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ZONING PETITION

ACCEPTED AS TO FORM

Date 9-1-54

20448

WICHITA CITY PLANNING COMMISSION

By B. Rathke

Bill Williams - Elpers Church of Christ

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To Elpyco Ave. Church of Christ Owner Address 1739 Elpyco
To Gene Hancock, Sr. Applicant Address 519 Calhoun Drive

Dear Sir:

Your application Dated June 24, 1954

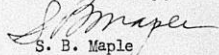
For ~~a Permit to Erect~~ permission to install and maintain a car parking lot
for parking only _____ at the premises designated as
1801 Elpyco

Is hereby refused on this 25th day of June, 1954,
Under Section 5, A-1 of the Zoning Ordinance.

For the reason that parking lots are not permitted in the "A" district.

Since this property is separated from the property upon which the Church is
located by a public street, it is not contiguous thereto.

Respectfully,



S. B. Maple
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.

August 26, 1954

Board of Zoning Appeals
Room 303, City Building
Wichita, Kansas

Gentlemen:

Following is our appeal statement as per your instruction sheet:

(2.a) We own the vacant lot designated as 1801 Elpyco, which is immediately south of our worship building. We propose to surfact the lot and install and maintain a private car parking lot for the exclusive use of those attending our worship services. This is to be a completely non-commercial use. Proper barriers will be installed to prevent the cars from damaging the shrubs, fences, etc., of the adjoining properties.

(2.b) Permission to use this lot for this purpose was refused by the Building Inspector on June 25, 1954, under Section 5, A-1 of the Zoning Ordinance, "For the reason that parking lots are not permitted in the "A" district. Since this property is separated from the property upon which the Church is located by a public street, it is not contiguous thereto".

We feel that permission to use this lot for parking should be granted under Section 13-A-2 of the Zoning Ordinance, wherein it states that churches may have not more than 50% of their off-street parking requirements within 660 feet. (This lot would constitute less than 50% of our off-street parking space).

(2.c-1) Our problem is a little unique, we feel, in that we just completed our building in December of 1952. In the 19 months that we have met in the building our growth in membership and attendance has increased to the point that we have been forced to hold two separate worship services on Sunday morning in order to accommodate the people. We have been holding these two morning services for over a year and our attendance for the two services on a regular Sunday morning has been as high as 499. Our average attendance is far in excess of the seating capacity of the building. Obviously, we have a great parking problem. We have thoroughly investigated and there is no vacant "B" or "Commercial" zoned land within 660 feet of our building. The only land with either of these zonings contains brick 8-plexes.

This area is not an "A" zoned district exclusively. Across the street east of our building, and across the intersection N. E. from this lot that we want to use for parking, is located a development of 8-plexes. This large number of residents along Elpyco, combined with the cars that accumulate for our services, make a very congested parking and traffic problem along this comparatively narrow street on Sunday mornings and evenings especially.

Our need for additional parking is critical, and inasmuch as there is no other land available for this parking, and since the area is not an exclusively "A" zoned district, with 8-plexes across the street, we feel that our problem deserves especial consideration.

(2.c-2) The granting of this permit will tend to improve and protect rather than affect adversely the rights of adjacent property owners. In fact, both adjacent property owners have expressed their desire that this lot be made a parking lot. We will surface and maintain this lot so that it will be an asset to the area, rather than a weed patch. Also, the congestion on the streets around the building before, during and after our services will be reduced by the provision of this parking area.

(2.c-3) In our future plans we intend to enlarge the building in order to properly accommodate our membership. Therefore we will need this additional parking space in order to meet the zoning requirements of the City, but our immediate need for permission to park cars on our lot is to get these cars off the street.

(2.c-4) We can say without reserve that, in our honest opinion, the permission which we are requesting is not against the public interest. Rather, we feel definitely that the use we propose to make of this lot is in the public interest and in accord with the spirit of the zoning laws of the City of Wichita.

Your kind consideration of this matter will be greatly appreciated.

Very Sincerely

THE ELPYGO STREET CHURCH OF CHRIST

(By)

Gene C. Hancock Sr.

DIAGRAM OF PROPOSED PARKING LOT AND SURROUNDINGS

