

BZA-32-68 - A&A Investment Company requests an EXCEPTION to permit installation of off-street parking lot on property zoned "A" and located on the west side of Green in an area so.

POSTED
11-12-68
11-12-68
6-15-70

See BZA 30-89

ACTION

DATE

11-26-68

BZA COMMITTEE

Approved
subj. to condition

M.A.P.C.

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

RESOLUTION NO. BZA 32-68

WHEREAS, A&A Investment Company, 4727 East Central, by Kenneth F. Beck, 1521 Plaza Building, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction of an off street parking lot on property zoned "A" Two Family District, and legally described as follows:

Lots 1 and 3 on Green Street in Solomon's Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Green in an area south of Central.

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 November 26, 1968, 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 construction of an off street parking lot on property zoned "A" Two Family District, subject to the conditions outlined in Section 28.04.145, 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 for construction of an off street parking lot on property zoned the "A" Two Family Classification and legally described as follows:

Lots 1 and 3 on Green Street in Solomon's Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Green in an area south of Central.

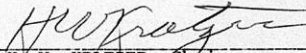
subject to the following conditions:

1. Prior to the occupancy of subject property for an off-street parking lot, the applicant shall remove the existing dwelling.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling, or servicing of any vehicles, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.

7. If lighting facilities are provided, they shall be so arranged so as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than six feet.
8. A five to six foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the south line of the application area and shall not extend closer to the front setback line than 25 feet. Said fence shall then be reduced to three feet in height and shall extend from the front setback line to the front property line.
9. Parking shall not be located within the 25 ft. front yard setback. The 25 ft. setback area, except for points of ingress or egress shall not be asphalted, and shall be maintained as a landscaped yard with trees, shrubs and grass.
10. Prior to the issuance of an occupancy permit for the off-street parking lot, the applicant shall submit a plan to the Department of Central Inspection for the approval of the Traffic Engineer which plan shall include location of all off street parking spaces, the width and dimension of parking spaces, markings for channelization and location of all driveways, width of driveways, and other pertinent information. Two copies of the approved plan shall be submitted to the Secretary of the Board prior to the Resolution being forwarded to Central Inspection.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

1968.

ADOPTED AT WICHITA, KANSAS, this 26th day of November,


H. W. KRATZER, Chairman

ATTEST:


JACK H. CALBRAITH, Secretary

June 12, 1970

Mr. Kenneth F. Beck
1521 Plaza Building 1418 Vickers - KSB+T Bldg
Wichita, Kansas 67202

Dear Mr. Beck:

Subject: Case No. BZA 32-68
Request for Exception

You will recall that at the regular meeting of the Board of Zoning Appeals on November 26, 1968, your request for an exception to permit the construction of an off-street parking lot on property zoned "A" and generally located on the west side of Green in an area south of Central, was considered.

We had previously advised you in our letter of November 27, 1968 that the resolution would be forwarded to you at such time that all the conditions had been complied with. This included the submission of 2 revised copies of off-street parking plans which had been approved by the Traffic Engineering Division. These plans have never been submitted.

This is to advise you that the Office of Central Inspection advises us that they have issued a building permit including the construction of the off-street parking lot. Therefore, even though we have not received the required plans, attached is the adopted resolution.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

cc Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk
A & A Investment Company, Inc., 4727 East Central 67208

November 27, 1968

Mr. Kenneth F. Beck
1521 Plaza Building
Wichita, Kansas 67202

Subject: Case No. BZA 32-68 -
Request for an Exception

Dear Mr. Beck:

At the regular meeting of the Board of Zoning Appeals on November 26, 1968, your request for an exception to permit the construction of an off-street parking lot on property zoned "A" and generally located on the west side of Green in an area south of Central, was considered.

It was the action of the Board to approve this request subject to conditions recommended in the Secretary's Report, except that Condition #8 was changed and another condition was added.

8. A five to six foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the south line of the application area and shall not extend closer to the front setback line than 25 feet. Said fence shall then be reduced to three feet in height and shall extend from the front setback line to the front property line.
9. Parking shall not be located within the 25 ft. front yard setback. The 25 ft. setback area, except for points of ingress and egress shall not be asphalted, and shall be maintained as a landscaped yard with trees, shrubs and grass.

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.

Mr. Kenneth F. Beck
November 27, 1968
Page 2

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: A & A Investment Company, Inc.
4727 E. Central
Wichita, Kansas 67208

Ralph Eberly,
City Clerk

Robert Feldner, Superintendent
of Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 32-68

APPLICANT: A & A Investment Company, Inc., 4727 E. Central,
Wichita, Kansas.

AGENT: Kenneth F. Beck, 1521 Plaza Building, Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the
City of Wichita, to permit the construction of an off-
street parking lot.

GENERAL LOCATION: West side of Green in an area south of Central.

LAND USE: Subject property is occupied by a Single Family Dwelling,
to the east and south are single family, to the west is
a school and north is general business.

ZONING: Subject property and that to the east, west, and south
is zoned "A" Two Family, to the north is "LC" Light
Commercial.

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 to permit the installation
or construction of an off-street parking lot providing the conditions
under Section 28.04.145, Code of the City of Wichita, can be complied
with.

COMMENTS BY THE SECRETARY

The applicant owns the building that is occupied by Pitney-Bowes,
which is located on the property adjacent to the north, and desires
to expand this building and, therefore, needs to provide more off-
street parking.

RECOMMENDATION

It is the recommendation of the Secretary that the exception be
approved to provide for an off-street parking lot on Lots 1 and 3
on Green Street in Solomon's Addition, subject to the following con-
ditions and requirements:

Page 2 - Secretary's Report
Case No. BZA 32-68

1. Prior to the occupancy of subject property for an off-street parking lot, the applicant shall remove the existing dwelling.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling, or servicing of any vehicle, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall be so arranged so as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than six feet.
8. A five to six foot high solid fence constructed of masonry, wood, or louvexed redwood shall be erected along the south line of the application area and shall not extend closer to Green Street or Poplar Avenue than the front setback line. Said fence shall then be reduced to three feet in height and shall extend to the front setback line, on both streets.

Page 3 - Secretary's Report
Case No. BZA 32-68

9. Prior to the issuance of an occupancy permit for the off-street parking lot, the applicant shall submit a plan to the Department of Central Inspection for the approval of the Traffic Engineer which plan shall include location of all off street parking spaces, the width and dimension of parking spaces, markings for channelization and location of all driveways, width of driveways, and other pertinent information. Two copies of the approved plan shall be submitted to the Secretary of the Board prior to the Resolution being forwarded to Central Inspection.
10. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

November 6, 1968

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 32-68

An application has been filed by A & A Investment Company, Inc. 4727 East Central, by Kenneth F. Beck, 1521 Plaza Building, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the construction of an off-street parking lot on property zoned "A" Two-Family District and legally described as follows:

Lots 1 and 2 on Green Street in Solomon's Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Green in an area south of Central.

This application has been assigned Case No. BZA 32-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 26, 1968, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

*25 Notices
mailed 11-6-68*

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 32-68
FILED 10-25-68

APPLICATION FOR EXCEPTION

I. Name of Applicant A & A INVESTMENT COMPANY, INC.
Mailing Address 4727 East Central, Wichita, Kansas Phone Murray 3-7511
Name of Authorized Agent Kenneth F. Beck
Mailing Address 1521 Plaza Building, Wichita, Kansas Phone AMherst 4-2855
Relationship of applicant to property is that of _____
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.145, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of off street parking lot
_____ on property zoned
'A', located at 437 North Green, Wichita, Kansas
_____ and legally described as: Lots 1
and 3 on Green Street in Solomon's Addition to Wichita, Sedgwick County,
Kansas, in the City of Wichita.
(Give metes and bounds description below if appropriate).

see for legal

III. The applicant herein, or his authorized agent:

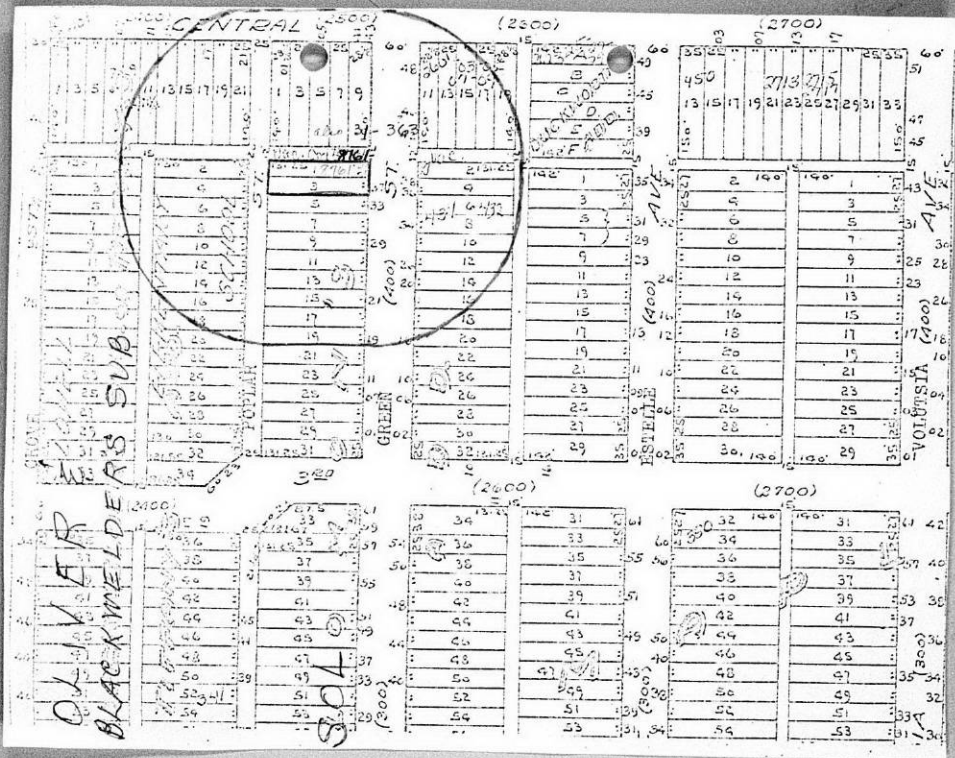
- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant A & A INVESTMENT COMPANY, INC.

Authorized Agent Kenneth F. Beck

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, _____ (a.m. - p.m.), October 25, 1968, together with appropriate fee of \$50.00.

Signed E. Lynn Shiley PII



Ord. 8761 vacated alley 3/30/25 but retained
utility easmt. Also prohibited any structures.

V-0539

Ord 31-363

11-3-70

easmt retained

County Vacated 12-2-70


STATEMENT OF OWNERSHIP

STATE OF KANSAS)
)
 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:

Property lying within a radius of 200 ft of:
 Lots 1 & 3, on Green Street, in Solomon's Addition,
 Wichita, Sedgwick County, Kansas.


 Fidelity
 Title
 Company,
 Inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:

LOT	STREET	ADDITION	OWNER
1 & W 11' of 3,	Central	<u>SOLOMON'S</u>	A & A Investment Company 4727 E. Central 67208
E 14' of 3, all "			A & A Investment Company 4727 E. Central 67208
Lot 5,			
7 & 9,			Woodrow W. Goodvin & Juanita Goodvin, ux 1080 Patricia 67208
N 45' of 11, 13, 15,"			Green Building Inc. # 7 Drury Lane 67207
17 & 19,			
S 50' of N 95' of "			Lavergn J. Vlcek 446 N. Green 67214
11, 13, 15, 17, 19, .			
S 45' of 11, 13, 15, "			Eugene H. & Nyla Veron, ux 852 Buffum 67203
17 & 19,			
2 & 4	Green		Mabel G. Baxter 437 N. Green 67214
6 & 8,	"		David A. & Ada D. Sumpter, ux 434 N. Green 67214
10 & 12,	"		Maudie Ann Bateman 426 N. Green 67214



LOT	STREET	ADDITION	OWNER
14 & 16.	Green	<u>SOLOMON'S</u>	Margaret O'Hara 6302 E. 9th St. 67208
18 & 20,	"		James C. Glidewell & Myrna Glidewell, ux 416 N. Green 67214
1 & 3,	"		A & A Investment Co., Inc. 4727 E. Central 67208
5 & 7,	"		Albert R. Trammell & Rosa Ann Trammell, ux 435 N. Green 67214
9 & 11,	"		Fred & Rosa H. Berschauer, 429 N. Green 67214ux
13 & 15,	"		Hazel Freeman 421 N. Green 67214
17 & 19,	"		Virginia M. Sealey % Virginia Mies 2969 W 13th St. 67203
Even Lots 2-20, incl.	Poplar	OLIVER & BLACK- WELDER'S SUB.	Board of Education, City of Wichita 428 S. Broadway 67202
Odd Lots 1-13, incl.	Grove		Board of Education, City of Wichita
9 & 11,	Central		Chlodine S. Ryder 1725 E. Lewis 67211
13 & 15, exc E 7½' of 15,	"		Neil B. Wiggins 2415 E. Central 67214
E 7½' of 15, all 17 & W 10' of 19,	"		Mary Lucille Newman 2417 E. Central 67214
E 15' of 19, all 21,	"		Elmer L. & Bertha W. Collins 2421 E. Central ux <i>Returned 11-12-65</i> 67214

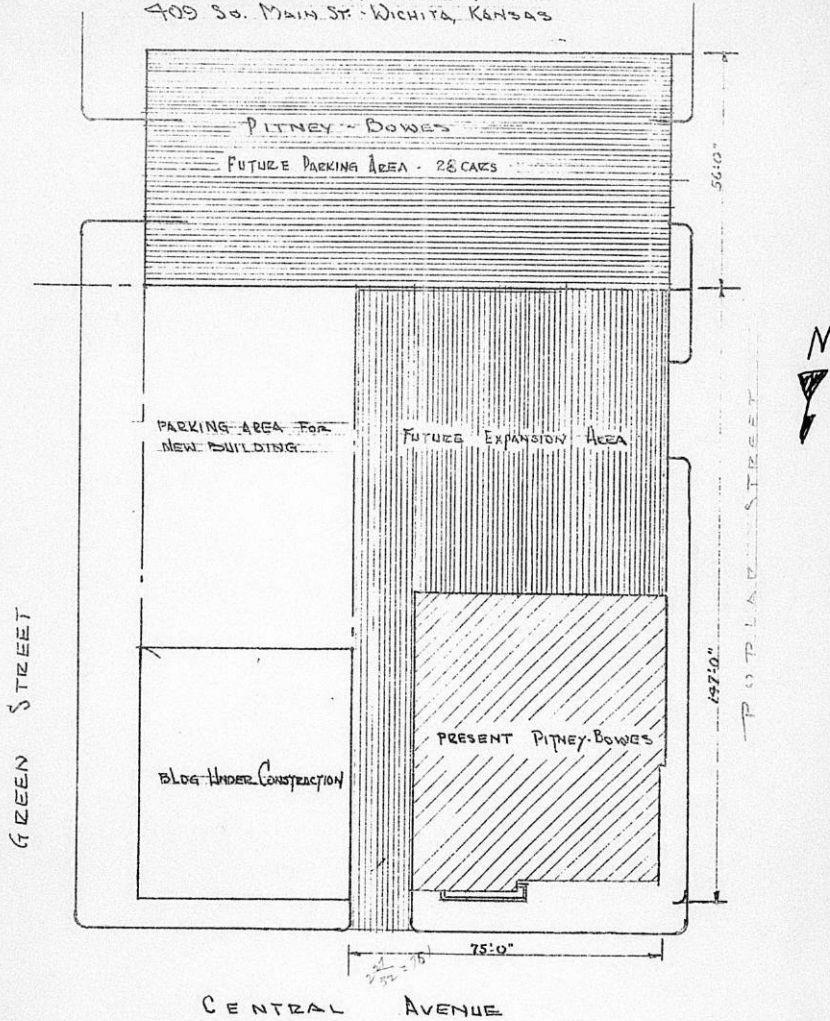
Dated at Wichita, Kansas this 18th day
of October, 1968 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Mark R. Hawkins
V. Pres, OEM

Tracer # 91459

W. FISHER & CO - ARCHITECTS
409 So. MAIN ST. - WICHITA, KANSAS



CENTRAL AVENUE
PLOT PLAN - PITNEY-BOWES
CENTRAL AVE. & POPLAR ST
WICHITA, KANSAS

FORM 22

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	50.00	

DESCRIPTION	AMOUNT
<i>Exception</i>	

Name: *Kenneth Beck*

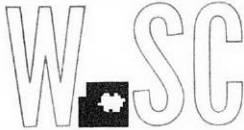
Address: *1521 Plaza Bldg*

Type: _____ Date: _____

Comments: _____

Date: *R-71-C* By: *HL*

WICHITA - SEDGWICK COUNTY

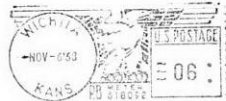


METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202



B2A-32-68



Elmer L. & Bertha W. Collins
2421 E. Central
Wichita, Kansas 67214

UNKNOWN AT NO. EAST *AA* #1413

Important! Notice of Hearing Enclosed

*

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