

CASE NO. 6-⁴⁷~~46~~



Site # 4 Douglas
Larkin W

1947

BOARD OF ZONING APPEALS

Case No. 6-47

Filed May 4, 1947

APPEAL UNDER THE ZONING ORDINANCE

TO THE BOARD OF ZONING APPEALS
Room 203, City Hall
Wichita, Kansas

The undersigned, Roy M. Riley, hereby appeals from the decision of the Building Inspector wherein a Building Permit Is Refused For the reason that I wish to build a brick building to the Douglas Ave property line, and the Zoning ordinance as amended this past fall require a set-back of 10 feet in L. C. Districts Order Or Decision Rendered Because and I am appealing for the reason that I do not believe such set-back was meant to apply to Douglas Ave for it has between 80 and 100 permanent buildings in the area from Ash street to Hillside Ave The Plans, application, and all data heretofore filed with said Building Inspector 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.

Roy M. Riley

Appellant.

NAMES AND ADDRESSES

Appellant Roy M. Riley Address 108 East Douglas
Owner Same Address _____
Lessee _____ Address _____

INSTRUCTIONS

1. This appeal must be typewritten and filed within ninety (90) days after the date of the decision of the Building Inspector from which this appeal is taken.
2. The appellant must file an explicit Typewritten statement setting forth:
 - (a) The principal points on which this appeal is made. These points shall be the same as those under which the Building Inspector issued a refusal, order, or decision.
 - (b) A clear and accurate description of proposed work or use.
 - (c) Specific reference to that Section of the Zoning Ordinance under which it is claimed permit should be issued.
 - (d) Names and addresses of all owners and residents within a distance of 200 feet of the property concerned.

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To Roy M. Riley Owner Address 108 East Douglas
To Roy M. Riley Applicant Address " " "

Dear Sir:

Your Application Dated May 10, 1947
For a Permit for the erection of a commercial building
at the premises designated as
2821 East Douglas

Is hereby refused on this 10th day of May, 19 47,

Under Section 19 of the Zoning Ordinance.

For the reason that the applicant desires to build the building to the property line on Douglas, whereas the Zoning Ordinance requires a set-back of 10 feet on the front since this property is in the LC District.

Check with old ordinance and this permit

Respectfully,

W. H. H. H.
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of Zoning Appeals (Room 203, 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.

65938

RILEY'S DRUG STORE

"Prescriptions With a Reputation"

108 EAST DOUGLAS

WICHITA 2, KANSAS

PHONE 41-347

May 12, 1947.

Board of Zoning Appeals,
Wichita, Kansas.

Gentlemen:

On May 10th, 1947 I was refused a permit to construct a Brick Building at the corner of Erie & Douglas (2823), for the reason that I wished to construct the building to the Douglas property line, and the Zoning regulations (as amended in August of this past year) require a set-back of ten (10) feet on the front of this property.

My I call your attention to the fact that Douglas Ave in the area affected by this new definition of LC district, Chautauqua west to Ash street ~~have~~ at this time over 50 lots covered with permanent type buildings that have ~~not~~ set-back, one such building being located just East of Grove Street (2407 - 09) just constructed this past winter.

As I understand the purpose of this set-back is to enable the street to be widened at some future date should the streets affected have increased traffic requiring the need for widening the street.

This would not affect Douglas Ave as it has been widened and resurfaced, has four lanes of traffic besides room for the parallel parking now in affect.

There would be no "Bottle-neck" as there are more than 80 lots ~~from~~ Ash Street to Hillside ave that are occupied with permanent type of building fronting on the property line.

With this explanation I feel that you will see that my request is fair and deserving of you careful consideration.

Naturally there will be no business permitted in this property that is against the better relations of business generally, no nuisance business of any kind.

Yours very truly

Roy M. Riley

In case number 6-47, notices mailed to the following property owners on May 15, 1947:

Maurice B. Young	2805	East Douglas	
Pearl Haynes Jones	2809	East Douglas	
Amos B. Reed	2811	" "	
Wilbur Jones	2821	" "	
Anna M. Hoehle	2903	" "	
Frank A. Yoder	2907	" "	
Agnes Robertson Hassler	2911	" "	- see attached form
Fred Kersten	2915	" "	
E. E. Wyssenbach	2804	" "	
O. C. Middleswart	2822	" "	
Mary Ann Vanderpool	2826	" "	
M. K. and Joe Welch	2828	" "	
Lucy Knisley	2902	" "	- returned unopened
W. J. Stevens	2910	" "	
Persis N. Bonjour	2922	" "	Sent to 2115 Douglas
Bessie Lehman	2924	" "	on 5-21-47

BOARD OF ZONING APPEALS
Room 203, City Hall
Wichita, Kansas

NOTICE TO PROPERTY OWNERS

May 15, 1947

An appeal has been filed by Mr. Roy M. Riley
(Address) 108 East Douglas on behalf of himself
(Address) _____
as provided by the Zoning Ordinance Section 33
desires to construct a building without observing the ten foot
setback required by the Zoning Ordinance on the premises
located at 2825 East Douglas

This appeal has been given Case No. 6-47
and a hearing will be held by the Board of Zoning Appeals on Thursday
May 22, 1947 at 1:30 p.m. in the City Commission Room, 201
City Building
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.

*Because of illness am
unable to attend meeting.*

*Am in favor of commercial
property in this section.*

Mrs. Agnes B. Haseler

Eugene N. Smith
Secretary. #

RILEY'S DRUG STORE

"Prescriptions With a Reputation"

108 EAST DOUGLAS

WICHITA 2, KANSAS

PHONE 41-347

May 12, 1947

Board of Zoning Appeals,
Wichita, Kansas.

Gentlemen:

The property owners within 200 feet of my property at
2823 East Douglas (corner of Erie & Douglas)

are listed below

Maurice B. Young	2805	East Douglas		
Pearl Haynes Jones	2809	"	"	"
Amos B. Reed	2811	"	"	"
Wilbur Jones	2821	"	"	"
Anna M. Hoehle	2903	"	"	"
Frank A. Yoder	2907	"	"	"
Agnes Robertson				
Hassler	2911	"	"	"
Fred Kersten	2915	"	"	"
E. E. Wyssenbach	2804	"	"	"
O. C. Middleswart	2822	"	"	"
Mary Ann Vanderpool	2828	"	"	"
M K & Joe Welch	2828	"	"	"
Lucy Knisley	2902	"	"	"
W. J. Stevens	2910	"	"	"
Fersis M Bonjour	2922	"	"	"
Bessie Lehman	2924	"	"	"

*Note 1 & 2, Oliver's Sub of
Lots 3 & 6 of Chautauque*

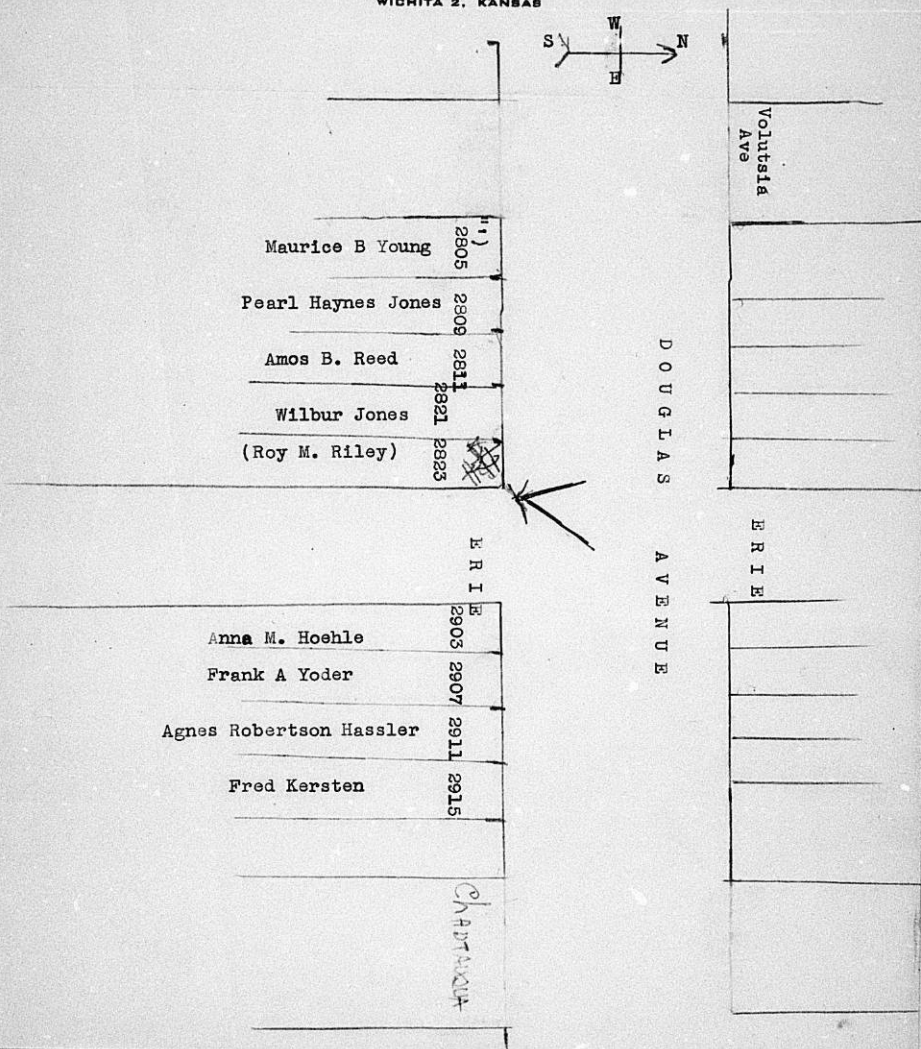
RILEY'S DRUG STORE

"Prescriptions With a Reputation"

108 EAST DOUGLAS

PHONE 41-347

WICHITA 2, KANSAS



BOARD OF ZONING APPEALS

May 15, 1947

AGENDA

There will be a special meeting of the Board of Zoning Appeals on Thursday, May 22, 1947, at 1:30 p.m. in the City Commission Room. On the agenda for that time is the following matter:

Mr. Roy M. Riley, the appellant, wishes to construct a building at 2823 East Douglas without conforming to the ten foot set-back as required by the Zoning Ordinance.

Eugene N. Smith
Eugene N. Smith
Secretary *ES*

ENS:DDR:jb