

Approved 2-25-69

M.A.P.C.

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

C.I. ✓  
MAP ✓  
12/15/68

bZA - 37-68 - Alton Powell requests  
Exception to permit installation of  
off-street parking lot in "A" zone  
on east side of Richmond in area  
south of McCormick.

POSTED  
12-10-68

# ACTION

<b>B2A</b> COMMITTEE	<u>deferred</u>	<u>1-28-69</u>
	<u>approved</u>	<u>2-25-69</u>
M.A.P.C.	_____	_____
B.C.C./B. CO. C.	_____	_____

C.I. ✓  
MAP ✓  
12/15/68

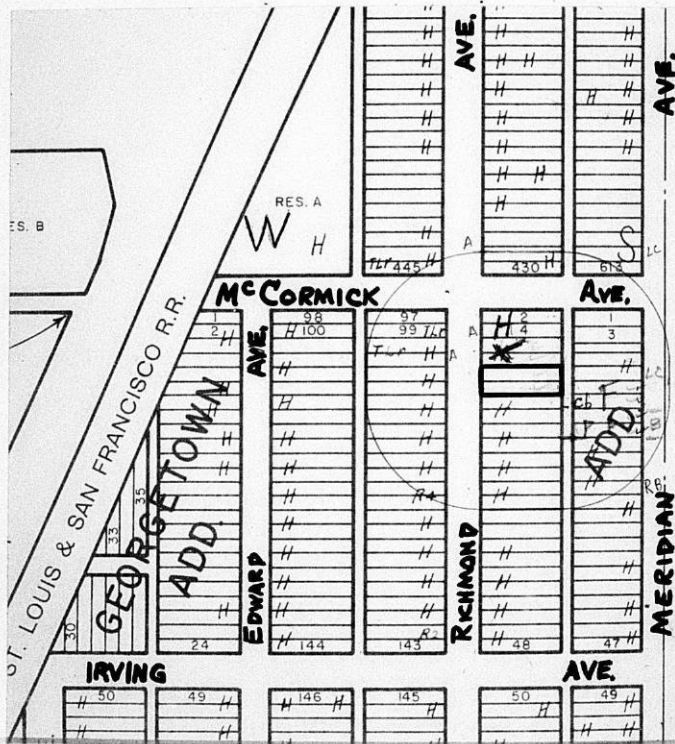
B2A - 37-68 - Alton Powell requests  
Exception to permit installation of  
off-street parking lot in "A" zone  
on east side of Richmond in area  
south of McCormick.

Map No. 5246  
 Sec. 25  
 Twp. 27  
 Range 1W

BZA 37-68  
 SCZ-  
 CU-  
 Filed 12-9-68

AREA DATA:  
 1. Acres: .16 ( 50 ft. by 140 ft.)  
 2. Adjoining Zoning: E LC S A W A N A  
 3. Land Use: East Single family & Grocery Store South SINGLE FAMILY  
 West SINGLE FAMILY North ~~Single Family~~ vacant  
 4. Sketch Plan Land Use is for: RESIDENTIAL  
 5. Present Land Use is for: VACANT  
 6. Area (is) (~~AKIND~~) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



R E S O L U T I O N   N o .   B Z A   3 7 - 6 8

WHEREAS, Alton D. Powell, 569 West Douglas, by Owen J. Redmond, Jr., 619 West Douglas, Wichita, Kansas requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family District, and legally described as follows:

Lots 10 and 12, Richmond's Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Richmond, in an area south of McCormick.

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 January 28, 1969, defer consideration of said application; and at the meeting of February 25, 1969, 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 installation or 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 the construction or installation of an off street parking lot on property zoned "A" Two Family District, and legally described as follows:

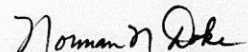
Lots 10 and 12, Richmond's Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Richmond in an area south of McCormick.

subject to the following conditions:


1. There shall be no direct access to Richmond Avenue.
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 driveway 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. The applicant shall submit a paving petition for that portion of the alley from the south line of Lot 17, Richmond's Addition, north to the south line of McCormick Avenue.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. The parking area shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
9. A five to eight foot high solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be erected along the north and south lines of the application area and the west building setback line. The front yard setback of 25 feet adjacent to Richmond shall remain unpaved and shall be landscaped with trees, shrubs, and grass and shall be maintained compatible with the residential area.
10. Prior to the preparation of the Resolution the applicant shall submit a revised off-street parking lot plan to the Traffic Engineer, which plan shall include location of all off-street parking spaces, the width and dimensions of parking spaces, markings for channelization and proper setback from street right of way, etc., for his approval. Two copies of the approved plan shall be submitted to the Secretary of the Board.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 25th day of February, 1969.

  
\_\_\_\_\_  
NORMAN N. DOKE, Chairman

ATTEST:

  
\_\_\_\_\_  
JACK H. GALBRAITH, Secretary

October 9, 1969

Mr. Owen J. Redmond, Jr.  
619 West Douglas  
Wichita, Kansas 67213

Re: Case No. BZA 37-68 - Request  
for an Exception

Dear Mr. Redmond:

We have received the two copies of the approved parking lot layout; however, it neglected to indicate the required 5-8 foot solid fence adjacent to the north and south property lines and west building setback line. We have made this notation on the plans and are forwarding a copy to Joe Donnelly of the Office of Central Inspection.

Enclosed is a signed copy of the Resolution adopted by the Board on February 25, 1969, in connection with this request for an exception to permit off-street parking on property zoned "A" Two Family Residential and generally located on the east side of Richmond in an area south of McCormick.

This Resolution reflects the official action of the Board and sets out the conditions of approval. It is forwarded for your information and files.

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

Sincerely,

Jack H. Galbraith  
Secretary

JHG:ber

Enclosure

cc: Alton D. Powell, 569 West Douglas, Wichita, Kansas 67213  
Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Central Inspection Office  
Ralph Eberly, City Clerk



LAW OFFICES  
REDMOND & BURCHFIEL  
ATTORNEYS AT LAW  
619 WEST DOUGLAS  
WICHITA, KANSAS 67213

OWEN J. REDMOND, JR.  
ROBERT E. BURCHFIEL

October 3, 1969

TELEPHONE  
AMHERST 7-0233  
AREA CODE 316

Board of Zoning Appeals  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Case No. BZA-37-68-Request for an  
Exception

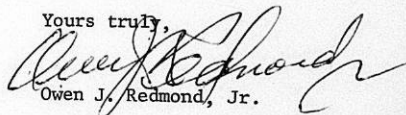
Dear Mr. Galbraith:

Reference is made to your letter of September 30, 1969,  
concerning the above entitled matter.

I am submitting herewith two copies of the parking  
lay-out which has been approved by the City Engineers,  
and the original is in possession of Mr. Alton Powell.

As soon as you have approved this, it is requested  
that you send a resolution so we can submit the same to  
Central Inspection.

Yours truly,



Owen J. Redmond, Jr.

OJR/rj



LAW OFFICES  
REDMOND & BURCHFIEL  
ATTORNEYS AT LAW  
819 WEST DOUGLAS  
WICHITA, KANSAS 67213  
September 30, 1969

OWEN J. REDMOND, JR.  
ROBERT E. BURCHFIEL

TELEPHONE  
AMHERST 7-0233  
AREA CODE 318

City of Wichita  
Central Inspection Division  
3rd Floor  
City Hall Annex  
Wichita, Kansas



Re: Notice #A-4635

Dear Sirs:

Reference is made to a notice delivered to Alton D. Powell, 567 West Douglas Avenue, Wichita, Kansas, that the premises located at 1012 South Richmond, is in violation of ordinance #27-660, Code Chapter 28-04-050, and it was ordered to put a barricade on the east and west sides of this property to prevent parking on the premises.

Please be advised that we have not granted anyone the right to park on said premises. We have brought the necessary action before the Board of Zoning Appeals to convert this to a parking area, and have submitted to the proper officials of the City of Wichita, a paving petition for the alley, and this petition has been approved by more than 51% of the property owners bordering on the alley and that as soon as the alley is completed, the parking lot will be installed.

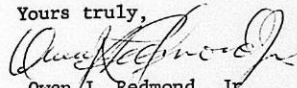
Prior to that time, we will not allow parking on our lot, and if somebody parks there, it will be in violation of Mr. Powell's rights as a property owner.

Mr. Powell has referred this matter to me, because of the press of business I have been unable to correspond with you sooner, and it is requested that you advise concerning the exact reason for the request for construction of barricades.

In our parking permit, there is no exit to the west when the parking lot will be installed, and therefore, if there is parking on the west, I suppose we could get a permit and take the curb entrance out on the West as we will need to do it sooner or later.

Please advise.

Yours truly,



Owen J. Redmond, Jr.

OJR/rj

September 30, 1969

Mr. Owen J. Redmond, Jr.  
619 West Douglas  
Wichita, Kansas 67213

Re: Case No. BZA 37-68 - Request  
for an Exception

Dear Mr. Redmond:

You will recall that the Board of Zoning Appeals, on February 25, 1969, considered the above-captioned case for an off-street parking exception on the east side of Richmond in an area south of McCormick. The action of the Board was to approve the request, subject to Conditions 1 through 5, 7, 8, 10, and 11 as recommended in the Secretary's report. In addition to these conditions, our letter of February 26, 1969, indicated that the applicant was to submit a paving petition for a portion of the alley and construct the required screening fence. We advised you that prior to forwarding you a copy of the signed Resolution, it was necessary that you submit two copies of the revised off-street parking lot plan to us, which had been approved by the Traffic Engineering Division. Since the approval of the Board, the only condition that we are aware that has been complied with is the submission of the paving petition for the alley. We have not received the two corrected copies of the off-street parking design and, therefore, this is the reason we have not forwarded the signed Resolution to you.

We have been advised that parking is still occurring in violation, and since no attempt has been made to complete this file, we are interested to know your intention to comply with the conditions of approval established by the Board.

Page 2 - Owen J. Redmond, Jr.  
September 30, 1969

We would appreciate your advising us at your earliest convenience whether or not you intend to comply and meet the conditions established by the Board so this case can be considered closed.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:ber

cc: Alton D. Powell  
569 West Douglas  
Wichita, Kansas 67213

Robert Feldner, Superintendent  
of Central Inspection

Dwight Hobbs  
Central Inspection Division

February 26, 1969

Mr. Owen J. Redmond, Jr.  
619 West Douglas  
Wichita, Kansas 67213

Subject: Case No. BZA 37-68  
Request for an Exception

Dear Mr. Redmond:

At the regular meeting of the Board of Zoning Appeals on February 25, 1969, your request for an exception to permit the construction of an off-street parking lot on property zoned "A" Two Family District, and generally located on the east side of Richmond in an area south of McCormick, was considered.

It was the action of the Board to approve this request for an exception for off street parking space, subject to conditions 1 through 5, 7, 8, 10 and 11 as recommended in the Secretary's Report. In addition to these conditions, condition no. 6 and 9 were amended to read as follows:

6. The applicant shall submit a paving petition for that portion of the alley from the south line of Lot 17, Richmonds Addition, north to the south line of McCormick Avenue.
9. A five to eight foot high solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be erected along the north and south lines of the application area and the west building setback line. The front yard setback of 25 feet adjacent to Richmond shall remain unpaved and shall be landscaped with trees, shrubs, and grass and shall be maintained compatible with the residential area.

Mr. Owen J. Redmond, Jr.  
February 26, 1969

Prior to the preparation of the Resolution, it is necessary that you submit the executed petition for the paving of the north portion of the alley. We would suggest that you contact Dick Linn of the Engineering Department relative to the preparation of the petition. Also, as indicated in Condition No. 10 of the Secretary's Report, it is necessary that you submit two copies of the revised off street parking lot plans to us which have been approved by the Traffic Engineering Department.

If you have any questions concerning these conditions, please contact our office.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js

cc: Mr. & Mrs. Jerry Wainwright  
1016 S. Richmond  
Wichita, Kansas 67213

Bertha E. Fain  
1033 S. Richmond  
Wichita, Kansas 67213

Alton D. Powell  
569 West Douglas  
Wichita, Kansas 67213

Robert Feldner, Supt.  
of Central Inspection

Ralph Eberly,  
City Clerk

January 29, 1969

Mr. Owen J. Redmond, Jr.  
619 West Douglas  
Wichita, Kansas 67213

Subject: Case No. BZA 37-68  
Request for an Exception

Dear Mr. Redmond:

At the regular meeting of the Board of Zoning Appeals on January 28, 1969, your request for an exception to permit the construction of an off-street parking lot on property zoned "A" Two Family District, and generally located on the east side of Richmond in an area south of McCormick, was considered.

The action of the Board was to defer consideration of this matter until their next regular meeting so that a determination could be made as to the feasibility of paving that portion of the alley north of the south line of the applicant's property and also to give the opposition time to review the Secretary's Report to determine whether or not the conditions recommended for approval are satisfactory. We are attaching the Secretary's Report to copies of this letter which will be sent to all persons who signed the statement of protest so that they may become familiar with the conditions that may be established if the Board would approve the request.

This matter will be rescheduled for the next regular meeting of the Board of Zoning Appeals on February 25, 1969, at 1:30 p.m. in the City Building Annex.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js

Mr. Owen J. Redmond, Jr.  
January 29, 1969

cc: Alton D. Powell  
569 West Douglas  
Wichita, Kansas 67213

David & Joanne Covington  
1020 S. Richmond  
Wichita, Kansas 67213

Cleo & Mary Denton  
1026 S. Richmond  
Wichita, Kansas 67213

Jerry & Kathleen Wainwright  
1016 S. Richmond  
Wichita, Kansas 67213

Sharon K. & G. Adams  
1027 S. Richmond  
Wichita, Kansas 67213

David & Linda Jones  
1017 S. Richmond  
Wichita, Kansas 67213

Billy J. & Bonita J. Peterson  
1011 S. Richmond  
Wichita, Kansas 67213

Bertha E. Fain  
1033 S. Richmond  
Wichita, Kansas 67213

Mary A. Lewis  
1033 S. Richmond - Apt. 2  
Wichita, Kansas 67213

Angeline Bateman  
1033 S. Richmond - Apt. 3  
Wichita, Kansas 67213

Mary Barr  
1002 S. Richmond  
Wichita, Kansas 67213

Roger & Dale Carpenter  
1023 S. Richmond  
Wichita, Kansas 67213

Robert Feldner, Supt.  
of Central Inspection

Ralph Eberly,  
City Clerk

Case No. BZA 37-68

January 13, 1969

We, the undersigned property owners and residents,  
protest the making of a parking lot on the lot between  
1002 and 1016 South Richmond for off street parking for  
the Crown Room at 1015 South Meridian.

David E. Covington - 1020 So. Richmond  
Joanne Covington - 1020 So. Richmond  
Cleo E. Denton - 1026 So. Richmond  
Mary M. Denton - 1026 So. Richmond  
Gery W. Wainwright - 1016 So. Richmond  
V. Kathleen Wainwright - 1016 So. Richmond  
Sharon R. Adams - 1027 S. Richmond  
Gil Adams - 1027 S. Richmond  
David S. Jones - 1017 S. Richmond  
Linda Jones - 1017 S. Richmond  
Belle J. Peterson - 1011 S. Richmond D  
Bonita J. Peterson - 1011 So. Richmond  
Bertha E. Fair - 1033 South Richmond  
Mary G. Lewis apt. 2 - 1033 South Richmond  
Angeline Bateman - 1033 So. Richmond apt 3  
Mary G. Barr - 1023 So. Richmond  
Roger Carpenter - 1023 So. Richmond  
Dale Carpenter - " "

Case No. BZA 37-68

January 13, 1969

We, the undersigned property owners and residents, protest the making of a parking lot on the lot between 1002 and 1016 South Richmond for off street parking for the Crown Room at 1015 South Meridian.

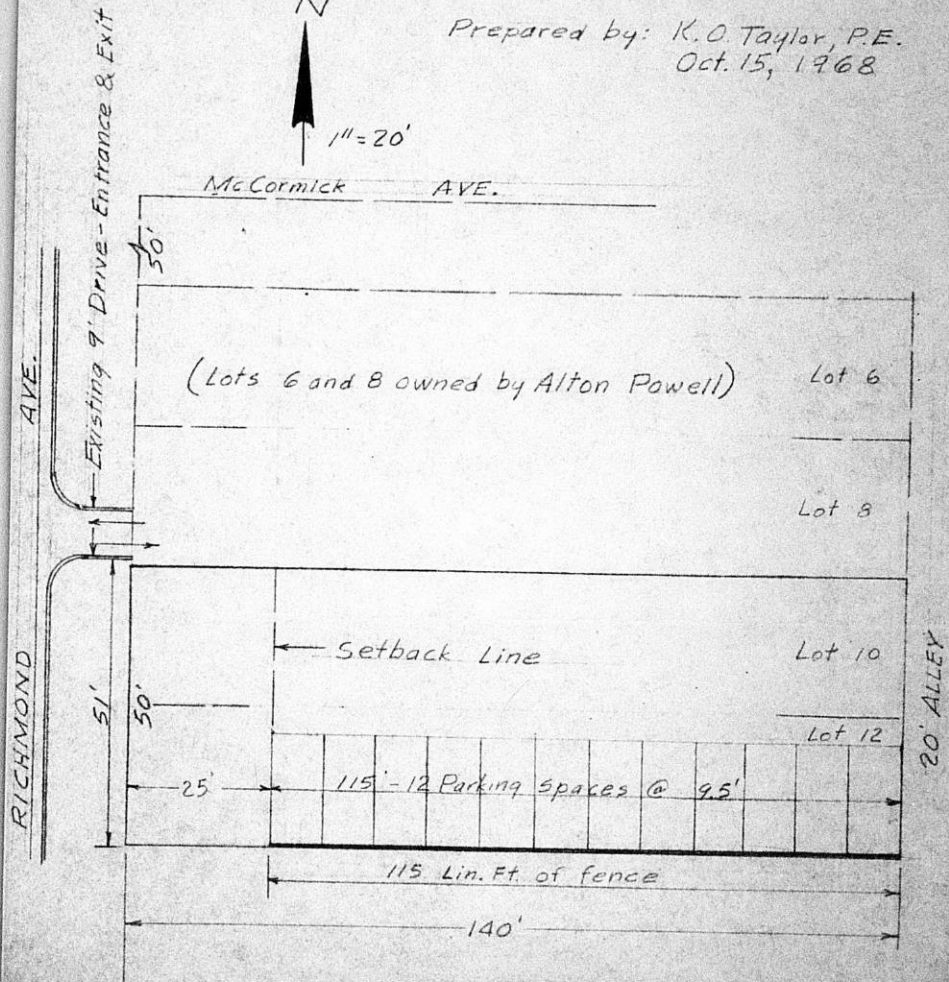
Owille M. Bohn, 1025 So. Meridian  
Lena P. Bohn, 1025 So. Meridian  
Margaret M. Moore 1031 So. Meridian  
Dewayne Barr 1002 So Richmond  
Mrs J Kropp 100280 ✓ Owner

# PARKING LAYOUT

Lots 10 and 12, Richmond's Addition to Wichita, Kansas

For: Alton Powell

Prepared by: K.O. Taylor, P.E.  
Oct. 15, 1968



**SECRETARY'S REPORT**

**CASE NO. BZA 37-68**

**APPLICANT:** Alton D. Powell, 569 W. Douglas, Wichita, Kansas.

**AGENT:** Owen J. Redmond, Jr., 619 W. Douglas, 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:** East side of Richmond in an area south of McCormick

**LAND USE:** Subject property is vacant as is that to the north, to the south and west are single family residences, east is a grocery store, a private club, and a single family residence.

**ZONING:** Subject property and that to the north, south, and west is zoned "A" Two Family, to the east 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 outlined under Section 28.04.145, Code of the City of Wichita can be complied with.

**COMMENTS BY THE SECRETARY**

The applicant is requesting approval of the exception to permit the use of subject property for an off street parking lot. It should be noted that prior to the filing of this application the land was being illegally used as an off street parking lot and a cease and desist order was issued by the Central Inspection Division on September 25, 1968, as the result of a complaint.

It should be pointed out that the plot plan submitted with the application indicates that an existing nine foot driveway on the property to the north, which is owned by the applicant, is intended to be utilized as a means of ingress and egress to the parking area. It has been determined in conversations with the Traffic Engineering Division that in the event the existing driveway is to be used it must be widened to 30 feet and the opening extended to the south. It has

Page 2 - Secretary's Report  
Case No. BZA 37-68

also been determined by the Engineering Division that if the alley is to be used for ingress and egress to the parking lot, the alley should be paved to City specifications in the event that a field survey indicates that such can be accomplished so as to drain north to McCormick.

Subsequent to the filing of the application, the Secretary in checking with the applicant by telephone, found that the lots included in this application will be utilized by patrons of a private club located directly across the alley to the east.

The main question to consider in regards to this request is the hours that persons will be entering and leaving the parking lot. By City Ordinance private clubs may remain open until 3:00 a.m. The fact that the parking lot would be tied in with the private club could create a substantial amount of traffic coming out on Richmond rather than using the front access to Meridian, particularly during the late evening and early morning hours. It is, therefore, recommended that if the application is approved, it be approved subject to no access to Richmond.

#### RECOMMENDATION

It is the recommendation of the Secretary that the application to permit the installation or construction of an off-street parking lot be approved subject to the following conditions:

1. There shall be no direct access to Richmond Avenue.
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 driveway 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. Direct vehicular access from the parking area to the north-south alley between Meridian and Richmond shall not be permitted unless said alley is paved to City specifications in the event that such paving is deemed feasible by the office of the City Engineer.
7. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. The parking area shall have adequate markings for channelization and movement of vehicles.
8. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
9. A five to eight foot high solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be erected along the north and south lines of the application area and the west building setback line.
10. Prior to the preparation of the Resolution the applicant shall submit a revised off-street parking lot plan to the Traffic Engineer, which plan shall include location of all off street parking spaces, the width and dimensions of parking spaces, markings for channelization and proper setback from street right of way, etc., for his approval. Two copies of the approved plan shall be submitted to the Secretary of the Board.
11. 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

January 8, 1969

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 37-68

An application has been filed by Aiton D. Powell, 569 West Douglas, 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 10 and 12, Richmond's Addition to the  
City of Wichita, Sedgwick County, Kansas.  
Generally located on the east side of Richmond  
in an area south of McCormick.

This application has been assigned Case No. BZA 37-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 28, 1969, 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 Property Owners  
Notices mailed 1-8-69.*

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 37-68  
FILED 12-9-68

APPLICATION FOR EXCEPTION

I. Name of Applicant Alton D. Powell and Betty Jo Powell, his wife  
Mailing Address 569 West Douglas, Wichita Phone AM 2-8733  
Name of Authorized Agent Owen J. Redmond, Jr. 13  
Mailing Address 619 West Douglas, Wichita Phone AM 7-0233  
Relationship of applicant to property is that of owner  
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section  
28-04-145 2.12.590c Code of the City of Wichita, Kansas  
(Zoning Ordinance); to permit the installation or construction  
of construction of off street parking <sup>lot</sup> facilities ~~for auto-~~  
mobilities on property zoned  
"A" <sup>two family</sup> located 1008 South Richmond, Wichita  
and legally described as:  
Lots Ten (10) and Twelve (12), Richmond's Addition to Wichita,  
Kansas, in the City of Wichita.  
(Give metes and bounds description below if appropriate).

OK  
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 Alton D. Powell  
Authorized Agent Owen J. Redmond, Jr.

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, \_\_\_\_\_ (a.m. - p.m.), \_\_\_\_\_, 19\_\_\_\_, together with appropriate fee of \$50.00.

Signed \_\_\_\_\_

T9-403



BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Alton D. Powell and Betty Jo Powell, his wife  
 Mailing Address 569 West Douglas, Wichita Phone AM 2-8733  
 Name of Authorized Agent Owen J. Redmond, Jr.  
 Mailing Address 619 West Douglas, Wichita Phone AM 7-0233  
 Relationship of applicant to property is that of owner  
 (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 construction of off street parking <sup>lot</sup> facilities for auto-  
mobiles. on property zoned  
"A" <sup>two family</sup>, located 1008 South Richmond, Wichita  
 and legally described as:  
Lots Ten (10) and Twelve (12), Richmond's Addition to Wichita,  
Kansas, in the City of Wichita.  
 (Give metes and bounds description below if appropriate).

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 Alton D. Powell

Authorized Agent Owen J. Redmond, Jr.

**OFFICE USE ONLY:** Received in office of Secretary, Board of Zoning Appeals, \_\_\_\_\_ (a.m. - p.m.), \_\_\_\_\_, 19\_\_\_\_, together with appropriate fee of \$50.00.

Signed \_\_\_\_\_

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_  
FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Alton D. Powell and Betty Jo Powell, his wife  
Mailing Address 569 West Douglas, Wichita Phone AM 2-8733  
Name of Authorized Agent Owen J. Redmond, Jr.  
Mailing Address 619 West Douglas, Wichita Phone AM 7-0233  
Relationship of applicant to property is that of owner  
(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 construction of off street parking facilities for auto-  
mobiles. on property zoned  
"A", located 1008 South Richmond, Wichita  
and legally described as:  
Lots Ten (10) and Twelve (12), Richmond's Addition to Wichita,  
Kansas, in the City of Wichita.  
(Give metes and bounds description below if appropriate).

- 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 Alton D. Powell  
Authorized Agent \_\_\_\_\_

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, \_\_\_\_\_ (a.m. - p.m.), \_\_\_\_\_, 19\_\_\_\_, together with appropriate fee of \$50.00.

Signed \_\_\_\_\_

OWEN J. REDMOND, JR.  
ATTORNEY AT LAW  
610 WEST DOUGLAS  
WICHITA, KANSAS 67213  
December 5, 1968

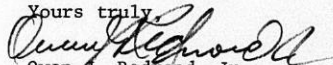
TELEPHONE  
AMHERST 7-0233

Wichita Metropolitan Area Planning Comm.  
City Building Annex  
Main at Douglas  
Wichita, Kansas

Dear Sirs:

Enclosed herewith please find Mr. Powells' check for \$50.00 and application for exception and the list as required under zoning regulations for a list of the property owners, and also a diagram of the parking to be used and the construction of the parking lot which has been cleared with the City Engineer, according to my information.

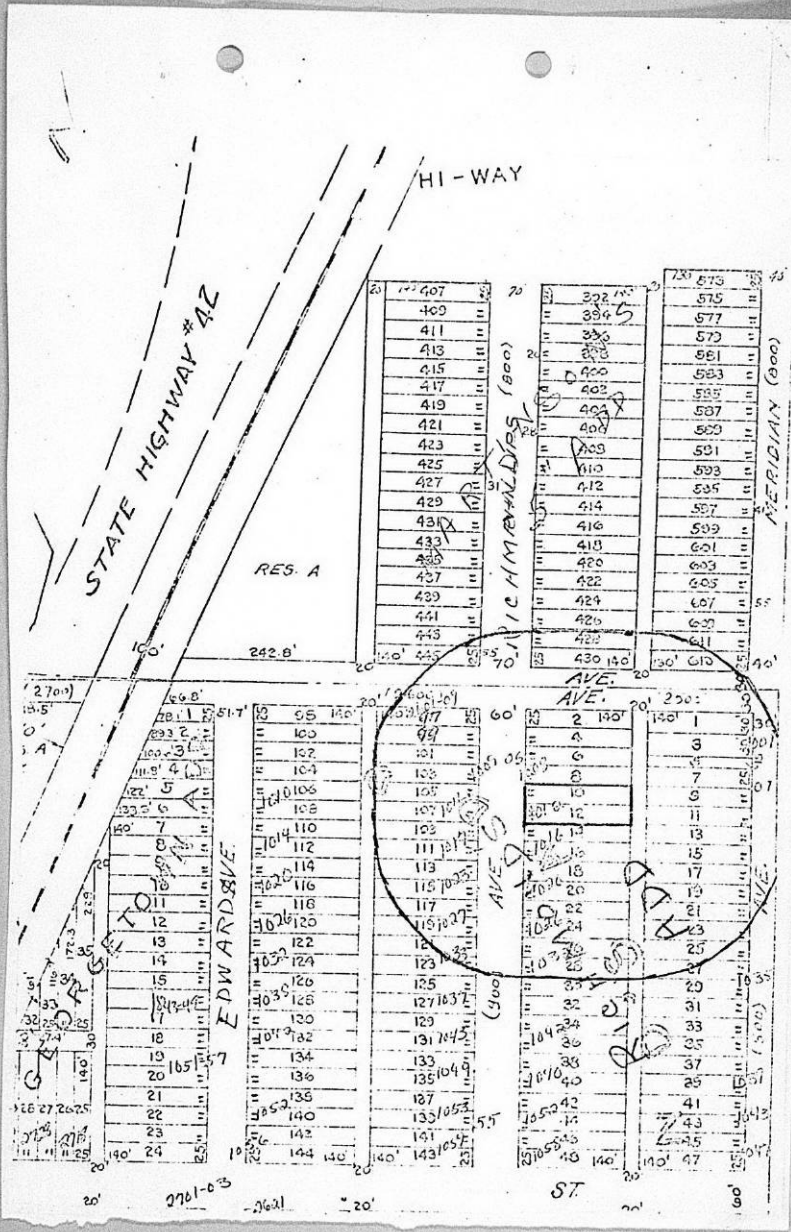
Yours truly,

  
Owen J. Redmond, Jr.

OJr/rj

*ck attached  
50.00 fr*





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## STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
 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 10 & 12, on Richmond Avenue, in Richmond  
 Addition to 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
2 & 4,	Richmond	<u>RICHMOND</u>	William J. & I. Veola Kropp, ux 4139 E. English 67218
6, 8, 10 & 12,	"		Alton D. & Betty Jo Powell, ux 1757 N. West St. 67203
14 & 16,	"		Adm. of Veterans Affairs 5500 E. Kellogg 67218
18 & 20,	"		Davis E. & Joanne Covington, ux 1020 S. Richmond 67213
22 & 24,	"		Cleo E. & Mary M. Denton, ux 1026 S. Richmond 67213
26 & 28,	"		Ora A. & Helen A. Converse, ux 619 SE 3rd St., Newton, Ks.
97 & 99,	"		Riley J. & Wanda L. Stowers, ux 2609 McCormick 67213
101 & 103,	"		The Columbian Title & Trust Co. 110 W 6th Ave., Topeka, Ks.
105 & 107,	"		J. A. & Joy S. Hendrickson, ux 204 N. Market 67202



LOT	STREET	ADDITION	OWNER
109 & 111,	Richmond	<u>RICHMOND</u>	✓ Richard H. & Anita J. Carson 2332 S. Fountain 67218 ux
113 & 115,	"		✓ J. A. & Joy S. Hendrickson, 204 N. Market 67202 ux
117, 119 & N 8' of 121, "			Do
S 17' of 121, all 123 & " N 20' of 125,			✓ John W. & Georgia M. Kropf, ux 217 S. Richmond 67213
1 & 3,	Meridian		✓ Don L. & Virginia M. Engel, ux 1145 W. 13th St. 67203
5, 7, & 9,	"		✓ D. L. & Virginia M. Engel, ux 1145 W. 13th St. 67203
11, 13, 15 & 17,	"		✓ Alton D. & Betty Jo Powell, 1757 N. West St. 67203 ux
19 & 21,	"		✓ Orville M. & Lura R. Bohn, ux 1025 S. Meridian 67213
23 & 25,	"		✓ John M. & Margaret M. Moore, 4912 N. Woodward, ux Okla City, Okla.
27 & 29,	"		✓ F. H. & Stella Fultz, ux 1035 S. Meridian 67213
443 & 445,	Richmond	<u>MARTINSON 5th</u>	✓ Howard W. & Mary E. Clark, ux 855 S. Richmond 67213
428 & 430,	"		✓ Jack W. & Dorothy F. Winters, 2518 McCormick 67213 ux
611 & 613,	Meridian		✓ Jobe D. & Lorena Hincley, ux 703 S. Hillside 67211

Dated at Wichita, Kansas this 3rd day  
of December, 1968 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Edw. M. Farrell  
Sec. OEM

Tracer # 91625

Form 2-621

**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.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		<u>150.00</u>

DESCRIPTION	AMOUNT
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BZA application for  
Powell

Name Alton D Powell

Address 569 W. Douglas

Type R71C Due Date

Comments:

Date 12-9-68 By Joyce Smith