will be re-considered by the Board of Zoning Appeals at its meeting on Tuesday, April 28, 1964, at 2 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.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

April 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 8-64

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Jack H. Galbraith  
Secretary

W. D. JOCHEMS (1888-1960)  
EMMET A. BLAES  
ROETZEL JOCHEMS  
ROBERT G. BRADEN  
J. FRANCIS HESSE  
JAMES W. SARGENT  
STANLEY E. WISDOM  
CECIL E. MERKEL  
HARRY L. HOBBEN  
BRUCE W. ZUERCHER

L. D. KLENDA  
CHARLES M. CLINE  
RICHARD A. LOYD

**JOCHEMS, SARGENT & BLAES**

**ATTORNEYS AT LAW**

800 FARMERS & BANKERS LIFE BUILDING

WICHITA, KANSAS 67202

AMHERST 2-8444

25 March 1964

J. WIRTH SARGENT  
COUNSEL

Re: Case BZA 8-64, Clara A. Jackson and  
Elizabeth Gunter, applicants

The Board of Zoning Appeals  
401 City Building Annex  
104 South Main Street  
Wichita 2, Kansas

Gentlemen:

In view of the strange turn of events at yesterday's meeting of the board, it is my feeling that the applicants should be permitted to rescind their withdrawal of the application and that you should hear the matter on its merits at your next meeting.

You will recall the general tenor of the discussions and the bizarre circumstances confronting the applicants.

I am hoping that you will accede to this request.

Very truly yours

*Roetzel Jochems*  
Roetzel Jochems

RJ-hj

cc: Mr. Harold V. Bauer  
Mr. Claude C. Moore



**SECRETARY'S REPORT**

**CASE NO. BZA 8-64**

**APPLICANT:** Clara A. Jackson and Elizabeth Gunter, joint tenants, 355 North Erie

**AGENT:** Roetzel Jochems, Box 2134, Wichita, Kansas

**LOCATION:** Generally located on the southwest corner of Ida and Lincoln

**ZONING:** The property is zoned "LC" Light Commercial. Existing zoning to the west, north and east is "LC" Light Commercial, and to the south is "RB" Four Family zoning.

**LAND USE:** Property in question is occupied by a small shed. Existing land use to the north is machine shop, tavern, and food store. East and south are single family dwellings. West is a liquor store, general business, restaurant, duplex and a three plex.

**REQUEST:** Exception pursuant to Section 28.04.180.A.14, Code of the City of Wichita, to permit the installation or construction of a used car lot on property zoned "LC" Light Commercial.

**JURISDICTION:** The request for an exception is within the jurisdiction of the Board to grant, provided that all the following conditions are found to exist:

1. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
2. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
3. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
4. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
5. No projecting signs shall be permitted.
6. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.

7. Such other conditions as the Board of Zoning Appeals shall deem necessary to include, but not be restricted to, proper setbacks, landscaping, and maintenance provisions.
8. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

The applicant has submitted a plot plan which is included as Attachment #1 to this report.

HISTORY: This application was deferred by the Board on February 25, 1964, for a period of 30 days in order to allow the applicant sufficient time to prepare an adequate plot plan for the property included in this application.

GENERAL COMMENTS: On February 25, 1964, the Board of Zoning Appeals directed the Secretary to bring the problem of used car lots to the attention of the Planning Commission. On March 5, 1964, the Planning Commission considered a memorandum from the Secretary relative to problems associated with used car lots (in light commercial districts) and directed the staff to advertise for public hearing for consideration of an amendment to the existing exception provision (28.04.180.A.14) which would specifically clarify in what portions of the "LC" district used car lots should be located. The proposed amendment, if adopted, would not allow a used car lot to be operated in conjunction with garages, transmission shops, filling stations, etc. The proposed amendment also sets the minimum lot limitation of 20,000 square feet, and also states that all used car lots in the light commercial districts must be located in an area where there is no less than 900 continuous feet of light commercial zoning.

In view of the fact that the Planning Commission has directed the staff to advertise for public hearing for an amendment to the existing exception provision of the ordinance relative to used car lots, it is the recommendation of the Secretary that this application be deferred until such time as the proposed amendment has been adopted.

This amendment to the ordinance is to be considered by the Planning Commission at a public hearing on April 2, 1964, and if it is not deferred for any reason, it will be heard by the City Commission on April 21, 1964, and should be published and become effective on or around May 1. It should be pointed out,

however, that if this application is deferred, and if the proposed amendment is adopted as recommended by the staff, the case being considered in this instance will not meet those requirements as outlined in the proposed amendment (specifically the minimum lot area limitation of 20,000 square feet).

**GENERAL COMMENTS:** The property represented in this application contains a lot area of 6,500 square feet. There are 19 parking stalls shown on the plot plan for used car spaces and there are three stalls which are reserved specifically for off-street customer parking. A proposed office building or sales office building is shown as being located on the southwest corner of the lot. According to the plot plan the applicants are intending to use the curb cut off of Lincoln Street as a means of ingress to the lot and egress would be by means of the unpaved alley to the west of the proposed car lot. The Traffic Engineering Division of the Department of Public Works is generally opposed to using an unpaved alley as means of ingress and egress to a commercial lot. However, in this instance, the proposed plan has been reviewed and given preliminary approval by the Traffic Engineer.

Although this particular lot is fairly well designed and layed out, it was not the intent of the Planning Commission at the time this exception to the ordinance was adopted, to consider small lots for used car sales, since there is not adequate room to properly display the merchandise and provide adequate ingress and egress, display areas and adequate off-street parking.

Statements have been made in the past by the Planning Commission to the effect that it was hoped the Board would not use its authority to allow used car lots on small unaccessible sites. Although this lot is not unaccessible, it is rather small. It is the Planning Commission's general position that the amendment to the text permitting this use as an exception should be used by the Board to allow used car sales in areas generally compatible with such activity and where such use or sales will be conducted on a well designed, well layed out spacious site.

This lot is not in accordance with the proposed amendment to the exception provision in that it contains only 6,500 square feet whereas the proposed amendment contains a minimum lot area limitation of 20,000 square feet.

Page 4 - Secretary's Report  
Case No. BZA 8-64

**RECOMMENDATION:** It is the opinion of the Secretary that the exception should be denied, specifically on the basis that the lot is too small and not in accordance with the intent of the Planning Commission at the time this exception to the ordinance was adopted.

Attachment #1 - Plot Plan

IDA STREET

LOTS 1-4-6-8  
(HOLLIS ST.)

EXISTING BUILDING

LINCOLN STREET

100.00'

PROPOSED  
REPAIR  
SHOP  
14' x 24'

EXISTING BUILDING TO BE  
REMODELLED FOR SALES OFFICE

PROPOSED USED CAR SALES

LOTS 1-3-5-7  
(100' LINCOLN ST.)

100.00'

55.00'

PROPOSED SIGN



ALLEY

PROPOSED USED CAR SALES

BUILDING

10A STREET

ALLEY

LOTS 1-3-5 & 7  
(100' LINCOLN ST.)

LOTS 4-6-8 & 9  
(HOLIDA ST.)

PROPOSED  
REPAIR  
SHOP  
14' x 24'

65.00'



PLOT PLAN SCALE: 1/16" = 1'-0"

PROPOSED USED CAR SALES LOT

WICHITA, KANSAS

FOR WILLIAM GUNTED

DONALD F. LEACH ARCHITECT



*Notes for 10  
A 000's 7-2000 4th  
1/11/64*

- USED CAR SALES
- OFF-STREET PARKING
- INTERIOR LOT CIRCULATION
- PROPOSED SCREENING
- BUMPER GUARDS
- CURB CUTS
- WIDTH OF DRIVEWAYS
- LOCATION OF PROPOSED BUILDGS.

**BOARD OF ZONING APPEALS**  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

30

March 5, 1964

**NOTICE TO ADJOINING PROPERTY OWNERS**

Case No. BZA 8-64

An application has been filed by Roetzel Jochems, attorney, Box 2134, Wichita, Kansas, on behalf of Clara A. Jackson and Elizabeth Gunter, Box 2134, Wichita, Kansas, pursuant to Section 28.04.180.A.14, Code of the City of Wichita, requesting an Exception to permit the installation or construction of new and used car sales and motor repairs, on property zoned "LC", and legally described as follows:

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This application has been assigned Case No. BZA 8-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 24, 1964, at 2 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.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

March 5, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 8-64

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Jack H. Galbraith  
Secretary

CASE NO. BZA 8-64

NOTICES MAILED MARCH 5, 1964 FOR HEARING ON MARCH 24, 1964

Mabel F. Young  
1125 Ida

Thomas C. Warner  
Towanda, Kansas

Roetzel Jochems  
Box 2134

Clara J. Jackson and  
Elizabeth Gunter  
Box 2134

Raymond M. and Betty Jane Powers  
1524 Greenwood

Anna Bland  
602 South Clifton

Glen L. and Jane Richardson  
555 South Crestway

Wallace E. and Clara R. McArthur  
228 North Bleckley

Theodore W. Maisch, Sr.  
245 South Terrace

Leo M. Monson  
752 South Edgemoor

Raymond K. and Eva Slaughter  
1214 Ida

Fred W. and Helen M. Brannan  
1220 Ida

Arthur E. and Evelyn DeSelms  
1230 Ida

H. D. Jackson  
355 North Erie

Charles Ernest & Opal Smith Bennett  
1211 Ida  
Bart and Margaret Hommertzheim  
1217 Ida

Eugene E. and Lavonne M. Carver  
1219 Ida

Clarence C. & Hallie N. Sigwing  
1221 Ida

Maude M. Sims  
1134 South Washington

Hortense C. Benson  
1134 South Washington

Hortense C. Bordner  
1134 South Washington

Howard LeRoy and Esther J. Bish  
1138 Ida

Louise L. Strain  
1144 Ida

Lillian D. Harrison  
1150 Ida

Kenneth F. and Letha Marie Cannady  
1121 Ida

Harve S. Clark  
1227 South Greenwood

CASE NO. BZA 8-64

27 NOTICES OF DEFERRAL TO MARCH 24, 1964, MAILED TO SAME LIST  
SHOWN AS HAVING BEEN MAILED NOTICES ON FEBRUARY 6, 1964, FOR  
HEARING ON FEBRUARY 25, 1964.

NOTICE OF DEFERRAL OF CASE NO. BZA 8-64

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

February 19, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 8-64

At the request of Mr. Roetzel Jochems, attorney for the applicants (Clara A. Jackson and Elizabeth Gunter), in the above numbered case, a hearing on this application has been deferred until the Board of Zoning Appeals meeting on March 24, 1964. This case concerns an application for an exception to the zoning ordinance to permit installation or construction of new and used car sales and motor repairs, on an area generally located on southwest corner of Ida and Lincoln, and legally described as:

West 65 feet of Lots 1, 3, 5 and 7, on Ida Avenue,  
Lincoln Street Addition.

New notices of such hearing will be sent to adjoining property owners prior to the hearing of March 24, 1964.

Robert A. Lakin  
Secretary

NOTICE OF DEFERRAL OF CASE NO. BZA 8-64

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

February 19, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 8-64

At the request of Mr. Roetzel Jochems, attorney for the applicants (Clara A. Jackson and Elizabeth Guntor), in the above numbered case, a hearing on this application has been deferred until the Board of Zoning Appeals meeting on March 24, 1964. This case concerns an application for an exception to the zoning ordinance to permit installation or construction of new and used car sales and motor repairs, on an area generally located on southwest corner of Ida and Lincoln, and legally described as:

West 65 feet of Lots 1, 3, 5 and 7, on Ida Avenue,  
Lincoln Street Addition.

New notices of such hearing will be sent to adjoining property owners prior to the hearing of March 24, 1964.

Robert A. Lakin  
Secretary

CASE NO. BZA ~~7~~-64NOTICES MAILED FEBRUARY 6, 1964 FOR HEARING FEBRUARY 25, 1964

Clara J. Jackson and Elizabeth Gunter Box 2134	Bart & Margaret Hommertzhaim 1217 Ida
Roetzel Jochems Box 2134	Charles Ernest & Opal Smith Bennett 1211 Ida
Thomas C. Warner Towanda, Kansas	H. D. Jackson 355 North Erie
Mabel F. Young 1125 Ida	Arthur E. & Evelyn DeSelms 1230 Ida
Harve S. Clark 1227 South Greenwood	Fred W. & Helen M. Brannan 1220 Ida
Kenneth F. & Letha Marie Cannady 1121 Ida	Raymond K. & Eva Slaughter 1214 Ida
Lillian D. Harrison 1150 Ida	Leo M. Monson 752 South Edgemoor
Louise L. Strain 1144 Ida	Theodore W. Maisch, Sr. 245 South Terrace
Howard LeRoy & Esther J. Bish 1138 Ida	Josephine L. Welch Brown <i>notice returned</i> 813 South Lorraine
✓ Hortense C. Bordner 1134 South Washington	Anna Bland 602 South Clifton
✓ Hortense C. Benson 1134 South Washington	Raymond M. & Betty Jane Powers 1524 Greenwood
Maude M. Sims 1134 South Washington	Wallace E. and Clara R. McArthur 228 North Bleckley
Clarence C. & Hallie N. Sigwing 1221 Ida	Glen L. & Jane Richardson 555 South Crestway
Eugene E. & Lavonne M. Carver 1219 Ida	

(27)

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

February 6, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 8-64

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Robert A. Lakin  
Secretary

**BOARD OF ZONING APPEALS**  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

February 6, 1964

**NOTICE TO ADJOINING PROPERTY OWNERS**

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Robert A. Lakin  
Secretary

35

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_  
FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. NAME OF APPLICANT Clara A. Jackson and Elizabeth Gunter, as joint tenants  
MAILING ADDRESS Box 2134 PHONE \_\_\_\_\_  
NAME OF AUTHORIZED AGENT Roetzel Jochems  
MAILING ADDRESS Box 2134, Wichita 1, Kansas PHONE AMherst 28444  
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF Owners  
(OWNER, TENANT, LESSEE, OTHER).

II. APPLICATION IS MADE FOR AN EXCEPTION AS PROVIDED IN Section Chapter 28,04,180, part 14, CODE OF THE CITY OF WICHITA, KANSAS (ZONING ORDINANCE); TO PERMIT THE INSTALLATION OR CONSTRUCTION OF New and Used Car Sales, and Motor Repairs ON PROPERTY ZONED LC, LOCATED AT 1007 East Lincoln, Wichita, Kansas AND LEGALLY DESCRIBED AS: The west 65 feet of Lots 1, 3, 5 and 7 on Ida Avenue, Lincoln Street Addition to ~~the~~ THE CITY OF WICHITA.  
(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE)

III. THE APPLICANT HEREIN, OR HIS AUTHORIZED AGENT:

- A. ACKNOWLEDGES RECEIPT OF AN INSTRUCTION SHEET RELATING TO THIS APPLICATION FOR AN EXCEPTION.
- B. AGREES TO CONFORM TO ALL REQUIREMENTS OF THE APPROPRIATE SECTION OF THE ZONING ORDINANCE IF THIS APPLICATION IS APPROVED;
- C. ACKNOWLEDGES THAT HE HAS BEEN ADVISED OF HIS RIGHT OF APPEAL OF THE DECISION OF THE BOARD TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN (10) DAYS OF THE DATE OF THAT DECISION.

x Clara A. Jackson  
APPLICANT  
Roetzel Jochems  
AUTHORIZED AGENT

OFFICE USE ONLY: RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING APPEALS, 1:45 (A.M. (P.M.)), 2-4, 1964, TOGETHER WITH APPROPRIATE FEE OF \$50.00.

A. Newbecker  
SIGNED

OWNERSHIP LIST

LOT	STREET	ADDITION	OWNER
2	Washington	Lincoln Street	Glen L. & Jane Richardson 555 S. Crestway
4	"	" "	" "
6	"	" "	" "
8	"	" "	Wallace E. & Clara R. McArthur 228 N. Bleckley
10	"	" "	" "
12	"	" "	" "
14	"	" "	Raymond M. & Betty Jane Powers 1524 Greenwood
16	"	" "	" "
18	"	" "	" "
20(N $\frac{1}{2}$ )	"	" "	" "
20(S $\frac{1}{2}$ )	"	" "	Anna Bland 602 S. Clifton
22(N 18 3/4)	"	" "	" "
22(S 6 $\frac{1}{4}$ )	"	" "	Josephine L. Welch Brown 813 S. Lorraine
24	"	" "	" "
2	Ida	" "	Theodore W. Maisch, Sr. 245 S. Terrace
4	"	" "	" "
6	"	" "	" "
8	"	" "	" "
10	"	" "	Leo M. Monson 752 S. Edgemoor
12	"	" "	" "
14	"	" "	Raymond K. Slaughter & Eva Slaughter 1214 Ida
16	"	" "	" "
18	"	" "	Fred W. & Helen M. Brannan 1220 Ida
20	"	" "	" "
22	"	" "	Arthur E. & Evelyn De Selms 1230 Ida
24	"	" "	" "

LOT	STREET	ADDITION	OWNER
1 (W 65')	Ida	Lincoln Street	Clara A. Jackson & Eva Gunter address unknown <i>dup</i>
3 (W 65')	"	" "	" "
5 (W 65')	"	" "	" "
7 (W 65')	"	" "	" "
1 (E 75')	"	" "	H. D. Jackson 355 N. Erie
3 (E 75')	"	" "	" "
5 (E 75')	"	" "	" "
7 (E 75')	"	" "	" "
9	"	" "	Charles Ernest Bennett & Opal Smith Bennett 1211 Ida
11	"	" "	
13	"	" "	Bart & Margaret Hommertzheim 1217 Ida
15	"	" "	" "
17	"	" "	Eugene E. Carver & Lavonne M. Carver 1219 Ida
19	"	" "	" "
21	"	" "	Clarence C. & Hallie N. Sigwing 1221 Ida
23	"	" "	" "
11	Washington	Miltners 2nd	Maude M. Sims 1134 S. Washington
13	"	" "	Hortense C. Benson 1134 S. Washington
15	"	" "	Hortense C. Bordner 1134 S. Washington
17	"	" "	Glen L. & Jane Richardson <i>dup</i> 555 S. Crestway
19	"	" "	" "
21	"	" "	" "
23	"	" "	" "
11	Ida	" "	C. M. & Grace Cathey address unknown <i>no add</i>

LOT	STREET	ADDITION	OWNER
13	Ida	Miltner's 2nd	Howard LeRoy Bish & Esther J. Bish 1138 Ida
15	"	" "	" "
17	"	" "	Louise L. Strain 1144 Ida
19	"	" "	" "
21	"	" "	Lillian D. Harrison 1150 Ida
23	"	" "	" "
2	"	" "	Kenneth F. & Letha Marie Cannady 1121 Ida
4	"	" "	" "
6	"	" "	Harve S. Clark <del>address unknown</del> 1227 S. Greenwood
8	"	" "	" "
10	"	" "	Mabel F. Young 1125 Ida
12	"	" "	" "
14	"	" "	Thomas C. Warner Towanda, Kansas
16	"	" "	" "
18	"	" "	" "
20	"	" "	" "
22	"	" "	Steve Pavlovic, Jr.
24	"	" "	" " Wash

We, The Security Abstract and Title Company Inc., hereby certify the foregoing to be a true and correct list of property owners within

A 200 foot radius of the West 65 feet of Lots 1, 3, 5, 7, on Ida Avenue, in Lincoln Street Addition, Wichita, in Sedgwick County, Kansas,

as shown by the deeds on file in the office of the Register of Deeds of Sedgwick County, Kansas on this 31st day of January, 1964.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.,

By: *J. R. Mann*  
Vice President

Order No. 110578  
(1b)

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**


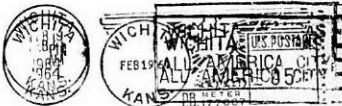
Bld'g & Elev. \_\_\_\_\_ Elc. \_\_\_\_\_ Elev. Insp. \_\_\_\_\_  
 Exam Fees \_\_\_\_\_ Hsc. Mvr. \_\_\_\_\_ Hsc. Moving \_\_\_\_\_  
 Licse. \_\_\_\_\_ Mech. \_\_\_\_\_ Oil Well \_\_\_\_\_ Pav. Cuts \_\_\_\_\_  
 Plans \_\_\_\_\_ Plb'g. \_\_\_\_\_ Plb'g. Cert. \_\_\_\_\_  
 Sanitation \_\_\_\_\_ Sewer \_\_\_\_\_ Signs \_\_\_\_\_ Sidewalk \_\_\_\_\_  
 Street \_\_\_\_\_ Trailers \_\_\_\_\_

DESCRIPTION	AMOUNT
BZA Construction	50.00
R 712	

Name: Joseph L. Welch Brown  
 Address: 1212 S. 15th  
 Type: \_\_\_\_\_ Due Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Date: 2-4-64 By: J. Welch

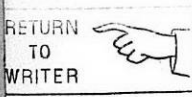

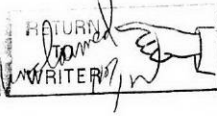
204 5-60

**THE CITY OF WICHITA, KANSAS**  
 BOARD OF ZONING APPEALS  
 104 SOUTH MAIN  
 WICHITA 2, KANSAS  
 ZIP CODE 67202

*not here  
Return to Sender*

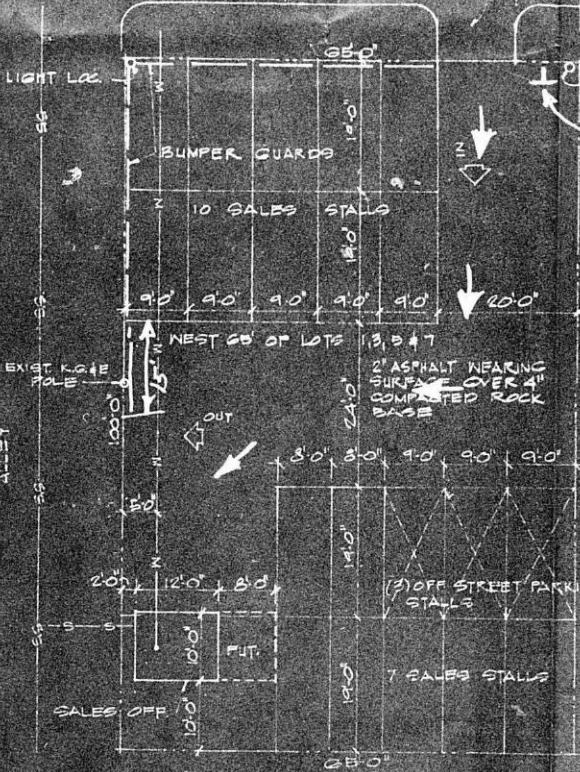
Josephine L. Welch Brown  
 813 South Lorraine  
 Wichita, Kansas

8-64

LINCOLN STREET

EXIST. DRIVE ENT.



DO NOT ENTER SIGN

600' ASPHALT SURFACE

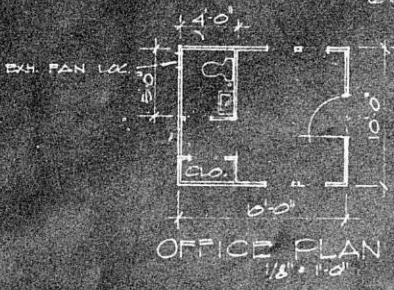
NOTICE

- (A) Parking barriers shall be installed at all locations that are adjacent to public property so that vehicles do not encroach on public property and have a minimum length of 6 feet and a minimum cross section of 4" x 4"
- (B) All painted stall lines shall be not less than 4" wide.
- (C) Proper ingress and egress signs shall be installed on the property at the entrances and exits of the parking facility.
- (D) City Traffic Engineering Division shall be notified of any changes in the layout of parking.

APPROVED AS NOTED (3) By CITY TRAFFIC ENGINEER

Off Street Parking  
~~Requires 200' Buffer and 400' Buffer Force~~

Revised 10/21/14  
Date



OFFICE PLAN 1/8" = 1'-0"

ZONED L.O.

PLOT PLAN 1/16" = 1'-0"



USED CAR SALES LOT FOR WILLIAM GUNTER

SCHAEFER, SCHIKMER & EDLIN - ARCHITECTS - WICHITA, KANSAS

LINCOLN STREET

EXIST. DRIVE ENT.

DO NOT ENTER SIGN

NOTICE

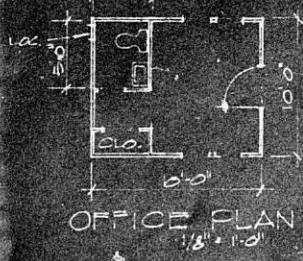
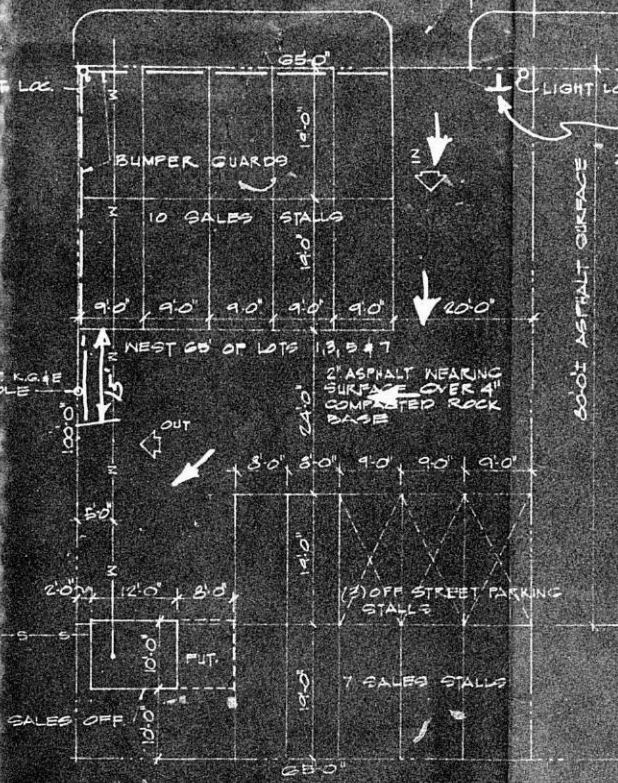
- (A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4"
- (B) All painted stall lines shall be not less than 4" wide.
- (C) Proper ingress and egress signs shall be installed on public property at the entrances and exits of parking facility.
- (D) Public Traffic Engineering Division

APPROVED AS NOTED (3)  
By CITY TRAFFIC ENGINEER

Off Street Parking  
~~Duration: 30 days~~  
~~Location: 2000 North and~~  
~~East of 10th Street~~  
 Record  
 Date 10/21/14

COOL ASPHALT SURFACE

IDA STREET



ZONED L.O.

PLOT PLAN 1/16" = 1'-0"



USED CAR SALES LOT  
FOR WILLIAM GUNTER

SCHAEFER, SCHIKMEK & EFLIN - ARCHITECTS - WICHITA, KANSAS