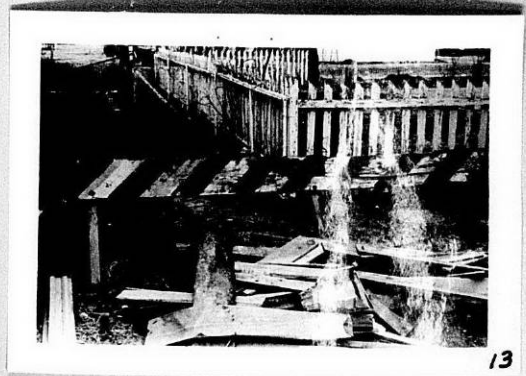


1-59 - Appellants - Kessler Bros, Inc.

re: parking lot at 1417 Jeanette Ave.



BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

March 16, 19 59

CERTIFIED MAIL

Mr. Frank M. Kessler, President
Kessler Bros, Inc.
1905 Southwest Boulevard
Wichita, Kansas

Dear Mr. Kessler :

Your appeal, under the Zoning Ordinance, relative to premises at
1417 Jeanette, Wichita, Kansas

has been given Board of Zoning Appeals Case No. 59-1.

All inquiries and references should always be made to that Case
Number when you seek information from the Secretary.

Further, you are notified to appear before the Board of Zoning
Appeals either in person, or by agent or attorney, for a hearing of
your case on Tuesday, March 24, 19 59, at 1:30 p.m.
in Room 401, City Building Annex, 104 South Main, Wichita, Kansas.

Respectfully,

Secretary, Board of Zoning Appeals

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO <u>Kessler Bros, Inc.</u>	POSTMARK OR DATE <u>3-16-59</u>
STREET AND NO. <u>1905 Southwest Blvd.</u>	
CITY AND STATE <u>Wichita, Kansas</u>	
<input checked="" type="checkbox"/> If you want a return receipt, check which It shows to whom and when delivered	<input type="checkbox"/> If you want re- stricted deliv- ery, check here <input type="checkbox"/> 30¢ fee

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

No: 6386397

BOARD OF ZONING APPEALS
FOURTH FLOOR, CITY BUILDING ANNEX
104 South Main
Wichita, Kansas

March 12, 1959

NOTICE TO ADJOINING PROPERTY OWNERS


An appeal has been filed by Keasler Bros., Inc.

1905 Southwest Boulevard, Wichita, Kansas
Address

as provided in Section 21-19, Volume I, Wichita City Code, 1955. The appellant desires to construct and maintain a parking area on the premises known as Lots 13 & 15, Rich's Addition to Wichita, or more commonly known as 1417 Jesnette Avenue, Wichita, Kansas.

This appeal has been given Case No. 59-1, and a hearing will be held by the Board of Zoning Appeals on Tuesday, March 24, 1959 at 1:30 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

By order of the Board of Zoning Appeals.


Leland R. Edmunds, Secretary
Board of Zoning Appeals

Kessler Bros., Inc. 1905 Southwest Blvd.

WICHITA, KANSAS
TELEPHONE 3-5251
WICHITA, KANSAS

March 11, 1959

Board of Zoning Appeals
Wichita, Kansas

Gentlemen:

Kessler Bros., Inc., purchased the Northwest corner of Jeanette and 13th Street on March 8, 1949. At the time of this purchase this property had already been zoned "Light Commercial." Subsequent to the purchase we constructed a building for the Kroger Grocery and Baking Company 60' x 130' and left the east 82' x 150' of the property as a hard surfaced parking lot. At the time this building was constructed this parking ratio was satisfactory and took care of all the needs of the store building.

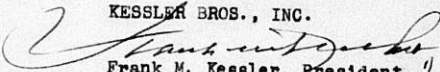
However, since that time the use of off-street parking by customers has increased to the point where this present parking area is no longer adequate, and we desire to remove from the adjacent property the house which we have purchased, commonly known as 1417 Jeanette Street, which property is now zoned "A" and to hard surface this area in order to increase the off-street parking available to this store as a conditional use.

It is our intention in so doing to fully screen the north and west lines of this property in order to abate the nuisance of the parking lot to the adjacent property owners. We propose to do so by the installation of a neat redwood fence of lattice type which will not shut off the circulation of air. It is our further intention to put bumper guards along the inside of the fence for its protection as well as the protection of the adjacent properties.

The installation of this additional parking area will, in our opinion, go very far toward reducing the congestion which now exists at the intersection of Jeanette, 13th Street, and Bitting Street from 4:30 to 6 every evening. You are advised that we will be glad to comply with any conditions which your Honorable Board may see fit to impose for the protection of the adjacent property owners.

Yours truly,

KESSLER BROS., INC.


Frank M. Kessler, President

FMK:BB

BOARD OF ZONING APPEALS

AGENDA

March 24, 1959

The Board of Zoning Appeals will hold its regularly scheduled meeting on Tuesday, March 24, 1959, at 1:30 p.m. in Room 401, City Building Annex, 104 South Main, Wichita, Kansas. The following cases will be discussed:

1. APPROVAL OF MINUTES OF FEBRUARY 24, 1959 MEETING.

2. CASE NO. 13-58

Emery H. Williamson and Helen Z. Williamson appeal from the decision of the Building Inspection Superintendent, who has denied permission for remodeling of the structure at 2201 East 12th, Wichita, Kansas, to permit the use of the structure as a wholesale florist business in connection with the greenhouse business already operating on the premises, inasmuch as it would be in violation of Section 21-11 of the Zoning Ordinance for the reason that the property is located in a "R¹" residential district and is non-conforming. (This matter was deferred at the December 23, 1958 meeting, and again at the February 24, 1959 meeting.)

3. CASE NO. 1-59

Kessler Bros., Inc. applies to the Board of Zoning Appeals for a special permit to construct and maintain a parking area on the premises at 1417 Jeanette Avenue, Wichita, Kansas, as provided in Section 21-19-B, Volume I, Code of the City of Wichita, 1955.

Leland R. Edmunds

Leland R. Edmunds
Secretary, Board of Zoning
Appeals

3-24-59

Board of zoning appeals

Gentlemen

I live 5 Wells, 1434 Woodland, would like to tender my objections to the installation of a parking lot at 1417 Junette as I believe it would be detrimental to the value of my property as well as removing the atmosphere of a residential neighborhood within the 1400 block on Woodland.

When I purchased my property, the 13th + Betting area was not as active as it now is in commercial sense. Since the installation of the new S & H Store, the bright lights, trash burning, car lights flashing past windows, etc, has interrupted my normal living pattern on several occasions and I believe that any extension of these activities into our residential section would be detrimental to the value and living qualities of my home.

Ann Mills
1434 Woodland
Wichita 3, Kansas

Rec'd
B 21
3/27/59
2 21/59

GENERAL

V. E. Pinkham CONSTRUCTION CO.

CONTRACTORS

1816 W. 28th Street North Phone TE 8-6077
Wichita 4, Kansas

CUSTOM BUILDING



HOMES — COMMERCIAL

March 24, 1959

TO WHOM IT MAY CONCERN:

As the new contract purchaser of the property at 1437 Jeanette I have appointed Mr. J. A. Elgaard of 1433 Jeanette to act as my representative in contesting this re-zoning. I am opposed to the re-zoning for the following reasons.

1. In my opinion this constitutes spot zoning.
2. This would start a precedent that could carry on to other areas.
3. This would be a blight on the neighborhood, and most especially on the park across the street.
4. This would devaluate the home I have contracted to purchase even before I have the opportunity to move in.
5. I have been in the real estate and construction business for several years and know that in every like type case the property adjacent lost value to the buying public.

For the above reasons I take a firm stand against any change in regards to ~~***~~ zoning in this block.

Sincerely yours,

V. E. Pinkham
V. E. Pinkham

*Rec'd
B 2/28
2 2-24-59
15-5-59
E.E.*

*Rec'd
B 24
2 24 p.m.
65-4-1-2
JCG*

*Wichita, Kansas
by*

March 24, 1959
Wichita, Kansas

Mr. James A. Elgaard
1433 Jeanette
Wichita, Kansas

Dear Mr. Elgaard:

Will you please act as my agent at the hearing before the Board of Zoning Appeals in regard to the appeal filed by Kessler Bros., Inc.

This appeal is for the purpose of constructing a parking lot on the premises known as Lots 13 & 15, Rich's Addition to Wichita, or more commonly known as 1417 Jeanette Avenue, Wichita, Kansas, and will be held March 24, 1959 at 1:30 p.m. as Case No. 59-1.

Please protest the construction of this parking area so that our neighborhood may remain the residential area that it now is. Such a parking lot would lessen the desirability of our property as residences.

Thank you for acting on my behalf in this matter.

Very truly yours,

James C. Graham
JAMES C. GRAHAM
1430 Woodland
Wichita 3, Kansas

JCG/mg

This notice mailed to the following, March 12, 1959:

Virginia S. Bush
2155 S. Rutan

Ruth E. Wall
1427 Jeannette

James A. & June M. Elgaard, ux.
1433 Jeannette

Obed T. & Evelyn A. Wells
1437 Jeannette

Clara B. Snodgrass
1420 Woodland

Ret.

Richard A. & Jane Frances Gorges
3013 Sunny Brook Lane

*Mailed left no address
No new address found*

Leander F. & Naomi Gorges
1440 Woodland

Alphons & Genevieve Gorges
2253 S. Bluff

Rosa A. Gorges
1440 Woodland

Earle H. & Bonnie L. Loveless
1703 Womer

Joseph C. & Ruth Montgomery Short
824 Parker

B. Mack Bryant & Mildred Bryant
1734 N. Athenian

E. J. & Eva E. Jones
1424 Woodland

James C. & Vera Madeline Graham
1430 Woodland

Kessler Bros., Inc.
1905 Southwest Blvd.

BOARD OF ZONING APPEALS
FOURTH FLOOR, CITY BUILDING ANNEX
104 South Main
Wichita, Kansas

March 12, 1959

NOTICE TO ADJOINING PROPERTY OWNERS


An appeal has been filed by Kessler Bros., Inc.

1905 Southwest Boulevard, Wichita, Kansas
Address

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By order of the Board of Zoning Appeals.


Leland R. Edmonds, Secretary
Board of Zoning Appeals

CHARLES N. BUSH
2155 SOUTH RUTAN
WICHITA, KANSAS

BZA
1-59

April 9, 1958

April 9, 1959

Mr. Luis Casado
2925 Rivera
Wichita, Kansas

Dear Mr. Casado:

I have contacted Mr. Frank Kessler regarding the construction of a fence on the premises known as Lots 13 & 15, Rich's addition to Wichita. I understand that in the hearing held March 24, 1959, it was agreed that a wood fence would be constructed along the north line of the property. It is my desire to have a wood fence constructed along the back part of the north line and an ornamental wire fence along the front of the north line of the property.

Thank you for your consideration in this matter.

Very truly yours,

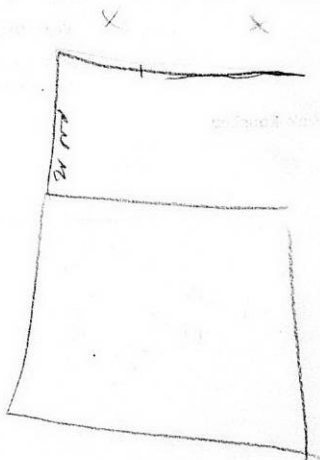
Mrs Virginia Bush

Mrs. Virginia Bush

cc: Frank Kessler

Answered
4-17-59
mbe

Wood level near + alley
4 feet metal pipe about 60 to 70 from
front line



#1-INSTRUCTIONS TO DELIVERING EMPLOYEE

Deliver *ONLY* to addressee Show address where delivered
(Additional charges required for these services)

RETURN RECEIPT

Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

MAR 1 1959

ADDRESS WHERE DELIVERED (only if different from #1)

6901
NICHOLS

GIVE

SECURITY MAR 17 2 05 PM '58
 POST OFFICE DEPARTMENT OFFICIAL BUSINESS
 KANS.

G
 RED CROSS
 FUND

PAYMENT OF POSTAGE GUARANTEED
 POSTMARK OR DELIVERING OFFICE

APR 12 1958
 RECEIVED
 121

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Moisten ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

REGISTERED NO. _____ NAME OF SENDER
 CERTIFIED NO. 6386397 Metropolitan Planning
 INSURED NO. _____ STREET AND NO. OR P. O. BOX
 _____ 104 North Main
 _____ CITY, ZONE AND STATE
 _____ Wichita 2, Kansas

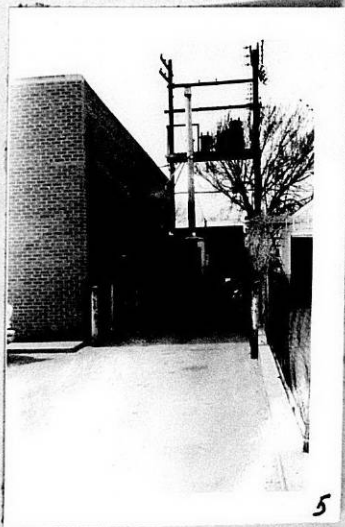
RETURN TO

POST OFFICE 3811 Jan. 1958
 CBS-18-71848-2

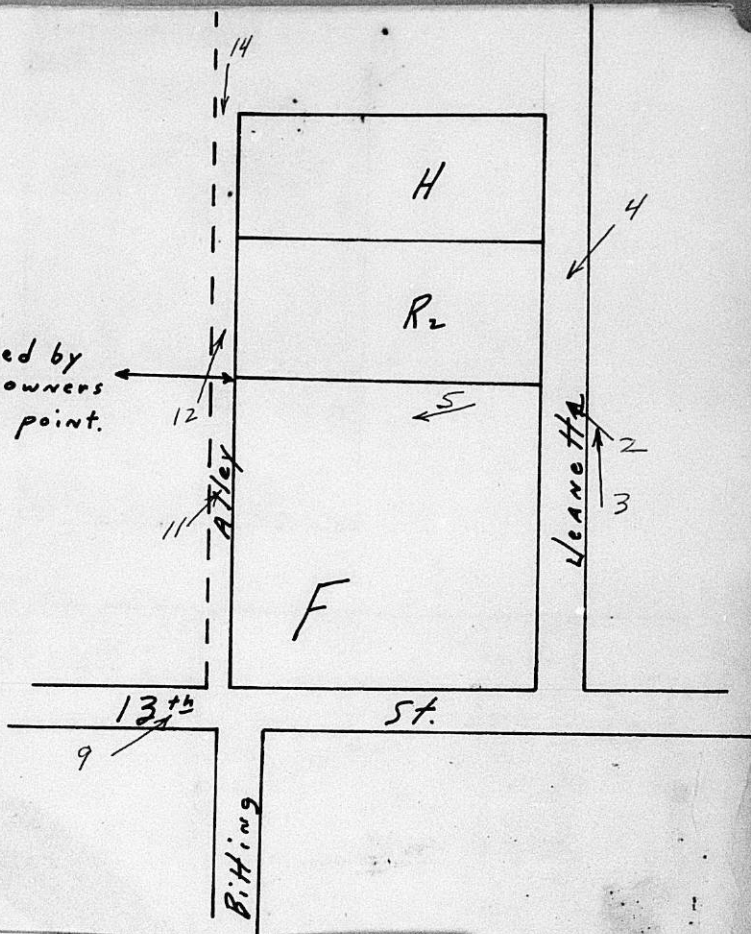
This picture
taken from →
14th St. looking
South.



Alley for
property
N. of this



Alley fenced by
property owners
N. of this point.



4