

CASE NO. 9-53

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To Jewell Tea Co. Owner Address B arrington, Ill.
To Overend & Boucher Applicant Address Brown Bldg.

Dear Sir:

Your application Dated May 18, 1953

For a Permit for the erection of a warehouse and office building
_____ at the premises designated as

1239 South Santa Fe

Is hereby refused on this 18th day of May, 1953,

Under Section 22-4a & b of the Zoning Ordinance.

For the reason that

A front yard setback is required where a portion of the block is zoned for residential use and the remainder is for commercial or industrial use. In this case, a setback of approximately 25' is required.

Since the south line of this property is the boundary between residential and industrial, a side yard of 5' is required. The permit as applied for allows for no side yard on this side.

Respectfully,

S. B. Maple
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.

BOARD OF ZONING APPEALS

Case No. 9-53

Filed 3-26 19 53

APPEAL UNDER THE ZONING ORDINANCE

To: The Board of Zoning Appeals
Room 304, City Building
Wichita, Kansas

The undersigned, The Jewel Tea Company hereby appeals
from the decision of the Building Inspector wherein a Building
Permit is Refused for construction of a warehouse and
office building

OR

Order or Decision Rendered Because _____

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.

THE JEWEL TEA COMPANY

By O. J. Boucher
Appellant

NAMES AND ADDRESSES

Appellant The Jewel Tea Company Address Barrington, Illinois

Owner The Jewel Tea Company Address Barrington, Illinois

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 Build-
ing 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.

APPEAL STATEMENT

- A. The appellant proposes to construct a warehouse and office building of size and shape shown by the attached drawing.
- B. The statement of the Building Inspector's refusal for building permit is as follows:

A front yard setback is required where a portion of the block is zoned for residential use and the remainder is for commercial or industrial use. In this case, a setback of approximately 25' is required.

Since the south line of this property is the boundary between residential and industrial, a side yard of 5' is required. The permit as applied for allows for no side yard on this side.

- C. It is the contention of the appellant that the R B zoning of the south 117.7' of the 600' block is not within the bounds of reason for the proper use of the property. By reason of the fact that 19.6% of the entire block of 600' each of the owners of the remaining portion must waste five feet of valuable property for a side yard which becomes useless and 25' for a front yard which becomes parking.

The lots in question is crossed by the A. T. & S. Fe Railroad thereby limiting the available building space. If five feet is to be taken for a side yard and twenty-five feet in front for a setback the property becomes useless for the purpose for which it was purchased.

Due to the fact that the remaining 117.7 feet of this block no doubt will become zoned light industrial, due to the development taking place, it would seem unfair to request that the R B setback requirements become mandatory in this case.

BOARD OF ZONING APPEALS
Room 303, City Hall
Wichita, Kansas

NOTICE TO PROPERTY OWNERS

May 26, 19 53

An appeal has been filed by Overend & Boucher
(Address) Brown Bldg. on behalf of Jewel Tea Co.
(Address) Barrington, Ill.
as provided by Section 33 of the Zoning Ordinance. The appel-
lant desires to erect a warehouse and office building but
cannot maintain the required setbacks on the premises
located at 1239 S. Santa Fe

This appeal has been given Case No. 9-53
and a hearing will be held by the Board of Zoning Appeals on
June 2, 1953 at 1:30 p.m.
at which time you may appear, if you so desire, either in
person or by agent or attorney. Room 201, City Building.

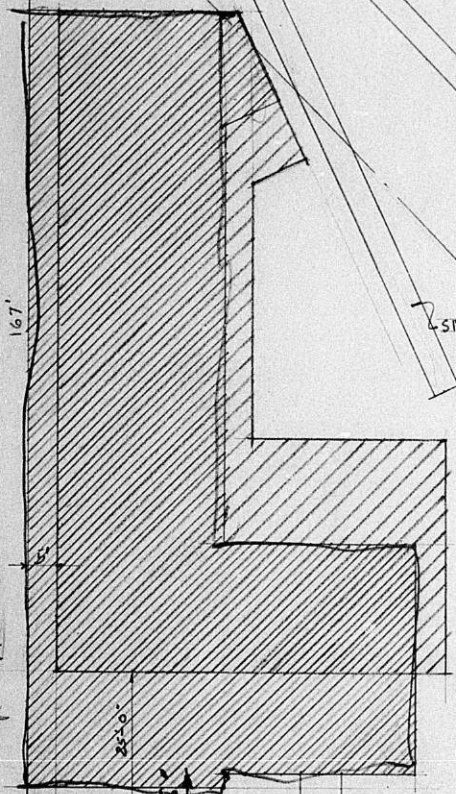
By order of the Board of Zoning Appeals.




George J. Fisher
Secretary

Notices sent out to property owners on May 26, 1953

R. E. & Mae Hampton, 1224 S. St. Francis, City
Mabel C. Hay, 1226 S. St. Francis, City
R. J. & Alma G. Dunn, 2414 Cheyenne, City
Atchison, Topeka & Santa Fe, RR. Co., 200 S. Brdwy., City
Vonnse Weems, 1248 S. St. Francis, City
Ralph, Ray Frank & Edgar Wiseman, 1304 S. St. Francis, City
Vonnse Lawrence, 155 N. Minnesota, City
K. E. Shutts, 1310 S. St. Francis, City
Oscar B. & Ethel Rynders, 506 N. Wichita, City
Orpha Bennington, 1245 S. Santa Fe, City
Merle A. & Pearl E. Wortman, 1901 S. Old Manor, City
Marshall E. & Lillian E. Gillen, 1249 S. Santa Fe, City
Clifford L. & Bonnie J. Cassel, 1303 S. Santa Fe, City
A. D. & Pearl Hollowell
Adam F. & Stella Shauf, 617 Bailey, City
P. J. & Pauline Jeanette Dillon, 1309 S. Santa Fe, City
Robert B. & Cecil E. Grimm, Olivet, S. Dak.
O. P. & Rosa Kennedy, 1228 S. Santa Fe, City

William D. & Edythe M. David, 1232 S. Santa Fe, city
O. E. & Mary Jane Wright, 1234 S. Santa Fe, City
Beulah Mae Meeker, 1317 Coolidge, City
Elsie Marie Briggs, 255 S. Minnesota, City
Harley D. Russell & Wilma Agnes Larence, J. M. & Mabel C. Russell
1236 S. Santa Fe, City
R. H. Garvey, 352 N. Broadway, City
Lester R. & Willa Jackway, 709 E. Bayley, City
Walter F. & Blanche Nanninga, 1366 S. Santa Fe, City
Rose E. Blakeman, 1310 S. Santa Fe, City
Enos U. & Mary H. Bezdek, 1316 S. Santa Fe, City



-  BUILDING AS PLANS DRAWN
-  BUILDING TO FIT ZONING
-  WASTED GROUND

SWITCH TRACK

SANTA FE RIGHT OF WAY

PARKING AREA

171'

• SANTA FE - ST. •
• PLOT PLAN JEWEL TEA CO. BLDG. •
SCALE 1" = 20'-0"
• OYEREND & BOUCHER - ARCHITECTS. •