

POSTED
2-27-78
M.A.P.C. ✓
C.I. ✓
C. 5-8-78

ACTION

BZA 8-78 COMMITTEE Approved DATE 3-28-78

M.A.P.C. _____

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

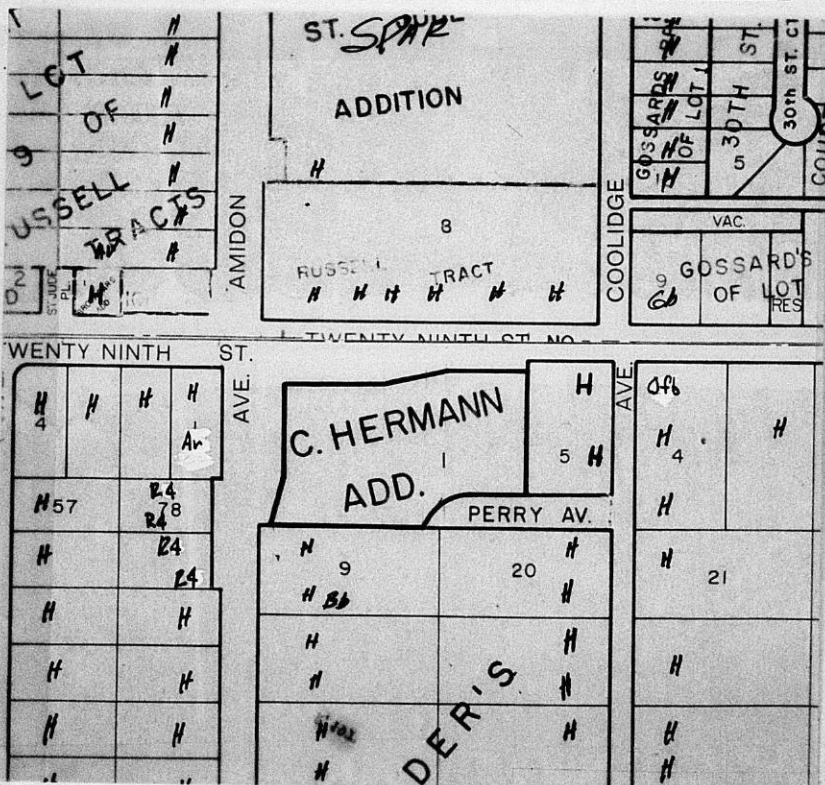
Case No. BZA 8-78 - Ard-Johnson Associates request an exception to permit the establishment of Residential Storage Warehouses on property generally located at the southeast corner of 29th

Map No. 5350
 Sec. 6
 Twp. 27
 Range 1E

BZA- 8-78
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA: (IRREGULAR)
- Acres: 2.56 (250 ft. by 435 ft.)
 - Adjoining Zoning: E _____ S _____ W _____ N _____
 - Land Use: East Single Fam South SINGLE FAM
 West SINGLE & TWO FAM North SINGLE FAM
 - Sketch Plan Land Use is for: _____
 - Present Land Use if for: UNDEVELOPED
 - Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



Standard
 No. 2-153C
 EASTING, MIN. LOT ANGLES
 LOCAL CH. - MEASURED, TX. U. S. A.

February 1, 1979

Bill Ard
221 S. Broadway
Wichita, Kansas 67202

Re: Case No. BZA 8-78
Landscape Plan

Dear Mr. Ard:

This is to advise you that we have reviewed your proposed landscape plan, submitted in compliance with condition #5 of Resolution No. BZA 8-78. Your selected plant materials and location of same are acceptable. However, it is noted that no means of providing water to these materials is indicated on the face of the plan. You may want to consider the possibility of providing water directly to these areas while you are still in the planning stages of your project. In any event, you are responsible for maintaining living plant materials to remain in compliance with the conditions of the BZA approval.

Based on the above comments we are, by copy of this letter, advising Mr. Robert Feldner, Superintendent of Central Inspection, that your landscape plan required as a condition of BZA 8-78 is hereby approved.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bbc

cc: Robert Feldner, Superintendent of Central Inspection
Dan Pratt, 2009 S. Ridgewood 67218

RESOLUTION NO. BZA 8-78

WHEREAS, Ard-Johnson Associates, 221 South Broadway, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 1, C. Hermann Addition, Wichita, Sedgwick County, Kansas. Generally located at the south-east corner of 29th Street North and Amidon.

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 March 28, 1978, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 1, C. Hermann Addition, Wichita, Sedgwick County, Kansas. Generally located at the south-east corner of 29th Street North and Amidon.

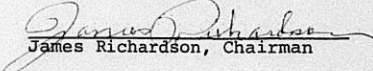
subject to the following conditions:

1. A minimum 20 foot building setback shall be maintained from both Amidon and 29th Street. This same setback shall also be observed at the southeast corner of the property adjacent to Perry Avenue (as platted).
2. There shall be no access to this site from Perry Avenue.
3. A 25 foot landscaped yard shall be provided along that portion of the south property line that is adjacent to the "AA" Single Family Dwelling District.
4. A 20 foot landscaped yard shall be provided along that portion of the south property line that is adjacent to Perry Avenue (as platted) and also along the west and north property lines adjacent to Amidon and 29th Street respectively.
5. Two copies of a detailed landscape plan, of the areas described in 3 and 4 above, shall be submitted to the Secretary of the Board for his approval. The landscaping shall consist of a combination of grass, shrubs and trees. Planting shall be in accordance with the approved plan and shall be completed prior to the occupancy of this site for the intended use. Maintenance of the landscaping shall be sufficient to maintain it in good condition.
6. A 6 to 8 foot high solid or semi-solid fence, constructed to prevent the passage of debris and light and constructed of either brick, stone, architectural tile, masonry units, wood or similar materials (not including woven wire) shall be erected along the 20 and 25 foot landscaped yard setbacks adjacent to the south property line, except for the west 20


feet; and along the east property line, except for the north 100 feet and the south 20 feet of said east property line. A 6 to 8 foot high woven wire (chain link) fence shall be erected along the north 100 feet of said east property line except for the north 20 feet thereof.

7. Any side of any building providing doorways to storage areas shall be set back from the property line not less than 35 feet.
8. Off-street parking shall be required on the basis of one space for each two thousand square feet of floor space in the facility.
9. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or rails shall be provided to prevent the extension of vehicles beyond property lines.
10. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
11. All storage on the property shall be kept within an enclosed building.
12. No activities such as miscellaneous or garage sales shall be conducted on the premises.
13. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
14. Signs shall be limited to one per arterial street frontage. Said signs shall not exceed twenty feet in height nor exceed fifty feet in gross surface area and shall not project over any public right-of-way.
15. The area shall be properly policed by the owner or operator for removal of trash and debris.
16. The operation of this facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
17. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
18. All improvements as outlined above shall be installed prior to the occupancy of the site for a Residential Storage Warehouse facility.

ADOPTED AT WICHITA, KANSAS, this 28th day of March, 1978.


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

44-78

RESOLUTION NO. BZA 8-78

WHEREAS, Ard-Johnson Associates, 221 South Broadway, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

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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 March 28, 1978, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

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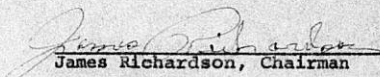
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8. Off-street parking shall be required on the basis of one space for each two thousand square feet of floor space in the facility.
9. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or rails shall be provided to prevent the extension of vehicles beyond property lines.
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14. Signs shall be limited to one per arterial street frontage. Said signs shall not exceed twenty feet in height nor exceed fifty feet in gross surface area and shall not project over any public right-of-way.
15. The area shall be properly policed by the owner or operator for removal of trash and debris.
16. The operation of this facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
17. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
18. All improvements as outlined above shall be installed prior to the occupancy of the site for a Residential Storage Warehouse facility.

ADOPTED AT WICHITA, KANSAS, this 28th day of March, 1978.


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

4478

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

Tenth Floor, City Hall
455 North Main Street

April 7, 1978

Mr. Bill Ard
221 S. Broadway
Wichita, Kansas 67202

Re: Case No. BIA 8-78
Request for Exception

Dear Mr. Ard:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 28, 1978, in connection with your request for an exception to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District and generally located at the southeast corner of 29th Street and Amidon.

This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Ard-Johnson Associates, 221 S. Broadway, 67202
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

Dobson

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE March 16, 1978

TO Larry Dobson, Secretariat to BZA

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT BZA 8-78, Southeast corner of 29th Street, North of Amidon

At the March 15 meeting of CPO Area "M" Council, the applicants for the above case, Mr. Ard and Mr. Johnson, showed a site plan and drawing of the proposed warehouses. Mr. Ard explained the landscaping and setback requirements and answered questions about access, traffic, and a resident manager. He reported that he talked with the surrounding property owners and most were relieved that the land would not be used for apartments.

A Council member said that he had received a phone call from one property owner opposed to the warehouses.

The Council voted 9-0 to recommend approval of the exception to allow residential storage warehouses, but made it clear that their action was not be interpreted as favoring commercial uses on other undeveloped land in the area.

Please advise the Board of Zoning Appeals of the Council's recommendation when the case is considered on March 28.

Thank you.

Sarah Gilbert
Sarah Gilbert
CPO Administrative Aide

SG/sm

Noted:

David Furnas
David Furnas
Citizen Participation Coordinator



C. HERMAN

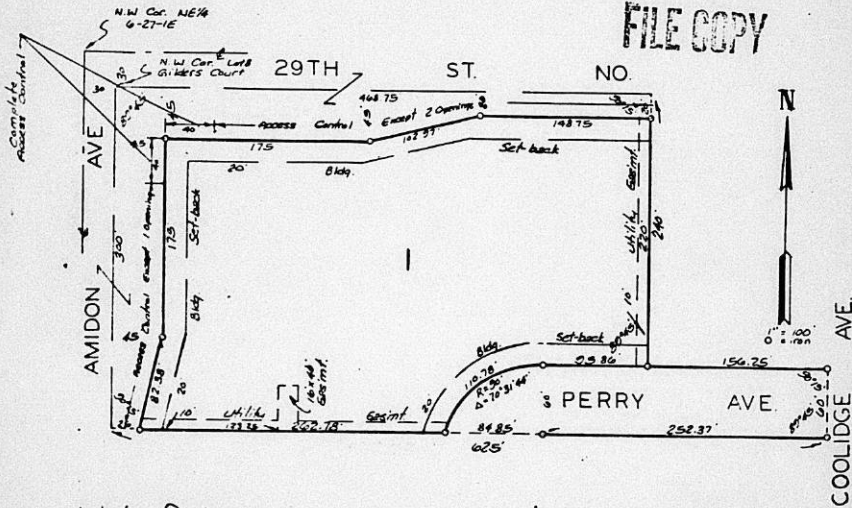
APPROVED FOR RECORDING

RECORDED ON MAR 13, 1974

WICHITA,

FILE COPY

C. HERMANN ADDITION 5350



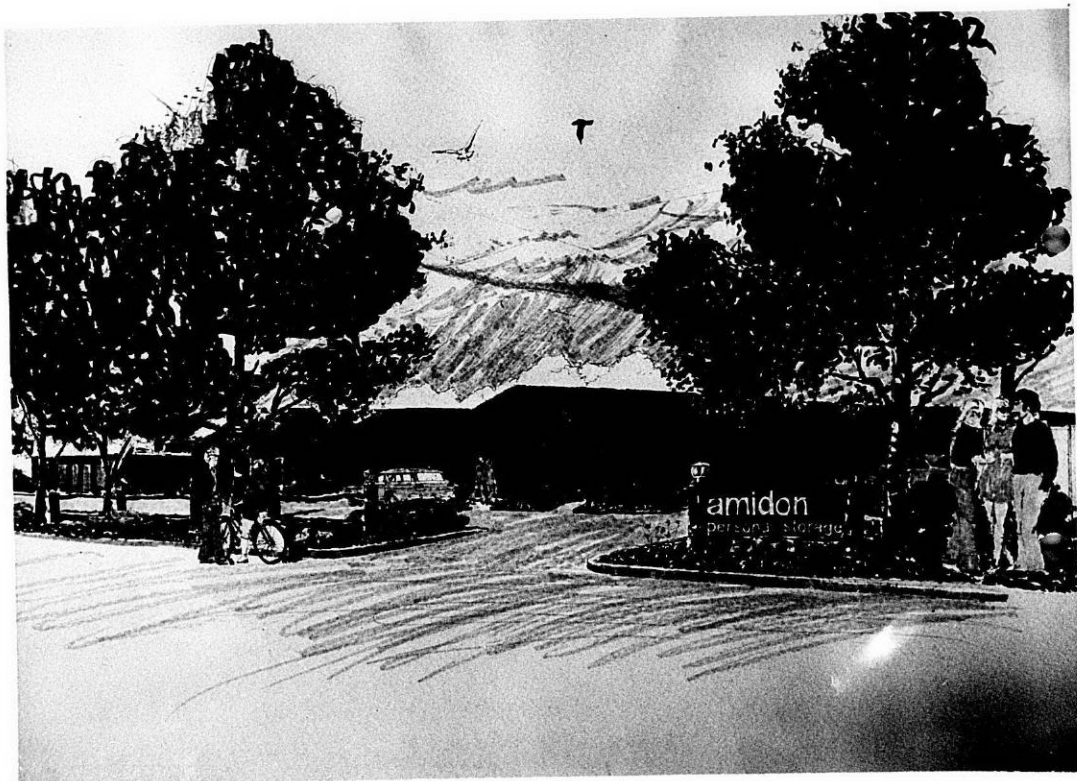
State of Kansas }
Sedwick County } S.S. We, Baughman Company Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "C. HERMANN ADDITION" Wichita, Kansas, described as and being a replat of the south 60 feet of Lot 5 and all of Lots 6, 7, and 8, Gilder's Court, Sedwick County, Kansas.

Baughman Company

William L. Koster Surveyor
William L. Koster



3/6/74
Date



March 29, 1978

Mr. Bill Ard
221 S. Broadway
Wichita, Kansas 67202

Re: Request for Exception
Case No. BZA 8-78

Dear Mr. Ard:

At the regular meeting of the Board of Zoning Appeals on March 28, 1978, your request for an exception to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District and generally located at the southeast corner of 29th Street North and Amidon was considered.

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

1. A minimum 20 foot building setback shall be maintained from both Amidon and 29th Street. This same setback shall also be observed at the southeast corner of the property adjacent to Perry Avenue (as platted).
2. There shall be no access to this site from Perry Avenue.
3. A 25 foot landscaped yard shall be provided along that portion of the south property line that is adjacent to the "AA" Single Family Dwelling District.
4. A 20 foot landscaped yard shall be provided along that portion of the south property line that is adjacent to Perry Avenue (as platted) and also along the west and north property lines adjacent to Amidon and 29th Street respectively.
5. Two copies of a detailed landscape plan, of the areas described in 3 and 4 above, shall be submitted to the Secretary of the Board for his approval. The landscaping shall consist of a combination of grass, shrubs and trees.

Bill Ard
3-29-78

Planting shall be in accordance with the approved plan and shall be completed prior to the occupancy of this site for the intended use. Maintenance of the landscaping shall be sufficient to maintain it in good condition.

6. A 6 to 8 foot high solid or semi-solid fence, constructed to prevent the passage of debris and light and constructed of either brick, stone, architectural tile, masonry units, wood or similar materials (not including woven wire) shall be erected along the 20 and 25 foot landscaped yard setbacks adjacent to the south property line, except for the west 20 feet; and along the east property line, except for the north 100 feet and the south 20 feet of said east property line. A 6 to 8 foot high woven wire (chain link) fence shall be erected along the north 100 feet of said east property line except for the north 20 feet thereof.
7. Any side of any building providing doorways to storage areas shall be set back from the property line not less than 35 feet.
8. Off-street parking shall be required on the basis of one space for each two thousand square feet of floor space in the facility.
9. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or rails shall be provided to prevent the extension of vehicles beyond property lines.
10. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
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13. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
14. Signs shall be limited to one per arterial street frontage. Said signs shall not exceed twenty feet in height nor exceed fifty feet in gross surface area and shall not project over any public right-of-way.

Bill Ard
Page 3
3-29-78

15. The area shall be properly policed by the owner or operator for removal of trash and debris.
16. The operation of this facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
17. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
18. All improvements as outlined above shall be installed prior to the occupancy of the site for a Residential Storage Warehouse facility.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions concerning this matter, please call our office.

Yours very truly,

Larry Dobson
Assistant Secretary

LD:bh

cc: Ard-Johnson Associates, 221 S. Broadway, 67202
Don Cisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

●●● **RE: AGENDA ITEM NO. 2**

SECRETARY'S REPORT
CASE NO. BZA 8-78

APPLICANT: Ard-Johnson Associates, 221 S. Broadway,
Wichita, Kansas.

AGENT: Bill Ard, 221 S. Broadway, Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C,
Code of the City of Wichita, to permit
the establishment of Residential Storage
Warehouses.

GENERAL LOCATION: Southeast corner of 29th Street North and
Amidon.

LAND USE: Subject property is vacant. Properties to
the north, south and east are all developed
with single family homes. West is a single
family home, automotive repair garage and
fourplexes.

ZONING: Subject property is zoned the "B" Multiple
Family Dwelling District. Properties to
the north and south are zoned the "AA" Sin-
gle Family Dwelling District. West is the
"A" Two Family Dwelling District and the
"RB" Four Family Dwelling District. East
is "AA" Single Family Dwelling District
and "LC" Light Commercial District.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.5 can be complied with.

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception to permit the installation of Residential Storage Warehouses on property zoned the "B" Multiple Family Dwelling District and located at the southeast corner of Amidon and 29th Street North.

The Board of Zoning Appeals may grant exceptions to authorize residential storage warehouses in the "B" Multiple Family Dwelling District, "BB" Office District or the "LC" Light Commercial District subject to specific conditions and requirements as listed in Section 28.04.183.5 of the City Code. Paragraph 5.1 of that Section provides that "the tract for such use located in the "B" Multiple Family Dwelling District or the "BB" Office District shall be contiguous or adjacent to either the "LC" Light Commercial, "C" Commercial, "E" Light Industrial or "F" Heavy Industrial zoning districts."

SECRETARY'S REPORT

Case No. BZA 8-78

Page 2

As stated, subject property is zoned "B"; the lot immediately east is zoned "LC" with the exception of the west 6.25 feet which is zoned "AA". The Superintendent of Central Inspection has reviewed this situation to determine if it complies with the above stated condition as listed in paragraph 5.1 and has said that "In the strict definition of the ordinance, this tract does not meet this requirement; however, it is my opinion that it probably meets the intent, in that the balance of lots to the east on this block are zoned "LC" with the exception of the 6.25 feet which incidentally is on a utility easement and cannot be used for other than open space." On the basis of these comments the application was filed.

The applicants have submitted a site plan, approved by the Traffic Engineering Division, showing a total of twelve separate storage buildings each of which will accommodate a variety of individual storage units. The plan indicates that the main entrance to the facility would be from Amidon, with a secondary or emergency access point to 29th Street. The proposed storage buildings will be one story high with pitched roofs and brick exteriors. The architectural design of the buildings has been reviewed by the Superintendent of Central Inspection who has found the design to be compatible with the surrounding development. The Traffic Engineer's Office has commented that this use would probably be one of the lowest traffic generators which could be expected to develop at this corner.

This is not a use we would encourage at random in the "B", "BB" or "LC" districts throughout the City. However, in view of the fact that subject property is located at the intersection of two arterial streets, with zoning that would permit a multiple family apartment complex as the most probable alternate use of the property, it is the opinion of the Secretary that the proposed project appears to be appropriate for this location.

It should be noted that under the provisions of the zoning ordinance a manager must reside on the property to be responsible for the proper operation of the facility. Also, all storage must be maintained within an enclosed building.

RECOMMENDATION:

If the Board concurs that this use would be appropriate for this location, it is recommended that the exception to permit the installation of Residential Storage Warehouses on subject property be approved subject to the following conditions:

1. A minimum 20 foot building setback shall be maintained from both Amidon and 29th Street. This same setback shall also be observed at the southeast corner of the property adjacent to Perry Avenue (as platted).

SECRETARY'S REPORT

Case No. BZA 8-78

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2. There shall be no access to this site from Perry Avenue.
3. A 25 foot landscaped yard shall be provided along that portion of the south property line that is adjacent to the "AA" Single Family Dwelling District.
4. A 20 foot landscaped yard shall be provided along that portion of the south property line that is adjacent to Perry Avenue (as platted) and also along the west and north property lines adjacent to Amidon and 29th Street respectively.
5. Two copies of a detailed landscape plan, of the areas described in 3 and 4 above, shall be submitted to the Secretary of the Board for his approval. The landscaping shall consist of a combination of grass, shrubs and trees. Planting shall be in accordance with the approved plan and shall be completed prior to the occupancy of this site for the intended use. Maintenance of the landscaping shall be sufficient to maintain it in good condition.
6. A 6 to 8 foot high solid or semi-solid fence, constructed to prevent the passage of debris and light and constructed of either brick, stone, architectural tile, masonry units, wood or similar materials (not including woven wire) shall be erected along the 20 and 25 foot landscaped yard setbacks adjacent to the south property line, except for the west 20 feet; and along the east property line, except for the north 20 feet and the south 20 feet of said east property line.
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SECRETARY'S REPORT

Case No. BZA 8-78

Page 4

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-

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE March 9, 1978



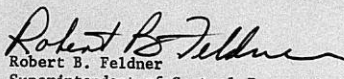
TO Larry Dobson, Metropolitan Area Planning Department

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT Residential Storage Warehouses
at 29th and Amidon

The proposed design for the above project has been reviewed in accordance with Section 28.04.183, 5.5. The design is found to be compatible with the surrounding development.

A screening fence is required as indicated on the plot plan in accordance with Section 28.04.160.


Robert B. Feldner
Superintendent of Central Inspection

RBF:mm1



The buildings will be one story high and will be faced with residential type brick. Roofs will be pitched with asphalt shingles like homes in the area.

A 25-foot-deep landscaped yard is required around the perimeter of the property. Existing trees and other landscaping will be maintained in this yard.

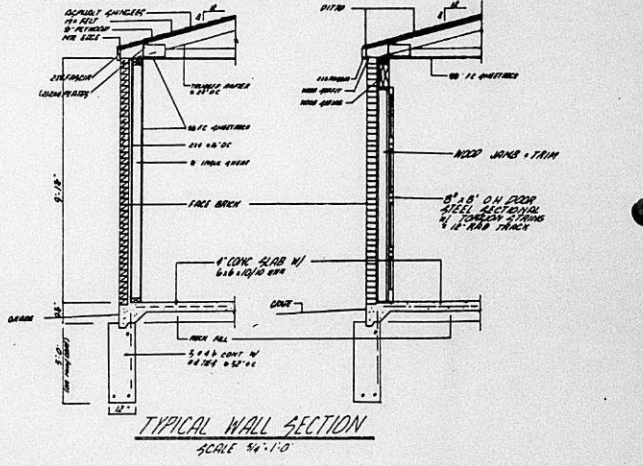
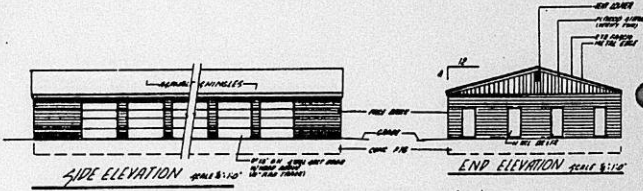
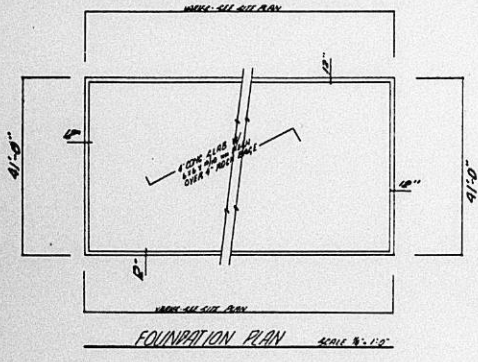
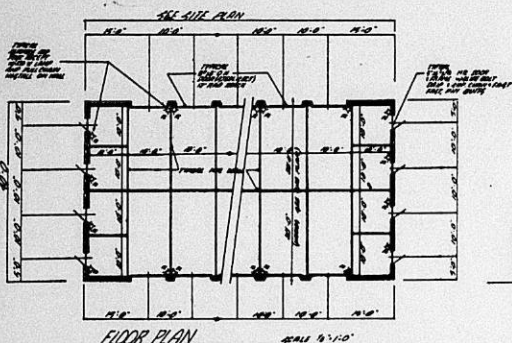
No commercial operations and no outside storage will be allowed on the project.

The project will be maintained in a clean, quiet and orderly fashion.

Traffic will be lower than for almost any other kind of use for the property. Daily traffic should be about one-fifth of the level for an apartment project and this traffic should have very little effect on current street usage.

Please feel free to call me with questions you might have.
My office phone is 262-8304.

Bill Ard
2625 Amidon



THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

February 1, 1978

Ard-Johnson Associates
211 South Broadway, Suite 312
Wichita, Kansas 67202

Gentlemen:

As a result of our discussion concerning the proposed use of the property located at the southeast corner of 29th Street and Amidon, the following comments represent my interpretation of Section 28.04.183, par. 5.1.

The lot proposed to be developed for residential storage warehouses is zoned "B" multiple-family, and the property immediately east is "LC" light commercial with the exception of the west 6.25 feet which is "AA" one-family. Paragraph 5.1 states that this use shall be contiguous or adjacent to "LC" as one of the requirements of a special permit approval by the Board of Zoning Appeals. In the strict definition of the ordinance, this tract does not meet this requirement; however, it is my opinion that it probably meets the intent, in that the balance of lots to the east on this block are zoned "LC" with the exception of the 6.25 feet which incidentally is on a utility easement and cannot be used for other than open space.

I suggest you file your request to the BZA for the special permit considering the above comments.

Sincerely,

Robert B. Feldner
Superintendent of Central Inspection

RBF:mm1

SUPERINTENDENT OF CENTRAL INSPECTION — 268-4460
BUILDING CODE ENGINEER — 268-4468
PLAN EXAMINATION — 268-4477

HOUSING — 268-4461
ZONING — 268-4479
SIGNS — 268-4475

BUILDING & CONSTRUCTION — 268-4461
PLUMBING & MECHANICAL — 268-4476
ELECTRICAL & ELEVATOR — 268-4471

47 notices sent to agent/applicant and property owners
10 notices to MAPC members
1 notice to CPO
49 total notices sent on BZA 8-78, 3-6-78

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202

March 6, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 8-78

An application has been filed by Ard-Johnson Associates, 221 South Broadway, Wichita, Kansas, pursuant to Section 2.12.590. C, Code of the City of Wichita, requesting an exception to permit the establishment of residential storage warehouses on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 1, C. Hermann Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 29th Street North and Amidon.

This application has been assigned Case No. BZA 8-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 28, 1978, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant ✓ Ard-Johnson Associates

Mailing Address 221 S. Broadway Phone 262-8304

Name of Authorized Agent Bill Ard 833-0669 (Home)

Mailing Address same Phone same

Relationship of applicant to property is that of Buyer
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section
2.12.590.C, Code of the City of Wichita, Kansas, to permit
the establishment of Residential Storage Warehouses

_____ on property zoned

B, located at 29th Street North and Amidon

_____ and legally described as:

Lot One, C. Hermann Addition, Sedgwick County, Kansas

_____, in the City of Wichita.

III. The applicant herein, or his authorized agent, 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 No. 24-606); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Ard-Johnson Assoc

Authorized Agent [Signature]

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:00 (a.m.) - p.m.), 2-21, 1978, together with appropriate fee of \$50.00

Signed Larry Dobson

Map 5350
S/E Corner 29th & Amidon
T9-403

**Application for Exception
Board of Zoning Appeals**

In accordance with the instructions to applicants the following is presented:

Justification for Exception per Zoning Code Requirements.

- a. Property is zoned B - allowable use for residential storage
- b. The property is contiguous to L.C. zoned property (refer to enclosed letter from the Superintendent of Central Inspection)
- c. The property is contiguous to an arterial street.
- d. Minimum lot area is 2 acres.
- e. Minimum 20' setbacks from arterial streets.
- f. Minimum 20' setbacks from all other streets.
- g. 25' landscaped setback adjacent to residentially zoned property.
- h. 20' landscaped setback when within 100' of residential or across the street from residential.
- i. Architectural design submitted to the Superintendent of Central Inspection.
- j. Building door openings are setback 35' from property lines.
- k. Off street parking is provided. One space per 2,000 sq. ft.
- l. Plans have been submitted to the Traffic Engr. Dept. for approval.

Project Information Sheet

We have proposed the construction of a residential storage project on the corner of 29th and Amidon Streets. As you know, this property is now zoned for multi-family apartments similar in density to those found at 26th and Amidon. We feel a residential storage project is, in many ways, a better land use and can be allowed by special permission on the existing apartment zoning.

By way of background, the idea for personal storage began in the South during the mid 1960's. The idea has spread and now includes numerous and different kinds of facilities. Small projects such as we are proposing are a neighborhood service which provides all indoor storage facilities for household goods and personal sports, recreational and hobby equipment. The main use will be for personal effects of people moving into and out of our neighborhood, going on extended vacation trips, going to college, etc.

This project will be built combining the best plans available and will be the result of extensive research. Factors which enhance compatibility are as follows:

The buildings will be one story high and will be faced with residential type brick. Roofs will be pitched with asphalt shingles like homes in the area.

A 25-foot-deep landscaped yard is required around the perimeter of the property. Existing trees and other landscaping will be maintained in this yard.

No commercial operations and no outside storage will be allowed on the project.

The project will be maintained in a clean, quiet and orderly fashion.

Traffic will be lower than for almost any other kind of use for the property. Daily traffic should be about one-fifth of the level for an apartment project and this traffic should have very little effect on current street usage.

Please feel free to call me with questions you might have.
My office phone is 262-8304.

Bill Ard
2625 Amidon

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

All the owners within 350 feet of:


Lot 1, C. HERMANN ADDITION, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
1	C. HERMANN	Calvin C. & Berneice Hermann 3146 Coolidge Avenue Wichita, Kansas 67204 & Boyd L. & Geraldine A. Hermann 827 Savannah Wichita, Kansas 67217
West 72 feet of Lot 3	GILDERS COURT	J. W. & Helen L. Goldston 1900 West 21st Street Wichita, Kansas 67203
South 100 feet of Lot 4	GILDERS COURT	Donald E. & Norma S. Richards 2944 Coolidge Wichita, Kansas 67204
Lot 4, except the South 200 feet	GILDERS COURT	H. R. & Mabel M. Karr 3445 Salina Wichita, Kansas 67204



<u>LOT</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
North 100 feet of South 200 feet of Lot 4	GILDERS COURT	✓ Pete J. & Ruth J. Weigel 2970 Coolidge Wichita, Kansas 67204
North Half of Lot 5	GILDERS COURT	✓ Haines & Hecox, Inc. 2202 West 13th Wichita, Kansas 67203
South Half of Lot 5, except South 60 feet	GILDERS COURT	✓ Mary Berger & Judith R. Harper 2961 Coolidge Wichita, Kansas 67204
The South 29 feet of West 150 feet of North 75 feet of Lot 9, and all of Lot 9, except the North 75 feet thereof,	GILDERS COURT	✓ Floyd Michael & Charlotte Kay McLain 2928 Amidon Wichita, Kansas 67204
The North 75 feet of Lot 9, except the West 150 feet of the South 29 feet thereof,	GILDERS COURT	✓ Kenneth E. & Carolyn B. Houghman 2932 Amidon Wichita, Kansas 67204
South 75 feet of Lot 10	GILDERS COURT	✓ Tony J. & Paula Gallardo 2551 Litchfield Wichita, Kansas 67204
 North 83.33 feet of Lot 10	GILDERS COURT	✓ Hershel W. & Velma Jean King 837 North Gow Wichita, Kansas 67203
North 105 feet of Lot 11	GILDERS COURT	✓ William T. & Juanita F. Ray Address Unknown Real Estate Address: 2904 Amidon Wichita, Kansas 67204
Lot 18	GILDERS COURT	✓ Gerald L. & Opal E. Wilson 2915 Coolidge Wichita, Kansas 67204
South Half of Lot 19	GILDERS COURT	✓ Jesse W. & June A. Tate 2923 Coolidge Wichita, Kansas 67204
North Half of Lot 19	GILDERS COURT	✓ Wilbur W. & Edna Mae McGuire 2931 Coolidge Wichita, Kansas 67204
Lot 20, except the South 108.33 feet of the East 156.25 feet & Except the West 30 feet	GILDERS COURT	✓ Douglas J. & Pamela S. Bazzle 2951 Coolidge Wichita, Kansas 67204
South 108.33 feet of East 156.25 feet of Lot 20	GILDERS COURT	✓ Harry M. & Alwilda M. Aikin 2702 St. Louis Wichita, Kansas 67203

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
21	GILDERS COURT	Mary A. Kelly Roy R. Kelly ✓ Marjorie V. White 2918 Coolidge Wichita, Kansas 67204
22	GILDERS COURT	Millard M. & Dorothy J. Moore 2930 Coolidge ✓ Wichita, Kansas 67204
1	VAN ACRES	M. Wayne & Thelma Eula Shirley ✓ 2961 Amidon Wichita, Kansas 67204
2	VAN ACRES	Gary L. & Janet K. Highfill ✓ 1911 West 29th Street North Wichita, Kansas 67204
3	VAN ACRES	Neil Edward & Stephanie Marie Tucker ✓ 1925 West 29th Street North Wichita, Kansas 67204
4	VAN ACRES	Danny L. Personne ✓ 2929 West 29th Street North Wichita, Kansas 67204
57	VAN ACRES	William K. & Iva Fern Carter ✓ 2944 North Charles Wichita, Kansas 67204
58	VAN ACRES	Vernon W. & Donna F. Roush ✓ 2936 North Charles Wichita, Kansas 67204
59	VAN ACRES	Lloyd M. & Doris V. Anderson ✓ 2926 North Charles Wichita, Kansas 67204
60	VAN ACRES	Charles L. & Sarah A. Reed ✓ 2914 North Charles Wichita, Kansas 67204
74	VAN ACRES	Pharis M. & Edith F. Mackey ✓ 2905 Amidon Wichita, Kansas 67204
75	VAN ACRES	James L. & Lola F. Thurman ✓ 2915 Amidon Wichita, Kansas 67204
76	VAN ACRES	William Allie & Tessie Mae Ray ✓ 2925 Amidon Wichita, Kansas 67204
77 & 78	VAN ACRES	Urbana, Inc. <i>not in p 6 not in c B</i> X Address Unknown <i>not in 82</i>
1	BRASHEARS	✓ Stephen L. & Judith E. Clark 7837 Pagent Lane Wichita, Kansas 67206



<u>LOT</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
Lot 1, Block A	ST. JUDE	Catholic Diocese of Wichita 424 North Broadway Wichita, Kansas 67202
8 & 9, except part taken for street	GOSSARD REPLAT OF LOT 1, RUSSELL TRACTS	<i>mail rate 3-8-78</i> H. D. & Louise Shirk Gossard 5051 East Lincoln, Apt. #7E Wichita, Kansas 67218
10	GOSSARD REPLAT OF LOT 1 RUSSELL TRACTS	George C. & Velma M. Westbrook 3032 Coolidge Wichita, Kansas 67204
Lot 10, except part platted as Broshears Addition and except part taken for street	REPLAT OF LOT 9, RUSSELL TRACTS	Robert L. & Louise M. Hayes 3227 Cromwell Wichita, Kansas 67204
11	REPLAT OF LOT 9, RUSSELL TRACTS	Don K. & Laurie L. Lombard 1915 West MacArthur Wichita, Kansas 67217
12	REPLAT OF LOT 9, RUSSELL TRACTS	David T. & Victoria C. Harville 3009 Amidon Wichita, Kansas 67204
13	REPLAT OF LOT 9, RUSSELL TRACTS	Lynn Barlow 3013 Amidon Wichita, Kansas 67204
Part of Tract 8, RUSSELL TRACTS, Sedgwick County, Kansas, described as follows: Beginning at a point 20 feet East and 175.683 feet North of the SW corner of said Tract 8, thence East parallel to the South line of said Tract 8, a distance of 142.188 feet, thence North parallel to the West line of Tract 8, a distance of 73.217 feet, thence West parallel to the South line of Tract 8, a distance of 142.188 feet to a point 20 feet East of the West line of Tract 8, thence South 73.217 feet to the point of beginning.		A. T. & Caroline A. Kuhns 1722 West 29th Street North Wichita, Kansas 67204
Part of Tract 8, RUSSELL TRACTS, Sedgwick County, Kansas, described as follows: Beginning at a point on the South line of said Tract 8, a distance of 20 feet East of the SW corner of said Tract 8; thence East along the South line of Tract 8, a distance of 142.188 feet, thence North parallel to the West line of Tract 8, a distance of 175.683 feet, thence West parallel to the South line of Tract 8, a distance of 142.188 feet to a point 20 feet East of the West line of Tract 8, thence South 175.683 feet to point of beginning.		Leo & Edna E. Messenger 1732 West 29th Street North Wichita, Kansas 67204



TRACT DESCRIPTION

OWNER & ADDRESS

A Part of Tract 8, RUSSELL TRACTS, Sedgwick County, Kansas, described as follows: Beginning at a point 162.188 feet East of the SW corner of said Tract 8, thence East 81 feet to a point 391.812 feet West of the Southeast corner of said Tract 8, thence North parallel to the West line of said Tract 248.9 feet, thence West parallel to the South line of said Tract, 81 feet to a point 162.188 feet East of the West line of said Tract, thence South 248.9 feet to the point of beginning.

✓ Alexander J. & Rose Mary Mruk
1722 West 29th Street North
Wichita, Kansas 67204

A part of Tract 8, in RUSSELL TRACTS, Sedgwick County, Kansas, described as follows: The East 80½ feet of a tract beginning 20 feet East of the SW corner of said Tract 8, on the North line of 29th Street, thence East 303.688 feet more or less to a point 311.312 feet West of the Southeast corner of said Tract, thence North parallel to the West line of said Tract 248.9 feet, thence West parallel to the South line of said Tract 303.688 feet more or less to a point 20 feet East of the West line of said Tract, thence South 248.9 feet to beginning.

✓ Benjamin J. & Virginia I. Meek
1712 West 29th Street North
Wichita, Kansas 67204



A part of Tract 8, in RUSSELL TRACTS, described as beginning 223.812 feet West of the Southeast corner of said Tract 8, thence North 248.9 feet, thence West 87.5 feet, thence South 248.9 feet, thence East along the South side of said Tract 8, a distance of 87.5 feet to place of beginning.

✓ Sam J. & Ora O. Brooks
1622 West 29th Street North
Wichita, Kansas 67204

Beginning 136.312 feet West of SE corner Lot 8, North 248.9 feet, West 87.5 feet, South 248.9 feet, East to beginning pt., Lot 8, RUSSELL TRACTS

X Charles F. & Pearl T. Criswell
Address Unknown
not in SD
not in CD
not in PB

East 2 Acres of South 248.9 feet of Lot 8, RUSSELL TRACTS

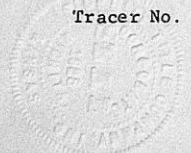
✓ Richard H. & Nellie V. Turner
1600 West 29th Street North
Wichita, Kansas 67204

Dated at Wichita, Kansas, this 9th day of November, 1977 at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

By *Christa Gray*
Asst. Sec. 8

Tracer No. 39927



WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Betty



RETURNED TO SENDER
NOT DELIVERABLE AS ADDRESSEE
NO FORWARDING ORDER
SOUTHEAST

H. D. and ~~Shirk~~ Shirk Gossard
5051 E. Lincoln, Apartment 7E
Wichita, Kansas 67218

Important!
Notice of Hearing,
Enclosed

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Betty



RETURN TO SENDER
NO SUCH NUMBER
DOWNTOWN STATION

J. W. and Helen L. Goldston
1900 W. 21st Street
Wichita, Kansas 67203

Important!
Notice of Hearing,
Enclosed

FORM 22-21

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Fee	Cement	M.S.P.

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1