

BZA 8-83 - Lewis C. Carpenter - requests an exception to permit the establishment of a mobile home on a temporary basis on property zoned "AA" One-family Dwelling District and generally located at 1120 West 36th Street North.

ACTION

B.Z.A. 8-83 APPROVED 3-22-83  
DATE

POSTED  
3-4-83  
*[Signature]*

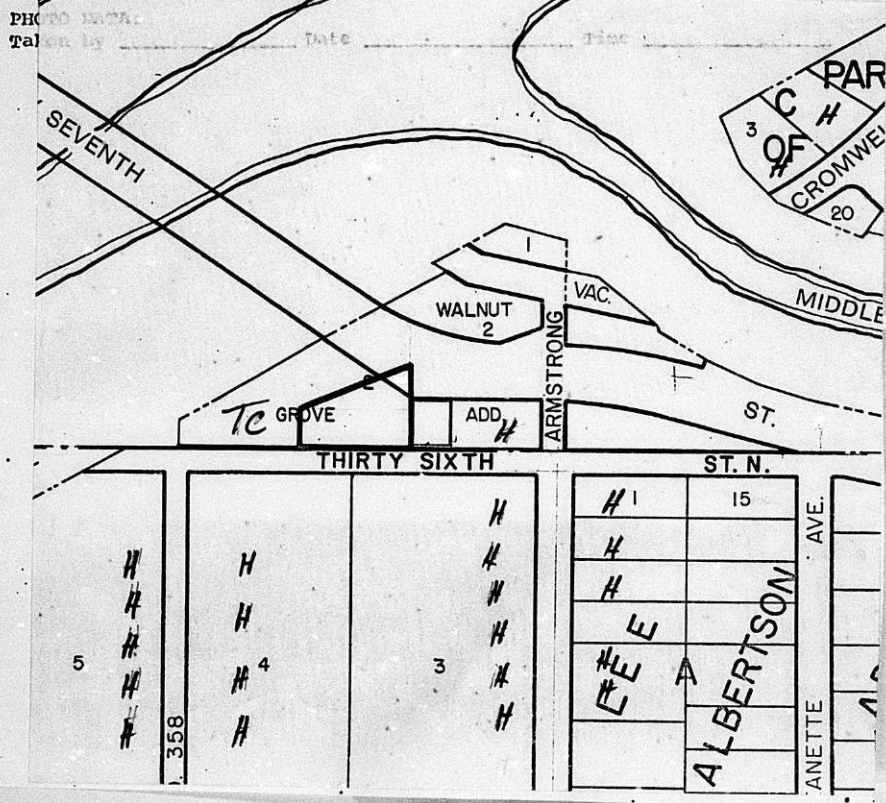
6457 C

200' 4 Sec. 5-9-83  
checked 5-17-83  
shot 5-17  
Recorded 5-17 KX

Map No. 5452  
 Sec. 39  
 Twp. 26  
 Range 1E

BZA- 8-83  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA: (IRREGULAR)
1. Acres: 0.54 ( 150 ft. by 210 ft.)
  2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  3. Land Use: East UNDEVELOPED South SINGLE FAM  
 West MOBILE HOME COURT North MOBILE HOME P
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use if for: UNDEVELOPED
  6. Area (is) (is not) platted.



LOS ANGELES COUNTY  
 REGISTERED  
 MORTGAGE OFFICE  
 1200 WEST 12TH STREET  
 LOS ANGELES, CALIF. 90007  
 U.S.A.

Standard  
 No. 2-153C

May 6, 1983

Mr. Lewis Carpenter  
6895 South Broadway  
Wichita, Ks. 67233

Re: BZA 8-83

Dear Mr. Carpenter:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 22, 1983.

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

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad  
Encl.

cc: Aubrey Bradley, Jr., 731 North Water, #4, Wichita 67203  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

COPY

RESOLUTION NO. BZA 8-83

WHEREAS, Lewis C. Carpenter, 6895 South Broadway, #226, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the location of a mobile home on a temporary basis on property zoned the "AA" One-family Dwelling District and legally described as follows:

Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of 69.15' to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of Armstrong Street (1120 West 36th Street North).

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 22, 1983, 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 location of a mobile home on a temporary basis on property zoned the "AA" One-family Dwelling District subject to the conditions outlined in Section 28.04.182.3, 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 location of a mobile home on property zoned the "AA" One-family Dwelling District and legally described as follows:

Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of 69.15' to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of Armstrong Street (1120 West 36th Street North).

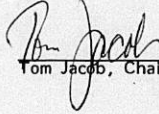
subject to the following conditions:

1. The mobile home may remain on the property only as long as Mr. Lewis C. Carpenter resides therein.
2. The applicant shall secure a mobile home license from Central Inspection prior to the location of the mobile home on the property.
3. The mobile home shall be connected to public sewer and water systems.
4. The location of the mobile home shall conform to all setback requirements of the "AA" One-family Dwelling District and the requirements of Title 26, Code of the City of Wichita.
5. Prior to the release of the resolution, the applicant shall, by separate instrument, dedicate 10' of additional right-of-way for 36th Street North and dedicate complete access control

**COPY**


along the north side of the property adjacent to 37th Street  
North.

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1983.



Tom Jacob, Chairman

ATTEST:



Glen E. Lytle, Assistant Secretary

March 31, 1983

Mr. Lewis Carpenter  
6895 South Broadway  
Wichita, Ks. 67233

Re: Case No. BZA 8-83

Dear Mr. Carpenter:

I have been advised this date by Central Inspection that a permit was recently issued for a detached two car garage on the property located on 1120 West 36th Street North. The site plan submitted with your application did not reflect this and it would appear that the location of the garage will not permit the location of the mobile home in compliance with setbacks required, particularly since 10 feet of additional street right-of-way has been dedicated for 36th Street.

A twenty-five foot setback is required from 36th Street and the mobile home should maintain a twenty foot setback from the existing house on the proposed garage.

In addition to the completion of the street dedication and the access control dedication, I am withholding the Resolution until a site plan showing compliance with the conditions of the required setbacks has been furnished to this office.

If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle  
Assistant Secretary

cc: Robert Feldner, Superintendent of Central Inspection (2)  
Aubrey Bradley, Jr., 731 North Water, #4, Wichita 67203

# THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4421

March 23, 1983

Mr. Aubrey J. Bradley, Jr.  
731 North Water, #4  
Wichita, Ks. 67203

Re: BZA Case No. 8-83  
Request for Exception

Dear Mr. Bradley:

On March 22, 1983, the Board of Zoning Appeals considered the request of Mr. Lewis C. Carpenter, for the temporary location of a mobile home in the "AA" One-family Dwelling District. It was the action of the Board to approve the exception subject to the five following conditions:

1. The mobile home may remain on the property only as long as Mr. Lewis C. Carpenter resides therein.
2. The applicant shall secure a mobile home license from Central Inspection prior to the location of the mobile home on the property.
3. The mobile home shall be connected to public sewer and water systems.
4. The location of the mobile home shall conform to all setback requirements of the "AA" One-family Dwelling District and the requirements of Title 26, Code of the City of Wichita.
5. Prior to the release of the resolution, the applicant shall, by separate instrument, dedicate 10' of additional right-of-way for 36th Street North and dedicate complete access control along the north side of the property adjacent to 37th Street North.

For your convenience I have enclosed two copies of the forms necessary for the above mentioned dedications. If you have any questions, please give me a call.

THE CITY OF WICHITA 2

Sincerely yours,



Glen E. Lytle  
Assistant Secretary

GEL:sad

cc Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk  
Lewis C. Carpenter, 6895 South Broadway, #226, Wichita, Ks.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Lewis C. Carpenter

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

South 10 feet of Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of 69.15' to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of Armstrong Street (1120 East 36th Street North).

do es hereby dedicate the above described real estate to the public for

Street purposes.

Executed this 12 day of NOV 1950.

*SENT TO AGENT FOR FILING*

STATE OF KANSAS )  
SEDGWICK COUNTY )<sup>ss</sup>

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_,

came \_\_\_\_\_

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_,

City Clerk

Notary Public

My Commission Expires: \_\_\_\_\_

COMPLETE DEDICATION OF ABUTTER'S RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Lewis C. Carpenter

being the owner of the following

described real estate in Sedgwick County, Kansas, to-wit: Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of 69.15' to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of Armstrong Street (1120 West 36th Street North).

do hereby transfer and convey to the City of Wichita, Kansas, all abutter's rights of access, ingress and egress to said property from

or to 37th Street North over and across the North line of the above described

property; to have and to hold the same forever. It being understood that this conveyance is a covenant running with the land and pro-

hibits all subsequent owners thereof and all members of the public from entering upon said property from 37th Street North.

Executed this \_\_\_ day of FOR, 19\_\_\_.

State of Kansas) ss.  
Sedgwick County)

SE IT REMEMBERED, that on this \_\_\_ day of \_\_\_ 19\_\_\_, before me a notary public in and for the said County and State, came \_\_\_ to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Notary Public

My Commission Expires:

**THE CITY OF WICHITA**

**OFFICE OF CITIZEN PARTICIPATION**

**DATE** March 21, 1983

**TO** Glen Lytle, Special Assistant for Zoning

**FROM** Clemencia L. Prieto, Administrative Aide III

**SUBJECT** BZA 8-83, Northside of 36th  
Street North and west of State Street.

At its March 17th meeting, CPO Neighborhood Council Area "J" considered the captioned request for an exception to permit the establishment of a mobile home on a temporary basis on property zoned "AA" One-Family Dwelling District, at the captioned location.

Lewis Carpenter, 1120 W. 36th Street North, was present to answer questions concerning his request. No area residents were present.

The Council voted 8-0 to recommend approval of the exception and requested that platting not be required.

Please inform the Board of Zoning Appeals of the Council's recommendation when the case is considered by the Board on March 22, 1983.

*Clemencia L. Prieto*  
Clemencia L. Prieto  
Administrative Aide III

SECRETARY'S REPORT  
CASE NO. BZA 8-83

APPLICANT: Lewis C. Carpenter, 6895 So. Broadway, #226,  
Wichita, Kansas.

AGENT: Aubrey J. Bradley, Jr., 731 North Water, #4,  
Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.182.3, Code  
of the City of Wichita to permit the placement of  
a mobile home on a temporary basis.

GENERAL LOCATION: On the north side of 36th Street North and  
west of State Street (1120 West 36th Street  
North).

LAND USE: Subject property is occupied by a one-family  
dwelling. Property to the west is a mobile  
home park as is the property to the north.  
Property to the east is vacant and residential.

ZONING: Subject property is zoned the "AA" One-family  
Dwelling District as are all adjacent properties.

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 28.04.182.3 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the location of a mobile home on a property located in the "AA" One-family Dwelling District in order for the applicant to live adjacent to a family member that can look after him when necessary. The applicant's daughter resides in the residence on the property that is owned by the applicant. Another daughter resides in the mobile home with the applicant at the present location on South Broadway, however, she is presently employed and is therefore not available for helping during hours of employment.

The applicant is 73 years of age and is a widower that needs some supervisory care. This location would permit both daughters to share in this responsibility.

It should be noted that the property is a part of a large lot that has at least four owners as of this date. The property immediately to the east has recently been submitted for platting and has been approved. It is the Secretary's opinion that the application area for this exception should also be platted if the exception is approved.

The site is of sufficient size to adequately accommodate a mobile home in compliance with all setbacks of the "AA" One-family Dwelling District. Also, with the location of the surrounding nonconforming mobile home parks, it should not be detrimental to the adjacent properties.

The Board is required to set a reasonable time limit on the duration the mobile home may remain on the property. It is the opinion of the Secretary that if the applicant's arguments of a hardship are valid, then the application should be approved only as long as the applicant lives in the mobile home.

RECOMMENDATION:

Should the Board determine that a hardship exists that cannot reasonably be alleviated, then it is the opinion that the exception be granted subject to the following conditions:

1. The mobile home may remain on the property only as long as Mr. Lewis C. Carpenter resides therein.
2. The applicant shall secure a mobile home license from Central Inspection prior to the location of the mobile home on the property.
3. The mobile home shall be connected to public sewer and water systems.
4. The location of the mobile home shall conform to all setback requirements of the "AA" One-family Dwelling District and the requirements of Title 26, Code of the City of Wichita.
5. Prior to the release of the resolution, the applicant shall plat the property in conformance with the subdivision rules and regulations.

BZA CASE NO. 8-83

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

12 NOTICES SENT TO ADJOINING PROPERTY OWNERS

25 TOTAL NOTICES SENT 3-2-83

BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

March 2, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 8-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Lewis C. Carpenter, 6895 South Broadway, #226, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a mobile home on a temporary basis on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of 65.15' to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of State Street (1120 West 36th Street North).

This application has been assigned Case No. BZA 8-83. It will be considered by the Board of Zoning Appeals on March 22, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or 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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 8-83

CITY OF WICHITA, KANSAS

FILED 2-15-83

APPLICATION FOR EXCEPTION

I. Name of Applicant Lewis C. Carpenter

Mailing Address 6895 S. Broadway, #226 Phone 524-7815

Name of Authorized Agent Aubrey J. Bradley, Jr.

Mailing Address 731 N. Water, #4 Phone 265-4245

Relationship of applicant to property is that of owner  
(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 one mobile home on a temporary basis

on property zoned "AA" one-family Dwelling District residential

located 1120 West 36th Street North

and legally described as: Beginning at a point in the South line of Lot 2, Walnut Grove, Sedgwick County, Kansas, and 225.0' West of the Southeast corner of said Lot 2, thence West along the South line of said Lot 2, a distance of 200.0'; thence North parallel with the East line of said Lot 2, a distance of 65.15' to a point

*Use legal on back.*

CONTINUED ON BACK OF PAGE, 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. 36-596); 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 \_\_\_\_\_

Authorized Agent Aubrey J. Bradley, Jr.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:00 (a.m. - p.m.), FEB 15, 1983, together with appropriate fee of 75.00.

Signed [Signature]

Legal Description, cont.

~~in the South line of the North Wichita Drainage District Right of Way; thence Northeasterly along the South line of said North Wichita Drainage District Right of Way to a point 225.0' West of the East line of said Lot 2; thence South 140.25' to the point of beginning.~~

*Beginning at a point 225.0' West of the Southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas*

*thence West along the South line of said Lot 2, a distance of 200.0'; thence North parallel with the East line of said Lot 2, a distance of 65.15' to a point*

*in the South line of the North Wichita Drainage District Right of Way; thence Northeasterly along the South line of said North Wichita Drainage District Right of Way to a point 225.0' West of the East line of said Lot 2; thence South 140.25' to the point of beginning.*

Beginning at a point 225.0' West of the Southeast  
corner of Lot 2, Walnut Grove Addition, Sedgwick  
County, Kansas

thence West along the South  
line of said Lot 2, a distance of 200.0'; thence North parallel  
with the East line of said Lot 2, a distance of 65.15' to a point

in the South line of the North Wichita Drainage District Right of Way;  
thence Northeasterly along the South line of said North Wichita Drainage  
District Right of Way to a point 225.0' West of the East line of said  
Lot 2; thence South 140.25' to the point of beginning.

LANDSLIP CASE

THE CITY OF WICHITA, KANSAS  
CENTRAL INSPECTION DIVISION

File No. \_\_\_\_\_  
Date 12-30-82

LICENSE APPLICATION FOR OPERATION OF A MOBILE HOME PARK  
(Submit in triplicate) New  Existing \_\_\_\_\_

APPLICATION IS HEREBY MADE for license to operate a Mobile Home Park (one or more mobile homes or house trailers) in conformance with the ordinances of the City of Wichita, Kansas. I hereby certify that the statements made on this application and the attached exhibits are true and correct to the best of my knowledge.

Andrew J. Bradley Jr  
Signature of Applicant  
*By Diane Thomas*

Signature of Owner \_\_\_\_\_

Legal Description of Proposed Park: \_\_\_\_\_  
SEE ATTACHED

Owner: Lewis C. CHRISTENSEN  
Address: 6895 S. BROADWAY, Lot 226 Tel: 524 7815

If Applicable:  
Name of Park: \_\_\_\_\_  
Address: 1120 W. 36th ST No Tel: \_\_\_\_\_

Name of Operator: \_\_\_\_\_  
Address: \_\_\_\_\_ Tel: \_\_\_\_\_

Number of Spaces: Mobile Home 1 House Trailer \_\_\_\_\_

Water: City  Sewage: City  Fuel: Public   
Private \_\_\_\_\_ Private \_\_\_\_\_ Private \_\_\_\_\_

Electricity:

Applicable to parks accommodating one or more HOUSE TRAILERS only:  
Sanitary Facilities:  
No. of toilets(M) \_\_\_\_\_ No. of lavatories(M) \_\_\_\_\_ No. of showers or tubs(M) \_\_\_\_\_  
No. of toilets(F) \_\_\_\_\_ No. of lavatories(F) \_\_\_\_\_ No. of showers or tubs(F) \_\_\_\_\_

Required Exhibits: Plat of proposed park (in triplicate). Min. Scale 1" equals 30'.  
Include: Park dimensions.  
Number, location and size of spaces.  
Location and size of buildings, sewers, water lines, gas lines,  
sewage disposal system and water supply wells.

Applicable to new parks only: Layout shall include topographical contours,  
drainage and grading plans.

OFFICE USE ONLY:  
In compliance with park layout requirements: \_\_\_\_\_ Electricity: \_\_\_\_\_

WICHITA-SEDGWICK COUNTY HEALTH DEPT. APPROVAL  
By \_\_\_\_\_ Date \_\_\_\_\_  
CENTRAL INSPECTION DIVISION  
By W McLean Date 1-20-83



APPLICATION FOR PERMIT

Lewis Carpenter hereby makes application for a permit to install a mobile home for his personal living quarters on property owned by him legally described as follows:

Beginning at a point in the South line of Lot 2, Walnut Grove, Sedgwick County, Kansas, and 225.0' West of the Southeast corner of said Lot 2, thence West along the South line of said Lot 2, a distance of 200.0'; thence North parallel with the East line of said Lot 2, a distance of 65.15' to a point in the South line of the North Wichita Drainage District Right of Way; thence Northeasterly along the South line of said North Wichita Drainage District Right of Way to a point 225.0' West of the East line of said Lot 2; thence South 140.25' to the point of beginning,

which has been owned by Lewis Carpenter since January 9, 1953; Lewis Carpenter owns the house located thereon which is occupied presently by Rose Cassity and her husband, who are Mr. Carpenter's daughter and son-in-law; Mr. Carpenter would like to have the mobile home next door to the Cassiday home so that they could watch over him and assist him in the event of a medical emergency or any of the other vicissitudes of life considering the fact that he is presently 72 years of age, having been born 2/24/10.

This application is being submitted under compassionate and humanitarian grounds, and the request is for a temporary permit. A sketch of the area is enclosed, showing that there is mobile home park to the west of the proposed site and a mobile home park to the north of the proposed site and the house occupied by the Cassity and owned by applicant to the east of the proposed site. Applicant further states that he has talked with

neighbors in the area and they have no objection to this arrangement. Applicant further states that the mobile home proposed to be moved on the site is a practically new unit, which will be set according to existing code on a cinder block foundation, skirted and tied down.

Respectfully submitted,

*Aubrey J. Bradley, Jr.*  
Aubrey J. Bradley, Jr.  
Attorney for applicant, Lewis  
Carpenter

*Lewis C. Carpenter*  
Lewis Carpenter

AFFIDAVIT

STATE OF KANSAS     )  
                          ) SS:  
SEDGWICK COUNTY    )

Patsy Ann Whitson, being first duly sworn, upon oath states:

1. That she is the daughter of Lewis C. Carpenter; that her father is presently 72 years of age, having been born February 24, 1910; that he is presently residing with her in a 1982 Champion mobile home presently located at 6895 South Broadway, Lot 226, Wichita, Kansas, 67233;

2. That affiant is presently employed at Crane Supply company, and it is necessary for her to be absent from the home during the working day.

3. That her father is a widower; that due to his age and the vicissitudes of life, affiant would like to have her father reside with her in a mobile home on a lot adjacent to affiant's sister, Rosa Lee Cassity, who lives at 1120 West 36th Street North, Wichita, Kansas, 67204, so that affiant's said sister can assist in watching over their father, and assisting him in his retirement years.

4. Affiant further requests the City Board of Zoning Appeals to allow Lewis C. Carpenter to put a mobile home on the vacant lot located west of affiant's sister's residence and east and south of existing mobile home parks, for compassionate reasons.

FURTHER, AFFIANT SAYS NAUGHT.

*Patsy Ann Whitson*  
\_\_\_\_\_  
Patsy Ann Whitson

SUBSCRIBED AND SWORN to before me, a Notary Public, this

15<sup>th</sup> day



*Dianna L. Thurman*  
\_\_\_\_\_  
Notary Public.

AFFIDAVIT

STATE OF KANSAS     )  
                          ) SS:  
SEDGWICK COUNTY    )

Rosa Lee Cassity, being first duly sworn, upon oath states:

1. That she is the daughter of Lewis C. Carpenter; age 72, whose date of birth is February 24, 1910;
2. That she resides with her husband in property owned by said Lewis C. Carpenter at 1120 West 36th Street North, Wichita, Kansas, 67204;
3. That her said father is a widower; that he is retired, and living with affiant's sister, Patsy Ann Whitson, who is employed at Crane Supply Company.
4. That there is a vacant lot to the west of the house occupied by affiant; that affiant would like to have her said father and her said sister reside in a mobile home on said lot, so that affiant could assist her said sister in watching over and caring for their said father.
5. That to the west of said vacant lot, there is an existing mobile home park; to the north of said vacant lot, there is an existing mobile home park; and, as aforesaid, to the east of said vacant area, there is the home occupied by affiant.

FURTHER, AFFIANT SAYS NAUGHT.

Rosa Lee Cassity  
Rosa Lee Cassity

SUBSCRIBED AND SWORN to before me, a Notary Public, this  
20<sup>th</sup> day of December, 1982.



Dianne L. Thurman  
Notary Public

December 12, 1982

Mr. Louis Carpenter:

Continental Properties Investments, Inc., owner of the property located at 1124 W. 36th St. N., Wichita, Ks., commonly known as Hidden Park Mobile Home Park, has no objection to the placement of a mobile home on the property located immediately adjacent to the south and east.

Since such a mobile home (and the rest of the lot to the west of this home) will be located adjacent to Hidden Park Mobile Home Park, (and may therefore be assumed by the general public to be a part of Hidden Park Mobile Home Park), Continental Properties registers no objection, but wishes the following reservations in this regard to be made a matter of record:

Any mobile home placed on this lot should be owned by Mr. Carpenter, and be placed there for purposes of serving as his home, and not for rental purposes.

Placement of the home, and maintenance of the home and the lot, should comply with all City, County, and State laws and ordinances, and should reflect at all times, a high standard of aesthetics commensurate with the Hidden Park Mobile Home Park, and the surrounding residential area.

CONTINENTAL PROPERTIES INVESTMENTS, INC.

By

Donald R. Edwards  
Philip S. Edwards

Miss L. Lechner

3135 Massot

Wichita, Ks.

I approve of  
posting to your home  
at this address -

OK for

Franker

Joe Sutton  
3727 Amsterdam

Dec 11, 1982

To Whom It May Concern-

I hereby give approval for  
Lennis Carpenter to move a trailer home  
on the 36<sup>th</sup> street N. address.

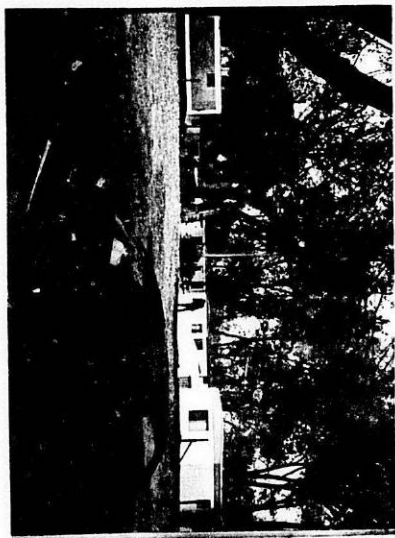
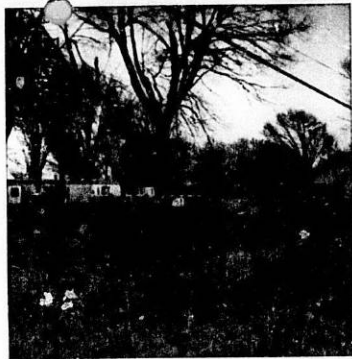
Wilma Carter  
1127 W 36<sup>th</sup> N.

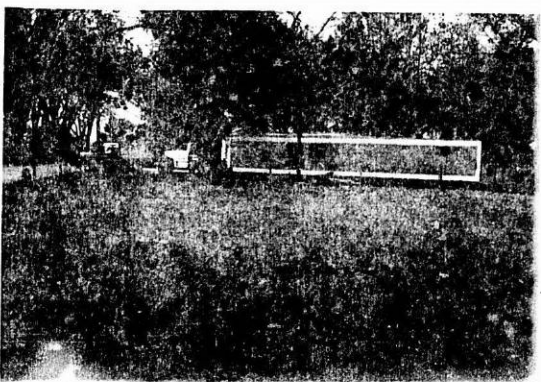
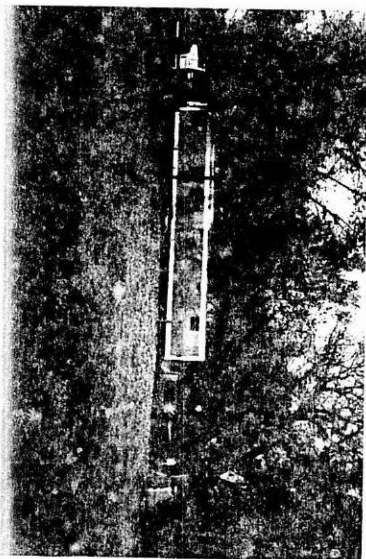
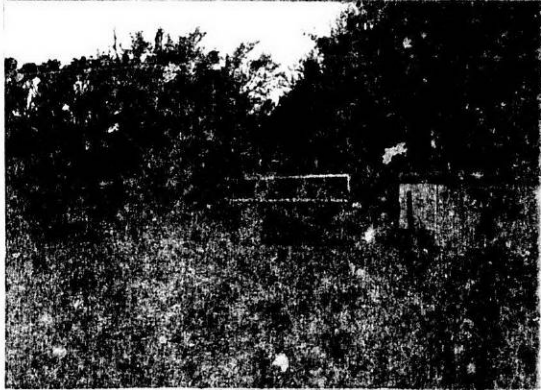
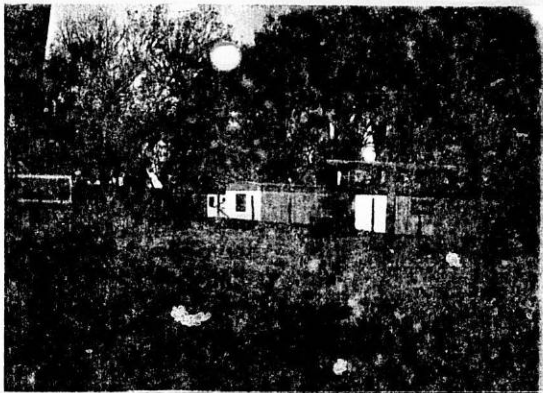
Trichita, Kansas

Elmer Burdick  
1129 W. 36<sup>th</sup>.  
Trichita Kans.

P. E. Coburn  
5731 Kennedy Hwy

OK to put  
trailer out  
1190 28, 5604





MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor 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:

Record owners within 200 feet of:  
Beginning at a point on the South line of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas, thence 225.0 feet West of the Southeast corner of Lot 2, thence West parallel to the South line, 200 feet; thence North parallel to the East line, 65.15 feet to a point on the South line of the Wichita Drainage District Right of Way; thence Northeast along the South line to a point 225 feet West of the East line of Lot 2; thence South 140.25 feet to the point of beginning.



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.)

DESCRIPTIONS

RECORD OWNERS

Beginning at a point in the South line of Lot 2, Walnut Grove and 225.0 feet West of the Southeast Corner of said Lot 2, thence West along the South line of said Lot 2, a distance of 200.0 feet, thence North parallel with the East line of said Lot 2, a distance of 65.15 feet to a point in the South line of the North Wichita Drainage District Right of Way, thence Northeasterly along the South line of said North Wichita Drainage District Right of Way to a point 225.0 feet West of the East line of said Lot 2, thence South 140.25 feet to the point of beginning.

✓ Lewis C. & Rosa M. Carpenter  
Mrs. Larry E. Cassity  
1120 W. 36th St. North  
Wichita, Kansas 67204

The South 95 feet of the East 225 feet of Lot 2, Walnut Grove Addition,

✓ C. E. & Juanita Colgan  
3731 Armstrong  
Wichita, Kansas 67204



DESCRIPTIONS

RECORD OWNERS

Beginning 95 feet North of the Southeast corner of Lot 2; thence West 225 feet; thence North 45.25 feet to the South line of North Wichita Drainage right of way; thence Northeast along Drainage to East line of Lot 2; thence South 130.41 feet to beginning, Walnut Grove Addition,

NOW PART OF RELOCATED  
37TH STREET NORTH

All that part of Lot 2, Walnut Grove Addition; lying East of the East line of Lot 5 extended in Walnut Grove, EXCEPT beginning at a point in the South line of said Lot 2 and 425 feet West of the Southeast corner of said Lot 2; thence North 65.15 feet to the South line of North Wichita Drainage District Right of Way; thence Northeasterly along the South line of said Drainage District Right of way to a point 225 feet West of the East line of said Lot 2; thence Northwest approximately 25 feet to a point on the North line of said Drainage District of Right of Way which said point is 253.23 feet Southwesterly from the intersection of the North line of said Drainage District Right of Way with the East line of said Lot 2; thence in a Northeasterly direction at an angle of  $45^{\circ} 9'$  with the North line of said Drainage District Right of Way a distance of 173.21 feet to the North line of said Lot 2; thence Southeasterly along the North line of said Lot 2 to the Northeast corner of said Lot 2; thence South along the East line of said Lot 2 to the Southeast corner of said Lot 2; thence West 425 feet along the South line of said Lot 2 to the point of beginning, EXCEPT part taken for street and EXCEPT tract deeded to Continental Properties Investment Inc.

Glen A. & Milda Krauter  
Hayse W. Allen  
905 W. 37th St. North  
Wichita, Kansas 67204



Commencing at the Southeast corner of Lot 2, Walnut Grove, Sedgwick County, Kansas, thence Northerly along the East line of said Lot 2 with an assumed bearing of North  $00^{\circ}-00'$  East, a distance of 251.91 feet to the point of beginning; thence South  $69^{\circ}-09'-00''$  West, a distance of 139.23 feet; thence North  $21^{\circ}-50' 00''$  East a distance of 107.06 feet; thence South  $76^{\circ}-27'-56''$  East, a distance of 92.87 feet; thence South  $00^{\circ}-00'-00''$  East, a distance of 28.09 feet to the point of beginning.

Burnell John & Leta L.  
Oman  
3741 Armstrong  
Wichita, Kansas 67204

DESCRIPTIONS

RECORD OWNERS

Beginning at a point on the South line of Lot 2, Walnut Grove, 425 feet West of the Southeast corner of said Lot 2; thence West along the South line of said Lot 2, a distance of 180.8 feet to a point on the South line of the North Wichita Drainage District Right of Way; thence Northeasterly along the South line of said Right of Way to a point 425 feet West of the East line of said Lot 2; thence South 65.15 feet to the place of beginning; ALSO Beginning at a point on the North line of the North Wichita Drainage Right of Way and 605.3 feet West of the East line of said Lot 2, Walnut Grove, thence Northeasterly along the North line of said Right of Way a distance of 300 feet to the Southwesterly line of 37th Street, as Relocated; thence Northwesterly along the Southwesterly line of said 37th Street to the South Right of Way line of the Wichita-Valley Center Flood Control Project, known as Chisholm Creek Diversion, Part I, as condemned in District Court Case #A-39338 thence Southwesterly along the South line to said Right of Way to a point 605.8 feet West of the East line of said Lot 2, Walnut Grove; thence South to the place of beginning, all located in the Southwest Quarter of the Southwest Quarter of Section 29, Township 26 South, Range 1 East,

✓ Continental Properties Investments  
3820 North Athenian  
Wichita, Kansas 67204



Part of Lot 3, Walnut Grove, described as follows: beginning at the Northeast corner of said Lot 3, thence West 265 feet; thence South 94.2 feet; thence East 265 feet; thence North 94.2 feet to place of beginning,

✓ Joe William & Lois Isabel Sutton  
3728 N. Armstrong  
Wichita, Kansas 67204

Part of Lots 3 and 4, Walnut Grove, described as follows: Beginning 265 feet West of the Northeast corner of Lot 3; thence West 110 feet; thence South 94.2 feet; thence East 110 feet; thence North 94.2 feet to point of beginning.

✓ Jesse L. & Maxine Lechner  
1123 W. 36th St. North  
Wichita, Kansas 67204

Beginning 375 feet West of the Northeast corner of Lot 3; thence South 94.2 feet; thence West 100 feet; thence North 94.2 feet; thence East 100 feet to beginning, Walnut Grove Addition,

✓ Wilma Carter  
1127 W. 36th St. North  
Wichita, Kansas 67204

North half of a tract beginning 475 feet West of the Northeast corner of Lot 3; thence West 146.8 feet; thence South 278.2 feet; thence East 146.8 feet; thence North to beginning, Walnut Grove Addition,

✓ Roe Ellen Dickey  
1129 W. 36th St. North  
Wichita, Kansas 67204



DESCRIPTIONS

RECORD OWNERS

South half of a tract beginning 475 feet West of the Northeast corner of Lot 3; thence West 146.8 feet; thence South 278.2 feet; thence East 146.8 feet; thence North to beginning, Walnut Grove Addition, ✓ Ernest E. & Betty L. Young  
3740 North Salina  
Wichita, Kansas 67204

Tract commencing at a point 94.2 feet due South of the Northeast corner of Lot 3, Walnut Grove, being a subdivision of the Northwest Quarter of Section 32, Township 26 South, Range 1 East of the 6th P.M., thence West 475 feet, thence South 92 feet; thence East 475 feet, thence North 92 feet to the place of beginning, ✓ Charles W. & Sara M. Cox  
3725 North Armstrong  
Wichita, Kansas 67204

Commencing at a point 186.2 feet due South of the Northeast corner of Lot 3, Walnut Grove, being a subdivision of the Northwest Quarter of Section 32, Township 26 South, Range 1 East, for place of beginning, thence due West 475 feet; thence due South 92 feet; thence due East 475 feet; thence North to the place of beginning 92 feet, ✓ Chester & Verla N. Parnell  
3721 North Armstrong  
Wichita, Kansas 67204



Dated in Wichita, Kansas, this 14th day of February, 1983  
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *Medina S. Suttle*  
Assistant Secretary

Tracer No. 60902

COMPLETE DEDICATION OF ABUTTER'S RIGHTS

D-1116

assac. B2A8-83

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Lewis C. Carpenter

being the owner of the following

described real estate in Sedgwick County, Kansas, to-wit: Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of 69.15' to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of Armstrong Street (1120 West 36th Street North).

do hereby transfer and convey to the City of Wichita, Kansas, all abutter's rights of access, ingress and egress to said property from or to 37th Street North over and across the North line of the above described property; to have and to hold the same forever. It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from 37th Street North.

Executed this 28<sup>th</sup> day of March, 19 83.

Lewis C. Carpenter

A Single person

State of Kansas) ss.  
Sedgwick County)

BE IT REMEMBERED, that on this 28<sup>th</sup> day of March, 19 83, before me a notary public in and for the said County and State, came Lewis C. Carpenter to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Dianne L. Thurman  
Notary Public

My Commission Expires:  
\_\_\_\_\_

DEDICATION

D-1117

Case BZA 8-83

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Lewis C. Carpenter

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

South 10 feet of Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of 69.15' to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of Armstrong Street (1120 West 36th Street North).

do es hereby dedicate the above described real estate to the public for

Street purposes.

Executed this 28<sup>th</sup> day of March 19 83.

Lewis C. Carpenter

A single person

STATE OF KANSAS )  
SEDGWICK COUNTY )<sup>SS</sup>

BE IT REMEMBERED, that on this 28<sup>th</sup> day of March, 1983,  
came Lewis C. Carpenter

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_

City Clerk

Dianne L. Thurman  
Notary Public

My Commission Expires: \_\_\_\_\_



BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

March 2, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 8-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Lewis C. Carpenter, 6895 South Broadway, #226, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a mobile home on a temporary basis on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

69.15'  
Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of ~~65.15'~~ to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of State Street (1120 West 36th Street North).

This application has been assigned Case No. BZA 8-83. It will be considered by the Board of Zoning Appeals on March 22, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or 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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

March 2, 1983

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CASE NO. BZA 8-83

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Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a mobile home on a temporary basis on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

69.15'  
Beginning at a point 225.0' west of the southeast corner of Lot 2, Walnut Grove Addition, Sedgwick County, Kansas; thence west along the south line of said Lot 2, a distance of 200.0'; thence north parallel with the east line of said Lot 2, a distance of ~~65.15'~~ to a point in the south line of the North Wichita Drainage District right-of-way; thence northeasterly along the south line of said North Wichita Drainage District right-of-way to a point 225.0' west of the east line of said Lot 2; thence south 140.25' to the point of beginning. Generally located on the north side of 36th Street north and west of State Street (1120 West 36th Street North).

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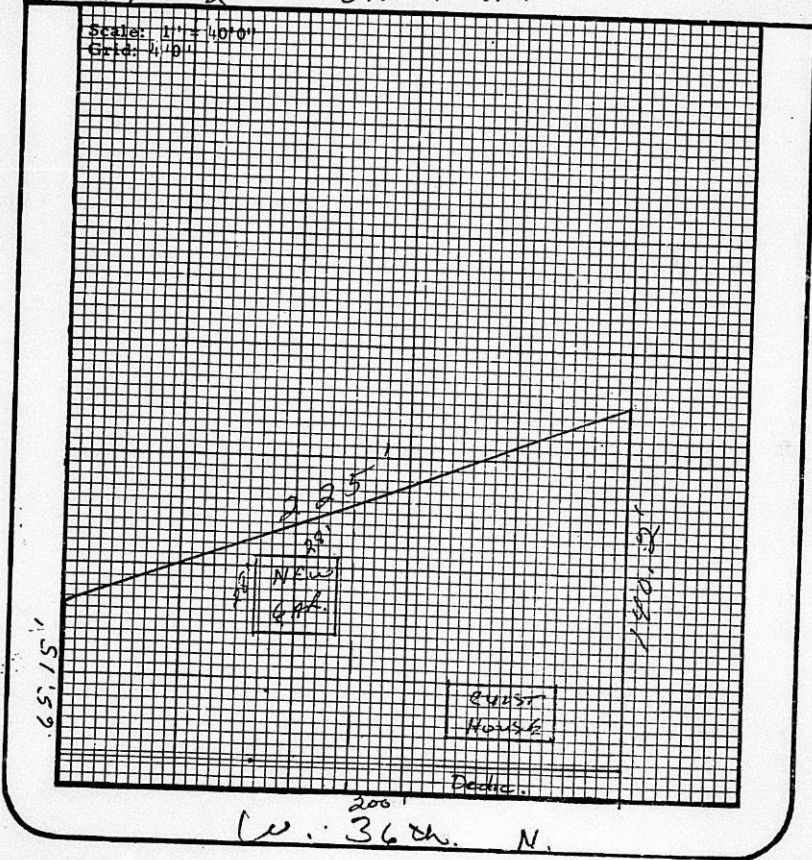
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If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

RESIDENTIAL PLOT PLAN

ADDRESS: 1120 W 36th PERMIT NO. D62060  
PART LOT(S): 2 BLK. OF WALNUT GROVE ZONING AA  
A-14302 UNPLATTED.



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: Lucas Carpenter  
(Applicant)

White Copy - File

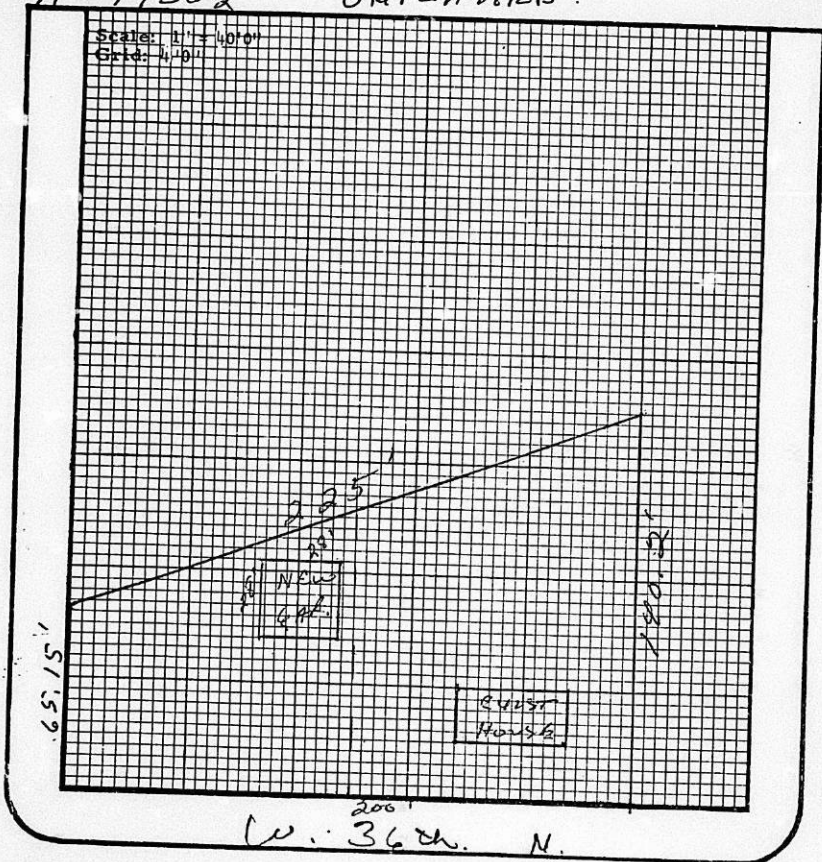
Yellow Copy - Applicant

Pink Copy - Hold

Form No. 225-345 (2-81)

RESIDENTIAL PLOT PLAN

ADDRESS: 1120 W 36th PERMIT NO. D62060  
PART  
LOT(S): 2 BLK. OF WALNUT GROVE ZONING AA  
A-14302 UNPLATTED



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: Lewis Carpenter  
(Applicant)

White Copy - File

Yellow Copy - Applicant

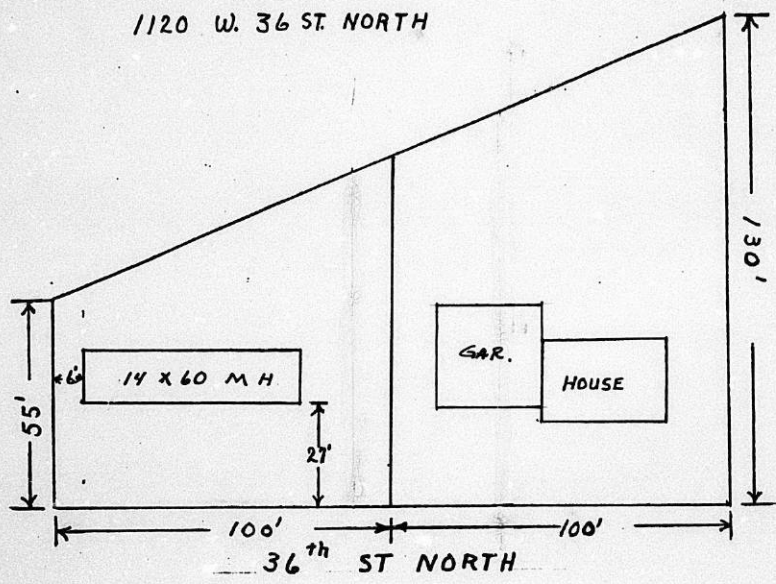
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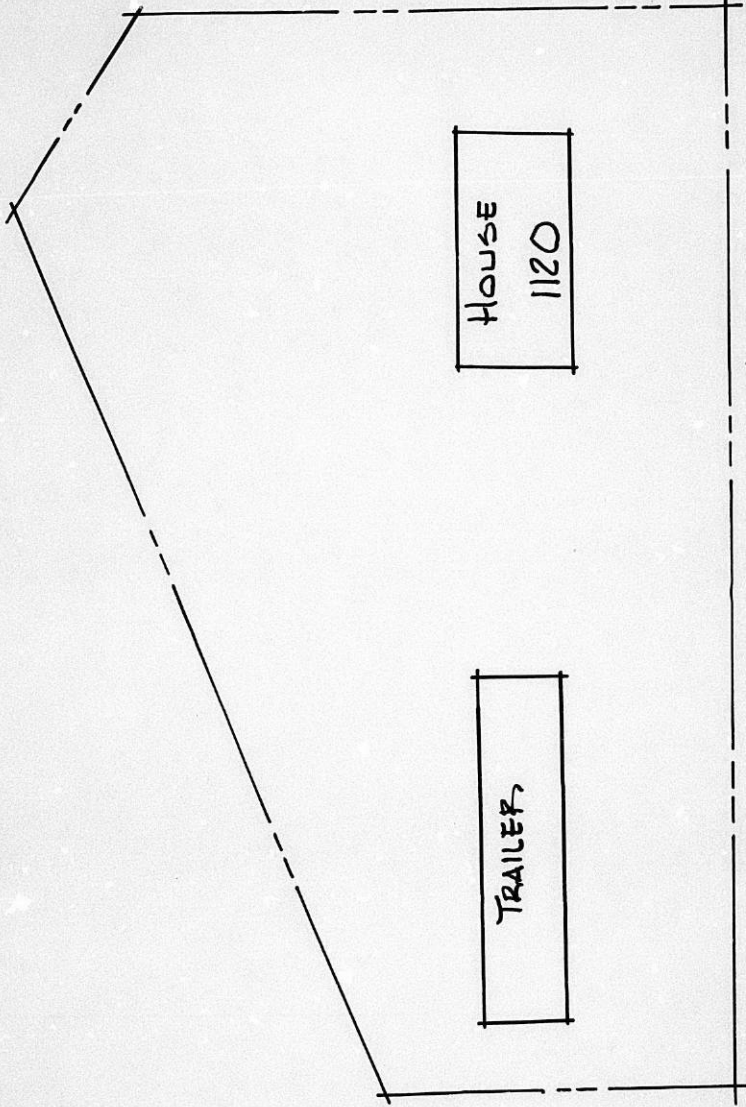
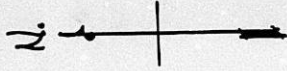
Form No. 225-345 (2-81)

Permit issued in Jan.

*Lytle*

1120 W. 36 ST NORTH

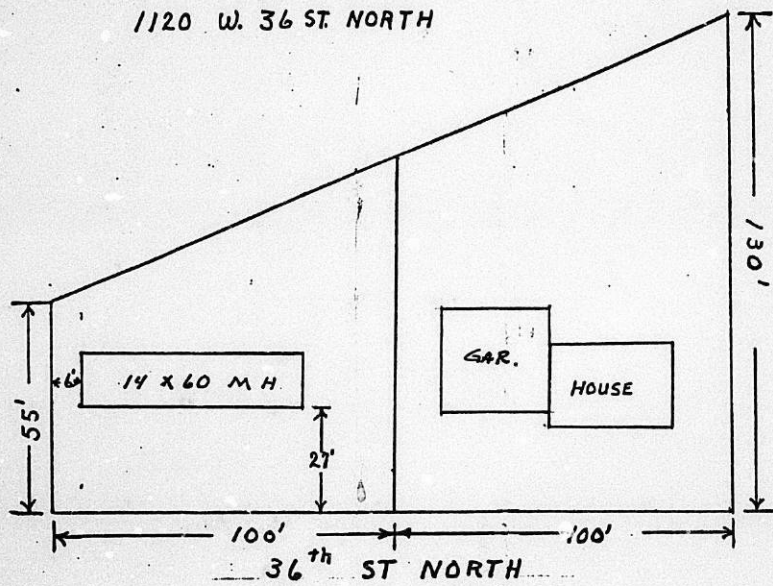




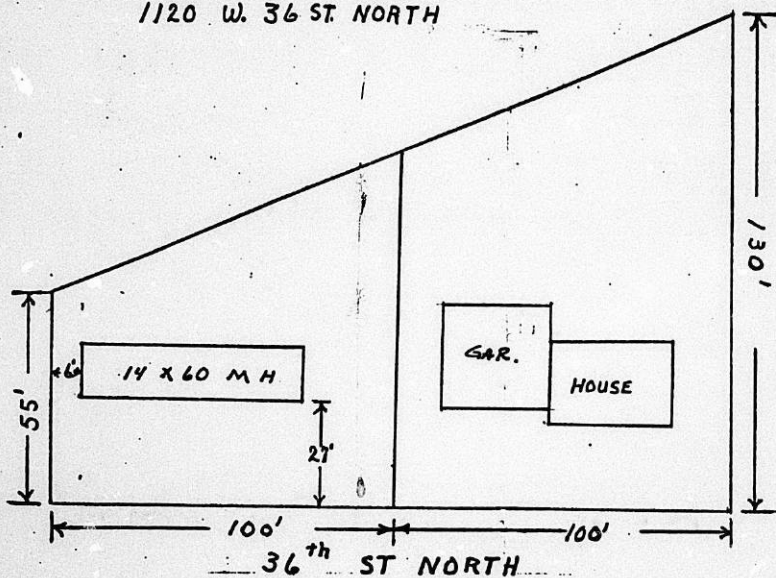
36<sup>TH</sup> STREET NO.

BZA 8-83

1120 W. 36 ST NORTH



1120 W. 36 ST. NORTH





\*

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

Roll # 2