

CASE 11-55 SEDGWICK CO. COURT  
HOUSE

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To Board of Sedgwick County Com Owner Address Court House  
To Robt. H. Nelson Applicant Address 4th Nat'l Bank Bldg.  
(Thomas, Harris, Calvin & Associates, Arch.) (321 West Second)

Dear Sir:

formal  
Your application Dated Aug. 12, 1955

For a Permit for the erection of a new Court House  
\_\_\_\_\_ at the premises designated as  
500 Block North Main

Is hereby refused on this 13th day of September, 1955,  
Under Section 21-19, Vol. I, known as ~~xxx~~ the Zoning Ordinance.

For the reason that in strict accordance with the ordinance, there would be insufficient off-street parking provided. - On the basis of anticipated number of employees, there would be 151 spaces required. On the basis of square feet of proposed floor area, there would be 1140 parking spaces required, which is the number required by the ordinance. The plot plan submitted indicates 346 spaces provided.

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.

Case  
11-55  
File

November 15, 1955

Richard F. McCarthy, Atty.  
715 Financial Center Building  
Oakland 12, California

Dear Mr. McCarthy:

This is in reply to your letter of October 18th regarding the property of your client, Grover Fortson, 613 North Wichita, in this City.

The meeting referred to in the "Notice to Property Owners" was an appeal before our Board of Zoning Appeals from a refusal by our Chief Building Inspector to issue a building permit for the construction of a new Court House because the parking requirements specified in our zoning ordinance were not met.

Our regulations for such appeals specify that all property owners within 200 feet of the location in question be notified about the appeal. That is the reason why a notice was sent to Mr. Fortson. There is no condemnation of additional land involved in this and, consequently, no offers will be made to Mr. Fortson for his property. The notice was merely to advise Mr. Fortson that the Board of County Commissioners was making this appeal in order to proceed with the construction of the new Court House.

I hope this answers the questions raised by your client and if I can be of further service, please advise.

Sincerely yours,

Geo. J. Fisher, Secretary  
Board of Zoning Appeals

GJF:ct

RICHARD F. McCARTHY  
ATTORNEY AT LAW

715 FINANCIAL CENTER BUILDING, OAKLAND 12, CALIFORNIA, TELEBAR 6-1866

October 18, 1955



Mr. George J. Fisher, Secretary  
Board of Zoning Appeals  
Room 205, City Building  
Wichita 2, Kansas

Dear Mr. Fisher:

A copy of Notice to Property Owners dated October 10, 1955, addressed to Grover Fortson, 613 North Wichita, Wichita, Kansas has been referred to me here for reply. The addressee is a resident of Berkeley, California, and has engaged me for the purpose of determining the nature of the proceedings mentioned in the Notice.

It appears that the zoning authority is taking some action to zone this property at its meeting tomorrow afternoon to provide an off-street parking on premises adjoining the new Court House. It is our understanding that the Fortson property is included in the land desired for this purpose.

As the Fortsons did not receive your Notice until Saturday, October 15, they were in no position to secure representation for the meeting tomorrow. However, they are interested in knowing what offer will be made for the property for the purpose intended so that they may determine what procedures to follow in this matter.

Very truly yours,

*Richard F. McCarthy*  
RICHARD F. McCARTHY

RFMc:ap

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE TO AVOID  
PAYMENT OF POSTAGE, 50¢  
(GPO)

OCT 11  
12 M  
1955  
KANS.

GIVE  
THROUGH YOUR  
COMMUNITY CHEST

POSTMARK OF  
DELIVERY OFFICE

RETURN TO

REGISTERED NO.	NAME OF SENDER
CERTIFIED NO. 752597	Geo. J. Fisher
INSURED NO.	STREET AND NO. OR P. O. BOX
	Room 205 City Building
	POST OFFICE
	Wichita
	STATE
	Kansas

POD Form 3811  
July 1955

U. S. GOVERNMENT PRINTING OFFICE : 1950 820804-23

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO

Board of Sedgwick County Comm.

STREET AND NO.

Court House

CITY AND STATE

Wichita, Kansas

If you want a return receipt, check which

It shows to whom and when delivered

It shows to whom, when, and address where delivered

WICHITA KANS. POSTMARK OR DATE  
OCT 10 1955  
STA. IN

No 752597

POD Form 3800  
Apr. 1955

DELIVERING EMPLOYEE  Deliver ONLY to addressee. (Does not apply to Certified mail.)  
 Show address where delivered.

Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.

1. Sedg. Co. Commissioners  
(Signature of name of addressee)

2. Emil Nutekhus  
(Signature of addressee's agent—Agent should enter addressee's name on line ONE above)

Date of Delivery OCT 11 1955, 19\_\_

**RECEIPT FOR CERTIFIED MAIL—15¢**

**No 752597**

SENT TO  
 Board of Sedgwick County Comm.

STREET AND NO.  
 Court House

CITY AND STATE  
 Wichita, Kansas

If you want a return receipt, check which  7c shows to whom and when delivered  31c shows to whom, when, and address where delivered

POD Form 3800  
 Apr. 1955

**WICHITA KANS.**  
 POSTMARK OR DATE  
**OCT 10 1955**  
**STA. IN.**

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

October 10, , 1955

Board of Sedgwick County Commissioners  
Court House  
Wichita, Kansas

Gentlemen \_\_\_\_\_:

Your appeal, under the Zoning Ordinance, relative to premises at  
500 Block North Main

has been given Board of Zoning Appeals Case No. 11-55.

All inquiries and references should always be made to that Case  
Number when you seek information from the Secretary.

Further, you are notified to appear before the Board of Zoning  
Appeals either in person, or by agent or attorney, for a hearing of  
your case on Wednesday, October 19, , 1955 , at 1:30 p.m.  
In Room 201 City Building

Respectfully,

Geo. J. Fisher  
Secretary, Board of Zoning Appeals

cc: Mr. Robert H. Nelson  
Attorney  
Fourth National Bank Bldg.  
Wichita, Kansas

BOARD OF ZONING APPEALS

Room 205, City Building  
Wichita 2 Kansas

NOTICE TO PROPERTY OWNERS

October 10, 19 55

An appeal has been filed by Mr. Robert M. Nelson  
(address) Fourth National Bank Building on behalf of  
Board of Sedgwick Co. Commissioner (address) Court House, Wichita, Ks.  
Volume 1, Code of City of Wichita.  
as provided by Section 21-27 ~~XXXXXXXXXXXXXXXXXXXX~~. The appellant  
desires to erect a new Court House

(Insufficient off street parking provided)

on the premises located at 500 block North Main.

This appeal has been given Case No. 11-55 and a hearing will be held by the Board of Zoning Appeals on October 19,  
1955, at 1:30 p.m. in Room 201 of the 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.

Geo. J. Fisher  
Secretary, Board of Zoning Appeals

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

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