

Case No. BZA 34-87 - Zion United Methodist Church, requests variances to reduce the required front yard setback from 20' to 0' for off-street parking purposes only & to omit the required screening on the north & east property.

*Parted*

*10/21/87*  
DATE

*100' 1/4 Sec 10-21-87*

*Shot 10-22*

*Record*

*55A6B*

**ACTION**

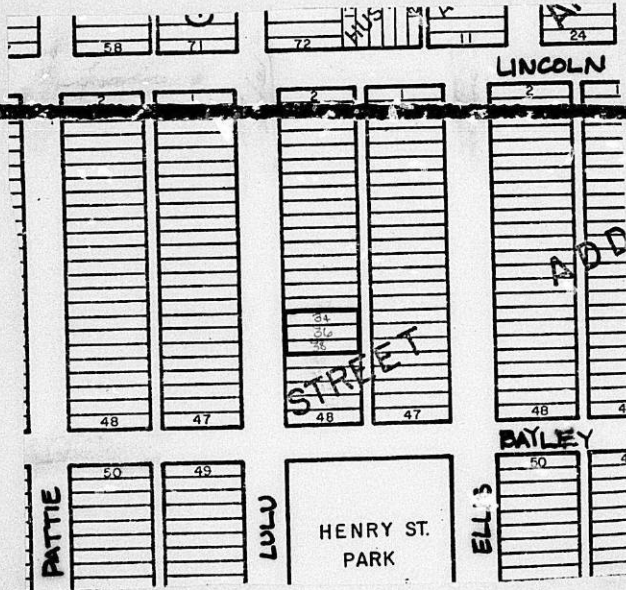
BZA 34-87 *approved*

Map No. 5546 B

BZA 34-87  
Filed 6-30-87

AREA DATA:

1. Acres: 0.24 ( 75 ft. by 140 ft.)  
2. Adjoining Zoning: E A S RB W RB N RB  
3. Land Use: East single family dwelling South church  
West single family dwelling North single family dwelling  
4. Area (is) (is not) platted.



LOS ANGELES COUNTY  
REGISTERED PROFESSIONAL  
SURVEYOR  
MCGREGOR, TULLOCH & GROVE, INC.  
U.S.A.

Standard  
No. 2-153C

July 29, 1987

Betty M. Spingler  
102 Colorado-Derby Building  
Wichita, Kansas 67202

Re: BZA 34-87 - Request for Variances (1248 Lulu)

Dear Ms. Spingler:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 28, 1987.

This Resolution reflects the official action of the Board to grant 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,

Jack H. Galbraith  
Secretary

GEL/lw

Enclosure

cc: Zion United Methodist Church, 1248 Lulu, Wichita, KS 67211  
Monty Robson, Superintendent of Central Inspection (2)  
Dale Rea, Deputy City Clerk

**BACKGROUND:** The applicant is requesting a variance to (1) reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only and (2) to omit the required screening on the north and east property lines. A church parking lot has already been paved up to the west property line in accordance with approved plans and no fence or landscaped area has been provided along the north and east as required for institutional and their accessory uses although a fence was indicated on the plans.

The church itself has existed at this location south of the parking lot since prior to the adoption of screening requirements so there also is no fence screening the church building from the residences to the east. Two property owners immediately north of the parking lot have submitted letters stating their preference for no screening along the north line.

ADJACENT ZONING AND LAND USE:

NORTH	RB	Single-family house
SOUTH	RB	Church
EAST	A	Single-family house
WEST	RB	Single-family house

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In consideration of the requested variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, the following comments are submitted for the Board's consideration:

**UNIQUENESS:** It is the opinion of staff that this property is unique inasmuch as the parking lot was constructed only after approval of the plans by the City's Central Inspection Division and no mention was made of the need to observe a 20-foot setback from Lulu until the lot was paved.

**ADJACENT PROPERTY:** It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the parking lot provides a much needed off-street parking area which reduces the on-street traffic congestion.

**HARDSHIP:** It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the removal of the pavement from the west 20 feet of the parking lot would require funds not budgeted by the church and not readily obtainable through fundraising efforts.

**PUBLIC INTEREST:** It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the west 20 feet of the parking lot does not interfere with any needed right-of-way or easements.

**SPIRIT AND INTENT:** It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the full use of the property for a church parking lot in the "RB" district is preferable to a zone change to "BB" which would permit parking in the front 20-foot setback.

In consideration of the requested variance to omit the required screening on the north and east property lines, the following comments are submitted for the Board's consideration:

**UNIQUENESS:** It is the opinion of staff that this property is unique inasmuch as a church and some on-site parking to the east and north of the building have existed at this location for many years without a fence or landscape buffer as the screening of institutional uses is a fairly recent addition to the zoning ordinance.

**ADJACENT PROPERTY:** It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the owners of the two nearest properties to the north have submitted letters supporting the waiver and there is an alley to the east of the parking lot which separates the lot from adjacent residences and which is used for access to the parking lot.

provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as installation of a fence would require funds apparently not budgeted by the church and not available at this time.

**PUBLIC INTEREST:** It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the elimination of the fence will not in any way interfere with any right-of-way or easements.

**SPIRIT AND INTENT:** It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the regulations is to protect the adjacent residential properties, but in this case it is the wish of adjacent property owners that the fence not be installed.

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**RECOMMENDATION:** Should the Board determine that all five conditions necessary to the granting of the variances can be found to exist, then it is the recommendation of staff that the variances be granted subject to the following condition:

1. All improvements of the parking lot shall be in accordance with the requirements of the City's parking standards, including surfacing, striping and appropriate barriers to prevent encroachments onto adjacent private or public property.

RESOLUTION CASE NO. 34-87

WHEREAS, Zion United Methodist Church, 1248 Lulu, Wichita, Kansas 67211, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests variances to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only and to omit the required screening on the north and east property lines on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 34, 36 and 38 on Lulu Avenue, Lincoln Street  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the east side of Lulu in an area  
north of Bayley.

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 July 28, 1987, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita to reduce the required front yard setback; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the parking lot was constructed only after approval of the plans by the City's Central Inspection Division and no mention was made of the need to observe a 20-foot setback from Lulu until the lot was paved; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the parking lot provides a much needed off-street parking area which reduces the on-street traffic congestion; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as removal of the pavement from the west 20 feet of the parking lot would require funds not budgeted by the church and not readily obtainable through fundraising efforts; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the west 20 feet of the parking lot does not interfere with any needed right-of-way or easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the full use of the property for a church parking lot in the "RB" district is preferable to a zone change to "BB" which would permit parking in the front 20-foot setback; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B., Code of the City of Wichita to omit the required screening on the north and east property lines; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district;

and is not created by an action or actions of the property owner or the applicant inasmuch as a church and some on-site parking to the east and north of the building have existed at this location for many years without a fence or landscape buffer as the screening of institutional uses is a fairly recent addition to the zoning ordinance; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as owners of the two nearest properties to the north have submitted letters supporting the waiver and there is an alley to the east of the parking lot which separates the lot from adjacent residences and which is used for access to the parking lot; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as installation of a fence would require funds apparently not budgeted by the church and not available at this time; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that elimination of the fence will not in any way interfere with any right-of-way or easements; and

granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the intent of the regulations is to protect the adjacent residential properties, but in this case it is the wish of adjacent property owners that the fence not be installed; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist for each requested variance.

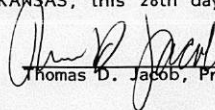
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance (1) to omit the required screening on the north and east property lines, and (2) to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 34, 36 and 38 on Lulu Avenue, Lincoln Street Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lulu in an area north of Bayley.

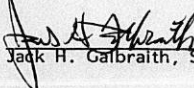
be approved subject to the following condition:

1. All improvements of the parking lot shall be in accordance with the requirements of the City's parking standards, including surfacing, striping and appropriate barriers to prevent encroachments onto adjacent private or public property.
2. This <sup>screening</sup> variance shall apply to the use of the property for a church parking lot only.

ADOPTED AT WICHITA, KANSAS, this 28th day of July, 1987.

  
Thomas D. Jacob, President

ATTEST:

  
Jack H. Galbraith, Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE      July 16, 1987

TO      Louise Oliverez, Principal Planner

FROM      CPO Office <sup>BLC</sup>

SUBJECT      BZA 34-87: East side of Lulu  
in an area north of Bayley

On Wednesday, July 15, Mid-South Neighborhood Council 3A considered the above captioned case, a request for a variance to reduce the required front yard setback for off-street parking spaces only and to omit the required screening on the north and east property lines on property zoned the Four Family Dwelling District. Council members were provided the notice to adjoining property owners and a map of the area. After extensive discussion, the Council voted 7-1 to recommend approval of the request.

Church representatives were present to describe the request and respond to questions from the Council members and area residents. Betty Springler, representative, explained that initially the church had received City approval of their plan to construct a parking lot, but later were informed that an error had been made and that a variance would be needed. This information was received only after the parking lot had been constructed. Ms. Springler read letters from two adjacent neighbors who voiced their support and appreciation to the church for improving the neighborhood.

Council members expressed concern that the church had been inconvenienced by a City error and recommended, in addition to approval, that all variance fees be waived as a gesture of goodwill.

Please provide these comments to the Board of Zoning Appeals when Case BZA 34-87 is considered.

BLC:dm

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

July 6, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 34-87

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 Zion United Methodist Church, 1248 Lulu, Wichita, Kansas 67211, requesting two variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting variances to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only and to omit the required screening on the north and east property lines on property zoned the "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 34, 36 and 38 on Lulu Avenue, Lincoln Street Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lulu in an area north of Bayley.

This application has been assigned Case No. BZA 34-87. It will be considered by the Board of Zoning Appeals on July 28, 1987, 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 variances, 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 CPO Council "3A" will consider this case at their meeting to be held on Wednesday, July 15, 1987, at 7 p.m., in the Linwood Community Center, 1901 South Kansas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Jack H. Galbraith  
Secretary

Paul R. Brown & associates, inc.

102 Colorado Derby Bldg. / 202 West First / Wichita, Kansas 67202 / (316) 261-1384

Paul R. Brown, M.A.I.  
Betty M. Spingler

RECEIVED

AUG 03 1987

METROPOLITAN PLANNING  
ROUTE  ~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~ ~~6~~ ~~7~~ ~~8~~ ~~9~~ ~~10~~ ~~11~~ ~~12~~ ~~13~~ ~~14~~ ~~15~~ ~~16~~ ~~17~~ ~~18~~ ~~19~~ ~~20~~ ~~21~~ ~~22~~ ~~23~~ ~~24~~ ~~25~~ ~~26~~ ~~27~~ ~~28~~ ~~29~~ ~~30~~ ~~31~~ ~~32~~ ~~33~~ ~~34~~ ~~35~~ ~~36~~ ~~37~~ ~~38~~ ~~39~~ ~~40~~ ~~41~~ ~~42~~ ~~43~~ ~~44~~ ~~45~~ ~~46~~ ~~47~~ ~~48~~ ~~49~~ ~~50~~

*Louise (f/g)*

July 31, 1987

The City of Wichita  
Board of Zoning Appeals  
455 N. Main - Tenth Floor  
Wichita, Kansas 67202

Attn: Mr. Jack H. Galbraith, Sec.

Re: Request for Variance  
(1248 Lulu)  
Zion United Methodist Church

Dear Mr. Galbraith:

We received the signed copy of the Resolution adopted by the Board of Zoning Appeals on July 28, 1987.

We want to express our sincere appreciation to you and your staff in this matter. We reported to the Board of Trustees on July 29, 1987.

Yours sincerely,

*Betty M. Spingler*  
Betty M. Spingler

BMS:b  
cc: Mr. Monty Robson, Supt.  
of Central Inspection



Management — Appraisals — Real Estate



SECRETARY'S REPORT

CASE NUMBER: BZA 34-87

OWNER/APPLICANT/AGENT: Zion United Methodist Church (owner)  
Betty M. Spingler (agent)

REQUEST: Variances to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only and to omit the required screening on the north and east property lines.

CURRENT ZONING: "RB" Four-family Dwelling District

SITE SIZE: 0.2 acres (75 feet by 140 feet)

LOCATION: East side of Lulu in an area north of Bayley.

PROPOSED USE: Church parking lot (already constructed).



JURISDICTION: The Board has jurisdiction to consider the variance requests under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the requests when all five conditions as required by the State Statutes are found to exist.

BZA 34-87 SR

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 34-87  
FILED 6-30-87

APPLICATION FOR VARIANCE

I. Name of Applicant ZION UNITED METHODIST CHURCH  
Mailing Address 1248 Lulu, Wichita, Ks. 67211 Phone 263-7000  
Name of Authorized Agent Wayne Hephner or Betty M. Spingler  
Mailing Address 102 Colorado-Derby Bldg., Wichita, Ks. 67202 Phone 264-0394  
Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required front yard setback from 20 feet to "0" feet for off-street parking purposes only and to omit screening on north and east property lines.

for property located 1236 Lulu, Wichita, Kansas 67211 on the east side of Lulu in an area north of 38th of Bayley  
and legally described as: Lots 34 and 36, Lulu Avenue, Lincoln Street Addition to Wichita, Sedgwick County, Kansas.

in the City of Wichita; and which is presently zoned Residential "RB"

III. The applicant herein, or his authorized agent, acknowledges:

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- 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;
- 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.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant ZION UNITED METHODIST CHURCH

Authorized Agent Wayne Hephner  
Betty M. Spingler  
Betty M. Spingler, Trustee

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, fee of \$ 200.00 (a.m./p.m.), 6-30-87, 1987, together with appropriate

Signed Ronnie Oliver

CPD 3A 7-15-87

T9-402(C1)

5546B (4) RB (5) RB (E) A (W) RB PL1-0028

# Paul R. Brown & associates, inc.

102 Colorado Derby Bldg. / 202 West First / Wichita, Kansas 67202 / (316) 264-0394

Paul R. Brown, M.A.I.  
Betty M. Spingler

June 24, 1987

The Board of Zoning Appeals  
The City of Wichita  
455 N. Main Street  
Wichita, Kansas 67202

Attention: Mr. Jack Galbraith

Re: Zion United Methodist Church

Gentlemen:

We are enclosing application for variance, check in the amount of \$200.00, two

With reference to Paragraph 3 and the application, and compliance with the five conditions, we would respond as follows:

1. Inasmuch as plans were presented and were approved by the City of Wichita in error makes an unusual and unique situation since the parking lot construction was implemented only after approval of plans by the City. Plans were approved in May and construction began June 3, 1987. At the time of approval, the contractor accompanied the church representatives.
2. The adjacent property owners could not be adversely affected since the parking lot provided off-street parking in the neighborhood. Immediately north of the parking lot the property is owned by Harry Hayden, member of the church, and Mr. Hayden supported this project. (See Letter attached.) Immediately north of 1226 Lulu is Gladys Talbot. (See Letter attached.)
3. The church has fulfilled a mission to the immediate neighborhood over a period of many years. The parking lot was a dream fulfilled. Many hours of preliminary work, such as committee meetings, fund raising, negotiation to obtain the lot occurred, realizing acquisition of this lot was undoubtedly the last opportunity to fulfill this dream. Membership in the church would have an average age of 50 to 55 years, many of the members have lived in the area for many years on very modest incomes and now on retirement. Acquisition costs were budgeted and church membership advised of the cost. These costs necessitated a sacrifice and membership cannot economically absorb the expenditures if the variance is not granted. Another important item that should not be overlooked is the concern and dissension that a denial of the variance would cause which would be detrimental to the atmosphere of the membership.
4. Approval of the variance could only benefit the area with the off-street parking and would not adversely affect public health, safety, morals, order, convenience, prosperity or general welfare.



Management — Appraisals — Real Estate



*see BZA 51-85  
for sample  
also 34-86*

The Board of Zoning Appeals  
June 24, 1987

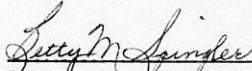
Page 2

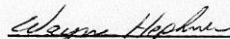
5. Approval of variance will not affect anyone since the church structure is on the south, alley on the east, Lulu on the west and property of Harry Hayden on the north.

Thank you for your assistance.

Sincerely,

ZION UNITED METHODIST CHURCH

  
Betty M. Spingler, Trustee

  
Wayne Hephner

BMS:b  
encl.

June 17, 1987

To Whom it may concern:

We have been members of Zion United Church for forty years. One of the long term projects was to buy the property next to the Church to make a parking lot.

With much sacrifice of many retired members this has finally become a reality. This is a great improvement to our City to have this off street parking.

We own the property adjacent to this parking lot and feel we don't want to cause a hardship on the members by the expence of building a fence. We give our permission to leave it as ~~is~~ to-day.

Very Truly Yours

*Harry W. Haydes*  
*Evelyn J. Hayden*

*line at  
2748E. then do  
therefore let adj  
to church is a  
rental*

June 18, 1987

Zion United Methodist Church  
1245 Sulu, Wichita, 67211

Dear Friends,

a year ago, this area was a target for youthful prowlers and vandals. Now, with the light from the open parking lot, there has been no problem for me.

Living alone, it is a real protection to have the fully lighted lot shine over toward my yard + home.

I would prefer very much to have it remain as it is without any solid fence to shut me into darkness and possible trouble,

Thank you.

Gladys B. Talbot

BZA CASE NO. 34-87

2 NOTICES SENT TO APPLICANT/AGENT  
14 LEGAL ADVERTISEMENT SENT TO MAPC & BZA  
1 NOTICES SENT TO CPO  
19 NOTICES SENT TO ADJOINING PROPERTY OWNERS  
~~22~~ TOTAL NOTICES SENT 7/6/87

THE CITY OF WASHINGTON

# BUILDING APPLICATION AND PERMIT

PERMIT NO.

514726

### I. IMPORTANT: Complete ALL Items, Mark Boxes Where Applicable

LOCATION OF BUILDING CARD 1	STREET NUMBER (DIR.)	STREET NAME	TYPE DIR.	UNIT	SECONDARY ADDRESS
CARD 2	LOT(S)	BLOCK	ADDITION	ZONE (SEE CODE)	
CARD 3	LOT(S)	BLOCK	ADDITION	LOT SPLIT NO.	

If Mises and Bounds, Attach Additional Information

### II. TYPE AND COST OF BUILDING - All Applicants Complete A - E

CARD 4

<b>A. TYPE OF IMPROVEMENT</b> <input type="checkbox"/> New Building or Structure <input checked="" type="checkbox"/> Addition (If Residential, enter number of new housing units added, if any, in Part E) <input type="checkbox"/> Repair, Replacement <input type="checkbox"/> Alteration (See 2 above) <input type="checkbox"/> Reracking (If multi-family residential, enter number of units in Building in Part E. 3) <input type="checkbox"/> Move-in (Relocation) <input type="checkbox"/> PUBLIC <input checked="" type="checkbox"/> PRIVATE	<b>B. OWNERSHIP</b> <input type="checkbox"/> PUBLIC <input checked="" type="checkbox"/> PRIVATE	<b>C. FLOOD PLAIN AREA</b> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N FLOOR ELEVATION BY <input type="checkbox"/> CITY OFFICIALS	<b>D. VALUATION:</b> 1. \$ _____ VALUATION TO Nearest Dollar	<b>E. PROPOSED USE - For "Reracking" Most Recent Use</b> <table border="0"> <tr> <td><b>Residential:</b></td> <td><b>Commercial:</b></td> </tr> <tr> <td><input type="checkbox"/> One-Family</td> <td><input type="checkbox"/> Amusement, Recreational Building</td> </tr> <tr> <td><input type="checkbox"/> Two-Family</td> <td><input type="checkbox"/> Church, Religious Building</td> </tr> <tr> <td><input type="checkbox"/> Multi-Family (1')</td> <td><input type="checkbox"/> Industrial Building</td> </tr> <tr> <td><input type="checkbox"/> Building &amp; Siding</td> <td><input type="checkbox"/> Parking Garage</td> </tr> <tr> <td><input type="checkbox"/> Garage-Detached</td> <td><input type="checkbox"/> Service Station</td> </tr> <tr> <td><input type="checkbox"/> Porch</td> <td><input type="checkbox"/> Hospital, Institutional Building</td> </tr> <tr> <td><input type="checkbox"/> Carport-Detached</td> <td><input type="checkbox"/> Office, Bank, Professional Building</td> </tr> <tr> <td><input type="checkbox"/> Storage Shed</td> <td><input type="checkbox"/> Public Works, Utilities</td> </tr> <tr> <td><input type="checkbox"/> Other - Specify _____</td> <td><input type="checkbox"/> School, Educational Building</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Stores, Mercantile Building</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Transient Hotel, Motel, Dormitory, etc.</td> </tr> </table>	<b>Residential:</b>	<b>Commercial:</b>	<input type="checkbox"/> One-Family	<input type="checkbox"/> Amusement, Recreational Building	<input type="checkbox"/> Two-Family	<input type="checkbox"/> Church, Religious Building	<input type="checkbox"/> Multi-Family (1')	<input type="checkbox"/> Industrial Building	<input type="checkbox"/> Building & Siding	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Garage-Detached	<input type="checkbox"/> Service Station	<input type="checkbox"/> Porch	<input type="checkbox"/> Hospital, Institutional Building	<input type="checkbox"/> Carport-Detached	<input type="checkbox"/> Office, Bank, Professional Building	<input type="checkbox"/> Storage Shed	<input type="checkbox"/> Public Works, Utilities	<input type="checkbox"/> Other - Specify _____	<input type="checkbox"/> School, Educational Building		<input type="checkbox"/> Stores, Mercantile Building		<input type="checkbox"/> Transient Hotel, Motel, Dormitory, etc.
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	<input type="checkbox"/> Transient Hotel, Motel, Dormitory, etc.																											

**F. DESCRIPTION OF WORK:** IMPROVE PARKING LOT AND SIDEWALK

**G.**

### III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete parts H through R; for rerecking complete only part K; for all others, skip to IV.

CARD 5

<b>H. FOUNDATION</b> <input type="checkbox"/> Concrete Block <input type="checkbox"/> Wood <input type="checkbox"/> Other	<b>I. STRUCTURE</b> (Principal Type of Frame) <input type="checkbox"/> Masonry (Wall Bearing) <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Other Roof: <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Concrete <input type="checkbox"/> Other	<b>J. COVERINGS</b> Roof: <input type="checkbox"/> Wood <input type="checkbox"/> Composition <input type="checkbox"/> Metal <input type="checkbox"/> Concrete <input type="checkbox"/> Built-Up <input type="checkbox"/> Other Exterior Wall: <input type="checkbox"/> Wood <input type="checkbox"/> Masonry <input type="checkbox"/> Metal <input type="checkbox"/> Composition <input type="checkbox"/> Asbestos <input type="checkbox"/> Other Interior Wall: <input type="checkbox"/> Dry Wall <input type="checkbox"/> Plaster <input type="checkbox"/> Masonry <input type="checkbox"/> Other	<b>K. DIMENSIONS:</b> 1. Number of Stories 2. Basement 3. Total Sq. Ft. 4. Building Height <b>L. TYPE OF WATER SUPPLY</b> <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Approved by Health <b>M. TYPE OF SEWAGE DISPOSAL</b> <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Approved by Health <b>N. NUMBER OF STAIRWAYS</b> 1. Basement to 1st 2. 1st to 2nd 3. 2nd to Roof	<b>O. NUMBER OF OFF-STREET PARKING SPACES</b> 1. Enclosed 2. Outdoors <b>P.</b> 1. No. of Escalators 2. No. of Elevators <b>Q. RESIDENTIAL</b> 1. No. Bedrooms 2. No. Bathrooms <b>R. REQUIREMENTS:</b> <input type="checkbox"/> Sidewalk <input type="checkbox"/> Historical Structure <input type="checkbox"/> Partial Permit
--	--	--	---	---

### IV. IDENTIFICATION - To be completed on all applications

CARD 6

**OWNER** (DAYWORK) BLOOM LIMITED INCORPORATED CITY WASHINGTON STATE DC

STREET NUMBER (DIR.) 1100 STREET NAME 11TH ST TYPE DIR. 11 ZIP CODE 20004 TELEPHONE 555-1234

**CONTRACTOR** \_\_\_\_\_ LICENSE NO. \_\_\_\_\_

### 3. ARCHITECT AND/OR ENGINEER

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_ Date \_\_\_\_\_

PERMIT Other Permits Required:  Plumbing  Electrical  Mechanical  Boiler  Elevator  Sidewalk  Other \_\_\_\_\_

STATUS PERMIT FEE: \$ \_\_\_\_\_ Date \_\_\_\_\_ Application approved by \_\_\_\_\_

Application and Plot plans checked and approved as to the following:  
 Setback  Easements  Sewer available or tested  10' assessment, existing sewer  U.S. 54 setback  Elec. Released

**PERMIT** Permission is hereby granted to proceed with the work indicated above, issued by \_\_\_\_\_ Superintendent of Central Inspection

Void Unless Validated Here

BUILDING PERMIT AND PLAN REVIEW FEE

NO 6207

New Building  Addition  Remodel  Other

PROJECT NAME: Install Parking Lot Zions United Methodist Church LOCATION: 1248 Lucc PARKING LOT

Estimated Valuation \$ \_\_\_\_\_ Furnished Contract Price \$ \_\_\_\_\_ Total Permit Fee: \$ 13.75 Plan Review Fee: \$ 15.00

Permit No. DF4025

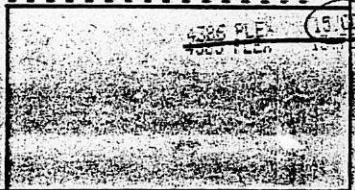
ACKNOWLEDGEMENT: I have examined the above valuation for project named and accept the fees as required charges for plan review and building permit. I understand the plan review fee is not refundable, and further, where plans are incomplete or so changed as to require additional plan checking, an additional plan review fee shall be required as determined by the Building Official.

(Make checks payable to City of Wichita.) Signature [Signature]

Receipt made to: \_\_\_\_\_ (Please Print) Date 5-12-76

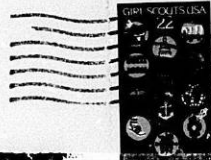
This copy is your receipt. Void unless validated →

Issued by: [Signature]  
Superintendent of Central Inspection  
225-376 FEB. 81



I have never heard of  
Lee Roy Jackson.  
I have no idea why my  
name and address is  
being used.  
William R. Sanders

WILLIAM R. SANDERS  
1719 S GROVE ST.  
WICHITA, KS. 67211



BOARD OF ZONING APPEALS  
CITY HALL - Tenth Floor  
455 No. Main St.  
Wichita, KS. 67202-1688

BZA  
34-91

RECEIVED

JUL 09 1987

METROPOLITAN PLANNING

ROUTE

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

PRESORTED  
FIRST-CLASS



Lee Roy and Winnie L. Jackson  
c/o William Sanders  
1719 South Grove  
Wichita, Kansas 67211

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

July 6, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 34-87

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 Zion United Methodist Church, 1248 Lulu, Wichita, Kansas 67211, requesting two variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting variances to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only and to omit the required screening on the north and east property lines on property zoned the "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 34, 36 and 38 on Lulu Avenue, Lincoln Street Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lulu in an area north of Bayley.

This application has been assigned Case No. BZA 34-87. It will be considered by the Board of Zoning Appeals on July 28, 1987, 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 variances, 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 CPO Council "3A" will consider this case at their meeting to be held on Wednesday, July 15, 1987, at 7 p.m., in the Linwood Community Center, 1901 South Kansas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Jack H. Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

PRESORTED  
FIRST-CLASS



Lee Roy and Winnie L. Jackson  
c/o William Sanders  
1719 South Grove  
Wichita, Kansas 67211

OWNERSHIP LIST

Lot	Addition	Property Owner
The South 9 feet of Lot 18, all of Lot 20 & the North 8 feet of Lot 22	Lincoln Street, on Lulu	X Richard D. Taylor Marguerite I. Taylor 1222 Lulu Wichita, KS 67211
The North 16 feet of Lot 18	"	X Frank E. Haynes Florence O. Haynes 1220 Lulu Wichita, KS 67211
The North 17 feet of Lot 22 & all of Lot 24	"	X Clyde E. Shehi Irma R. Shehi 2621 Sennett Wichita, KS 67211
Lots 26 & 28	"	X Gladys B. Telbot Kathryn J. Filker 1226 Lulu Wichita, KS 67211
Lots 30 & 32	"	X Harry W. Hayden Evelyn J. Hayden 2748 E. Menlo Wichita, KS 67211
<i>includes application area</i> Lots 34, 36, 38, 40, 42, 44, 46 and 48	"	X Trustees of Zion United Methodist Church 1248 Lulu Wichita, KS 67211
Lots 19 & 21	"	X Lee Roy Jackson Winnie Lee Jackson c/o William Sanders 1719 S. Grove Wichita, KS 67211
Lots 23 & 25	"	X C. E. Barton Hazel Grace Barton 1225 Lulu Wichita, KS 67211
Lots 27 & 29	"	X K. A. Barger Josephine Barger 1227 Lulu Wichita, KS 67211
Lot 31 & the North 10 feet of Lot 33	"	Y E. O. Whitaker Opal Whitaker 1233 Lulu Wichita, KS 67211
The South 15 feet of Lot 33 & all of Lot 35	"	X Harold Stone Frost Rogena Mae Frost 1235 Lulu Wichita, KS 67211

*see returned letter*

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 37 & 39	Lincoln Street, on Lulu	<i>dup</i> Stephen Mark Jordan 1237 Lulu Wichita, KS 67211
Lots 41 & 43	"	J. L. Carrico Mildred Carrico Address Unknown
Lots 45 & 47	"	X Stephen M. Jordan Christine K. Jordan 1237 Lulu Wichita, KS 67211 AND David L. Jordan Catherine E. Jordan Wichita, KS 67211 AND Douglas C. Myers Linda M. Myers 1417 Ellis Wichita, KS 67211
Lots 17 & 19	Lincoln Street, on Ellis	X Joseph J. Foross Mildred Foross 1215 Ellis Wichita, KS 67211
Lots 21 & 23	"	X Charles M. Arbuckle Opal L. Arbuckle 1405 E. Zimmerly Wichita, KS 67211
Lots 25 & 27	"	X Allen L. Spurgeon 1227 Ellis Wichita, KS 67211
Lots 29 & 31	"	X Matthew D. McElroy Ruth B. McElroy 1237 Ellis Wichita, KS 67211
Lots 33 & 35	"	X Russell F. Cooley Blanche I. Cooley 1243 Ellis Wichita, KS 67211
Lots 37 & 39	"	Ida Gallaway Address Unknown AND Edna (Stucker) Rawlings 1247 Ellis Wichita, KS 67211

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 41 & 43	Lincoln Street, on Ellis	Kenneth R. Spurgeon Carol A. Spurgeon 1249 S. Ellis Wichita, KS 67211
Lots 45 & 47	"	Dale B. Hansen Lucille M. Hansen 1257 Ellis Wichita, KS 67211

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

Lots 34 and 36, on Lulu Avenue, Lincoln Street Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.

*Should have been listed on Lots 34, 36 & 38*

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 15th day of December, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Gable*

By  
Sr. Vice-President

Order No.: 372079  
nj

FROM \_\_\_\_\_ DATE \_\_\_\_\_

- | ADMINISTRATION                     | ADVANCE PLANS                      | CURRENT PLANS                                | GRAPHICS                        |
|------------------------------------|------------------------------------|--|---------------------------------|
| <input type="checkbox"/> Krout     | <input type="checkbox"/> Stockwell | <input type="checkbox"/> Galbraith           | <input type="checkbox"/> Pierce |
| <input type="checkbox"/> Lopez     | <input type="checkbox"/> Young     | <input type="checkbox"/> Lytle               | <input type="checkbox"/> Commer |
| <input type="checkbox"/> Eubanks   | <input type="checkbox"/> Bechtel   | <input type="checkbox"/> Harris              | <input type="checkbox"/> Crook  |
| <input type="checkbox"/> Henderson | <input type="checkbox"/> Hart      | <input type="checkbox"/> Losew               | <input type="checkbox"/> Jones  |
| <input type="checkbox"/> Kelly     | <input type="checkbox"/> Kelley    | <input type="checkbox"/> Nagley              |                                 |
| <input type="checkbox"/> Wasko     | <input type="checkbox"/> Kidd      | <input checked="" type="checkbox"/> Olivarez |                                 |
| <input type="checkbox"/> Wimbley   | <input type="checkbox"/> Mitchell  | <input type="checkbox"/>                     |                                 |
|                                    | <input type="checkbox"/> Shen      |  |                                 |
|                                    | <input type="checkbox"/>           |  |                                 |
|                                    | <input type="checkbox"/>           |  |                                 |
|                                    | <input type="checkbox"/>           |  |                                 |

*June 1, 1987*

**REMARKS**

*Please be available  
1:15 Sunday to discuss  
various issues to  
accommodate a church -  
Parking outside front setbas - ~~proceeding~~  
9-105 not been constructed OVER*

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- Files
- Type
- Initial


**THE PRINTING FACTORIES  
OF IMAGES, INC.**

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**Wayne Hephner** (316) 832-1886  
Manager

---

1055 W. 53rd St. No. Salina Main Office & Plant  
Wichita, Kansas 67204 200 & 220 S. 4th  
Toll Free 800-432-0277

**Paul R. Brown  
& associates**   
REALTORS® INSURERS

102 Colorado Derby Bldg.  
202 West First  
Wichita, Kansas 67202  
Office (316) 264-0394  
Res. (316) 684-0806

BETTY M. SPINGLER

NAME Zion United Meth Ch  
 FOR BZA Var

12:49 PM  
 12:49 PM  
 75540710003 FUND  
 200.00 TR 1  
 1846 7 5 07/01/87 CASH 200.00 TOTL  
 200.00 TOTL 200.00 CHEK

FORM 29-01 PAYMENT NOTICE  
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

DESCRIPTION \$200.00 AMOUNT  
BZA variance

NAME Zion United Methodist Church  
 ADDRESS 1247 Euler 67211  
 FUND 75540710003 DATE 6-30-87  
 COMMENTS  
 DATE 6-30-87 BY LD

300.00  
 CITY OF WICHITA  
 CASH REGISTER RECEIPT  
 39215

MICROFILMED  
 FROM THE BEST  
 AVAILABLE COPY

FORM 29-021 PAYMENT NOTICE  
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

DESCRIPTION \$200.00 AMOUNT  
BZA variance

NAME Zion United Methodist Church  
 ADDRESS 1247 Euler 67211  
 FUND 75540710003 DATE 6-30-87  
 COMMENTS  
 DATE 6-30-87 BY LD

Betty Spearler

5546B

"RB"

Paul Brown Office

1248 Julia foto 34-36

Julia Avenue Junction St Address

Paul Aerial and lets determine

paper she gets here, what she  
might need and filing fee. Says

that City made mistakes in issuing permit  
residents don't want fences.

THG. \$200<sup>00</sup> fee only

\*

~~This BZA. Case~~

Has a Large Drawing  
On 35mm Microfilm

Roll # 3