

2-58 M.D.Nelson, appellant
re premises at 332 N. Seneca

The City



of Wichita

N^o 9598

Wichita, Kansas 2-13 19 58

check \$ 30 ⁰⁰

Received of Midwest Sport Shop

The Sum of Thirty 6 ⁰⁰ DOLLARS

Being For 21-8712 - Bonnie Appeal No. 2-58

Department RH 4046

M. Rippee
Collector

FEB-13-58

03756

A TR -

30.00

Cashiers Official Receipt

No 6386294

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO Mr. M. D. Nelson		POSTMARK OR DATE
STREET AND NO. 332 North Seneca		
CITY AND STATE Wichita Kansas		
<small>If you want a return receipt, check which</small> <input type="checkbox"/> <small>It shows to whom and when delivered</small>		<small>If you want restricted delivery, check here</small> <input type="checkbox"/> <small>20¢ fee</small>
<input type="checkbox"/> <small>It shows to whom, when, and address where delivered</small>		

FD-38 Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

INSTRUCTIONS TO DELIVERING EMPLOYEE

- DELIVER ONLY TO ADDRESSEE (30¢ additional)
 SHOW ADDRESS WHERE DELIVERED IN ITEM 4 BELOW (5¢ additional)

RECEIPT

Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.

1. SIGNATURE OR NAME OF ADDRESSEE <i>M. D. Nelson</i>
2. SIGNATURE OF ADDRESSEE'S AGENT (Agent should write addressee's name in Item 1 above) <i>J. K. Smith</i>
3. DELIVERY DATE <i>2-12-58</i>
4.

No 6386294

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO Mr. E. D. Nelson		POSTMARK OR DATE
STREET AND NO. 332 North Seneca		
CITY AND STATE Wichita Kansas		
If you want a return receipt, check which <input type="checkbox"/> It shows to whom and when delivered		If you want restricted delivery, check here <input type="checkbox"/> 20¢ fee

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

POST OFFICE RECEIVED

WICHITA, KANSAS
FEB 18 1958
8 58 PM

POSTMARK OR DATE

INSTRUCTIONS: Write name, address and number of article below. Complete "Instructions to Delivering Postman" on other side, when applicable. Molester gummed seals and securely attach to back of article. Shows front of article. RETURN RECEIPT REQUESTED.

REGISTERED NO. _____

NAME OF SENDER
City Planning

CERTIFIED NO. **6386294**

REGISTERED NO. _____

STREET AND NO. OR P. O. BOX
101 South Main City Bldg Annex

CITY, ZONE, AND STATE
Wichita Kansas

RETURN TO

Original sent by Certified Mail on February 11, 1958.

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

February 11th, 1958

Mr. M. D. Nelson
332 North Seneca
Wichita, Kansas

Dear Mr. Nelson _____:

Your appeal, under the Zoning Ordinance, relative to premises at
332 North Seneca, Wichita, Kansas,

_____ has been given Board of Zoning Appeals Case No. 2-58.

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 Friday, February 21, _____, 1958, at 1:30 p.m. on the Fourth Floor of the City Building Annex, 104 South Main, _____ Wichita, Kansas.

Respectfully,

Leland R. Edmunds
Secretary, Board of Zoning Appeals

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To M. D. Nelson Owner Address 332 North Seneca

To Same Applicant Address _____

Dear Sir:

Your application Dated Jan. 15, 1958

For a Permit for the addition to the front of the building

_____ at the premises designated as

332 North Seneca

Is hereby refused on this 15th day of January, 1958,

Under Section 21-15, D1.2 of the Zoning Ordinance.

For the reason that as planned this addition would not provide the front
yard setback required by the ordinance.

Respectfully,

S. B. Maple

S. B. Maple *S.B.M.*
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of Zoning Appeals (Room 304, City Hall) within ninety (90) days after the date of this refusal. For further information, take this notice to the Planning Department, Room 304, City Hall.

BOARD OF ZONING APPEALS

FOURTH FLOOR, CITY BUILDING ANNEX
104 South Main
Wichita, Kansas

February 11, 1958

An appeal has been filed by M. D. Nelson,
332 North Seneca, Wichita, Kansas
as provided by Section 21-27, Volume I of the City Code.
The appellant desires to construct an addition to the
front of the building
on the premises located at 332 North Seneca, Wichita, Kansas.

This appeal has been given Case No. 2-58, and a
hearing will be held by the Board of Zoning Appeals on
Friday, February 21, 1958, at 1:30 p.m. on the Fourth
Floor of the 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.


Secretary, Board of Zoning Appeals

NOTICES MAILED FEBRUARY 11, 1958

(19)

C. C. and Sylvia M. Boutros
509 Lulu

Ted B. and Della B. Cash
5102 North Seneca

J. J. and Irene C. Kinderknecht
1642 Salina

Buelah E. and Frank Mosher
329 North Walnut

Frank J. and Mary E. Konecny
325 North Walnut

Edgar Rich
319 North Walnut

Charles H. & Sylvia C. Lewis
315 North Walnut

Wayne E. and Norma Jean McKay
2231 Cardinal Drive

John E. and Dorothy Elaine Baltzley
707 West 46th Street South

Lavere T. and Mary H. Anderson
2518 East Second Street

J. G. Dorsey
% First Trust Company
301 North Main

Helen Dorsey
201½ North Main

T. Walter Weaver
201½ North Main

J. H. & Valetta Williams
3428 North Market

T. H. & A. E. Gilmore
317 North Seneca

Delmar T. and Betty Jane Cox
319 North Seneca

Lawrence & Helen C. Crole
333 North Seneca

Goldie R. Harris
337 North Seneca

Trustees of Pilgrim Holiness Church
1104 West Second

Case NO. _____

Filed _____

APPEAL FOR VARIANCE OR EXCEPTION

TO: The Board of Zoning Appeals
Fourth Floor, City Building Annex
Wichita, Kansas

The undersigned M. D. Nelson hereby appeals
from the decision of the Building Inspection Superintendent wherein
a Building Permit is refused under Section 21-15 D.1.2
to M. D. Nelson
at the premises located at 332 N. Seneca
This permit was denied for the reason that as planned this addition would
not provide the front yard setback required by the ordinance.

The plans, application, and all data heretofore filed with
said Building Inspection Superintendent are attached hereto and
made a part of this appeal.

I have not made a previous application or appeal under the
Zoning Ordinance affecting these premises.

I hereby declare that all the statements contained in all
of the information transmitted herewith are true.

Appellant M D Nelson

Appellant M D Nelson Address 332 N Seneca

Owner M. D. Nelson Address 332 N. Seneca

Lessee _____ Address _____

(This appeal shall be filed in duplicate, with a \$30.00 filing fee
within ninety days after the date of the decision of the Building
Inspector.)

TO: The Board of Zoning Appeals
Fourth Floor, City Building Annex
Wichita, Kansas

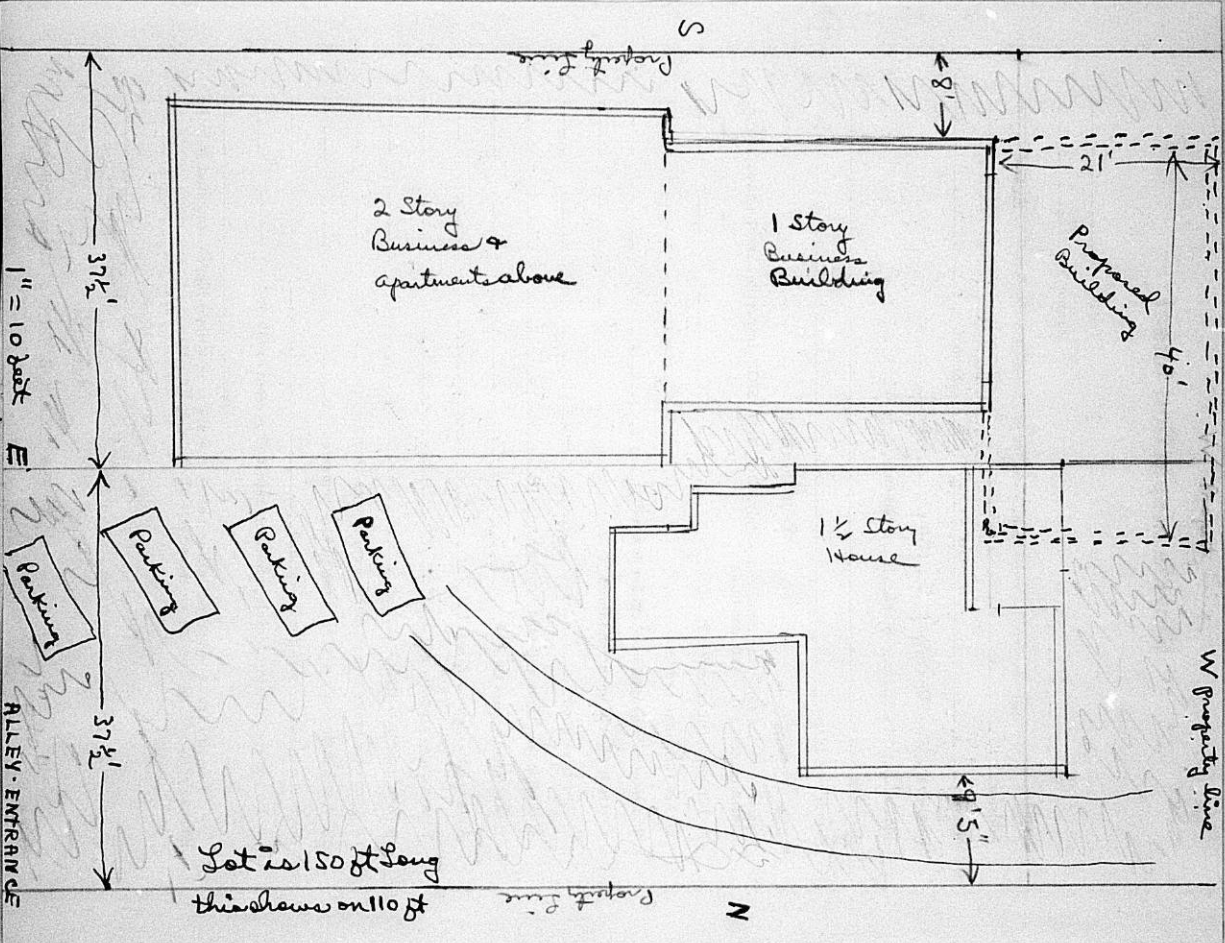
It is our plan to build a glassed in Building 20' x 40' in front of our present building for Boat and Merchandise Display. As we are acquiring the property at 334 N. Seneca, next to our present building, we plan on having plenty of parking for our customers in the backyard using the alley entrance. Later we will tear down house and plan on all of this lot for parking with an extension of glassed in Building out front and using a front driveway into parking lot with an alley exit.

I contend that this ordinance is obsolete having been the same for 25 years or more in this district, while outlying property is being zoned to Commercial Building. In the past ten years traffic has increased on Seneca even though Highway 54, which once was routed via Seneca Street has been routed elsewhere. No parking from 7 A.M. to 9 A.M. and from 4 P.M. to 6 P.M. have been put up within the last year. I have contacted adjoining property owners and have their signatures attached to petition, which is enclosed, that they have no objections to building as proposed. I have found no objections at all.

With the above mentioned parking problem, which this proposal will solve completely by giving off street parking. Also, I have had numerous of my customers mention the fact that my building is hidden back of houses on each side as the attached pictures will disclose. This new building will eliminate this, and will also improve the looks by glass enclosure of boats and boat trailers in front of present building.

If this appeal is granted it would not be against public interest as it would eliminate slow movement of traffic of persons looking for 332 N. Seneca, even though it is located south of Second Street and normally would be the 200 block, this block is numbered 300. With the glass front and boats on display they would know in advance of our location.

M D Nelson





Wichita, Kansas
January 23, 1958

We, as property owners in the 300 block on North Seneca Street, Wichita, Kansas, do not object to Mr. Nelson's application to extend Building at 332 N. Seneca to his front property line. In fact, a building would look better than outdoor display of merchandise.

Niederlander's Addition to Wichita, Sedgwick County, Kansas
Seneca Street:

Lots 54 + 56 *Cora J. Kane*
Lots 58 + 60 *Harold H. Berndt*
Lots 62 + 64 *Chas. S. McLean*
Lots 66 + 68
Lots 70 + 72
Lots 74 + 76
Lots 78 + 80 *May Hutchins. Lawrence T. Anderson*
Lots 82 + $\frac{1}{2}$ 84 *MD Nelson*
Lots 86 + $\frac{1}{2}$ 84 *Contract to Buy - MD Nelson*
Lots 7 & 9, McLean Place Addition
Lots ~~99~~ + ~~100~~ *L. Crook*
Lots 11 & 13, McLean Place Addition
Lots ~~11~~ + ~~13~~ *L. Crook*

Wichita, Kansas
February 6, 1958

This is to certify that even Lots 54 through 84, Seneca Street, Niederlander's Addition to Wichita, Sedgwick County, Kansas are carried on our real estate rolls as indicated above. Lots 78 & 80 are in the name of Lawrence T. Anderson, et ux. Lots 7, 9, 11, 13, McLean Place Addition to Wichita, Sedgwick County, Kansas are in the name of Lawrence Crook.

Otis Schweiter
Otis Schweiter
County Clerk