

M.A.P.C. _____

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

BZA 5-69 - Trinity Baptist Church
requests Exception to permit installa
tion of off street parking lot on
property zoned "A" on Northeast
corner of Ida and Pawnee.

POSTED
3-27-69
MAPP
C.I.V

ACTION

BZA COMMITTEE Approved DATE 4-22-69
M.A.P.C. _____
B.C.C./B. CO. C. _____

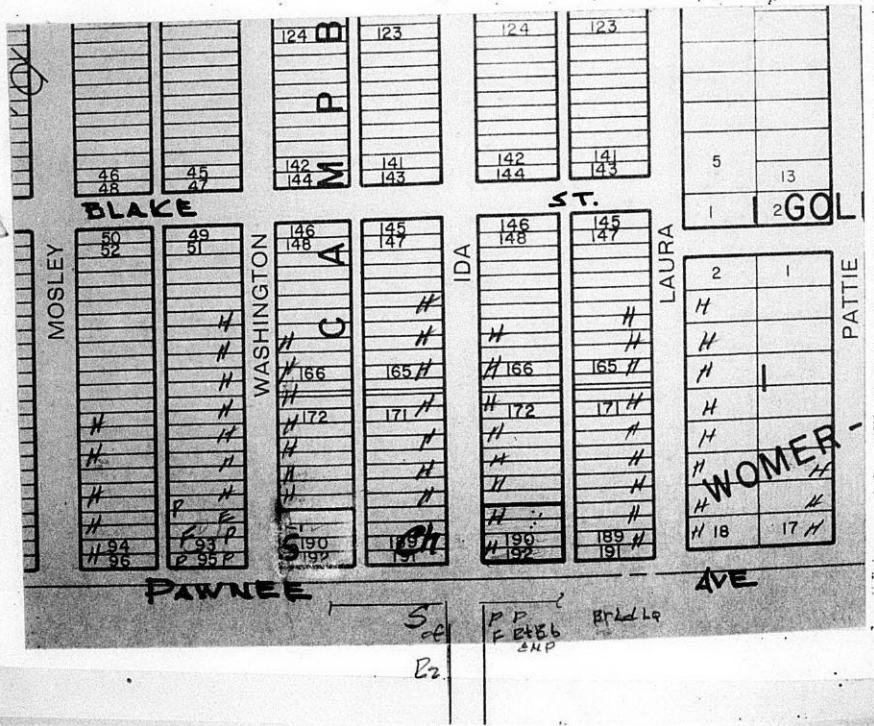
BZA 5-69 - Trinity Baptist Church requests Exception to permit installation of off street parking lot on property zoned "A" on Northeast corner of Ida and Pawnee.

Map No. 5545
 Sec. 33
 Twp. 27
 Range 1E

BZA 5-69
 SCZ-
 CU-
 filed

AREA DATA:
 1. Acres: 0.32 (100 ft. by 140 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South FOOD STORE CAFE CLEANERS
 West CHURCH North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



RESOLUTION No. BZA 5-69

WHEREAS, Trinity Baptist Church, 1016 East Pawnee, by Mr. Bob Standrich, 1517 Lydia, Wichita, Kansas, 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 District, and legally described as follows:

Lots 186, 188, 190, and 192 on Ida Avenue, Campbell's Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Ida and Pawnee.

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 April 22, 1969, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper 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 the installation or construction of an off street parking lot on property zoned "A" Two Family 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 for the installation of an off street parking lot on property zoned "A" Two Family District, and legally described as follows:

Lots 186, 188, 190, and 192 on Ida Avenue, Campbell's Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Ida and Pawnee.

subject to the following conditions:

1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, servicing or dismantling of any vehicles, repair work, storage, equipment materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and 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.

5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. The parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
7. A five to eight foot high solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be erected along the north line of the application area and shall not extend closer to Ida Avenue than the front setback line. Said fence shall then be reduced to three feet in height and shall extend to the front property line. The front yard setback shall remain unpaved except for points of ingress and egress and shall be landscaped with trees, shrubs and grass and shall be maintained compatible with the residential area.
8. All improvements as outlined above shall be installed and the applicant shall remove the existing dwellings prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 22nd day of April, 1969.

Norman N. Doke

NORMAN N. DOKE, Chairman

ATTEST:

Jack H. Galbraith

JACK H. GALBRAITH, Secretary

May 19, 1969

Mr. Bob Standrich
1517 Lydia
Wichita, Kansas 67213

Re: Case No. EZA 5-69
Request for Exception

Dear Mr. Standrich:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 22, 1969, in connection with your request for an exception to permit an off-street parking lot on property zoned "A" Two Family and generally located at the northeast corner of Pawnee and Ida.

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

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

Sincerely,

G. Lynn Shirkey
Assistant Secretary

GMS:ber
Enclosure

cc: Trinity Baptist Church
1016 East Pawnee
Wichita, Kansas 67211

Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk

R E S O L U T I O N N o . B Z A 5 - 6 9

WHEREAS, Trinity Baptist Church, 1016 East Pawnee, by Mr. Bob Standrich, 1517 Lydia, Wichita, Kansas, 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 District, and legally described as follows:

Lots 186, 188, 190, and 192 on Ida Avenue, Campbell's Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Ida and Pawnee.

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 April 22, 1969, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper 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 the installation or construction of an off street parking lot on property zoned "A" Two Family 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 for the installation of an off street parking lot on property zoned "A" Two Family District, and legally described as follows:

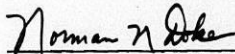
Lots 186, 188, 190, and 192 on Ida Avenue, Campbell's Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Ida and Pawnee.

subject to the following conditions:

1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, servicing or dismantling of any vehicles, repair work, storage, equipment materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and 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.

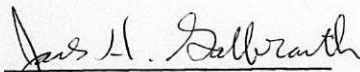
5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. The parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
7. A five to eight foot high solid fence constructed of masonry, architectural tile, staggered or louvered redwood or rough sawed cedar shall be erected along the north line of the application area and shall not extend closer to Ida Avenue than the front setback line. Said fence shall then be reduced to three feet in height and shall extend to the front property line. The front yard setback shall remain unpaved except for points of ingress and egress and shall be landscaped with trees, shrubs and grass and shall be maintained compatible with the residential area.
8. All improvements as outlined above shall be installed and the applicant shall remove the existing dwellings prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 22nd day of April, 1969.



NORMAN N. DOKE, Chairman

ATTEST:



JACK H. GALBRAITH, Secretary

April 22, 1969

Bob Standrich
1517 Lydia
Wichita, Kansas 67213

Subject: Case No. BZA 5-69
Request for Exception

Dear Mr. Standrich:

At the regular meeting of the Board of Zoning Appeals on April 22, 1969, your request for an exception to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family and generally located on the northeast corner of Pawnee and Ida, was considered.

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

1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, servicing or dismantling of any vehicles, repair work, storage, equipment materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and 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.

Bob Standrich
April 22, 1969
Page 2

5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. The parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
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8. All improvements as outlined above shall be installed and the applicant shall remove the existing dwellings prior to the occupancy of the site for an off-street parking lot.

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

If you have any questions, please call our office.

Sincerely,

G. Lynn Shirkey
Assistant Secretary

GLS:js

cc: Trinity Baptist Church
1016 East Pawnee
Wichita, Kansas 67211

Robert Feldner, Supt of
Central Inspection

Ralpa Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 5-69

APPLICANT: Trinity Baptist Church, 1016 East Pawnee, Wichita, Kans.

AGENT: Bob Standrich, 1517 Lydia, Wichita, Kansas

REQUEST: Exception pursuant to Section 28.04.145, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot.

GENERAL LOCATION: Northeast corner of Pawnee and Ida.

LAND USE: Subject property is occupied by two single family residences. To the west is a church, to the north and east is single family with general commercial to the south.

ZONING: Subject property is zoned "A" two family as is that to the north, east and west, to the south is "LC" light commercial.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, 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 Trinity Baptist Church is requesting an exception to permit the installation of an off-street parking lot to be utilized by members of their church located directly west of the application area.

As the Board may recall, an application BZA Case No. 4-69, submitted for a variance of the required sideyard setback was approved by the Board at their meeting of March 25, 1969, for this same applicant to allow construction of an addition to the church. The church is now ready to proceed with construction but must meet off-street parking requirements prior to the issuance of a building permit by the Office of Central Inspection.

A plot plan approved by the offices of the City Engineer and Traffic Engineer has been submitted which provides for 35 parking spaces on this site.

RECOMMENDATION

It is the opinion of the Secretary that this is a logical and proper request and it is, therefore, recommended that the application be approved subject to the following conditions:

1. 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.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and 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.
5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. The parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties.
7. A five to eight foot high solid fence constructed of masonry architectural tile, staggered or louvered redwood or rough sawed cedar shall be erected along the north line of the application area and shall not extend closer to Ida Avenue than the front setback line. Said fence shall then be reduced to three feet in height and shall extend to the front property line. The front yard setback shall remain unpaved except for points of ingress and egress and shall be landscaped with trees, shrubs and grass and shall be maintained compatible with the residential area.

Page 3 - Secretary's Report
Case No. BZA 5-69

S.S. All improvements as outlined above shall be installed and the applicant shall remove the existing dwellings prior to the occupancy of the site for an off-street parking lot.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

April 1, 1969

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 5-69

An application has been filed by Trinity Baptist Church, 1016 E. Pawnee, Wichita, Kansas, pursuant to Section 28.04.145, Code of the City of Wichita, requesting an exception to permit the construction of an off street parking lot on property zoned "A" Two Family District, and legally described as follows:

Lots 186, 188, 190, and 192 on Ida Avenue, Campbell's Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Ida and Pawnee.

This application has been assigned Case No. BZA 5-69, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 22, 1969, 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

*31 Moten
Mailed
4-1-69*

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. B3a 5-69
FILED 3-25-69

APPLICATION FOR EXCEPTION

I. Name of Applicant TRINITY BAPTIST CHURCH
Mailing Address 1016 E. Pawnee Wichita, Kansas 67211 Phone AM 2-8772
Name of Authorized Agent Mr. Bob Standrich, Chairman of Trustees
Mailing Address 1517 Lydia Wichita, Kansas 67213 Phone AM 7-3470
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~~ (28.04.145), Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of a Parking area lot
_____ on property zoned
" A ", located 2356 Ida, and 2352 Ida
_____ and legally described as:
Lots 186, 188, 190, 192 Ida Avenue, Campbell's Addition to Wichita,
Sedgwick, County, Kansas, in the City of Wichita.

OK for legal

(Give metes and bounds description below if appropriate). This parking area can be approximately 100' X 140'. We would hereby apply for an EXCEPTION so this property may be used for parking, plus a VARIANCE so that we may use the entire area for a maximum number of cars. see attached drawings

- 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 TRINITY BAPTIST CHURCH
Authorized Agent Bob Standrich

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, _____ (a.m. - p.m.), March 25, 1969, together with appropriate fee of \$50.00.

Signed Curtis Rowley

+

TRINITY BAPTIST CHURCH

1016 EAST PAWNEE

WICHITA, KANSAS 67211

AM 2-8772

BOB RANDALL, B. D., L. L. D.
PASTOR

BOARD OF ZONING APPEALS,
City of Wichita, Kansas.

Re: Application for Exception
to Zoning Ordinance 28,04,145

Gentlemen:

Trinity Baptist Church is already in the process of purchasing the two frame houses which are located at 2356 Ida, and 2352 Ida streets in the city of Wichita. The sole purpose of the church's action on February 12, 1969 as regards the purchase of this property is to comply with our city's wishes and regulations regarding off-street parking. We therefore, are in earnest in our sincere desire to see this exception made.

We are in an expansion program here which will provide space for additional people in the years to come. As we hear of Wichita's great growth projection for the future, we hope to grow with our fine city in every way. Therefore, we feel that there is a justification for the exception for which we are now applying.

However, we are quite concerned about any additional need for variance. Of course we would like to make maximum use of the parking area that we are proposing to provide.

May we ask you to rule on this at the same time? In other words, please gentlemen, allow us to make real use of this space for its intended use. Perhaps we should point out that the residential area that would be most effected is already owned by the church; i.e. the dwelling immediately north. We presently have this property rented to tenants. And the south boundary of this proposed parking facility is the busy, active street named Pawnee.

We are convinced that this addition to our property will enhance not only the value, but will upgrade the surroundings as well. We have agreed to pave this parking area in the newest methods, and will also place a 6' high stockade-type privacy fence the full length of the north boundary. Certainly we do not wish to sound sentimental, but we all plan to comply in every way with the wishes and regulations of our great city.

All of our more than 700 members thank you very much.

Sincerely,

Bob Standrich

Bob Standrich, Chairman of Trustees

Bob Randall

Bob Randall, pastor

"Witnessing to Wichita" ... by ALL means

OWNERSHIP LIST

Lot	Street	Addition	Property owner
169 & 171	Ida Ave.	Campbell's Addition	✓ Trinity Baptist Church, Inc. 1016 E. Pawnee Wichita, Kansas, 67211
173 & 175	"	"	✓ James Clyde Driskell and Waunice Driskell 2337 S. Ida Wichita, Kansas, 67211
177 & 179	"	"	✓ Forest W. Lybarger and S. Jane Lybarger 2341 S. Ida Wichita, Kansas, 67211
181, 183, 185, 187 & 191	"	"	○ Trinity Baptist Church of Wichita, 1016 E. Pawnee Wichita, Kansas, 67211
170 & 172	"	"	✓ Frank J. Kalvoda and Flossie A. Kalvoda 526 S. Grove Wichita, Kansas, 67211
174 & 176	"	"	✓ Albert C. Lemcke and Ada L. Lemcke 2340 S. Ida Wichita, Kansas, 67211
178 & 180	"	"	✓ Marjorie J. De Buhr 2342 S. Ida Wichita, Kansas, 67211
182 & 184	"	"	○ Trustees of Trinity Baptist Church of Wichita 1016 E. Pawnee Wichita, Kansas, 67211
186 & 188	"	"	✓ Glenn L. Powers & Helen C. Powers, 2445 Glenn Oaks Drive Wichita, Kansas, 67216
190 & 192	"	"	✓ Marie Irene Powers, Address unknown, Glenn L. Powers, 2445 Glenn Oaks Drive, D. Jeanne Powers, Address unknown, Della Powers, Address unknown & Virginia Rae Powers Address unknown
169 & 171	Laura Ave.	"	✓ Cecil E. Cunningham and Audrey Louise Cunningham. 2333 S. Laura Wichita, Kansas, 67211
173 & 175	"	"	✓ Thomas E. Brogan and Mary Charlene Brogan 2339 S. Laura Wichita, Kansas, 67211

Continued page 2

Lot	Street	Addition	Property Owner
177 & 179	Laura Ave	Campbell's Addition	X B. M. Keener and Carrie Keener Address unknown
181 & 183	"	"	✓ Louie E. Sparman and Frieda L. Sparman 2347 S. Laura Wichita, Kansas, 67211
183 & 185	"	"	✓ Jack A. Shumard and Rosetta M. Shumard 2351 S. Laura Wichita, Kansas, 67211
189 & 191	"	"	✓ James F. Cooper and Ruby M. Cooper, 2355 S. Laura Wichita, Kansas,
School Reserve		Wabash Avenue Sub- division in Beal's Addition	X Bert Adams, Address unknown
2, 4, 6 & 8	Ida Ave.	"	✓ C. Lynn Chartier & Eva P. Chartier, 1820 S. Chautauqua Wichita, Kansas, 67211
10 & 12	"	"	✓ Edgar G. Hephner & Beverly J. Hephner, 2412 S. Ida Wichita, Kansas, 67211 <i>Returned 4-3-69</i>
1, 3 & 5	"	"	✓ Skelly Oil Co., P. O. Box 1650 Tulsa, Oklahoma
7 & 9	"	"	X Estell Bedwell & Iris V. Bedwell, Address unknown
11	"	"	✓ Melvin L. Brooks and Rachel Marie Brooks, Address unknown <i>5000 So. Hydrant 16</i>
1, 3 & 5 & 7 exc. S. 6.6'	Laura Ave.	"	<i>549 Inwood</i> Melvin L. Davis, Melvin M. Hammer, Mark Y Blum, Sr, <i>732 St. 21</i> Herschel L. Davis & Laurence R. Davis, Addresses unknown <i>6017 Aberdeen 06</i>
S. 6.6' of 7 all 9 & 11	"	"	✓ Quality Printing, Inc. 2413 S. Laura Wichita, Kansas, 67211

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 186, 188, 190 & 192, on Ida Avenue, in Campbell's Addition to Wichita, Sedgwick County, Kansas, as shown by the last deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 20th day of March, 1969 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Vice-President

Order No. 161577

FORM 223-0

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	<i>5022</i>	

DESCRIPTION	AMOUNT
<i>BZA</i>	

Name *Lutheran Baptist Church*

Address *1016 E Pawnee*

Type *R-71-C* Due Date

Comments:

Date *3-25-69* By *HL*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

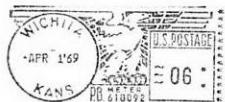
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

5-69

- [unclear]
- [unclear]
- Address unknown

1601 ps

Edgar G. Hephner and
Beverly J. Hephner
2412 S. Ida
Wichita, Kansas 67211



Important! Notice of Hearing Enclosed

*

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