

CZA 22-88-Im. C. Skaer, DVM req EXCEPTION
to estab. small animal clinic on property
zoned "88" Office District at 603 N.
Edgemoor.

5848 C

ACTION

BZA. 22-88 approved 5/24/88
DATE

200'4 Sec. 9-19-88
Checked _____
Shot 9-21-88
Record 9-21-88

DATA SHEET

MAP NO.: 5848C

CASE NO. BZA 22-88

(CPO 2A, 5/16/88)

REQUEST: Exception to permit the establishment of a small animal clinic

EXISTING ZONING: "BB" Office District

GENERAL LOCATION: 603 N. Edgemoor

APPLICANT: William C. Skaer, D.V.M.
 ADDRESS: 6227 E. 13th St.
 Wichita, KS 67208

PHONE: 683-4641

AGENT: None
 ADDRESS:


PHONE:

AREA DATA

Acres: (50 ft. by 139+ ft.)

Adjacent Zoning and Land Use:

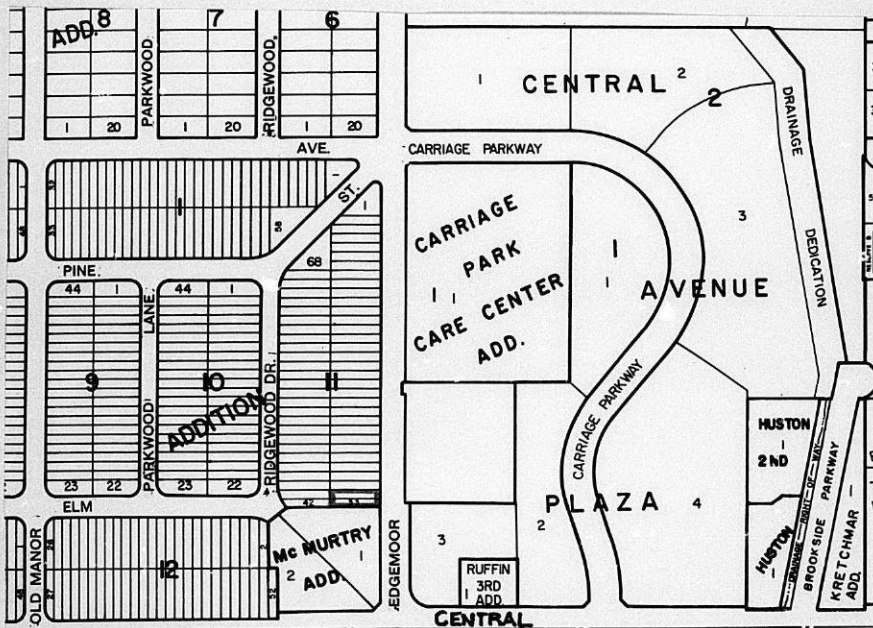
North "BB"
 South "LC"
 East "AA" & "LC"
 West "AA"



William C. Skaer, D.V.M.
 COMPANION ANIMAL PRACTICE
 6227 E. 13TH WICHITA, KS 67208 (316) 683-4641

HASTINGS, MN
 LOS ANGELES, CHICAGO, LOS AN, OH
 McREGGOR, TX, LOCUST GROVE, GA
 U.S.A.

Shill
 No. 2-153C



BZA INSPECTION SHEET

MAP NO.: 5848C CASE NO. BZA 22-88

REQUEST: Exception to permit the establishment of a small animal clinic.

EXISTING ZONING: "BB" Office District

GENERAL LOCATION: West side of Edgemoor in an area north of Central
603 N. Edgemoor

APPLICANT: William C. Skaer, D.V.M.
ADDRESS: 6227 E. 13th St.
Wichita, KS 67208

PHONE: 683-4641

AGENT: None
ADDRESS:

PHONE:

HEARING DATE: 5/24/88

BZA ACTION: Approved

FOLLOW-UP DATE: None

PL1-0414

THE CITY OF WICHITA



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

May 25, 1988

William C. Skaer, D.V.M.
6227 E. 13th St.
Wichita, KS 67208

Re: BZA 22-88 - Exception to permit the establishment of a small animal
clinic at 603 N. Edgemoor

Dear Dr. Skaer:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted
by the Board of Zoning Appeals on May 24, 1988. 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,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

RESOLUTION NO. BZA 22-88

WHEREAS, William C. Skaer, D.V.M., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a small animal clinic on property zoned the "BB" Office District and legally described as follows:

Lots 32 and 33, Block 11, East Highlands, Wichita,
Sedgwick County, Kansas (603 N. Edgemoor).

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 May 24, 1988, 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 a small animal clinic on property zoned the "BB" Office District, subject to the conditions outlined in Section 28.04.182.2, 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 a small animal clinic on property zoned the "BB" Office District and legally described as follows:

Lots 32 and 33, Block 11, East Highlands, Wichita,
Sedgwick County, Kansas (603 N. Edgemoor).


subject to the following condition:

1. Treatment shall be limited to dogs, cats and other small animals, all of which shall be harbored indoors.

ADOPTED AT WICHITA, KANSAS, this 24th day of May, 1988.


President

ATTEST:


Louise Olivarez, Assistant Secretary

BZA 22-88 file

Stephen L. Zacker, D.D.S.

6237 E. 15TH
WICHITA, KANSAS 67208
688-2317

May 2, 1988

To Whom It May Concern:

Dr. Bill Skaer has been a next door neighbor of mine for 15 years. Our offices are side by side in the Prairie Village Shopping Center.

Dr. Skaer has been an ideal, model neighbor. He has insulated the wall between his kennel and my office and never have his animals been a disturbance for me or my patients. I think you will be very pleased to have Dr. Skaer as a neighbor.

Sincerely,

Stephen L. Zacker

Stephen L. Zacker

*Letter submitted
by applicant at
BZA mtg
5-24-88*

525 North Edgemoor
Wichita, Kansas
67208
Wednesday, May 4, 1988

To Whom It May Concern,

It has come to our attention that William Skaer, Doctor of Veterinary Medicine intends to relocate his office to 603 North Edgemoor. Our business of seven years, Eastside Cleaners, would be next door. We wish to voice our approval of this move for the following reasons.....

Dr. Skaer has cared for our pets for more than seven years and is a highly qualified, deeply concerned and dedicated vet whose practice is well established.

His facilities at Prairie Village have remained impeccable, and his neighbors at that location have never had occasion to complain, and were pleased to have his practice adjoining theirs.

Dr. Skaer and his family are homeowners in Wichita, who are kind, concerned, and active citizens of the community who have a right to establish their business at a location zoned for that purpose.

The upgrading and modernization planned for the existing structure at Edgemoor would result in an improvement to the neighborhood.

In closing, we would be most pleased to see the Skaer Clinic as our neighbors.

Dan W. Vaughn
Nancy Vaughn

Dan and Nancy Vaughn,
Owners, Eastside Cleaners

LAMBERTZ COMPANY

Established 1955
812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

May 5, 1988

REAL ESTATE

Shopping Centers
Investments
Management
Commercial
Counseling
Industrial
Offices

Re: William C. Skaer, D.V.M.

TO WHOM IT MAY CONCERN:

I am writing this letter regarding Dr. William Skaer to advise my thoughts about doctor.

I have known Dr. Skaer for seventeen years, during which he has been a tenant at Prairie Village Shopping Center at 13th and Woodlawn.

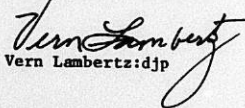
Dr. Skaer has always conducted his business in a business manner and very punctually. The conduct of his profession has never brought a complaint. His ideals and goals are of the highest.

Dr. Skaer has been an officer in the Prairie Village Merchants Association and now holds the position of President. All his activities in the association have been for the betterment of the tenants and for the neighborhood in and around the shopping center, as well as for the City and its environs.

My family and I have used Dr. Skaer as our veterinarian since he first started practice. He is a learned, kind, compassionate person. His offices are always clean and well appointed.

In summary, I shall add that we know nothing from personal experience, or from any comments, which would prevent us from giving him a recommendation as EXCELLENT. He has been an excellent tenant and one we will sorely miss.

Respectfully, submitted


Vern Lambertz:djp



HART DRUG
FULL SERVICE
6217 E. 13th
Wichita, Kansas 67208

May 14, 1988

To whom it may concern

Skaer Veterinary Clinic has been a neighbor for the past three years in Prairie Village Shopping Center. We are extremely pleased to have the clinic as our neighbor because of the exposure it offers our store to their quality clientele.

Dr. Skaer and his staff keep the clinic very neat and clean. During this period we had absolutely no problem with noise or odor. A clinic operated by Dr. Skaer would be a great asset to any community or neighborhood.

Sincerely,

Gene Milburn Pharmacist/Owner

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE May 20, 1988

TO Louise Olivarez, Principal Planner

FROM Shirley Mast, Administrative Aide III

Shirley Mast
SUBJECT BZA 22-88: Generally located
at 603 North Edgemoor -
(Exception)

On Monday, May 16, 1988, Rockwell/Northeast CPO Neighborhood Council 2A considered the captioned case, a request for an exception to permit a small animal clinic on property zoned the "BB" Office District in an existing building at 603 North Edgemoor. Council members were provided the Notice of Public Hearing and MAPD staff comments. Following discussion, the Council voted 8-0 to recommend approval of the request.

The applicant, Dr. William C. Skaer, D.V.M., was present to describe the request and respond to questions. No adjoining property owners or area residents were present concerning the case. (Dr. Skaer provided Council members with copies of three (3) letters of support from previous neighbors at Prairie Village Shopping Center at 13th and Woodlawn which spoke to Dr. Skaer being a model neighbor during his tenure at the center, and one (1) letter from Eastside Cleaners, 525 North Edgemoor, who welcomed Skaer Clinic as a new neighbor.)

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the May 24 meeting.

SM:dm

RECEIVED

MAY 20 1988

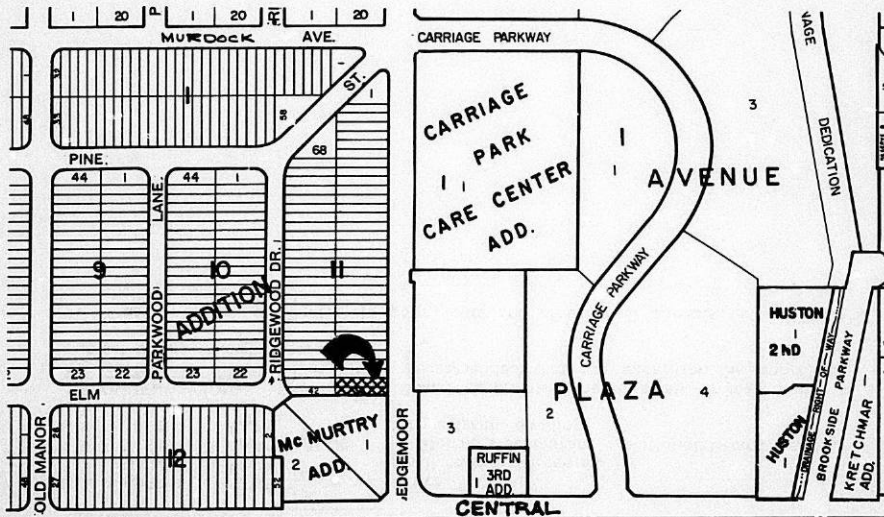
METROPOLITAN PLANNING

ROUTE

May 24, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 22-88
OWNER/APPLICANT/AGENT: William C. Skaer, D.V.M. (applicant)
REQUEST: Exception to permit a small animal clinic
CURRENT ZONING: "BB" Office district
SITE SIZE: 50 ft. x 139 ft.
LOCATION: West side of Edgemoor in an area north of Central



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 28.04.182.2 can be complied with.

BACKGROUND: The applicant is requesting an exception to permit a small animal clinic in the "BB" Office district in an existing building at 603 N. Edgemoor. Some interior remodeling will be done. All animals will be harbored indoors at all times. This veterinarian is currently located in the shopping center at the southwest corner of 13th and Woodlawn.

ADJACENT ZONING AND LAND USE:

NORTH	"BB"	Office
SOUTH	"LC"	Small commercial center
EAST	"AA" & "LC"	MacDonald's restaurant & National Guard Academy
WEST	"AA"	Single-family dwelling

RECOMMENDATION: Should the Board determine that a small animal clinic is appropriate at this location, it is recommended that the exception be approved, subject to the following condition:

1. Treatment shall be limited to dogs, cats and other small animals, all of which shall be harbored indoors.

BZA CASE NO. 22-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

1 NOTICES SENT TO APPLICANT/AGENT

16 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 5/2/88

1 NOTICES SENT TO CPO

2 NOTICES SENT TO CITY MANAGER & CITY
COUNCIL REPRESENTATIVE TO DISTRICT

4 NOTICES TO MAPD STAFF

Jack Galbraith

Louise Olivarez

~~Barbara Harris~~ *Bob Young*

Karen Crook

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

April 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 22-88

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 William C. Skaer, D.V.M., requesting an exception.

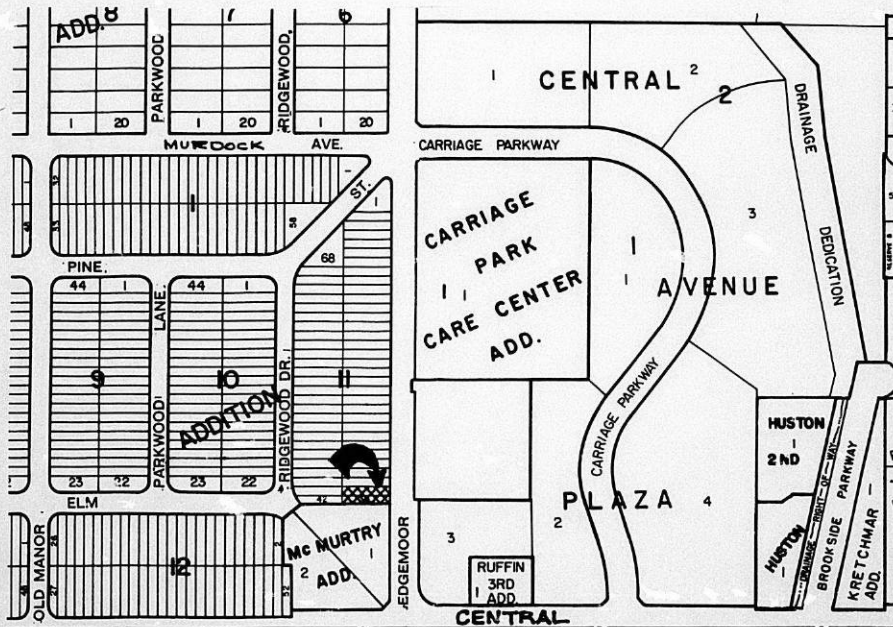
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a small animal clinic on property zoned the "BB" Office District. A legal description of the applicant's property is as follows:

Lots 32 and 33, Block 11, East Highlands, Wichita,
Sedgwick County, Kansas (603 N. Edgemoor).

This application has been assigned Case No. BZA 22-88. It will be considered by the Board of Zoning Appeals on Tuesday, May 24, 1988 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 in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that Rockwell/Northeast CPO Council "2A" will consider this case at their meeting to be held on Monday, May 16, 1988, at 7 p.m., at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



Skaer Veterinary Clinic
6227 E. 13th.
Wichita, Ks.

April 22, 1988

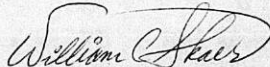
Board of Zoning Appeals
455 N. Main
Wichita, Ks.

Dear Board Members:

I am submitting an application for a zoning ^{exception} variance on a property at 603 N. Edgemoor, legally known as lots 32 and 33, block 11, E. Highland Addition, Wichita, Ks. under the provisions of section 28.04.182 of the City of Wichita zoning ordinance pertaining to a small animal clinic in the "BB" office district.

I have operated such a clinic in Prairie Village Shopping Center at 13th. and Woodlawn in Wichita for 17 years without problems with my neighbors. References from these neighbors will be provided. Now I need more room for my business. I certainly meet all of the criteria for the zoning variance as spelled out in the ordinance. My patients are limited to dogs, cats, and caged birds, and they are, and shall be, of course, all harbored indoors.

I will be present at the hearing to answer any questions that you might have. I am excited about the prospect of enlarging my space, and meeting my new neighbors. Thank you for your consideration.


William C. Skaer, DVM

May 24, 1988

APPLICATION FOR EXCEPTION

I. Applicant William C. Skaer, D.V.M.
 Address 6227 E. 13th, WICHITA Zip Code 67208 Phone 683-4641
 Agent _____
 Address _____ Zip Code _____ Phone _____
 Relationship of applicant to property is that of BUYER UNDER CONTRACT
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit the establishment of _____
A SMALL ANIMAL VETERINARY CLINIC WHOSE PRACTICE
IS LIMITED TO DOGS, CATS AND CAGED BIRDS AND
WHOSE PATIENTS ARE ALL HARBORED INDOORS
 on property zoned BR which is
50 ft by 139 ft (or _____ acres) in size, legally described as: LOTS
32 AND 33, BLOCK 11, EAST HIGHLANDS ADDITION, Sedgwick
County, Kansas

and located AT 603 N. EDGEWOOD

in the City of Wichita.

(30' across Edgewood)

- 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. 39-285); and that the appropriate fee is herewith tendered;
 - c. 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.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant William C. Skaer, DVM

Authorized Agent _____

OFFICE USE ONLY:

Map No. 5848C Zoning: (N) BB (S) LC (E) RA1C (W) AA CPQ 2A 5-16

Received in Office of Secretary, Board of Zoning Appeals, 3 (a.m. (p.m.)),
April 25, 1988, together with appropriate fee of 403⁰⁰.

Signed Ruise Olvera

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lots 24 & 25	Block 11	East Highlands	Bettina Joan Langley 621 N. Edgemoor Wichita, KS 67208
Lots 26 & 27	Block 11	"	Sandra Jeanine Wolf 617 N. Edgemoor Wichita, KS 67208
Lots 28 & 29	Block 11	"	Richard R. Capps Bill D. Capps 613 N. Edgemoor Wichita, KS 67208
Lots 30 & 31	Block 11	"	Jerald W. Stockdale Cara Lee Stockdale 607 N. Edgemoor Wichita, KS 67208
<i>application area</i> Lots 32 & 33	Block 11	"	Eugene L. West Donald G. Spencer James D. Leonard 603 N. Edgemoor Wichita, KS 67208
Lots 42 & 43	Block 11	"	<i>returned</i> Benjamin E. Linn Sheryl A. Linn 602 N. Ridgewood Wichita, KS 67208
Lots 44 & 45	Block 11	"	Mark K. Chairs Sonia L. Chairs 608 N. Ridgewood Wichita, KS 67208
Lots 46 & 47	Block 11	"	<i>returned</i> Mohammad Javad Salimnejad Shideh Salimnejad 612 N. Ridgewood Wichita, KS 67208
Lots 48 & 49	Block 11	"	Albert J. Becerra Jr. Cathy M. Becerra 618 N. Ridgewood Wichita, KS 67208
Lots 50 51 and the $\frac{1}{2}$ of Lot 52	Block 11	"	Robert Danforth Allen Jr. Monica A. Allen 622 N. Ridgewood Wichita, KS 67208
Lots 21 & 22	Block 10	"	Philip D. Cook Kyrita S. Cook 603 N. Ridgewood Wichita, KS 67208
Lot 2	Block 12	"	Kathryn M. Boyle, Trustee 68 Mission Road Wichita, KS 67207

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		McMurtry Addition	Floise McMurtry 128 S. Dellrose Wichita KS 67218
Lot 2		"	L.B.J. Corp. 605 W. 47th St. Kansas City, MO 64112
Lot 3	Block 1	Central Avenue Plaza	Carriage Park Corporation 5606 E. Central

Tract Description

Beginning 650 feet South and 30 feet East of the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence East along the South line of Board of Education tract, 326 feet; thence South parallel to the West line of said SE $\frac{1}{4}$, 330 feet; thence West parallel to the South line of said SE $\frac{1}{4}$ 326 feet more or less to a point 30 feet East of the West line of said SE $\frac{1}{4}$; thence North 330 feet to the point of beginning.

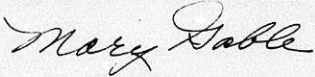
Kansas Armory Board
620 N. Edgemoor
Wichita, KS 67208

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 200 foot radius of:

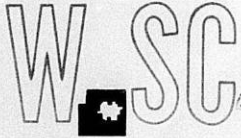
Lots 32 and 33, Block 11, East Highlands, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 25th day of April, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By 
Sr. Vice-President

WICHITA - SEDGWICK COUNTY



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

PRESORTED
FIRST-CLASS



resent to Occupant

foe



Benjamin E. & Sheryl A. Linn
602 N. Ridgewood
Wichita, KS 67208

RECEIVED

MAY 04 1988

METROPOLITAN PLANNING
ROUTE _____

BZA 22-88



WICHITA - SEDGWICK COUNTY



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

PRESORTED
FIRST-CLASS



resent to Occupant

foe



Mohammad Javad & Shideh Salimnejad
612 N. Ridgewood
Wichita, KS 67208

RECEIVED

MAY 04 1988

METROPOLITAN PLANNING
ROUTE _____

BZA 22-88



N 00141

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA exception

Name William C. Spier

Address 0227 E 13th 67208

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)

Amount 403⁰⁰

Date April 25, 1988 Due Date 7-25-88 By LO

Form 00-000

*

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

Roll # 3