

BZA 33-64 - Faith Community Mission Church requests variance for property on W side of Fairview & S of 30th Street North

ACTION

Bza COMMITTEE App DATE 7-28-64

M.A.P.C. _____

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

August 10 1964

Faith Community Mission Church
3053 North Fairview
Wichita, Kansas

Gentlemen:

Re: Case No. BEA 33-64

On July 29, 1964, we advised you that the Board of Zoning Appeals had approved your application for a variance to allow the reduction of the required side yard setback of 25 feet to 6 feet, on property generally located on the west side of Fairview and south of 30th Street North.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before August 7, 1964. The City Clerk has advised that no appeal was filed on or before that date, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber
Attachment

cc: Bert Shepherd, 516 South Fountain
Glen Lytle, Superintendent of Central Inspection

R E S O L U T I O N N O. B Z A 3 3 - 6 4

WHEREAS, the Faith Community Mission Church, 3053 North Fairview, Wichita, Kansas, by Bert Shepherd, agent, 516 South Fountain, Wichita, Kansas, has requested a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to allow reduction of the side yard requirement from 25 feet to 6 feet, on property legally described as follows:

The East 219 feet of Lots 3 and 4, Block 24, Jones Park Addition, in the City of Wichita, Sedgwick County, Kansas,

and generally located on the west side of Fairview and south of 30th Street North; and

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, in regular meeting, consider said application on the 28th day of July, 1964; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the request for a variance arises from a condition which is found to be unique and not ordinarily found in the same zoning district inasmuch as the lot is only 50 feet wide, a distance considered substandard for residential development, and the enforcement of the required 25 foot side yard setbacks would take up the entire 50 feet, thus making a completely unbuildable site for a church; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance will not adversely affect the rights of adjacent property owners inasmuch as the church is in existence and the property owners to the south gave the ground to the church, and on the north the church is now within 6 feet of the property line and the extension of this structure to the rear at a 6 foot setback would not alter existing conditions; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the applicants inasmuch as without this variance the church cannot provide rest rooms and furnace heat in the church; and

WHEREAS, the Board of Zoning Appeals has found that the variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

WHEREAS, as shown above, each of the four conditions required by Section 2.12.590.2, Code of the City of Wichita to be present before a variance can be granted, has been found to exist.

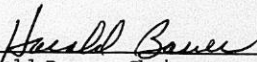
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that the request for reduction of side yard setback requirements from 25 feet to 6 feet be approved for the north side of the lot and a variance from 25 feet to 19 feet be approved for the south side of the lot, all on property zoned "AA" Single Family and legally described as:

The East 219 feet of Lots 3 and 4, Block 24,
Jones Park Addition, in the City of Wichita,
Sedgwick County, Kansas,

generally located on the west side of Fairview and south of 30th Street North, subject to the following:

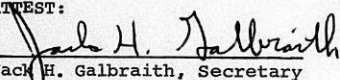
1. No building or structure shall be constructed or located closer than 6 feet to the north line of Lot 3 nor closer than 19 feet to the south line of Lot 4.

DATED AT WICHITA, KANSAS, this 28th day of July, 1964.



Harold Bauer, Chairman

ATTEST:



Jack H. Galbraith, Secretary

Board of Zoning Appeals

August 6, 1964

**Robert G. Finch, City Clerk
Jack H. Galbraith, Secretary**

Case No. BZA 33-64

Attached is a copy of Resolution No. BZA 33-64, covering action taken by the Board of Zoning Appeals in connection with the above-numbered case, which case was heard by the Board on July 28, 1964. An appeal may be filed in your office on or before August 7, 1964. If an appeal is filed, please advise.

**JHG:ber
Attachment**

July 29, 1964

Faith Community Mission Church
3053 North Fairview
Wichita, Kansas

Gentlemen:

Re: Case No. SEA 33-64

This is to advise you that at its regular meeting of July 28, 1964, the Board of Zoning Appeals of the City of Wichita considered your request for a Variance to allow the reduction of the required side yard setback of 25 feet to 6 feet, on property generally located on the west side of Fairview and south of 30th Street North. It was the action of the Board to approve this request, subject to the following:

1. No building or structure shall be constructed or located closer than 6 feet to the north line of Lot 3 nor closer than 19 feet to the south line of Lot 4.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before August 7, 1964.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If none has been filed, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Bert Shepherd, 516 South Fountain
Glen Lytle, Superintendent of Central Inspection
Robert G. Finch, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 33-64

APPLICANT: Faith Community Mission Church

AGENT: Bert Shepard

GENERAL LOCATION: On the west side of Fairview and south of 30th Street North

REQUEST: Variance as provided in Section 2.12.590.2, Code of the City of Wichita, to allow a variance of the side yard setback requirements from 25 feet to 6 feet.

ZONING: The property in question - "AA" Single family
North - "AA" Single family
East - "AA" Single family
South - "AA" Single family
West - "AA" Single family

LAND USE: Property in question: Faith Community Mission Church
North - Single family
East - Vacant and single family
South - Trailer house and single family
West - Vacant and Chisholm Creek

JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions set out in Section 2.12.590.2, Code of the City of Wichita, provided that the four following conditions set out in that section are found to be present:

1. That the variance arises from such condition which is unique and which is not ordinarily found in the same zoning district.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The applicant has submitted a statement of justification and a plot plan of which the statement is included as Attachment #1 to this report, and the plot plan will be available for review at the scheduled meeting of July 28, 1964.

COMMENTS BY THE SECRETARY:

The existing ordinance requires that all churches when located in a residential zoning district must provide a 25-foot side yard setback, and in this instance a variance is necessary in order to enable the church to build a proposed addition within 6 feet of the side lot line.

On the plot plan it is indicated that the church is presently situated a distance of 6 feet from the north lot line and 16 feet from the south lot line. The proposed addition would not reduce the existing setback of 6 feet on the north but would reduce the existing setback on the south from 16 to 10 feet.

UNIQUENESS

It should be pointed out that the property is somewhat unique in that it is only 50 feet wide, a distance considered substandard for residential development, and that the enforcement of the required 25 foot side yard setbacks would take up the entire 50 feet, thus making a completely unbuildable site for a church. In view of this, the Secretary is of the opinion that uniqueness can be found to exist.

ADJACENT PROPERTY

The agent for the church is of the opinion that this request will not affect adjacent property as the church is in existence and the property owners to the south gave the ground to the church.

The Secretary is of the opinion that the request would probably not affect the property to the north as the church is now situated within 6 feet of the property line and the extension of this structure to the rear at a 6 foot setback would not alter existing conditions.

The Secretary does not agree that the required side yard setback on the south should be reduced to 6 feet as the applicant has requested. It should be pointed out that the plan indicates the rear of the property will be used for off-street parking. The

Page 3 - Secretary's Report
Case No. BZA 33-64

Traffic Engineer states that the minimum width of a driveway used as ingress and egress is 19 feet. Although the existing building is located 16 feet from the south property line, it is the opinion of the Secretary that the new structure should not be closer to the south property line than 19 feet.

HARDSHIP

The applicant feels that hardship does exist as the church is attempting to provide rest rooms and furnace heat when it becomes available for the church.

The Secretary is of the opinion that in this instance, the church is attempting to overbuild the property; however, it would appear that the church is burdened with a hardship.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of this variance should in no way affect the public interest.

RECOMMENDATION

Based on the foregoing comments, it is the recommendation of the Secretary that variance be approved subject to the following:

1. No building or structure shall be constructed or located closer than 6 feet to the north line of Lot 3 nor closer than 19 feet to the south line of Lot 4.

Attachment - #1 - Statement of Justification

SECRETARY'S REPORT

CASE NO. BEA 33-64

APPLICANT: Faith Community Mission Church

AGENT: Bert Shepard

GENERAL LOCATION: On the west side of Fairview and south of 30th Street North

REQUEST: Variance as provided in Section 2.12.590.2, Code of the City of Wichita, to allow a variance of the side yard setback requirements from 25 feet to 6 feet.

ZONING: The property in question - "AA" Single family
North - "AA" Single family
East - "AA" Single family
South - "AA" Single family
West - "AA" Single family

LAND USE: Property in question: Faith Community Mission Church
North - Single family
East - Vacant and single family
South - Trailer house and single family
West - Vacant and Chisholm Creek

JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions set out in Section 2.12.590.2, Code of the City of Wichita, provided that the four following conditions set out in that section are found to be present:

1. That the variance arises from such condition which is unique and which is not ordinarily found in the same zoning district.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

Page 2 - Secretary's Report
Case No. BZA 33-64

The applicant has submitted a statement of justification and a plot plan of which the statement is included as Attachment #1 to this report, and the plot plan will be available for review at the scheduled meeting of July 28, 1964.

COMMENTS BY THE SECRETARY:

The existing ordinance requires that all churches when located in a residential zoning district must provide a 25-foot side yard setback, and in this instance a variance is necessary in order to enable the church to build a proposed addition within 6 feet of the side lot line.

On the plot plan it is indicated that the church is presently situated a distance of 6 feet from the north lot line and 16 feet from the south lot line. The proposed addition would not reduce the existing setback of 6 feet on the north but would reduce the existing setback on the south from 16 to 10 feet.

UNIQUENESS

It should be pointed out that the property is somewhat unique in that it is only 50 feet wide, a distance considered substandard for residential development, and that the enforcement of the required 25 foot side yard setbacks would take up the entire 50 feet, thus making a complete [redacted] site for a church. In view of this, the Secretary is [redacted] that uniqueness can be found to exist.

ADJACENT PROPERTY

The agent for the church is of the opinion that this request will not affect adjacent property as the church is in existence and the property owners to the south gave the ground to the church.

The Secretary is of the opinion that the request would probably not affect the property to the north as the church is now situated within 6 feet of the property line and the extension of this structure to the rear at a 6 foot setback would not alter existing conditions.

The Secretary does not agree that the required side yard setback on the south should be reduced to 6 feet as the applicant has requested. It should be pointed out that the plan indicates the rear of the property will be used for off-street parking. The

[redacted]

Page 3 - Secretary's Report
Case No. BZA 33-64

Traffic Engineer states that the minimum width of a driveway used as ingress and egress is 19 feet. Although the existing building is located 16 feet from the south property line, it is the opinion of the Secretary that the new structure should not be closer to the south property line than 19 feet.

HARDSHIP

The applicant feels that hardship does exist as the church is attempting to provide rest rooms and furnace heat when it becomes available for the church.

The Secretary is of the opinion that in this instance, the church is attempting to overbuild the property; however, it would appear that the church is burdened with a hardship.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of this variance should in no way affect the public interest.

RECOMMENDATION

Based on the foregoing comments, it is the recommendation of the Secretary that variance be approved subject to the following:

1. No building or structure shall be constructed or located closer than 6 feet to the north line of Lot 3 nor closer than 19 feet to the south line of Lot 4.

Attachment - #1 - Statement of Justification

CASE NO. BZA 33-64

13 NOTICES MAILED JULY 9, 1964 FOR MEETING JULY 28, 1964

Faith Community Mission Church
3053 North Fairview

Bert Shepherd
516 South Fountain

Andrew Brehm
3115 Fairview

Anthony V. Margo
Naomi B. Margo
3106 Fairview

Imojean Rust
4215 West 13th

E. F. Hines
Rosalee Hines
3051 Fairview

E. K. Hinkle
Myrtle Hinkle
620 Goebel

H. R. Goble
Lillie Goble
3023 Fairview

Claude S. Whitson
3047 Wellington Place

John W. Mitchell
Hilda E. Mitchell
1017 North Green

Administrator of Veterans Affairs
5500 East Kellogg

Kathryn M. Wood
3033 Wellington Place

David E. Guy
Reta Guy
3027 Wellington Place

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

20

July 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 33-64

■ An application has been filed by Faith Community Mission Church, 3053 North Fairview, Wichita, Kansas, by Bert Shepherd, 516 South Fountain, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a Variance of the side yard setback requirements from 25 feet to 6 feet, on property legally described as follows:

The east 219 feet of Lots 3 and 4, Block 24, Jones Park Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Fairview and south of 30th Street North.

This application has been assigned Case No. BZA 33-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 28, 1964, at 2 p.m. in Room 401 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.

Jack H. Galbraith
Secretary

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

July 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 33-64

An application has been filed by Faith Community Mission Church, 3053 North Fairview, Wichita, Kansas, by Bert Shephard, 516 South Fountain, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a Variance of the side yard setback requirements from 25 feet to 6 feet, on property legally described as follows:

The east 219 feet of Lots 3 and 4, Block 24, Jones Park Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Fairview and south of 30th Street North.

This application has been assigned Case No. BZA 33-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 28, 1964, at 2 p.m. in Room 401 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.

Jack H. Galbraith
Secretary

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

July 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 33-64

An application has been filed by Faith Community Mission Church, 3053 North Fairview, Wichita, Kansas, by Bert Shepherd, 516 South Fountain, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a Variance of the side yard setback requirements from 25 feet to 6 feet, on property legally described as follows:

The east 219 feet of Lots 3 and 4, Block 24, Jones Park Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Fairview and south of 30th Street North.

This application has been assigned Case No. BZA 33-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 28, 1964, at 2 p.m. in Room 401 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.

Jack H. Galbraith
Secretary

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

July 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 33-64

An application has been filed by Faith Community Mission Church, 3053 North Fairview, Wichita, Kansas, by Bert Shepherd, 516 South Fountain, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a Variance of the side yard setback requirements from 25 feet to 6 feet, on property legally described as follows:

The east 219 feet of Lots 3 and 4, Block 24, Jones Park Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Fairview and south of 30th Street North.

This application has been assigned Case No. BZA 33-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 28, 1964, at 2 p.m. in Room 401 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.

Jack H. Galbraith
Secretary

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

July 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 33-64

An application has been filed by Faith Community Mission Church, 3053 North Fairview, Wichita, Kansas, by Bert Shepherd, 516 South Fountain, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a Variance of the side yard setback requirements from 25 feet to 6 feet, on property legally described as follows:

The east 219 feet of Lots 3 and 4, Block 24, Jones Park Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Fairview and south of 30th Street North.

This application has been assigned Case No. BZA 33-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 28, 1964, at 2 p.m. in Room 401 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.

Jack H. Galbraith
Secretary

ARTICLE III

No 2.

A. Do to the fact that the Church was built before it was taken into the City and was in the County and was built six (6) ft. from Property line and would like to remove the back of building which is frame and build a concrete block building with rest rooms and make it modern.

B. I don't see how this could cause affect on any of the adjacent Property Owners as the Church is already located there and the ones on the North, children go to Church there and the one on the South gave the ground when the Church was started.

C. We are trying to be ready to hook on to the Sewer, and be modern with heating and ect. If Variance is not granted we won't be able to have rest rooms and furnace heat. With a Childrens Auditorium as plans show.

D. Do to the fact that Childrens life are moulded at a very young age and it is impossiable for the teaching of the Lord to be wrong teaching. It also might cause some of them to stop and think before they do thing's that are against Society.

B-4
BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. Bya 33-64
FILED 6-24-64

APPLICATION FOR VARIANCE

I. Name of Applicant Faith Community Mission Church
Mailing Address 3053 N. Fairview Phone _____
Name of Authorized Agent But Shepherd
Mailing Address 516 S. Fountain Phone 776 43187
Relationship of applicant to property is that of Chairman of Board
(owner, tenant, lessee, other)

II. The variance requested is 6 ft from property line instead
of 25 ft
for property located 3053 N Fairview

and legally described as: E 219' Lots 344 Block 24
Jones Park Addition
in the City of Wichita; and which is presently zoned AA.
(Give metes and bounds description below if appropriate):

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
 - d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Faith Community Mission Church
Applicant
But Shepherd
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,
10:00 (a.m.) - p.m.), June 24, 1964, together with
appropriate fee of \$50.00.

Betty Showers - P.A.
Signed

OWNERSHIP LIST

LOT	BLOCK	ADDITION	PROPERTY OWNER
21	20	Jones Park	✓ Anthony V. Margo Naomi B. Margo 3106 Fairview
22	"	"	"
23	"	"	"
24	"	"	"
1	24	"	✓ Imojean Rust 4215 W. 13th
2	"	"	"
3	"	"	✓ Faith Community Mission Church 3053 N. Fairview
4	"	"	"
5	"	"	✓ E. F. Hines Rosalee Hines 3051 Fairview
6	"	"	"
7	"	"	Jimmie R. Woods Cecilia Catherine Woods No Address Available
8	"	"	"
9	"	"	"
10	"	"	✓ E. K. Hinkle Myrtle Hinkle 620 Goebel
11	"	"	"
12	"	"	✓ H. R. Coble Lillie Goble 3023 Fairview
1	25	"	✓ Claude S. Whitson 3047 Wellington Place
2	"	"	"
3	"	"	✓ John W. Mitchell Hilda E. Mitchell 1017 N. Green
4	"	"	"

no address

Continued -2-

5	25	Jones Park	✓ Administrator of Veterans Affairs
6	"	"	"
7	"	"	"
8	"	"	"
9	"	"	"
10	"	"	"
11	"	"	"
12	"	"	"
20	"	"	♫ Claude S. Whitson 3047 Wellington Place
21	"	"	"
22	"	"	♫ John W. Mitchell Hilda E. Mitchell 1017 N. Green
23	"	"	"
24	"	"	✓ Kathryn M. Wood 3033 Wellington Place
25	"	"	"
26	"	"	✓ David E. Guy Reta F. Guy 3027 Wellington Place
27	"	"	"
49	-	Cyrus Sullivan Place	♫ Imojean Rust 4215 W. 13th
50	"	"	"
51	"	"	"
52	"	"	"
53	"	"	"
54	"	"	"
55	"	"	"
S½ NE¼ SW¼ SE¼ 32-26-1E			↓ Andrew Brehm 3115 Fairview

We hereby certify the foregoing to be a true and correct List of Property Owners within a two hundred foot radius of the East 219 feet of Lots 3 and 4, Block 24, in Jones Park Addition to Wichita, Sedgwick County, Kansas, as shown by the records in the office of the Register of Deeds of said county, on this the 23rd day of June, A.D., 1964 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE CO., INC.

By



Vice President

Order No. 115024

(rnb)

Form 223-021

PAYMENT NOTICE
City of Wichita

AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION AMOUNT

Name

Address

Type Due Date

Comments:

Date BY

CENTRAL INSPECTION DIVISION
DEPARTMENT OF PUBLIC WORKS
City Bldg. Annex - 104 S. Main
Wichita, Kansas

Form 41-255

CHECK LIST FOR PLAN APPROVAL PRIOR TO ISSUANCE OF PERMIT

1. Legal Description: E. 219' LOTS 344 Block 24
JONES PARK ADDITION
? add'n
2. Address 3052 FAIRVIEW
3. Platted Ground YES
4. Zoning District AA Airport Zoning NA
5. Fire Zone 4 Height Requirements 45' MAX
6. Occupancy B Public or Semi-public PUBLIC
7. Setback Requirements:
Front NA Side _____ Rear _____
8. Required fire resistance ratings of walls:
Exterior _____ Interior _____ Separations _____
9. Type of Construction III
Fire Resistive Protection Required
Floors _____ Walls _____ Columns _____ Ceiling _____ Roof _____
Sprinklers _____ Standpipes _____ Protection of Vertical Openings _____
10. Areas: Bsmt. -- First 884# Second -- Third --
11. Required Exits: Location OPPOSITE ENDS OF AUDITORIUM
No. 2 Width 3' Distance _____
Fire Department Approval _____
12. Parking: No. Spaces NONE 17 Setbacks 3'
Required _____ Shown _____
Approvals: City Engr. _____ Traffic Engr. _____

13. Structural: Loads LINK LINK LINK
Floors Roof Footings

14. Health Department: Food Handlers Permit _____
Care or Nursing Home Permit _____

15. Toilet Facilities: Sewer _____ Water _____
Fixtures: _____
Number Required Number Shown

I have checked all of the above items and have found them to be in conformance to all city ordinances or have noted corrections.

Signed _____

I have checked the electrical plans and find them in conformance to the city electrical code.

Signed _____

I have checked the plumbing plans and find them in conformance to the city plumbing code.

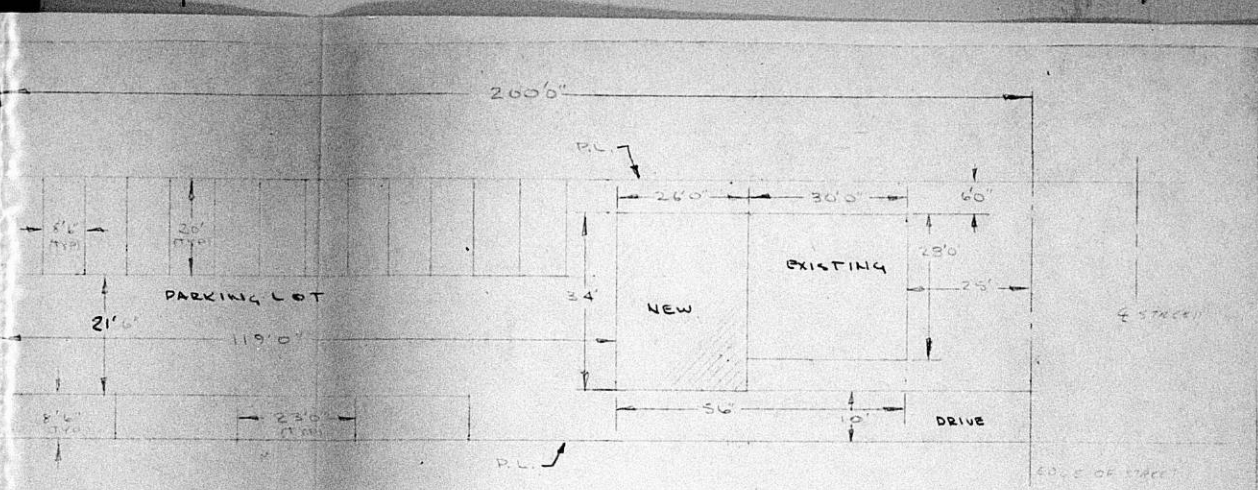
Signed _____

I have checked the mechanical plans and find them in conformance to the city codes.

Signed _____

I have checked the elevators and moving stairs and find them in conformance to city ordinances.

Signed _____

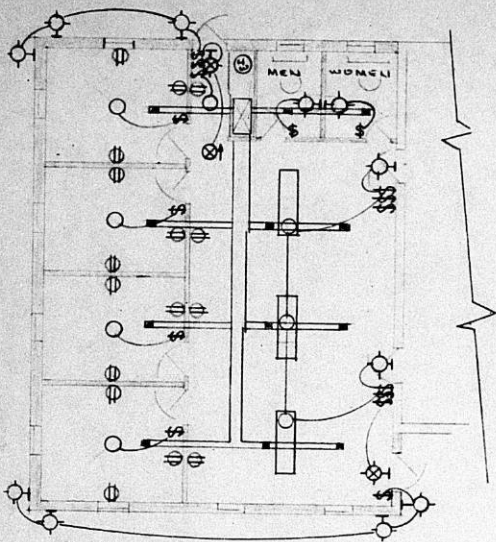


SCALE $\frac{3}{64} = 1'0"$

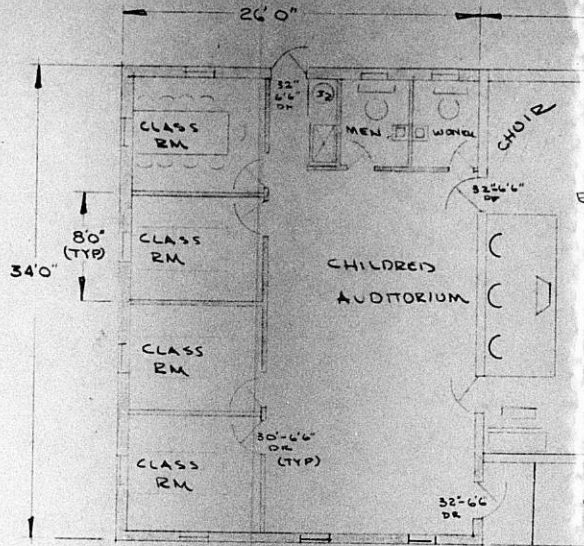
NORTH

Faith Community Mission
 3058 N. Fairview

Faith Community Mission
 3058 N. Fairview

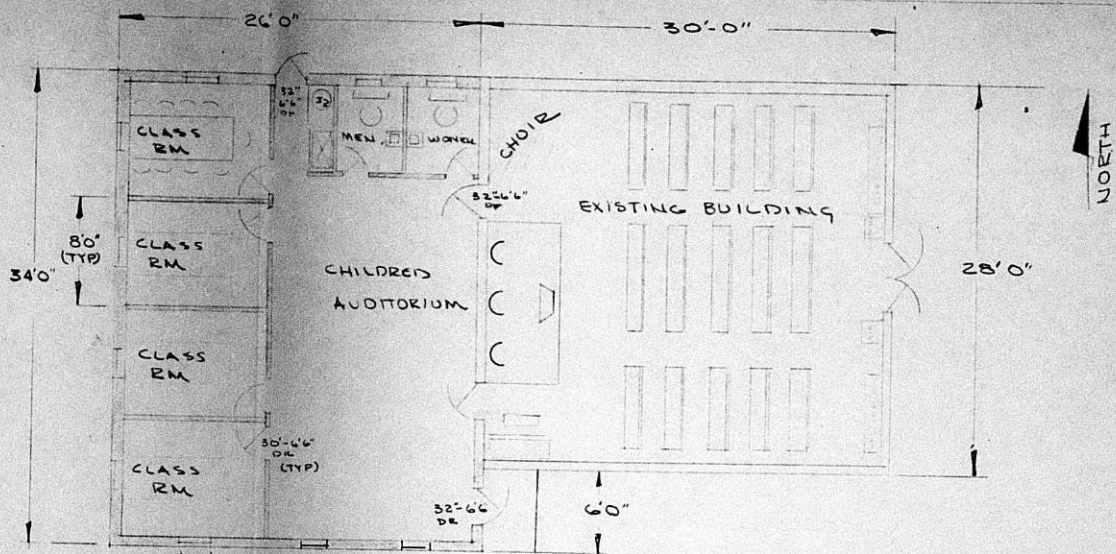


ELEC & MECH
SCALE 1/8" = 1'-0"

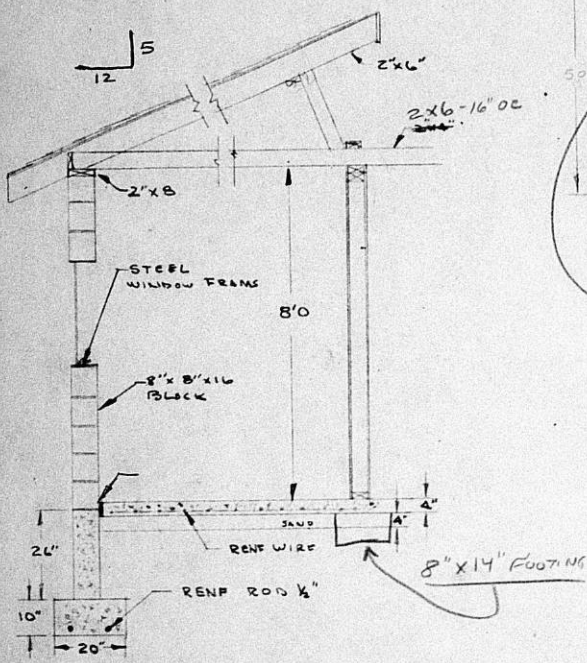


SCALE

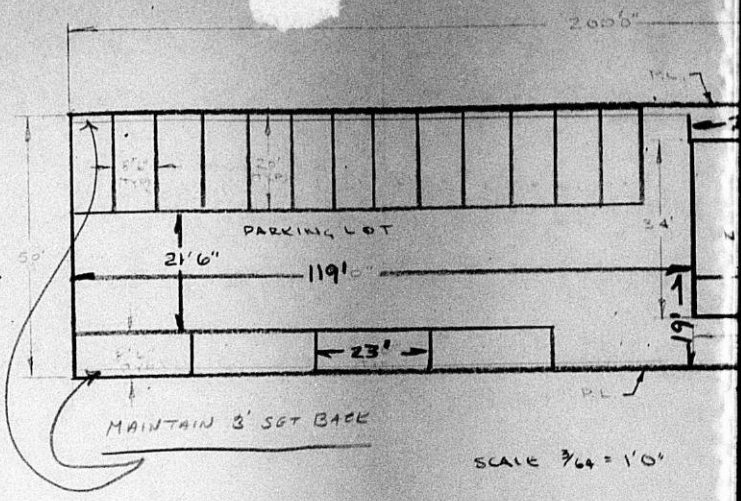
	EXIT - AIRROW
	EXIT
	BRACKET LIGHT
	LIGHT
	FLOOR LIGHT
	REC
	SWITCH
	HEATING OUTLET
	FURNACE



SCALE $\frac{1}{8}'' = 1'0''$

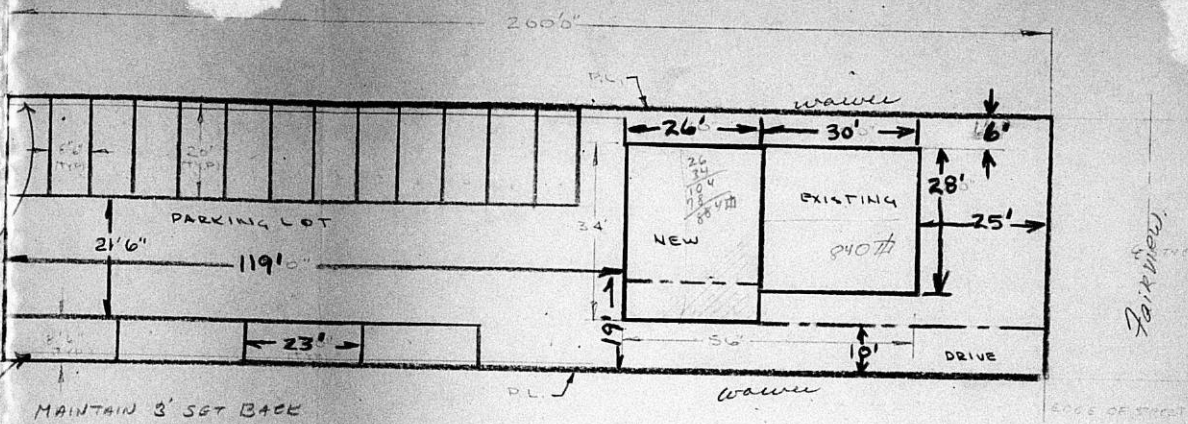


WALL SECTION
SCALE $\frac{3}{8}'' = 1'0''$



A FENCE AS SPECIFIED IN ZONING ORDINANCE CODE AND CHAPTER 18.04.140 P 4.4 REQUIRED ON NORTH AND SOUTH PROPERTY LINES.

Faith Community Mission
3052 N. Fairview



MAINTAIN 3' SET BACK

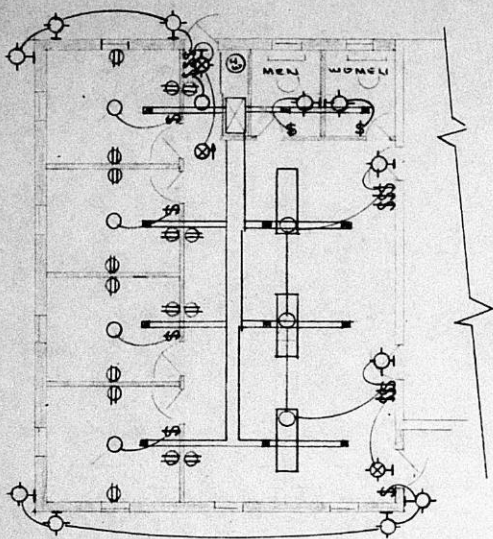
SCALE 3/4" = 1'0"

NORTH

A FENCE AS SPECIFIED IN ZONING ORDINANCES CODE AND CHAPTER 18.04.140 P 4.4 REQUIRED ON NORTH AND SOUTH PROPERTY LINES.

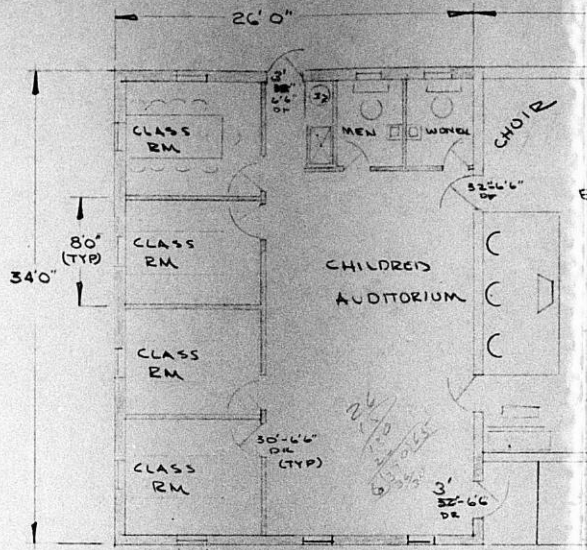
Faith Community Mission
3052. N. Fairview

19'



ELEC & MECH
SCALE 1/8" = 1'-0"

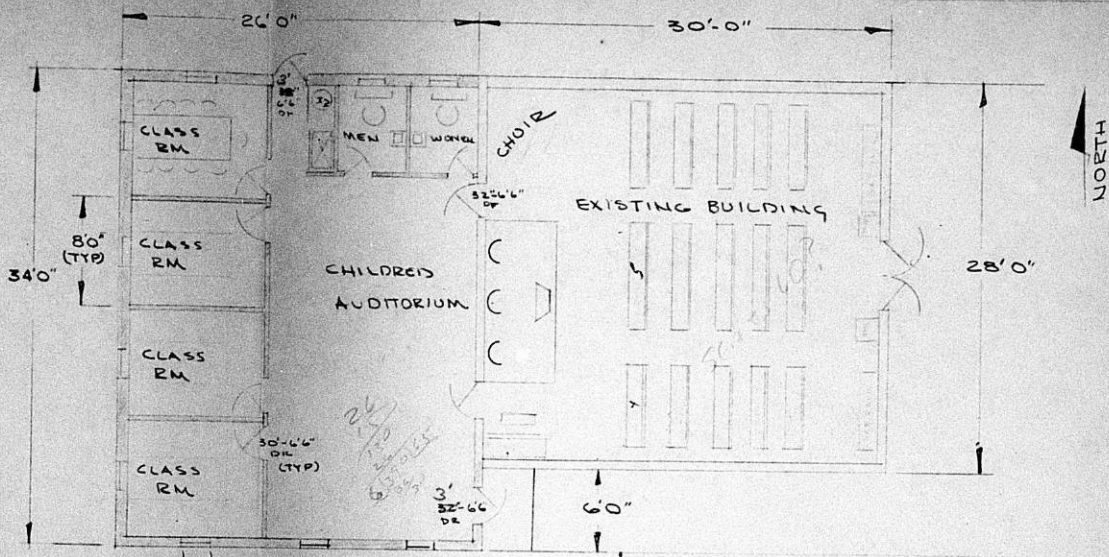
	EXIT - AIRROW
	EXIT
	BRACKET LIGHT
	LIGHT
	FLOOR LIGHT
	REC
	SWITCH
	HEATING OUTLET
	FURNACE



SCALE

EXIT DOORS SHALL HAVE SELF
EXIT DOORS SHALL BE ONE 10'

ALL PARTITIONS SHALL BE 0'
MECHANICAL HEATING ROOM SHALL
MECHANICAL HEATING ROOM DOOR



SCALE $\frac{1}{8}'' = 1'0''$

EXIT DOORS SHALL HAVE SELF RELEASING HARDWARE
 EXIT DOORS SHALL BE ONE HOUR FIRE RESISTIVE DOORS

ALL PARTITIONS SHALL BE ONE HOUR FIRE RESISTIVE CONSTRUCTION
 MECHANICAL HEATING ROOM SHALL BE THREE HOUR FIRE RESISTIVE CONSTRUCTION
 MECHANICAL HEATING ROOM DOOR SHALL BE A ONE HOUR FIRE RESISTIVE DOOR