

MA 3-65 - Paul L. Strenge requests  
exception to permit trailer on the  
west side of Lorraine between Lewis  
& Kellogg

F-6

PLM  
2-2-65

ACTION

Bye COMMITTEE *Oppose* DATE *2-23-65*

M.A.P.C.

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

March 8, 1965

Mr. Paul L. Strenge  
417 South Lorraine  
Wichita, Kansas

Dear Mr. Strenge:

Re: Case No. BZA 3-65

On February 26, 1965, we advised you that the Board of Zoning Appeals had approved your application for an exception to permit a mobile home to be located on property zoned "A" Two Family Dwelling District, and generally located on the west side of Lorraine in an area between Lewis and Kellogg.

We advised also that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before March 5, 1965. The City Clerk has advised that no appeal was filed, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber  
Attachment

cc: Glen Lytle, Superintendent  
of Central Inspection

R E S O L U T I O N    N O .    B Z A    3 - 6 5

WHEREAS, Paul L. Strenge, 417 South Lorraine, Wichita, Kansas, requests an Exception, as provided in Section 28.04.182.3, Code of the City of Wichita, Kansas, to allow a mobile home to be located on property legally described as follows:

Lots 15 and 17, on Lorraine Avenue, in Schumachers Subdivision of Lots 1 and 2, Block 4, Imboden & Oliver's Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located on the west side of Lorraine in an area between Lewis and Kellogg; and

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, in regular meeting, consider said application on February 23, 1965; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an Exception under the provisions of Section 2.12.590, Code of the City of Wichita; and

WHEREAS, the property is zoned "A" Two Family Dwelling District; and

WHEREAS, Section 28.04.182.3, Code of the City of Wichita, authorizes the Board of Zoning Appeals to permit a mobile home on any property in any district, except the "AA" One Family Dwelling District, subject to such use being on a temporary basis and that hardship exists which cannot be alleviated without the granting of this exception, providing the location of the mobile home shall conform to all lot area, height and setback requirements of the district in which located; and

WHEREAS, the Board considered the reasons submitted by the applicant in support of the finding of hardship, and found that a hardship does exist in that the mother of Mrs. Strenge is a widow, on a limited income and in ill health, and it is desirable that she be near her daughter (Mrs. Paul L. Strenge) in order that she may receive proper care and attention.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that the Superintendent of Central Inspection be authorized and directed to issue a permit for a mobile home on property legally described as:

Lots 15 and 17, on Lorraine Avenue, in Schumachers Subdivision of Lots 1 and 2, Block 4, Imboden & Oliver's Addition, in the City of Wichita, Sedgwick County, Kansas,

and generally located on the west side of Lorraine in an area between Lewis and Kellogg, subject to the following:

1. The mobile home may remain on the property as long as the mother of Mrs. Strenge occupies the mobile home. Whenever her mother no longer occupies the mobile home, it shall be removed from the lot.

2. The location of such mobile home shall conform to all lot area, height, and setback requirements of the "A" Two Family Dwelling District.

ADOPTED AT WICHITA, KANSAS, this 23rd day of February, 1965.

Harold Bauer  
Harold Bauer, Chairman

ATTEST:

Jack H. Galbraith  
Jack H. Galbraith, Secretary

February 26, 1965

Mr. Paul L. Strenge  
417 South Lorraine  
Wichita, Kansas

Dear Mr. Strenge:

Re: Case No. BZA 3-65

This is to advise you that at its regular meeting of February 23, 1965, the Board of Zoning Appeals of the City of Wichita, considered your request for an exception to permit a mobile home to be located on property generally located on the west side of Lorraine in an area between Lewis and Kellogg on property zoned "A" Two Family District.

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

1. The mobile home may remain on the property as long as the mother of Mrs. Strenge occupies the mobile home. Whenever her mother no longer occupies the mobile home, it shall be removed from the lot.
2. The location of such mobile home shall conform to all lot area, height, and setback requirements of the "A" Two Family zoning district.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board shall be final unless it is appealed to the Board of City Commissioners within ten days after the date of the Board's action. Accordingly, an appeal could be filed in this case on or before March 5, 1965.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If none has been filed on or before that date, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

JHG:JWH:ber  
cc: Glen Lytle, Superintendent  
of Central Inspection

Jack H. Galbraith, Secretary  
Robert G. Finch  
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 3-65

APPLICANT: Pual L. Strenge, 417 South Lorraine

GENERAL LOCATION: West side of Lorraine in an area between Lewis and Kellogg

LAND USE: Existing - Single family. North, east, south and west - single family.

ZONING: Existing: "A". North, east, south and west - "A"

REQUEST: Exception as provided in Section 28.04.182.3, Code of the City of Wichita, to allow a mobile home to be located on said property for a temporary period of time.

JURISDICTION: The Board has jurisdiction to consider the request under the provisions outlined in Section 28.04.182.3, Code of the City of Wichita. Before the exception may be granted, the Board must find that a hardship exists which cannot be alleviated without the granting of this permit.

COMMENTS BY THE SECRETARY:

It is pointed out in the Statement of Justification that the applicants desire to place a mobile home on their property for a temporary period of time in order that the mother of Mrs. Strenge, who is a widow, on a limited income, and in ill health, can live close by so that she can have constant attention and care.

According to the plot plan submitted with the application, there appears to be sufficient vacant area on the lot for an 8' x 26' mobile home. It is also the opinion of the Secretary that from the statements submitted, a hardship can be found to exist. Therefore, it is recommended that the exception be granted, subject to the following conditions:

1. The mobile home may remain on the property as long as the mother of Mrs. Strenge occupies the mobile home. Whenever her mother no longer occupies the mobile home, it shall be removed from the lot.
2. The location of such mobile home shall conform to all lot area, height, and setback requirements of the "A" Two Family zoning district.

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2. The location of such mobile home shall conform to all lot area, height, and setback requirements of the "A" Two Family zoning district.

CASE NO. BZA 3-65

24 NOTICES MAILED FEBRUARY <sup>5</sup>~~4~~, 1954

FOR MEETING FEBRUARY 23, 1965

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

February 5, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 3-65

An application has been filed by Paul L. Strenge, 417 South Lorraine, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting an Exception, as provided in Section 28.04.180, Code of the City of Wichita, to allow a mobile home to be located on property zoned "AA" Single Family Residential, and legally described as follows:

Lots 15 and 17, on Lorraine Avenue, in Schumachers Subdivision of Lots 1 and 2, Block 4, in Emboden & Oliver's Addition to Wichita. Generally located on the west side of Lorraine in an area between Lewis and Kellogg.

This application has been assigned Case No. BZA 3-65, and will be considered by the Board of Zoning Appeals at its meeting on Thursday, February 23, 1965, at 2 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.

Jack H. Galbraith  
Secretary

**BOARD OF ZONING APPEALS**  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

28

February 5, 1965

**NOTICE TO ADJOINING PROPERTY OWNERS**

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Lots 15 and 17, on Lorraine Avenue, in Schumachers Subdivision of Lots 1 and 2, Block 4, in Imboden & Oliver's Addition to Wichita. Generally located on the west side of Lorraine in an area between Lewis and Kellogg.

This application has been assigned Case No. BZA 3-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 23, 1965, at 2 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.

Jack H. Galbraith  
Secretary

2/1/65

Dear Sirs:

We feel this is a hardship case for the following reasons:

Mrs. Strenge's Mother is a widow in very poor health. Her only source of income is Social Security and a small veterans pension for widows. In view of her failing health and decreasing funds she needs to be near, where we can aid her and care for her physical needs.

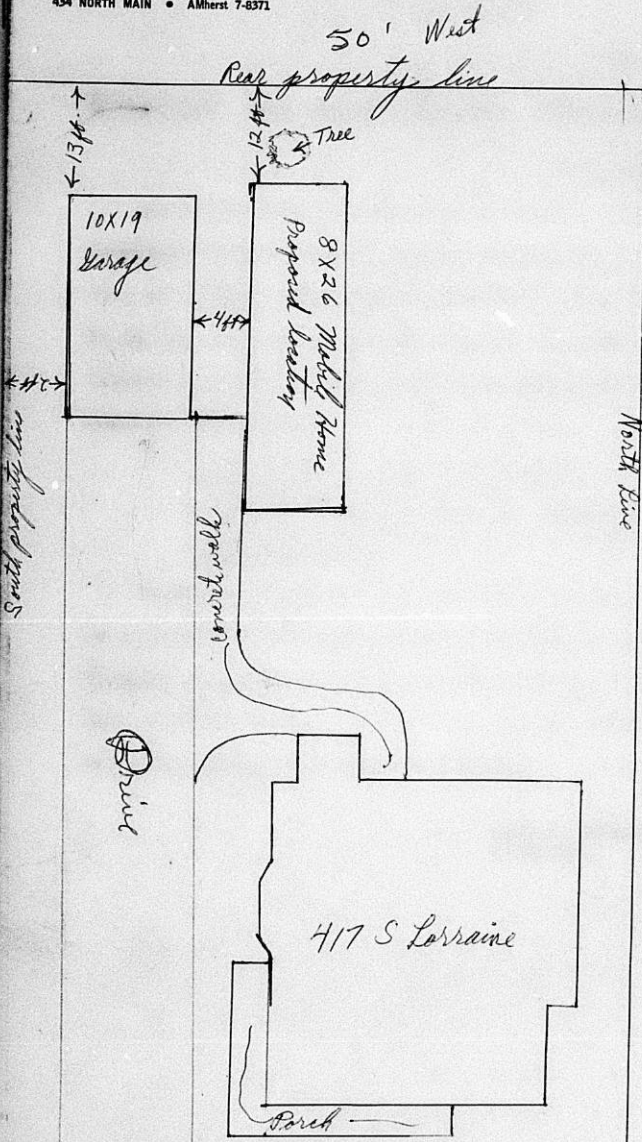
She has no other children, so her care is up to us. Having her settled on our own property in a small trailer will aid all of us through a difficult time.

We shall indeed be very grateful for your allowing us to make this helpful arrangement.

Sincerely,

*Mr. Paul Strenge*

417 S. Lorraine,  
Wichita, Kansas



BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 3-65  
FILED 2-1-65

APPLICATION FOR EXCEPTION

I. Name of Applicant Paul W. Strenge  
Mailing Address 417 S. Lorraine Phone MM-35824  
Wichita, Kansas - 67211  
Name of Authorized Agent N.A.  
Mailing Address NA. Phone NA.  
Relationship of applicant to property is that of Owner  
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section  
28.04.180 A17, Code of the City of Wichita, Kansas  
(Zoning Ordinance); to permit the installation or construction  
of an 26x8 mobile home conforming to city  
requirements on property zoned  
"A", located at 417 S. Lorraine Wichita  
Kansas and legally described as: Lots 15  
+ 17 on Lorraine Ave., in Schumachers Sub. of Lots 62  
in Imboden + Olivers Addition to Wichita, 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 Paul W. Strenge  
Authorized Agent N.A.

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 10:50 (a.m.) P.M.), 2-1, 1965, together with appropriate fee of \$50.00.

Signed Mita Arrington

OWNERSHIP LIST

Lot	Street	Addition	Property Owner
2	Chautauqua	Schumacher's Sub- division of lots 1 & 2 Imboden & Oliver's Addition	Leonard I. Means ✓ M. Ethel Means 402 S. Chautauqua
4 exc. S. 18'	"	"	"
S 18' of 4	"	"	Ruby Frances Foster ✓ 406 S. Chautauqua
6	"	"	"
8	"	"	LeRoy L. McNulty ✓ June McNulty 412 S. Chautauqua
10	"	"	"
12	"	"	Donald E. Griffiths ✓ Betty J. Griffiths 412 S. Chautauqua
14	"	"	"
16	"	"	Virginia M. Kerr <i>no address</i>
18	"	"	"
13	Hillside	"	Fern Sutton Jackson ✓ 415 S. Hillside
15	"	"	"
17	"	"	"
19	"	"	Minnie Thomas <i>1748 So ✓</i> Address unknown <i>ask</i>
2	Lorraine	"	Tom Elrod <i>no address</i> Address unknown
4	"	"	Thelma Hughes Coombs ✓ 116 N. Oliver
6	"	"	"
8	"	"	"
10	"	"	"
12	"	"	Nina B. Funderburk <i>no address</i> Address unknown
N 15' of 14	"	"	"

Continued page 2

Lot	Street	Addition	Property Owner
S 10' of 14	Lorraine	Schumacher's Sub-division of lots 1 & 2 Imboden & Oliver's Addition	Stella Glancey ✓ 420 S. Lorraine
16	"	"	"
N 5' of 18	"	"	"
S20' of 18	"	"	Ronald A. Mitchell ✓ Marian E. Mitchell 424 S. Lorraine
N 20' of 20	"	"	"
S 5' of 20	"	"	Walter J. Lentz ✓ Alvine J. Lentz 428 S. Lorraine
22	"	"	"
1	"	"	Alva A. Payne ✓ Ella Odessa Payne 401 S. Lorraine
N 7' of 3	"	"	"
S18' of 3	"	"	Donald W. Canfield ✓ Dorothy R. Canfield 322 S. Belmont
5	"	"	"
7	"	"	"
9	"	"	"
11	"	"	Pauline S. Heyman <i>no address</i> Address unknown Delbert E. McNamee ✓ Margaret McNamee 306 S. Hillside
13	"	"	"
15	"	"	Paul L. Strenge ✓ Joyce N. Strenge 417 S. Lorraine
17	"	"	"
19	"	"	J. W. Gingrich ✓ Edith Pearl Gingrich 423 S. Lorraine
21	"	"	"

Continued page 3

Lot	Street	Addition	Property Owner
12	Chautauqua	Conlan's Subdivision of lots 3 & 4 in Imboden & Oliver's Add	George H. Wight ✓ Edith Wight 440 S. Chautauqua
14	"	"	"
16	"	"	Preston A. Gunter ✓ Lois A. Gunter 438 S. Chautauqua
18	"	"	"
20	"	"	Charles E. Johnson <i>no</i> Betty L. Johnson <i>address</i> Address unknown
22	"	"	"
12	Lorraine	"	Maud B. Keimig ✓ 442 S. Lorraine
14	"	"	"
16	"	"	Walter H. Shelley ✓ 436 S. Lorraine
18	"	"	"
20	"	"	Elizabeth H. Cowman ✓ 432 S. Lorraine
S 15' of 22	"	"	"
N 10' of 22	"	"	Walter J. Lentz Alvine G. Lentz 428 S. Lorraine
11	"	"	Pancake House, Inc. ✓ 2532 S. Seneca
13	"	"	"
15	"	"	Buford Freeman ✓ Juanita Freeman 427 S. Lorraine
17	"	"	"
19	"	"	Darrell Morrow ✓ Mary Morrow 425 S. Lorraine
21	"	"	"

We, The Security Abstract and Title Company, Inc.,  
hereby certify the foregoing to be a true and correct list of  
property owners within a 200 foot radius of:

Lots 15 and 17, on Lorraine Avenue, in Schumachers Subdivision  
of lots 1 and 2, Block 4, in Imboden & Oliver's Addition to  
Wichita.

as shown by the deeds on file in the Office of the Register of Deeds  
of Sedgwick County, Kansas, on this 21st day of January, 1965 at  
7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Russell Schroeder*

Vice-President

Order No. 121035

Form 223-021

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hee. Mvr.	Hee. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>P. Application</i>	<i>50<sup>00</sup></i>

Name *Paul K. ...*

Address *417 S. ...*

Type *R 712* Due Date

Comments:

Date *2-1-65* By *M. ...*