

BZA 47-67 - Victor R. Conner requests
Exception to permit off-street park-
ing in "A" on the west side of Yale
between Zimmerly and Grail

POSTED
1-17-68
M.A.P.C.
CENT. 1000

ACTION

By COMMITTEE *W. J. Conner* *12-26-67*
By *J. J. Conner* *1-23-68*

M.A.P.C.

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

Map No. 5746
 Sec. 26
 Twp. 27
 Range 1

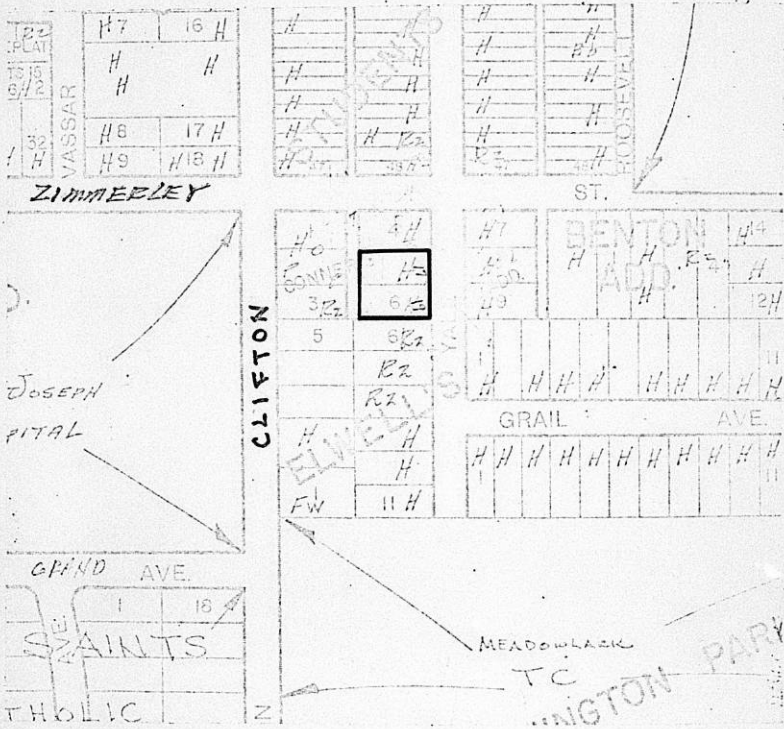
BZA A7-67
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 10.34 (120' ft. by 125' ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE South TWO FAM.
 West SINGLE, PARKING 2 FAM. North SINGLE FAM.
4. Sketch Plan Land Use is for: RESIDENTIAL
5. Present Land Use is for: SINGLE FAM.
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



Joe Ubrich
MU 27065

January 31, 1968

Mr. Victor R. Conner
1102 S. Clifton
Wichita, Kansas 67218

Dear Mr. Conner;

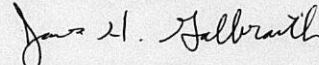
Subject: BZA 47-67 - Request for
exception.

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 23, 1968, in connection with your request for an exception to permit off-street parking in "A" Two Family Dwelling district, and generally located on the West side of Yale between Zimmerly and Grail.

This Resolution reflects the official action of the Board and indicates the reasons for approval. It is forwarded to you for your information and files.

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

Very truly yours,



Jack H. Galbraith
Secretary

JHG:skb

cc: Robert H. Nelson, Attorney
Union Center Building
150 N. Main Street 67202

Jim Smith
Traffic Engineering Div.

Glen Lytle
Superintendent of Central Inspection

Ralph Eberly
City Clerk

RESOLUTION NO. BZA 47-67

WHEREAS, Victor R. Conner, 1102 South Clifton, Wichita, Kansas, 67218, 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 Dwelling, and legally described as follows:

Lots 5 and 6, in Conner's First Addition to Wichita, in Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Grail.

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 23, 1968, consider said application; and

WHEREAS, the Board of Zoning Appeals has 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 installation of an off-street lot to be located in an "A" Two Family Dwelling 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 to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Dwelling and legally described as follows:

Lots 5 and 6, in Conner's First Addition to Wichita, in Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Grail.

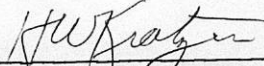
subject to the following conditions:

1. Prior to the occupancy of subject property for an off-street parking lot, the applicant shall remove the existing dwellings.
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 shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall be so arranged so as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than six feet.
8. A six foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the north and south lines of the application area and shall not extend closer to Yale Avenue than the front setback line. Said fence shall then be reduced to three feet in height and shall be located adjacent to Yale Avenue within one foot of the front setback line.
9. There shall be no ingress and egress from the Parking Lot to Yale Avenue.
10. Prior to the issuance of an occupancy permit for the off-street parking lot, the applicant shall submit a plan to the Department of Central Inspection for the approval of the Traffic Engineer which plan shall include location of all off-street parking spaces, the existing alley, the width and dimension of parking spaces, markings for channelization, and other pertinent information.
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 23rd day of January, 1968.

ATTEST:


H. W. KRATZER, Chairman


JACK H. GALBRAITH, Secretary

January 29, 1968

Mr. Victor R. Conner
1102 S. Clifton
Wichita, Kansas 67218

Subject: BZA 47-67 - Request for
exception.

At the regular meeting of the Board of Zoning Appeals on January 23, 1968, your request for an exception to permit the installation or construction of an off-street parking lot, on property zoned "A" Two Family Dwelling, and legally described as follows:

Lots 5, and 6, in Conner's First Addition to
Wichita, in Sedgwick County, Kansas,

generally located on the west side of Yale between Zimmerly and Grail,
was considered.

It was the action of the Board of Zoning Appeals to approve this
request, subject to the following conditions:

1. Prior to the occupancy of subject property for an off-street parking lot, the applicant shall remove the existing dwellings.
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 shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in

Page 2 - Letter to
Mr. Victor R. Conner
January 29, 1968

good condition and free of all weeds, dust, trash, and debris.

6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall be so arranged so as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach to a height of greater than six feet.
8. A six foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the north and south lines of the application area and shall not extend closer to Yale Avenue than the front setback line. Said fence shall then be reduced to three feet in height and shall be located adjacent to Yale Avenue within one foot of the front setback line.
9. There shall be no ingress and egress from the parking lot to Yale Avenue.
10. Prior to the issuance of an occupancy permit for the off-street parking lot, the applicant shall submit a plan to the Department of Central Inspection for the approval of the Traffic Engineer which plan shall include location of all off-street parking spaces, the existing alley, the width and dimension of parking spaces, markings for channelization, and other pertinent information.
11. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

Regarding condition number 10, you should redesign the off-street parking lot layout and submit three (3) copies of the plan to the Traffic Engineer for his approval, one of which shall be submitted to our office for the file. We would suggest that you contact Jim Smith of the Traffic Engineering Division regarding this matter.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the Chairman and Secretary of the Board have signed it.

Page 3 - Letter to
Mr. Victor R. Conner
January 29, 1968

If you have any questions, please call.

Very truly yours,

Jack H. Galbraith

Jack H. Galbraith
Secretary

JHG:skb

cc: Joseph A. Uhrich
1124 S. Yale 67218

✓ Robert E. Nelson, Attorney
Union Center Building
150 N. Main Street 67202

✓ Glen Lytle
Superintendent of Central Inspection

✓ Ralph Eberly,
City Clerk

✓ Jim Smith
Traffic Engineering Division

Leo A. Benoit and
Leona M. Benoit
1102 S. Yale 67218

Gladys Jackson
1055 S. Yale 67218

Reginald T. Paul and
A. Maxine Paul
1103 S. Yale 67218

Victor J. Randa and
Virginia Randa
1108 S. Yale 67218

Wilbur L. Churchward and
Barbara A. Churchward
1114 S. Yale 67218

December 24, 1967

Board of Zoning Appeals
Room 402 City Building Annex
104 South Main
Wichita, Kansas 67202

Gentlemen:

Re Case No. EZA 47-67

An application has been filed by Victor R. Conner, 1102 South Clifton, Wichita, Kansas 67218, pursuant to Section 2.12.590, Code of the City of Wichita, requesting to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Dwelling and legally described as follows:

Lots 5, and 6 in Conner's First Addition to Wichita, in Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Grall.

I the undersigned Adjoining Property Owner, do hereby request that it be denied.

Lawrence T. Ford
1054 S Clifton
Sharon M. Ford

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

January 2, 1968

NOTICE TO APPLICANT, AGENT AND ADJOINING PROPERTY OWNERS

Case No. BZA 47-67

This is to advise you that the application filed by Victor R. Conner, 1102 S. Clifton, Wichita, Kansas 67218, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Dwelling on lots 5 and 6 in Conner's First Addition, was not considered by the Board on December 26, 1967, due to a lack of a quorum of members for that meeting.

This case was deferred to the next regular meeting of the Board on Tuesday, January 23, 1968, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

17 PON's
mailed 1-2-68

SECRETARY'S REPORT

CASE NO. BZA 47-67

APPLICANT: Victor R. Conner, 1102 South Clifton, Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.3, Code of the City of Wichita to permit the installation or construction of an off-street parking lot.

GENERAL LOCATION: West side of Yale in an area south of Zimmerly.

LAND USE: Subject property is occupied by two single family dwellings north and east are single family, to the south is a duplex and to the west is a motel.

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

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.3, Code of the City of Wichita. The Board may grant the exception to permit the installation or construction of an off-street parking lot providing the conditions under Section 28.04.145, Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY

The applicant owns the Clifton Manor Apartment-Motel which is located on the property adjacent to the west and desires to add some additional units and, therefore, needs to provide more off-street parking. The applicant is in the process of purchasing the two dwelling units which face Yale Avenue and proposes to use the lots for off-street parking.

An application requesting an exception to permit off-street parking on subject property was previously submitted by the applicant (Case No. BZA 30-67) and subsequently denied by the Board at their regular meeting on September 26, 1967, (see attached minutes).

RECOMMENDATION:

It is the recommendation of the Secretary that in the event the applicant can show the Board that there have been significant changes in the area which would tend to substantiate and warrant this new request for an exception which was previously denied and the Board desires to approve this application for an exception to permit the installation or construction of an off-street parking lot. It should be approved subject to the following conditions:

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

Page 3
Case No. BZA 47-67
Secretary's Report

reduced to three feet in height and shall be located adjacent to Yale Avenue within one foot of the front setback line, except for points of ingress and egress.

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

DAVID GORE, manager of the drive-in restaurant, said that they had received complaints and that he has made a sincere effort to eliminate the objectionable features of their operation.

MR. WETMORE pointed out that the objections raised at this meeting are directed to the present and existing uses in the area and not the property in question. It was his feeling that with the use of this vacant lot as a parking lot it would improve the appearance of the area in general.

MOTION: PHARES moved that this application be deferred until the meeting of October 24, 1967. KRATZER seconded the motion and it carried unanimously.

START
HERE ↓

4. Case No. BZA 30-67 - Victor R. Conner requests an exception pursuant to Section 2.12.590.3, Code of the City of Wichita to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Residential and legally described as: Lots 5 and 6, Conner's First Addition to Wichita. Generally located on the west side of Yale in an area between Zimmerly and Grail.

GALBRAITH pointed out the area on the map and reviewed the following report of the Secretary.

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.3, Code of the City of Wichita. The Board may grant the exception to permit the installation or construction of an off-street parking lot providing the conditions under Section 28.04.145, Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY

The applicant owns the Clifton Manor Apartment Motel which is located on the property adjacent to the west and desires to add some additional units and, therefore, needs to provide more off-street parking. The applicant is in the process of purchasing the two dwelling units which face Yale Avenue and proposes to use the lots for off-street parking.

The parking lot layout submitted appears to meet all the requirements as to setback and design and it is the opinion of the Secretary that through proper screening controls, the lot would be compatible with the existing development.

RECOMMENDATION

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

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

closer to Yale Avenue than the front setback line. Said fence shall then be reduced to three feet in height and shall be located adjacent to Yale Avenue within one foot of the front setback line, except for points of ingress and egress.

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

GALBRAITH also pointed out that the applicant has also filed an application for rezoning of subject property from "A" to "RB" and indicated in that application that he desires to convert the two existing structures thereon to either threeplexes or fourplexes.

VICTOR R. CONNER, the applicant, reviewed plans for expanding his present motel facilities to include about 40 more units, and a restaurant, principally to provide service to the hospital and to patrons of the hospital.

GALBRAITH said that a letter has been submitted from St. Joseph Hospital which indicates they have no objection to the subject application. He stated that a subsequent telephone call from the attorney for the hospital indicated that they thought the expansion proposed by this applicant would be beneficial to their own operation, but that they had not considered what affects such expansion might have on residential property on Yale Avenue.

MR. CONNER submitted an architect's drawing of his existing development and the expansion proposed and pointed out that subject property to the rear is necessary for use as off-street parking. MR. CONNER submitted letters from Jack E. Moseley, M.D. and Mr. and Mrs. Frank Yokoyama, indicating their approval of the expansion proposed.

JOE ULRICH, 1124 South Yale, spoke in opposition and submitted protest petitions containing 120 signatures of property owners within a two-block adjacent area. The objection was based on the fol-

lowing possible affects on adjacent residential properties: Water drainage problems from hardsurfaced lot would be detrimental to adjacent properties; excessive noise and lights from increased traffic at all hours of the day and night, as well as more traffic congestion, undesirable element that motel parking would draw into the residential area would endanger the moral and physical lives of children, and the fact that what is proposed would tend to be detrimental to the peaceful residential neighborhood and would decrease value of property to have this encroachment of a commercial use.

WILBUR CHURCHWARD, 1114 South Yale, also spoke in opposition and emphasized the limited circulation street system in this area and the fact that the proposed use would increase traffic in the residential area and thus create a hazard for children. MR. CHURCHWARD said there was an alley adjacent to subject property on the north and inquired about its use.

HARTSTEIN pointed out that this Board has no jurisdiction so far as vacating an alley.

PELTZER inquired of Mr. Conner what type of patrons he accommodated at the motel, and Mr. Conner stated that primarily he served people either working at the hospital or those who had relatives as patients in the hospital. He referred to plans which the hospital has for expansion of its facilities to further support his own expansion program.

REGINALD PAUL, 1103 South Yale, owner of property adjacent to the north, spoke in opposition and the nuisance which a parking lot would create so far as his enjoyment of his home.

With respect to the alley, GALBRAITH said that the applicant had discussed with him the possible vacation of the alley, but the plot plan is in error in that it shows parking spaces in the alley area.

CONNER said that he proposes to request vacation of the alley prior to any construction of the parking lot. He stated that when this area was platted he dedicated the alley, as well as another alley east of Yale and Yale Street right-of-way, and asked if in the vacation of the alley adjacent to this property he would obtain title to it as adjoining landowner.

GALBRAITH answered that that is usually the case, but in this particular case it might be rather difficult to obtain such vacation inasmuch as all abutting property owners must sign the vacation application.

There was more discussion of how essential Mr. Conner's development is to the hospital and he was questioned as to how many people associated with the hospital were actually utilizing his facilities at this time. Mr. Conner said that there were about 15 at present, with more expected right away.

One of the protestors said they were not opposing the motel or its expansion on Clifton, but they did not like the encroachment of a parking lot over into the residential area on Yale. He suggested that there is area on Clifton to the south of the present motel which could be utilized for any expansion.

MILTON BENKOW, 1058 South Clifton, said his principal objections were the fact that occasionally the occupants of the motel are not desirable people, and the traffic congestion and problems which is bound to increase with any expansion of the motel facilities. He reviewed the limited street system in the general area and the fact that three streets were deadend. MR. BENKOW continued that if the expansion could be confined to Clifton, he would have no objection, and he further suggested a redesign of the addition proposed in such manner that the structure would be L-shaped and extending farther south on Clifton and parking provided in front of the entire complex. MR. BENKOW said he felt sure there would be no objection from the people in the area as long as the development is confined to Clifton. MR. ULRICH agreed with the latter statement.

LEO BENOIT, 1102 South Yale, spoke in opposition because the parking lot would be directly across from his home and because of the undesirable situation which would be created so far as traffic and vehicular circulation in the general area is concerned.

PELTER asked if there was expansion room to the south. GALBRAITH said there apparently would be some available in the light commercial zoning but he did not know exactly how much.

PHARES wondered what the feeling of the Planning Commission and City Commission would be on the application for rezoning to "RB" which has been filed for subject property. GALBRAITH said that there was no way to know, but often the Planning Commission and City Commission have approved a higher zoning classification to buf-

fer between light commercial and strictly single-family residences. KRATZER thought there would be good arguments both for and against the request for "RB" zoning.

MR. PANKOW stated that they do have a real solid residential area and wanted to maintain in that way, and asked for a clarification of a buffer area. GALBRAITH explained the use of buffer zones.

MR. CONNER pointed out that when he built the motel there were no homes on Yale - only a few farm houses.

KRATZER observed that this is one of the decisions that face the Board time and time again and there are arguments on both sides, but it was his feeling that subject area is not in a transition area as yet, nor in the best public interest.

MOTION: KRATZER moved, PEITZER seconded and it carried unanimously that this application be denied.

(The Resolution adopted by the Board is not shown as a part of the minutes as mailed, but will be shown in full in the official record of Board proceedings on file in the Secretary's office.)

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5. ~~Case No. BZS 31-67 - American Oil Company requests an exception pursuant to Section 2,12,590.3, Code of the City of Wichita, to permit the construction or installation of an automatic car wash on property zoned "C" Light Commercial, and legally described as follows: Beginning at the northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 27 South, Range 1 West of 6th P.M.; thence south 247 feet; thence east 164 feet; thence north 247 feet; thence west 164 feet to beginning, EXCEPT street. Generally located at the southeast corner of 13th Street and St. Paul.~~

GALBRAITH pointed out the area on the map and reviewed the following report of the Secretary:

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2,12,590.3, Code of the City of Wichita. The Board may grant the exception providing the conditions set out under Section 28,04,183.4 can be met.

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 South Main
Wichita, Kansas 67202

December 12, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 47-67

An application has been filed by Victor R. Conner, 1102 S. Clifton, Wichita, Kansas 67218, pursuant to Section 2.12.590, Code of the City of Wichita, requesting to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Dwelling and legally described as follows:

Lots 5, and 6 in Conner's First Addition to Wichita, in Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Grail.

This application has been assigned Case No. BZA 47-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 26, 1967, 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

16 P.O.N.'s
mailed
12-12-67

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 South Main
Wichita, Kansas 67202

December 12, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 47-67

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 South Main
Wichita, Kansas 67202

December 12, 1967

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 South Main
Wichita, Kansas 67202

December 12, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 47-67

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 South Main
Wichita, Kansas 67202

December 12, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 47-67

An application has been filed by Victor R. Conner, 1102 S. Clifton, Wichita, Kansas 67218, pursuant to Section 2.12.590, Code of the City of Wichita, requesting to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Dwelling and legally described as follows:

Lots 5, and 6 in Conner's First Addition to Wichita, in Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Crail.

This application has been assigned Case No. BZA 47-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 26, 1967, 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
CITY OF WICHITA, KANSAS

CASE NO. 47-67
FILED 11-28-67

APPLICATION FOR EXCEPTION

I. Name of Applicant Victor R. Conner
Mailing Address 1102 S. Clifton 67218 Phone 4044202
Name of Authorized Agent _____
Mailing Address _____ Phone _____
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 an off street Parking Lot
_____ on property zoned
"A", located on West side of yale between
Zimmerly & Orail and legally described as: _____
Lot 5 & 6 Conners first addition
_____, 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 Victor R. Conner
Authorized Agent _____

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 3:15 (a.m. - (p.m.)), November 28, 1967, together with appropriate fee of \$50.00.

Signed J. Lynn Shurkey PI

OWNERSHIP LIST

<u>LOT</u>	<u>STREET</u>	<u>ADDITION</u>	<u>PROPERTY OWNER</u>
37	Clifton	Student's	✓ Lawrence T. Ford and Sharon M. Ford 1035 S. Yale 67218
39	"	"	D Same
41	"	"	✓ Leo A. Benoit and Leona M. Benoit 1102 S. Yale 67218 →
43	"	"	D Same
45	"	"	✓ Milton A. Pankow and Hilda D. Pankow 1058 S. Clifton 67218
47	"	"	D Same
38	Yale	"	✓ Maxine Yokum <i>ret. 9-13-67</i> 1047 S. Yale 67218 <i>and notice ret. 12-68</i>
40	"	"	D Same
42	"	"	X Bernard Kramer and Billie R. Kramer <i>no address found</i>
44	"	"	D Same
46	"	"	✓ Gladys Jackson 1055 S. Yale 67218 →
48	"	"	D Same
37	"	"	X James Edward Gragg and Sophia Ellen Gragg <i>no address found</i>
39	"	"	D Same
41	"	"	D Same
43	"	"	✓ Lowell V. Trollope and Mary D. Trollope 1052 S. Yale 67218
45	"	"	D Same
47	"	"	D Same

<u>LOT</u>	<u>BLOCK STREET</u>	<u>ADDITION</u>	<u>PROPERTY OWNER</u>
1		Conner's First	✓ Victor R. Conner 1102 S. Clifton 67218
2		"	✓ Same
3		"	✓ Same
4		"	✓ Reginald T. Paul and A. Maxine Paul 1103 S. Yale 67218 →
5		"	✓ Victor R. Conner 1102 S. Clifton 67218
6		"	✓ Glen E. Nitz and Linda Nitz 1115 S. Yale 67218
7		"	✓ Leo A. Benoit and Leona M. Benoit 1102 S. Yale 67218
8		"	✓ Victor J. Randa and Virginia Randa 1108 S. Yale 67218 →
9		"	✓ Wilbur L. Churchward and Barbara A. Churchward 1114 S. Yale 67218 →
2	A	Elwell's	✓ Jack E. Moseley and Betty Lou Moseley 1120 S. Clifton 67218
3	A	"	X Clifton Investments, Inc. <i>no address found</i>
4	A	"	✓ Same
5	A	"	✓ Same
6	A	"	✓ Jack H. Cozine and Nana L. Cozine 1502 S. Hillside. 67211
7	A	"	✓ Leslie Auckland and Mary Auckland 1127 S. Yale 67218
8	A	"	✓ Same
9	A	"	✓ Alois J. Giebler and Mary A. Giebler 1141 S. Yale 67218

mi

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNER</u>
1	B	Elwell's	X Joseph A. Ulrich and Albertine Ulrich <i>no address found</i>
2 (W $\frac{1}{2}$)	B	"	D Same <i>1124 S. Yale</i>
2 (E $\frac{1}{2}$)	B	"	✓ Glendon E. Jackson 3710 Grail 67218
3	B	"	D Same

We hereby certify the foregoing to be a correct list of property owners within a radius of 200 feet of Lots 4, 5, and 6, in Conner's First Addition to Wichita, in Sedgewick County, Kansas, as shown by the records in the office of the Register of Deeds of Sedgewick County, Kansas, this 25th day of August A. D. 1967, at 7 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Vice President.

Order No. 146560.

(KPB)

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

\$500

DESCRIPTION

AMOUNT

BIA Application

Name *Victor R. Conner*

Address *1102 S. Clifton*

Type *R-71-C* Due Date *11-28-67*

Comments:

Date *11-28-67*

By *[Signature]*

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS 67202

SB



- Mailed with no address
- No such number
- Mailed in non-forwardable

1813 (B247-67)



RETURN
TO
WRITER

Maxine Yokum
1047 S. Yale
Wichita, Kansas 67218

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS 67202



- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

1813

Maxine Yokum
1047 S. Yale
Wichita, Kansas 67218



RETURN
TO
WRITER



*

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