

9-57 - V.C. Fairchild - appeals to
remodel & add to the building at
351 Pattie

No 6386292

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO	Mr. Virgil C. Fairchild	POSTMARK OR DATE
STREET AND NO.	348 Laura Avenue	
CITY AND STATE	Wichita, Kansas	
<input type="checkbox"/> If you want a return receipt, check which of the following: <input type="checkbox"/> It shows to whom and when delivered		<input type="checkbox"/> If you want restricted delivery, check here <input type="checkbox"/> 20¢ fee

FD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

INSTRUCTIONS TO DELIVERING EMPLOYEE

DELIVER ONLY TO ADDRESSEE (20¢ extra fee)
 SHOW ADDRESS WHERE DELIVERED IN ITEM 4 BELOW (3¢ additional)

RECEIPT
Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.

1. SIGNATURE OR NAME OF ADDRESSEE
Virgil C. Fairchild

2. SIGNATURE OF ADDRESSING AGENT (Agent should enter address's name in Item 1 above)

3. DELIVERY DATE
2-12-58

No. 6386292

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO	Mr. Virgil C. Fairchild	POSTMARK OR DATE
STREET AND NO.	348 Laura Avenue	
CITY AND STATE	Wichita, Kansas	
<input type="checkbox"/> It shows to whom delivered		<input type="checkbox"/> It shows when, and address where delivered
<input type="checkbox"/> If you want a return receipt, check which to whom delivered		<input type="checkbox"/> If you want restricted delivery, check here 20¢ fee

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

POST OFFICE DEPARTMENT CIVILIAN BUSINESS

CITY PLANNING RECEIVED FEB 17 1958

POSTMARK OF POST OFFICE FEB 13 1958

INSTRUCTIONS—Give name (including number of article below. Complete instructions to "Delivering Employee" on other side, when applicable. Mailed on front of article and sender's name to back of article. On reverse front of article RETURN RECEIPT REQUESTED.

REGISTERED NO.	NAME OF BENEFITARY
386292	City Planning
STREET AND NO. OR P.O. BOX	104 So. Main City Bldg. Annex
CITY, STATE, AND ZIP	Wichita Kansas

Original sent by Certified Mail on February 11, 1958.

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

February 11 _____, 1958

Mr. Virgil C. Fairchild
348 Laura Avenue
Wichita, Kansas

Dear Mr. Fairchild _____:

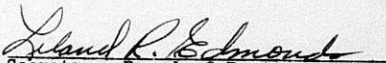
Your appeal, under the Zoning Ordinance, relative to premises at
351 Pattie, Wichita, Kansas,

has been given Board of Zoning Appeals Case No. 9-57.

All inquiries and references should always be made to that Case
Number when you seek information from the Secretary.

Further, you are notified to appear before the Board of Zoning
Appeals either in person, or by agent or attorney, for a hearing of
your case on Friday, February 21, 1958, 19____, at 1:30 p.m.
on the Fourth Floor of the City Building Annex, 104 South Main,
Wichita, Kansas.

Respectfully,


Secretary, Board of Zoning Appeals

BOARD OF ZONING APPEALS

FOURTH FLOOR, CITY BUILDING ANNEX
104 South Main
Wichita, Kansas

NOTICE TO PROPERTY OWNERS

February 11, 1958

An appeal has been filed by Virgil C. Fairchild,
348 Laura Avenue, Wichita, Kansas,
as provided by Section 21-27, Volume I of the City Code. The
appellant desires to remodel and add to the building

on the premises located at 351 Pattie, Wichita, Kansas.

This appeal has been given Case No. 9-57 and a hearing
will be held by the Board of Zoning Appeals on Friday,
February 21, 1958, at 1:30 p.m., on the fourth floor of the
City Building Annex, 104 South Main, Wichita, Kansas,
at which time you may appear, if you so desire, either in
person or by agent or attorney.

By order of the Board of Zoning Appeals.

Leland R. Edmonds
Secretary, Board of Zoning Appeals

NOTICES MAILED FEBRUARY 11, 1958

23

J.E. Isgriff & Irene
Lucille Isgriff
2301 South Water

Irene D. Eastwood
401 Pattie

Benjamin C. Edwards & Wilma L
654 South Chautauqua

T. M. Stobough & Lista U.
1300 East Lewis

W.M. & Alma Klingenberg
240 Ida

J.R. Alexander & Grace
3421 Wellington Place

Clara Lint
% Will Morris
208 North Broadway

Virgil C. Fairchild & Zola C.
348 Laura Avenue

H.J. Denning & Margaret
1302 East Lewis

Ray Dorow
311 Pattie

Albert P. McGuire & Estella M.
325 Pattie Avenue

Glenys V. Bienz
329 Pattie

A.J. Hetling & Rose
331 Pattie

Grace T. Knight
2001 South Flint
Breckenridge, Texas

W.E. McCoy & Pearl
357 Pattie

M.E. Walton
402 Laura

Dallas Abbot
1207 East Lewis

C.S. Baird
1223 East Lewis

Richard Behrens
330 Pattie

Tom West
330 Laura

Nina Berry
334 Laura

Laura Williams
338 Laura Avenue

Jack H. Connell
342 Laura Avenue

957

List of Property Owners and Residents located within 200 Ft. of lots 13 & 15 Rich's Sub. on Pattie Avenue (355)

<u>Owners</u>	<u>Residents</u>
J.E. Isgrigg & Irene, husband & wife and Lucile Isgrigg 2301 South Water (AM 57680)	M.E. Walton 402 Laura Dallas Abbot 1207 E. Lewis
Irene D. Eastwood 401 Pattie (72685 AM)	C.S. Baird 1223 E. Lewis
Benjamin C. Edwards & Wilma L. 654 So. Chautauqua (MU 32881)	Richard Behrens 330 Pattie
T.M. Stobough & Lista U. 1500 E. Lewis (34054AM)	
W.M. & Alma Klingenberg 240 Ida (AM 20713)	Tom West 350 Laura Nina Berry 354 Laura
J.R. Alexander & Grace 3421 Wellington Pl. (TE 86670)	Laura Williams 338 Laura Avenue
Clara Lint % Will Morris 208 N. Broadway (FO38221)	Jack H. Connell 542 Laura Avenue
Virgil C. Fairchild & Zola C. (AM 58763) 348 Laura Avenue	
H.J. Denning & Margaret 1302 E. Lewis (FO 51027)	
Benjamin C. Edwards & Wilma L. 654 So. Chautauqua (MU 32881)	
Jay M. Garner Life Estate by Laura J. Garner Now owned by Ray Dorow 311 Pattie (HO 48508)	
Albert P. McGuire & Estella M. 325 Pattie Ave (AM 27050)	
Glenys V. Bienz 329 Pattie (HO 42101)	
A.J. Hetling & Rose 331 Pattie (FO 36145)	
Virgil C & Zola C. Fairchild (AM 58763) 355 Pattie	
Grace T. Knight 2001 So. Flint Breckenridge Texas	
W.E. McCoy & Pearl 357 Pattie (FO 39740)	

Case 9-57

CERTIFICATE OF OWNERSHIP

THE GUARANTEE ABSTRACT COMPANY, INC., hereby certifies the following to be the last owners as shown by the records in the office of the Register of Deeds, Sedgwick County, Kansas, of the Lots surrounding and within a 200 feet radius of Lots 13 and 15, Rich's Subdivision of Lots 6, 7, 8 and 9, Block B, Hunter's Addition to Wichita, Sedgwick County, Kansas.



HUNTER'S 3rd ADDITION

Lots 126 & 128

OWNER OF PROPERTY

J. E. Isgrigg & Irene, husband and wife, and Lucille Isgrigg, daughter, a single woman
-3301 So. Water

Lots 125 & 127

Irene D. Eastwood (s) & Richard Howard Eastwood (s)
1750 Fairmount

RICH'S SUBDIVISION

N $\frac{1}{2}$ Res. A

Benjamin G. Edwards & Wilma L.
654 So. Chautauque

S $\frac{1}{2}$ Res. A & one-half of vac. Midland Ave. adjoining on the E.

T. M. Stobaugh & Lista U. *1300 E. Lewis*

Lots 2 & 4
Lots 6 & 8
Lots 10 & 12
Lots 14 & 16
Lots 18, 20, 22 & 24

W. M. & Alma Klingenberg & 40 Ida
W. M. Klingenberg
J. R. Alexander & Grace
Clara Lint
Virgil C. & Zola Fairchild *348 Laura*

HUNTER'S ADDITION - Block C

Beg. at NW/c of tract described as "Beg. at SE/c of tract known as W. 61.5' of S $\frac{1}{2}$ of Lot 2, Blk. C & N $\frac{1}{2}$ of Lot 2, Blk. C in Hunter's Add. to Wichita, Kansas; thence extending from the place of beg. 50' West, North 140', E. 50' and S. 140' to beg."; thence W. 11 $\frac{1}{2}$ ' to the W. line of said Lot 2, th. S. 140' to S. line of said Lot 2, th. E. along S. line of said Lot 2 11 $\frac{1}{2}$ ', th. N. to place of beg., the same being a strip of ground 11 $\frac{1}{2}$ ' wide by 140' long in the SW/c of Lot 2, Blk. C, Hunter's Addition.

H. J. Denning and Viola Denning, husband and wife
1302 East Lewis

Com. at SE/c of tract known as W. 61.5' of S $\frac{1}{2}$ Lot 2, Blk. C and N $\frac{1}{2}$ Lot 2, Blk. C, Hunter's Add., th. extending from place of beg. 50' W., th. N. 140', th. E. 50', th. S. 140' to beg., known as 1302 Hunter St.

H. J. Denning and Margareta Denning, husband and wife

E. 75' of S $\frac{1}{2}$ of Lot 2, Blk. C,
in Hunter's Addition to Wichita,
Sedgwick County,

H. J. Denning and Margareta M.

N $\frac{1}{2}$ of Lot 2 & all of Vac. St.
on the West

Benjamin G. Edwards & Wilma L.

BLOCK B

The S $\frac{1}{2}$ of Lots 2 & 3, exc.
the E. 26' of Lot 3

Jay M. Garner with life estate
reserved by Laura J. Garner

Beg. at SE cor. Lot 4, th. W.
140', th. N. 50.45'; th. E.
140'; Th. S. 51' to beg.,
being part of Lot 4 & part
of the E. 26' of Lot 3

Albert P. McGuire & Stella M.

325 Pattie

RICH'S SUBDIVISION - Pattie Avenue

Lots 1 & 3
Lots 5 & 7
Lots 9 & 11
Lots 13 & 15
Lots 17 & 19
Lots 21 & 23

Glenys V. Bienz
A. J. Hetling & Rose
H. J. Denning & Viola Belle
Virgil Fairchild & Zola C.
Grace T. Knight
W. E. McCoy & Pearl *357 Pattie*

* * * * *

WITNESS our Hand and Seal this the 11th day of June, 1956.

THE GUARANTEE ABSTRACT COMPANY, INC.

By

W. V. Schellert

President

Order No. 29375-A
41408-OLC

We hereby certify the owners of Lots 13 and 15, on Rich's Subdivision
as shown by deed recorded in Book 1001 Page 281, filed October 5, 1955,
is the owner of record at this date. Witness our Hand and Seal this
the 18th day of December, 1957.

THE GUARANTEE ABSTRACT COMPANY, Inc.,

By

Nellie M. Kesinger

V-President.

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To V. C. Fairchild Owner Address 348 Laura
To Same Applicant Address _____

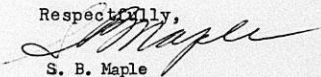
Dear Sir:

Your application Dated December 18, 1957
For a Permit for the remodel and add to the building
_____ at the premises designated as
351 Pattie

Is hereby refused on this 18th day of December, 1957,
Under Sections 21-13 and 21-22 of the Zoning Ordinance.

For the reason that this property is located in the "B" Residential District;
therefore, the building is a non-conforming use. The changes you propose would not
be permissible since you would be changing the "general character of the building"
by removing a portion of one place and adding to the building at another.

Respectfully,


S. B. Maple
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of
Zoning Appeals (Room 304, City Hall) within ninety (90) days after
the date of this refusal. For further information, take this notice
to the Planning Department, Room 304, City Hall.

BOARD OF ZONING APPEALS

Case No. _____

Filed _____, 19____

A P P E A L U N D E R T H E Z O N I N G O R D I N A N C E

TO THE BOARD OF ZONING APPEALS
Room 304, City Hall
Wichita, Kansas

The undersigned, Virgil C. Fairchild, hereby appeals
from the decision of the Building Inspector wherein a Building Permit
Is Refused For Legally non-conforming, being located in a "B" residential district
and would consist of more than "ordinary maintenance and repair"

OR

Order Or Decision Rendered Because _____

The Plans, application, and all data heretofore filed with said Building
Inspector are attached hereto and made a part of this appeal.

I have not made a previous application or appeal under the Zoning
Ordinance effecting these premises.

I hereby declare that all the statements contained in all of the
information transmitted herewith are true.

Virgil C. Fairchild
Appellant.

NAMES AND ADDRESSES

Appellant Virgil C. Fairchild Address 348 Laura Avenue Wichita Kans.
Owner same Address same
Lessee _____ Address _____

INSTRUCTIONS

1. This appeal must be typewritten and filed within ninety (90) days
after the date of the decision of the Building Inspector from
which this appeal is taken.
2. The appellant must file an explicit Typewritten statement setting
forth:
 - (a) The principal points on which this appeal is made. These
points shall be the same as those under which the Building
Inspector issued a refusal, order, or decision.
 - (b) A clear and accurate description of proposed work or use.
 - (c) Specific reference to that Section of the Zoning Ordinance
under which it is claimed permit should be issued.
 - (d) Names and addresses of all owners and residents within a
distance of 200 feet of the property concerned.

To the Board of Zoning Appeals:

Gentlemen:

This appeal from the refusal of the building inspector concerns property located at 353 Pattie Avenue:

A description of the change requested consists of demolishing the old wooden structure (indicated by "single" line on the drawing, size 20' x 20') and projecting the rock wall, shown in the picture, 20' south and back west 20' as indicated by red lines on the drawing. Further, it is requested permission to fill in the back of the stone structure, also indicated by red lines, approximately 20' x 20'. This would not increase the floor space of the structure but would make a square building. The removal of the "Western Style" wooden part of the building, in front, would create a much better appearance for the near-by residence and also afford off-street parking for the occupants of the property.

The applicant feels it would not be economically wise to maintain the same style of architecture, (ref. photo) as required by the building code in this zone area and would not improve the area nearly as much as the requested change.

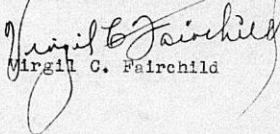
The exception or variance desired arises from a condition which is not ordinarily found in the same zoning district.

The granting of this permit for variance requested will not affect the rights of adjacent property owners and the applicant has received nothing but favorable comment for the requested change.

The strict application of the terms of this ordinance would constitute unnecessary hardship upon the applicant because of the rental income.

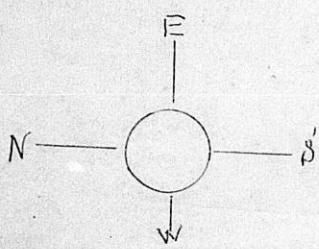
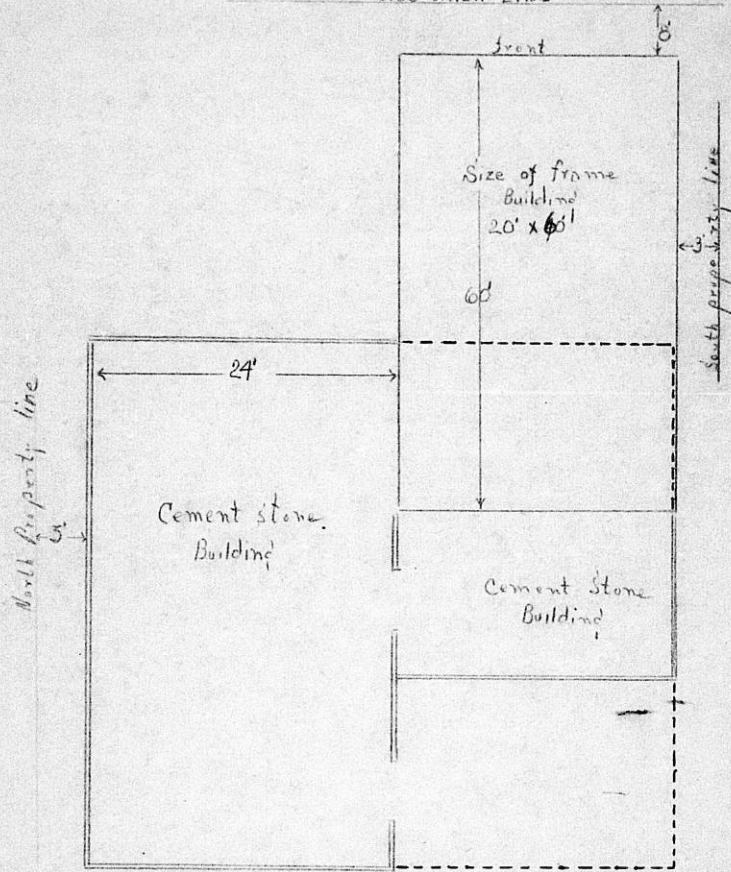
It is the applicants estimation that the variance requested is not in contrast to the public interest but rather a much needed improvement to the neighborhood.

Very truly yours,


Virgil C. Fairchild

353 Patten Ave

SIDE WALK LINE



- frame or wooden structure
- ==== double line: Cement Block
- - - - Proposed Cement Block