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Shot 1-16-86
Record ✓

CASE NO. EZA 62-85 - Walter Palmer, Jr.
requests a variance to reduce the required
number of off-street parking spaces on a
zoning lot from 54 spaces to 29 spaces or
less, for an existing restaurant & the
conversion of a one-family dwelling to a
housing a maximum of

POSTED
10-28-85

ACTION

B.Z.A. 62-85 ~~APPROVED~~ 1/26/85
DATE

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CASE NO. BZA 62-85 - Walter Palmer, Jr.
Requests a variance to reduce the required
number of off-street parking spaces on a
zoning lot from 54 spaces to 29 spaces or
less, for an existing restaurant & the
conversion of a one-family dwelling to a
domestic use. Fradette, Montreal, Quebec

December 3, 1985

George David
1948 Garland
Wichita, Kansas 67203

Re: BZA 62-85 Request for Variance
(306-318 West 29th Street North)

Dear Mr. David:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 26, 1985.

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.

It is necessary for you to secure a permit to convert the one-family dwelling into a dormitory facility. As you are aware, the requirements for the restaurant on the property are unchanged and should be installed in conformance with the plan you submitted.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:lw

Enclosure

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Walter Palmer, Jr., 101 W. 29th St. North, Wichita, KS 67204

RESOLUTION CASE NO. 62-85

WHEREAS, Walter Palmer, Jr., 101 W. 29th Street North, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required number of off-street parking spaces on a zoning lot from 54 spaces to 29 spaces or less, for an existing restaurant and the conversion of a one-family dwelling to a dormitory facility housing a maximum of 58 persons, on property zoned the "C" Commercial District and legally described as follows:

Lot 1, Bud Palmer Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Fairview and 29th Street North (306-318 West 29th Street North).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of November 26, 1985 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; 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 reduction of off-street parking spaces for the operation of a dormitory for homeless transients on a property shared by a restaurant where additional parking would be available part of the time, would in itself create uniqueness not ordinarily found for the conversion of an existing one-family dwelling; 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 use should not create a parking demand beyond the need for the parking of one employee's vehicle and that of a van to transport the occupant's to and from the facility; 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 the requirement to surface off-street parking for a facility where the occupants will not have vehicles would be an expense that would be unnecessary for this specific use; 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 new facility will provide a service to the homeless transients and the reduction of off-street parking should not in anyway create on-street congestion; 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 reduction of required parking spaces on the zoning lot will only pertain to the dormitory facility and the restaurant will maintain the spaces previously required by the zoning ordinance; 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.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces on a zoning lot from 54

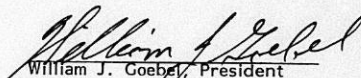
spaces to 27 spaces, for an existing restaurant and the conversion of a one-family dwelling to a dormitory facility housing a maximum of 58 persons, on property zoned the "C" Commercial District and legally described as follows:

Lot 1, Bud Palmer Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Fairview and 29th Street North (306-318 West 29th Street North).

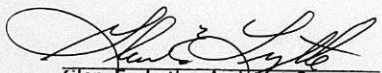
be approved subject to the following conditions:

1. The reduction of the required number of off-street parking spaces on the zoning lot shall be from 54 spaces to not less than 27 spaces. This shall not in anyway reduce the number of spaces required for the existing restaurant that has been determined to be 25 spaces based on the maximum capacity. The reduction of the number of spaces required by the dormitory facility shall be reduced from 29 spaces to two spaces.
2. This variance to reduce the required off-street parking spaces shall only be applicable to the proposed use as a dormitory facility for homeless transients to be operated by Inter Faith Ministries. Any change of use will be subject to compliance with all parking requirements for any new use as required by the zoning ordinance.
3. All parking spaces and circulation drives shall be surfaced and maintained in conformance with the approved parking plan and all requirements of the zoning ordinance.

ADOPTED AT WICHITA, KANSAS, this 26th day of November 1985.


William J. Goebel, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE November 22, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator

SUBJECT BZA 62-85: Northwest corner of
Fairview and 29th Street North

On Thursday, November 21, CPO Neighborhood Council "J" considered the captioned case, a request for a zoning variance to reduce the required number of off-street parking spaces from 54 spaces to 29 spaces or less, for an existing restaurant and the conversion of a one-family dwelling to a dormitory facility housing a maximum of 58 persons on property zoned "C" Commercial District. After extensive discussion, the Council voted 7-0 to recommend approval of the request subject to staff recommendation number 2.

The applicant, Rev. James Bell of Inter-Faith Ministries, was present to describe the request and respond to questions from the Council and area residents. In addition to describing the variance to reduce required parking spaces, Rev. Bell responded to numerous questions regarding the operation of the shelter for the homeless.

Eight area residents were present to express their concerns. The concerns described by area residents concerned the lack of community notification prior to placing the shelter at the location and the operation of the facility, rather than the reduction in required parking spaces. CPO Staff advised the Council and area residents that there is no zoning requirement for notification of area residents in the "C" Commercial District for facilities similar to the shelter. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

Although voting to support the requested variance, the Council also expressed serious concerns about the lack of neighborhood notification and the operation of the facility. In voting to support the parking variance, the Council emphasized its support is conditional on recommendation number 2 in the BZA Secretary's Report:

This variance to reduce the required off-street parking spaces shall only be applicable to the proposed use as a dormitory facility for homeless transients to be operated by Inter-Faith Ministries. Any change of use will be subject to compliance with all parking requirements for any new use as required by the zoning ordinance.

RECEIVED

NOV 22 1985

METROPOLITAN PLANNING

ROUTE _____

Glen Lytle, Special Assistant for Zoning
BZA 62-85
Page 1

Please provide the Council's recommendation to the Board of Zoning Appeals
when BZA 62-85 is considered.



Stanley J. Scott
CP Coordinator

SJS:dm

Noted:



Annie K. Montgomery
CRS Director

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 19, 1985

TO: Board of Zoning Appeals
FROM: Glen E. Lytle, Assistant Secretary
SUBJECT: BZA 62-85 - Request for Variance

The filing fee for this case has not been paid as of this date. The applicant has been advised that this case will not be heard unless this fee is paid.

Since this case has been a fairly controversial application since it has been a project that was originally planned for another location. At the last minute it was relocated and it was essential that the case be filed in order to resolve the permitted occupancy of the structure at the earliest possible date.

I would point out that Article III, B.4 of the bylaws allows the Board to waive the fee if an extreme hardship exists. This shall be considered at a regular meeting after receiving a certified financial statement of the owner of a hardship. In this case I accepted the application, advertised the case and have prepared the staff report in order to accommodate the proposed use.

Glen E. Lytle
Assistant Secretary

GEL/lw

November 19, 1985

Mr. George David
1948 Garland
Wichita, Kansas 67203

RE: BZA 62-85 - 306 W. 29th Street North

Dear Mr. David:

Thank you for finally returning the signed application for the off-street parking variance for the shelter to be located at 306 West 29th Street North. Unfortunately, I still do not have the filing fee for processing the application.

Please be advised that if the \$200 filing fee is not received in this office by Monday, November 25, 1985, the variance request will not be heard at the meeting on November 26, 1985. It is not the prerogative of the Board to waive the permit fees for any application except when accompanied by certified financial statement of the owner justifying that a financial hardship exists and is unable to pay the fee.

If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL/lw

cc: Walter Palmer, Jr., 101 W. 29th Street North, Wichita, KS

RE: AGENDA ITEM NO 10

SECRETARY'S REPORT
CASE NO. BZA 62-85

APPLICANT: Walter Palmer, Jr., 101 West 29th Street North, Wichita, Kansas.

AGENT: George David, 1948 Garland, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking spaces on a zoning lot from 54 spaces to 29 spaces or less.

GENERAL LOCATION: On the northwest corner of Fairview and 29th Street North.

ZONING: Subject property is zoned the "C" Commercial District as are the properties to the east and west. To the south is "B" Multiple-family and to the north is "R-6" General Residence District.

LAND USE: Subject property is occupied by a restaurant and a one-family dwelling. To the north are apartments. To the east and west are commercial uses and to the south is residential and vacant land.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required number of off-street parking spaces on a zoning lot from 54 spaces to 29 spaces or less in order to convert the one-family dwelling into a dormitory facility to provide shelter for homeless transients. It should be noted that the zoning lot contains a restaurant which has previously been determined by Central Inspection to require 25 off-street parking spaces and the one-family dwelling that is to be converted to the dormitory facility that will house a maximum of 58 persons, and be required an additional 29 parking spaces based on one space for each two occupants.

This facility is being operated by Inter Faith Ministries to provide lodging for homeless transients and has been funded under Community Development Block Grant monies. This facility is only for lodging and they will not be providing meals or other programs at this location. The individuals will be brought to this location by vans and will, in most cases, not have any vehicles or other belongings.

The site plan furnished to the Secretary indicates that the 25 spaces can be provided for the restaurant and 2 spaces can be provided for the dormitory facility that will all be located on the zoning lot. It should be noted that although 25 spaces were required when building permits were issued in 1980 for remodeling and expansion of the restaurant, the parking was not installed in conformance with the approved parking plan. This variance has been requested to reduce the required number of spaces for the dormitory facility, and in all practicality will reduce the number of spaces from 29 to 2 spaces. With the availability to share the parking spaces for the restaurant, it would appear that the two spaces for this particular use would be adequate. There is more than enough lot area remaining on the property that should the owner wish to convert the dormitory to another use, or to operate it in a different manner, additional parking could be provided.

It is the Secretary's opinion that any uniqueness is in the type and operation of the dormitory facility and not related to the restaurant located on the property. Any variance granted should be only for the use of the property as specifically requested.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the reduction of off-street parking spaces for the operation of a dormitory for homeless transients on a property shared by a restaurant where additional parking would be available part of the time, would in itself create uniqueness not ordinarily found for the conversion of an existing one-family dwelling.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the use should not create a parking demand beyond the need for the parking of one employee's vehicle and that of a van to transport the occupant's to and from the facility.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the requirement to surface off-street parking for a facility where the occupants will not have vehicles would be an expense that would be unnecessary for this specific use.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the new facility will provide a service to the homeless transients and the reduction of off-street parking should not in anyway create on-street congestion.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the reduction of required parking spaces on the zoning lot will only pertain to the dormitory facility and the restaurant will maintain the spaces previously required by the zoning ordinance.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The reduction of the required number of off-street parking spaces on the zoning lot shall be from 54 spaces to not less than 27 spaces. This shall not in anyway reduce the number of spaces required for the existing restaurant that has been determined to be 25 spaces based on the maximum capacity. The reduction of the number of spaces required by the dormitory facility shall be reduced from 29 spaces to two spaces.
2. This variance to reduce the required off-street parking spaces shall only be applicable to the proposed use as a dormitory facility for homeless transients to be operated by Inter Faith Ministries. Any change of use will be subject to compliance with all parking requirements for any new use as required by the zoning ordinance.
3. All parking spaces and circulation drives shall be surfaced and maintained in conformance with the approved parking plan and all requirements of the zoning ordinance.

BZA CASE NO. 02-85

<u>3</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>13</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>16</u>	TOTAL NOTICES SENT <u>11/5/85</u>

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

November 4, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 62-85

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 Walter Palmer, Jr., 101 W. 29th Street North, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces on a zoning lot from 54 spaces to 29 spaces or less, for an existing restaurant and the conversion of a one-family dwelling to a dormitory facility housing a maximum of 58 persons, on property zoned "C" Commercial District. A legal description of the applicant's property is as follows:

Lot 1, Bud Palmer Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Fairview and 29th Street North (306-318 West 29th Street North).

This application has been assigned Case No. BZA 62-85. It will be considered by the Board of Zoning Appeals on November 26, 1985 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 or objections regarding the requested variance, 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.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

BZA 62-85 ENVELOPES

WALTER PALMER JR
101 W 29TH ST NORTH
WICHITA KS 67204

GEORGE DAVID
1948 GARLAND
WICHITA KS 67203

PAUL DOSS
743 BARLOW ST
WICHITA KS 67207

CAROL W NANCE
CONNIE S NANCE
2328 DALLAS ST
WICHITA KS 67217

JEANNE BURKE
BETTY BURNS
3025 N FAIRVIEW
WICHITA KS 67204

BERNARD H TRACHTMAN
5647 COE COURT
WICHITA KS 67207

JOSE EXPINOZA
VICTORIA C ESPINOZA
3013 WELLINGTON PL
WICHITA KS 67204

THOMAS F STAFFORD
ROBERTA D STAFFORD
531 ALBERT
VALLEY CENTER KS 67147

VERNON L CLY
GERALDINE M CLY
3019 WELLINGTON PL
WICHITA KS 67204

MICHEL ESPINOSA
SOCORRO ESPINOSA
3015 WELLINGTON
WICHITA KS 67204

RICHARD W HUDSON
ODELL M HUDSON
214 W 29TH NORTH
WICHITA KS 67204

SYLVESTER F HAGEMAN
LUCILLE E HAGEMAN
2638 GARLAND
WICHITA KS 67204

MCBRIDE EQUIPMENT CO INC
N/K/A MCBRIDE & DEHMER CONST
2855 WOODLAND
WICHITA KS 67204

JACK W OSTERMAN ANITA M OSTERMAN
311 W 29TH NORTH
WICHITA KS 67204

WALTER F PALMER
2852 FAIRVIEW
WICHITA KS 67204

BOARD OF ZONING APPEALS

CASE NO. 62-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Walter Palmer, Jr.
Mailing Address 101 W. 29th St. North Phone _____
Name of Authorized Agent George David
Mailing Address 1948 Garland, Wichita, KS 67203 Phone 269-2281
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required number of off-
street parking spaces on the zoning lot from 54 spaces to 29 spaces or
less, for a restaurant and a dormitory facility housing a maximum of 58
persons
for property located at the northwest corner of Fairview and 29th Street
North (306-318 West 29th Street North)
and legally described as: Bud Palmer Second Addition, to Wichita,
Sedgwick County, Kansas

_____ in the City of Wichita; and which is presently zoned "C".

- 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. 39-285); 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 Bud Palmer
Authorized Agent George David

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 8:00 (a.m.-p.m.), Oct 29, 1985, together with appropriate fee of _____.

Signed [Signature]

Lozge David 269 2281
George New York Deli

29

58

58 max.

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25 os. phy.
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3 1/2 yrs.

Res. Ach. prog.

59 max
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INTER-FAITH MINISTRIES — WICHITA....

(WICHITA COUNCIL OF CHURCHES)

216 EAST SECOND ● WICHITA, KANSAS 67202 ● (316) 264-9303

REV. JAMES M. BELL
EXECUTIVE DIRECTOR

October 28, 1985

TO: Board of Zoning Appeals
FROM: James M. Bell, Executive Director *J Bell*
Inter-Faith Ministries
RE: Variance for Homeless Shelter House

For several months eight religious social service agencies have cooperated to open a Homeless Shelter House. The City of Wichita granted us \$42,000 through the Community Development Block Grant program.

We have leased a building at 306 W. 29th Street North to house the shelter. The building is zoned commercial and was used for the past three and one-half years as a group residence for an alcohol treatment program.

Recently Central Inspection inspected the building (see attached letter). They have a requirement to provide 35 paved parking spaces for the 35-bed capacity shelter. We believe, first, that 35-bed capacity is too small. The shelter will use every room for sleeping of overnight transients. We will not serve meals nor have any social service programs. Thus, we want every foot of space used in terms of shelter. We believe several rooms were not considered for bedding by Central Inspection.

We are requesting the Zoning Board to exempt us from having to pave a parking lot for people who cannot afford a night's lodging and will seldom, if ever, have a car. There is a gravel circle drive with plenty of off-street parking if needed for the one staff person and one volunteer each night. To pave a lot based on bed space will be a waste of our funds to provide a shelter for the homeless.

Finally, we want to request that we not be charged the \$200 fee for this variance request. We are trying to be good stewards with the funds we have to provide the maximum service for shelter to the homeless. We hope we will not have to pay \$200 for a variance for a parking lot that is not needed.

Thank you for your consideration.

... "promotes justice for all, relieves misery and reconciles the estranged."
Isaiah 61:1-4

WICHITA



October 18, 1985

DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT
CENTRAL INSPECTION DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Jim Bell
216 E. 2nd
Wichita, Kansas 67202

Dear Mr. Bell:

Re: 306 W. 29th Street North

I have completed a partial review for requirements to occupy the referenced building as a group home.

The following observations were made and need to be resolved prior to occupancy or issuance of permits:

1. Our records do not indicate that the facility has ever been approved for other than a single family dwelling, therefore the facility needs to meet all the code requirements for a new group home.
- ✓ 2. The zoning is approved for the use.
3. Maximum capacity of the facility is 35 beds.
4. Thirty-five paved off-street parking spaces are required.
5. A mechanical inspection is required to approve the combustion air sources for the mechanical system.
- ✓ 6. All sleeping rooms shall have an exterior exit door or openable window for emergency egress or rescue. The window shall have a minimum clear opening of 5.7 square feet with a minimum clear height of 24 inches and minimum clear width of 20 inches.
- ✓ 7. A change of occupancy permit is required.

SUPERINTENDENT OF CENTRAL INSPECTION	268-4460	HOUSING	268-4481	BUILDING & CONSTRUCTION	268-4461
BUILDING CODE ENGINEER	268-4468	ZONING	268-4479	PLUMBING & MECHANICAL	268-4471
PLAN EXAMINATION	268-4477	SIGNS	268-4475	ELECTRICAL & ELEVATOR	268-4465

Jim Bell
October 18, 1985
Page Two

8. Provide an approved smoke detector in each room (battery operated detectors not permitted), in hallways and in the living room area.
9. Provide the following sanitary facilities:
 - 3 Water closets
 - 1 Urinal
 - 3 Lavatories
 - 2 Showers
10. Provide two copies of the plans showing the required changes as listed above. Any changes to the building and installation of the parking lot require permits.

Approval from the Board of Zoning Appeals is required to reduce the required number of off-street parking spaces. If you have any questions please call me.

Sincerely,

James H. Jorgensen

James H. Jorgensen
Building Code Engineer

JHJ:wgm

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant INTER-FAITH MINISTRIES
Mailing Address 216 E. 2nd St. Phone 264-9303
Name of Authorized Agent James M. Bell, Executive Director
Mailing Address 216 E. 2nd St. Phone 264-9303
Relationship of applicant to property is that of Lessee
(Owner, Tenant, Lessee, Other)

II. The variance requested is to be exempted from paving the parking lot (one parking space per bed in house). This facility will house a shelter for homeless people and paved parking is not needed.

for property located at 306 W. 29th Street North

and legally described as: Lot 1, Bud Palmer Second Edition, Block A

in the City of Wichita; and which is presently zoned Commercial.

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

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
- c. 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.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Inter-Faith Ministries

Authorized Agent James M. Bell

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, _____ (a.m.p.m.), _____, 19____, together with appropriate fee of _____.

Signed _____

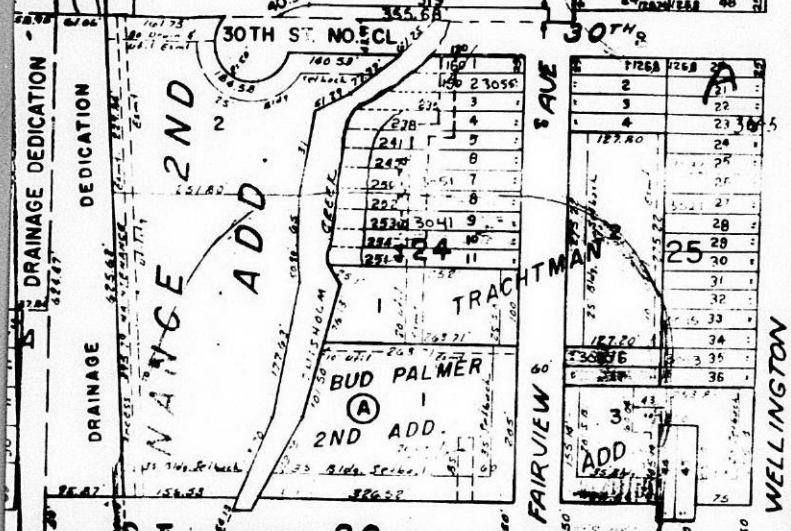
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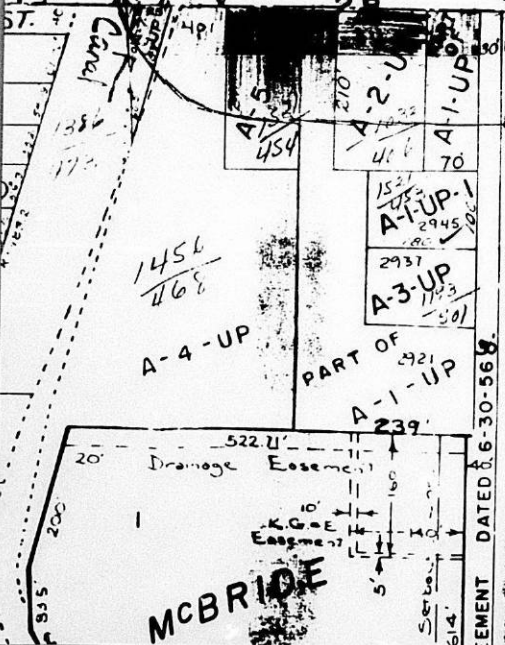
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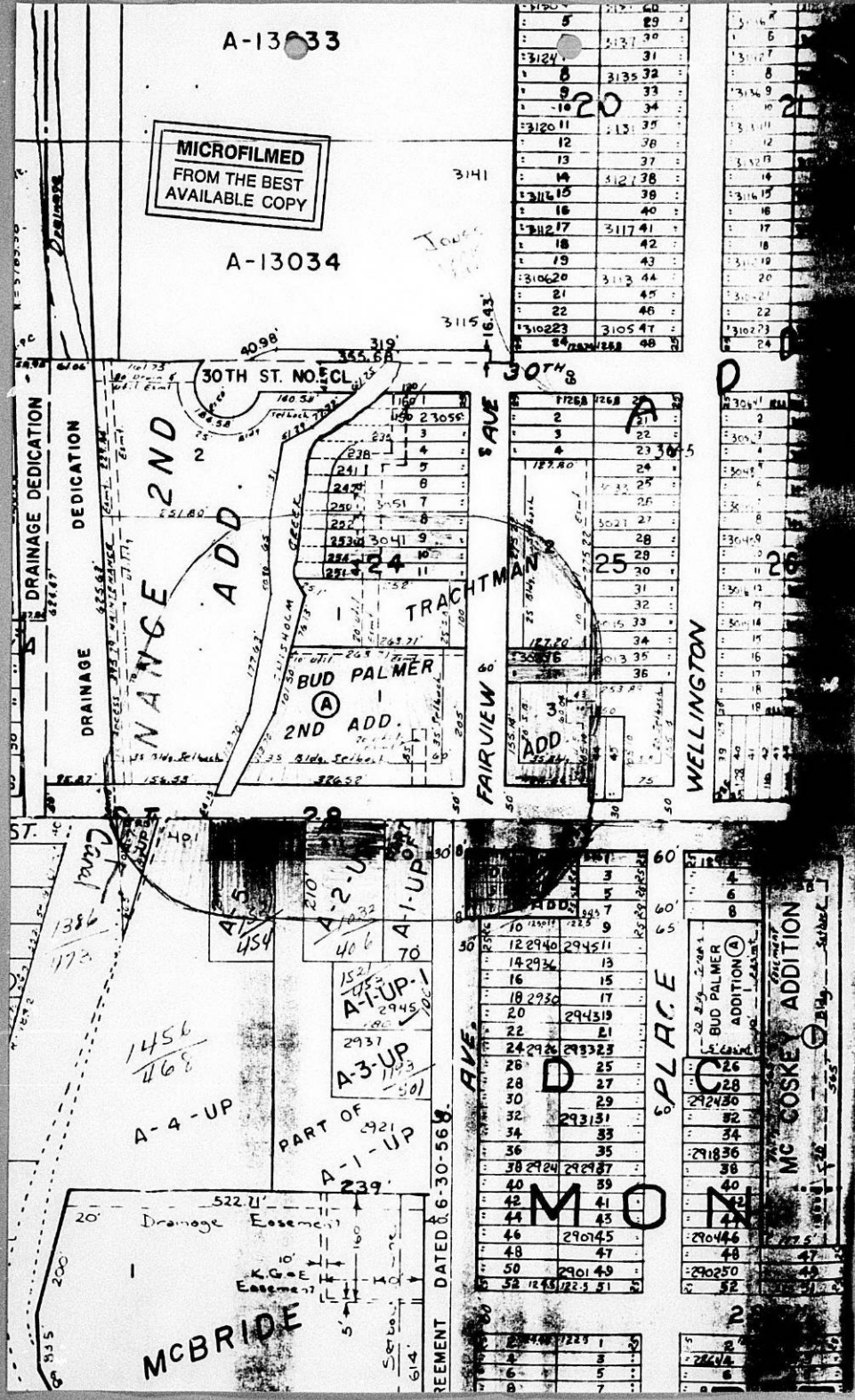
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REEMENT DATED 6-30-56

MCBRIDE

MC COSKEY ADDITION

M O N

6 PLACE

FAIRVIEW 66

WELLINGTON

TRACHTMAN

BUD PALMER 2ND ADD

NANCE 2ND ADD

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APPROVED By Central Inspection
City of Wichita

Drainage as per approved plan.

Sanitary Sewers " "

Auto Cuts & Approaches " "

OFF-STREET PARKING AND LOADING

ADDRESS ACORN CLUB

CITY AND ST. WASHINGTON TO N.

25

25

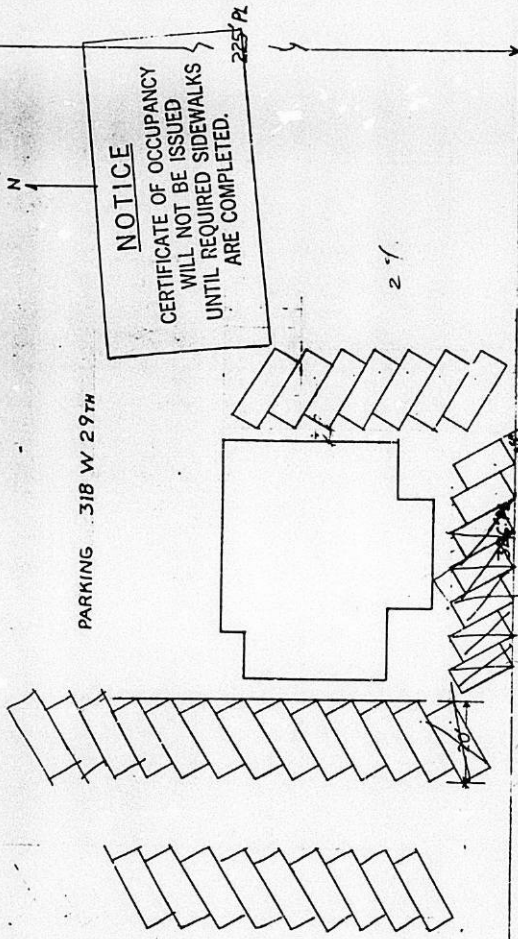
pk

NO. OF APPROVED PARKING SPACES 15 PERSONS.

TOTAL NO. OF PARKING SPACES REQUIRED pk

EXCEEDED OR pk

BY 25 PERCENT LOADING.



NOTICE
CERTIFICATE OF OCCUPANCY
WILL NOT BE ISSUED
UNTIL REQUIRED SIDEWALKS
ARE COMPLETED.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	Block A	Bud Palmer Second Addition	✓ Paul Doss 743 Barlow St. Wichita, KS 67207
Lot 1		Nance 2nd Addition	✓ Carol W. Nance Connie S. Nance 2328 Dallas St. Wichita, KS 67217
Lot 1		Trachtman Addition	Jeanne Burke AND ✓ Betty Bruns 3025 N. Fairview Wichita, KS 67204
Lot 2		"	✓ Bernard H. Trachtman 5647 Coe Court Wichita, KS 67208
Lot 3		"	Same As Above
Lots 8, 9, 10 & 11	Block 24	Jones Park Addition	✓ Jose T. Espinoza Victoria C. Espinoza 3013 Wellington Pl. Wichita, KS 67204
Lots 16 & 17	Block 25	"	✓ Thomas F. Stafford Robert D. Stafford 531 Albert Valley Center, KS 67147
Lot 32	Block 25	"	✓ Vernon L. Guy Geraldine M. Guy 3019 Wellington Pl. Wichita, KS 67204
Lots 33 & 34	Block 25	"	✓ Miguel Espinosa Socorro Espinosa 3015 Wellington Pl. Wichita, KS 67204
Lots 35 & 36	Block 25	"	✓ Jose T. Espinoza 3013 Wellington Pl. Wichita, KS 67204
Lot 44	Block 25	"	✓ Richard W. Hudson Odell M. Hudson 214 W. 29th North Wichita, KS 67204
Lots 1, 3, 5 & 7 exc. the 8 feet of the 8½ for easement	Block D	Montrose Addition	✓ Sylvester F. Hageman Lucille E. Hageman 2638 Garland Wichita, KS 67204

Tract Description	Property Owner
Beginning 269 feet West of the NE/c of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 5, Twp. 27, Rge. 1 East; th. West 100 feet; th. South 210 feet; th. East 100 feet; th. North 210 feet to p.o.b.	✓ McBride Equipment Co. Inc. n/k/a McBride & Dehmer Construction Inc. 2855 Woodland Wichita, KS 67204
Beginning 100 feet West of the NE/c of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 5, Twp. 27, Rge. 1 East; th. West 114 feet; th. South 210 feet; th. East 114 feet; th. North 210 feet to beginning.	✓ Jack W. Osterman Anita M. Osterman 311 W. 29th North Wichita, KS 67204
Beginning at a point that is 269 feet West of the NE/c of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 5, Twp. 27, Rge. 1 East of the 6th P.M.; th. running South 1164 feet, East to the East line of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$, North to the North line of said Sec., West to the p.o.b., exc. therefrom a tract described as beginning at a point on the North line of the NE $\frac{1}{4}$ of Sec. 5, 100 feet West of the NE/c of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$, th. running West 114 feet, South 210 feet, East 114 feet, North 210 feet to the p.o.b., also excepting therefrom a tract described as beginning at a point 210 feet South of the NE/c of the W $\frac{1}{2}$ of Sec. 5, th. West 180 feet, South 200 feet, East 180 feet, North 200 feet to the p.o.b. and also excepting therefrom McBride Addition.	McBride Equipment Co. Inc. n/k/a McBride & Dehmer Construction Inc. 2855 Woodland Wichita, KS 67204
Beginning at a point that is 269 feet West of the NE/c of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 5, Twp. 27, Rge. 1 East of the 6th P.M., th. running West to the center of Chisholm Creek, th. SE'ly along the center of said creek to where it intersects a line 269 feet West of the East line of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Sec. 5; th. North 1164 feet to the p.o.b., exc. therefrom, however, a tract described as beginning at a point on the North line of the NE $\frac{1}{4}$ 269 feet West of the NE/c of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Sec. 5, th. running West 100 feet, South 210 feet, East 100 feet, North 210 feet to beginning, and also exc. therefrom McBride Addition.	Same As Above

Tract Description

Property Owner

A tract in the NE $\frac{1}{4}$ of Sec. 5, Twp. 27, Rge. 1 East of the 6th P.M., described as follows: Beginning at a point in the North line of the NE $\frac{1}{4}$ of said Sec. 5 and 878.0 feet East of the NW/c of said NE $\frac{1}{4}$; th. West along the North line of Sec. 5, a distance of 59.3 feet to a point in the East line of the r/o/w of the North Wichita Drainage District as it now exists; th. in a SE'ly direction at an included angle of 86°21' a distance of 110 feet, more or less, to the point of curve of a curve to the right, having a radius of 1603.2 feet; th. along said curve a distance of 66.5 feet, more or less, to the intersection of the East line of the Steck property and East r/o/w of the North Wichita Drainage District; th. in a NE'ly direction along the East line of the Steck property a distance of 187.0 feet, more or less, to the p.o.b.

Walter F. Palmer
2852 Fairview
Wichita, KS 67204

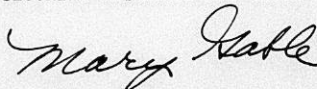
We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

Lot 1, Block A, Bud Palmer Second Addition
to Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 28th day of October, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Sr. Vice-President

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AVAILABLE COPY**

FORM 29-21

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.

Planning

DESCRIPTION	AMOUNT
CITY BZA V&C	7200-
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

*

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

Roll # 2