

ACTION

DATE

Bza COMMITTEE *App* *2-23-63*

M.A.P.C. _____

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

BZA 18-63 - Initiated by Planning Commission, exception to allow temporary mobile home on E side of Wellington P. bet. 31st & 32nd St. No.

R E S O L U T I O N No. 18-63

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on behalf of Lester D. and Thelma R. Garretson, 3200 Wellington Place, Wichita, Kansas, initiated an application for an Exception as provided in Section 28.04.180.A.17 of the Code of the City of Wichita, Kansas, to allow a mobile home to be located on the property located at the northeast corner of 31st Street North and Wellington Place, and legally described as:

The West 75 feet of Lots 22, 23 and 24,
Block 17, Jones Park Addition, in the City
of Wichita, Sedgwick County, Kansas; and

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, in regular meeting, consider said application on the 23rd day of July, 1963; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590, Code of the City of Wichita, and Section 1, Ordinance No. 27-189; and

WHEREAS, the property is zoned "A", Two Family; and

WHEREAS, Section 1, Ordinance No. 27-189, City of Wichita, authorizes the Board of Zoning Appeals to permit a mobile home on any property in any district, except the "AA" One Family Dwelling District, subject to such use being on a temporary basis and that hardship exists which cannot be alleviated without the granting of this exception, providing the location of the mobile home shall conform to all lot area, height and setback requirements of the district in which located and shall comply with all off-street parking requirements; and

WHEREAS, the Board has determined that hardship exists which cannot be alleviated without the granting of this permit, inasmuch as Mr. Raymond Pew, a relative of Mr. and Mrs. Garretson, is completely incapacitated and is in need of constant care, and the granting of this exception will allow Mr. Pew to be close by other members of the family, who will give him the care required.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for an exception to allow a single mobile home to be located on property legally described as:

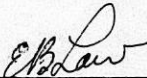
The West 75 feet of Lots 22, 23 and 24,
Block 17, Jones Park Addition, in the City
of Wichita, Sedgwick County, Kansas,

be approved and the Superintendent of Central Inspection be authorized to issue the appropriate permit, subject to the following:

1. The mobile home may remain on subject property only as long as Mr. Raymond Pew occupies the mobile home.

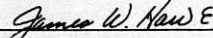
2. When Mr. Raymond Pew no longer occupies the mobile home, it shall be removed from the lot.
3. The setbacks for the trailer shall be the same as those set out in the "A" Two Family District. (Section 28.04.050).
4. The owner of the property shall file with the Superintendent of Central Inspection, on the first Monday of each year, a statement containing the name and relationship of the occupant or occupants of the mobile home.

ADOPTED this 23rd day of July, 1963.



E. B. Law, Chairman

ATTEST:



James W. Howe
Assistant Secretary

James W. Howe
Assistant Secretary
Board of Zoning Appeals
Dear Sir:



We submit this letter requesting
Re-opening of our permit in re-
consideration of Case Z-0468, to
allow a mobile home parked on our
property legally described as

The west 75 feet of lots 22, 23
424 Block 17, Jones Park Addition
in the City of Wichita, Sedgewick
County Kansas.

Since my brother's death, Sept 5, 1963
we would like consideration to leave
his widow (sister in law, Shelma
Harritsen) mobile home on our property
since there is still considerable
parking for her as follows.

She will have to obtain employment
as she will be dependent upon
her on livelihood, and has no
source of income in the form

of pensions, insurance or etc.
She cannot drive a car and
would have no way to shop for
supplies should she have to move.
We cannot get in to her job & back
home, doctors appointments and
etc or any transportation she might
need.

Her age is 53 yrs. and at the
present time she is in a run
down condition due to the long
and constant demands on her to
care for my brother before his
death -

With her parking the mobile home
on our property, we can cut her
expenses of having to pay parking
rent, electricity, gas, water, etc.

We can help her by providing
for her in many ways until
she can obtain employment -
and even after she gets to work,
her income will probably be
rather small as it is hard

for a person her age to
find a well paying job and
she would so like to be dependent
on her own & not have to ask
for aid of any kind -

If the granting of this permit
to park the mobile home on our
property could be possible, we
feel sure she could adjust to her
being left a widow and some
how the other problems would
be worked out - This is the
biggest concern for her now,
is keeping the mobile home
where it is now parked so that
we can help her in numerous
ways.

We promise that the promise
shall be kept clear and the setback
for the trailer will be the
same as those set out in the
"7" two family district -

If you would please advise
us as to the action open to
us to keep this property

(two family A. zoning
we shall be grateful)

Respectfully Yours
Thelma Davison

THE CITY OF WICHITA



DEPARTMENT OF LAW
OFFICE OF CITY ATTORNEY
AMHERST 2-8211 — AREA CODE 316
303 S. MAIN ST. — WICHITA 2, KANSAS

The City of Wichita
Board of Zoning Appeals
Office of Secretary
City Building Annex
Wichita, Kansas

Attn: James W. Howe
Assistant Secretary

FRED W. ALEY, CITY ATTORNEY
LAWRENCE E. CURFMAN
DOUGLAS E. SHAY
PAUL J. DONALDSON
EUGENE L. PIRTLE
ARTHUR G. JOHNSON
JOHN DEKKER
ROBERT A. THIESSEN
ASSISTANT CITY ATTORNEYS

September 17, 1963



Re: BZA 18-63-Generally
located on the northeast
corner of 31st Street North
and Wellington Place

Dear Mr. Howe:

It appears that the principal criteria used in granting the variance in the subject hearing was the physical condition of Mr. Raymond Pew and the attendant need for constant care.

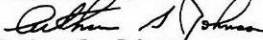
Upon the death of Mr. Pew it appears that a hardship will result upon Mr. Pew's widow being forced to give up her occupancy of the house trailer in question.

Article VIII of the Rules and Regulations of the Board of Zoning Appeals relates to the subject of rehearings and makes as a condition precedent thereto the availability of evidence that was not available at the earlier hearing. It does not appear to me that this condition can be found to exist in the present request.

I would accordingly suggest that a new application for a variance be filed by the applicant and the entire Board may thereafter consider whether sufficient hardship does now exist.

In the event that a new application is not timely made it would appear that the house trailer should be removed in accordance with Resolution 18-63.

Very truly yours,


Arthur G. Johnson
Assistant City Attorney

 ALL-AMERICA CITY

AGJ/rm
cc: Fred W. Aley

September 16, 1963

Mr. Arthur G. Johnson
Attorney
Beacon Building
Wichita, Kansas

Dear Mr. Johnson:

Subject: BZA 18-63 - Generally
located on the northeast corner
of 31st Street North and Welling-
ton Place

On September 13, 1963, we received a letter from Mrs. Thelma Garretson, who owns property on the northeast corner of 31st Street North and Wellington Place, requesting that the above captioned case that was approved by the Board of Zoning Appeals, be re-opened. Attached is a copy of the letter from Mrs. Garretson and a copy of the resolution by which this case was approved.

The above application was a request to put a mobile home on the property to accommodate Mr. Raymond Pew, who was ill and needed constant care by his relatives who have a house on the property. Since this case was approved, Mr. Raymond Pew has passed away and, as provided in the resolution, the trailer should now be removed from the property. However, Mrs. Garretson would like to have this case re-considered by the Board since she believes that a "hardship" still exists, in view of the fact that Mr. Pew's widow would like to continue living there.

In Mrs. Garretson's letter, reference is made to a rezoning case (Z-0462), rather than to a Board of Zoning Appeals case. However, I believe this was a misunderstanding on the part of Mrs. Garretson because actually what she is making reference to is the Board of Zoning Appeals case which allowed her to place the mobile home on the property.

Page 2 - Mr. Arthur G. Johnson
September 16, 1963

Article 8 of the Rules and Regulations of the Board provide that requests for rehearing be submitted to the Secretary within 15 days of the date of the original hearing. Since this case was originally heard on July 23 of this year, the 15 days has long since passed.

We would like to know whether you feel the Board would have the authority to reconsider this case, and if they do not have the authority whether they would have the authority to initiate a new application for Mrs. Garretson.

I might point out that the Board of Zoning Appeals Case 18-63 was initiated by the Planning Commission on behalf of Mrs. Garretson, since she had applied originally for "RB" zoning and the Planning Commission recommended "A" zoning and instructed her to go to the Board of Zoning Appeals to obtain approval to place the trailer on the property.

We would like to have your opinion or suggestions as to the proper procedure to be followed in regard to this matter prior to the Board of Zoning Appeals meeting of September 24, 1963. A notation will be made on the agenda stating that Mrs. Garretson has made a request that this case be re-opened.

Since this is a rather involved matter, if you should have any questions, please feel free to call.

Very truly yours,

James W. Howe
Assistant Secretary

JWH:ber
Attachment

August 5, 1963

Mr. Herbert C. Pew
202 Zella
Maize, Kansas

Dear Mr. Pew:

Subject: BEA 18-63

On July 25, 1963, we advised you that the Board of Zoning Appeals had approved subject application for an exception to allow a mobile home to be located on property legally described as:

The West 75 feet of Lots 22, 23 and 24,
Block 17, Jones Park Addition, in the City
of Wichita, Sedgwick County, Kansas.

which is generally located on the northeast corner of 31st
Street North and Wellington Place.

We also advised that the Board's decision might be appealed to the City Commission, provided that such appeal was filed on or before August 2, 1963. The City Clerk has advised that no appeal was filed on or before the date indicated, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth action of the Board is attached for your information and files.

Very truly yours,

Robert A. Lakin
Secretary

RAL:JWH:bar

Attachment

cc: Glen Lytle, Superintendent
of Central Inspection

Board of Zoning Appeals

July 30, 1963

C. H. Funk, City Clerk
James W. Howe, Assistant Secretary

BZA 18-63

Attached is a copy of BZA Resolution No. 18-63, covering action taken by the Board of Zoning Appeals on the above case.

This case was heard on July 23, 1963, and an appeal may be filed in your office on or before August 2, 1963.

If an appeal is filed, please advise.

James W. Howe
Assistant Secretary

JWH:ber

Attachment

July 25, 1963

Mr. Herbert C. Few
202 Zella
Maize, Kansas

Dear Mr. Few:

Subject: BEA 18-63

This is to advise you that at its regular meeting of July 23, 1963, the Board of Zoning Appeals of the City of Wichita, considered the above case, which was initiated by the Planning Commission on behalf of Lester and Thelma Garretson, to allow a mobile home to be located on property legally described as:

The West 75 feet of Lots 22, 23 and 24,
Block 17, Jones Park Addition, in the City
of Wichita, Sedgwick County, Kansas,

which is generally located on the northeast corner of 31st Street North and Wellington Place.

After discussion, it was the action of the Board of Zoning Appeals to approve this application, subject to the following:

1. The mobile home may remain on subject property only as long as Mr. Raymond Few occupies the mobile home.
2. When Mr. Raymond Few no longer occupies the mobile home, it shall be removed from the lot.
3. The setbacks for the trailer shall be the same as those set out in the "A" Two Family District. (Section 28.04.050).

Page 2 - Herbert C. Pew
July 25, 1963

4. The owner of the property shall file with the Superintendent of Central Inspection, on the first Monday of each year, a statement containing the name and relationship of the occupant or occupants of the mobile home.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before August 2, 1963.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before August 2, 1963, the decision of the Board shall be final and the Superintendent of Central Inspection will be in a position to issue an appropriate permit.

Very truly yours,

James W. Howe
Assistant Secretary

JWH:ber

cc: City Clerk

SECRETARY'S REPORT

CASE NO. BZA 18-63

GENERAL DESCRIPTION

The area involved in this case is located on the northeast corner of 31st Street North and Wellington Place. The property is currently occupied by a single family house and a trailer. Existing land use to the north is single family; east is nursery, general business, single family and a duplex; south is fourplex and single family and west is single family. Subject property is zoned "A" Two Family and all surrounding property is zoned "AA" Single Family.

REQUEST

This case has been initiated by the Planning Department at the request of the Planning Commission. The request is for an Exception as provided in Section 26.04.180.A.17 of the Code of the City of Wichita, to allow a mobile home to be located on the property. The exception is within the jurisdiction of the Board of Zoning Appeals to grant, provided the following conditions and requirements have been found to exist:

1. The Board of Zoning Appeals shall determine a reasonable time limit to be attached to each individual case.
2. The applicant shall show due cause that hardship exists and that this hardship cannot be alleviated without the granting of this permit.
3. The location of such mobile home shall conform to all the lot area, height and setback requirements of the district in which located and the off-street parking requirements of this chapter.

4. The Board of Zoning Appeals may include additional conditions as it deems necessary to include, but not limited to extraordinary setbacks, landscaping and utility installation.

HISTORY

The applicant represented in this application originally applied for a change of zoning from "AA" Single Family to "RB" Four Family. The Planning Commission recommended that the request for "RB" zoning be denied but did recommend that it be approved for "A" Two Family zoning, and directed the staff to initiate an appropriate Board of Zoning Appeals case at such time as the "A" zoning became effective. The Board of City Commissioners concurred in the recommendation of the Planning Commission.

A statement of justification submitted by the owner, and the plot plan of the tract, are included as Attachments #1 and #2 to this report.

COMMENTS BY THE SECRETARY

A letter in support of the hardship involved in this application has been submitted (See Attachment #1) by a Dr. R. P. Stoffer of Hertzler Clinic. The doctor has stated that Mr. Raymond Pew, a relative of Mr. and Mrs. Garretson, who live at 3200 Wellington Place, is completely incapacitated and is in need of constant care. A sister-in-law of Mrs. Garretson and her husband are currently living in the trailer and caring for Mr. Pew. The Garretsons are of the contention that the mobile home needs to be located close to their home so that Mr. Pew may receive the best care possible.

It appears from reviewing the plot plan, that the mobile home will meet all the setback requirements in the "A" district.

Based on the foregoing review and history of this case, it is the recommendation of the Secretary that this application be approved, subject to the following conditions and requirements:

1. The mobile home may remain on subject property only as long as Mr. Raymond Pew occupies the mobile home.
2. When Mr. Raymond Pew no longer occupies the mobile home, it shall be removed from the lot.
3. The setbacks for the trailer shall be the same as those set out in the "A" Two Family district. (Section 28.04.050).
4. The owner of the property shall file with the Superintendent of Central Inspection, on the first Monday of each year, a statement containing the name and relationship of the occupant or occupants of the mobile home.

Attachments

- #1 - Statement of Justification
- #2 - Plot plan

THE HERTZLER CLINIC

Halstead, Kansas

April 12, 1963

To Whom it May Concern:

Re: Raymond Pew
56 year old white male

The above individual has been under the care of physicians of the Hertzler Clinic since 1954. He has been under my care specifically since May, 1959, since which time I have seen him both in the hospital on three occasions and also in the Clinic on numerous occasions for routine follow-up, evaluation, and examination.

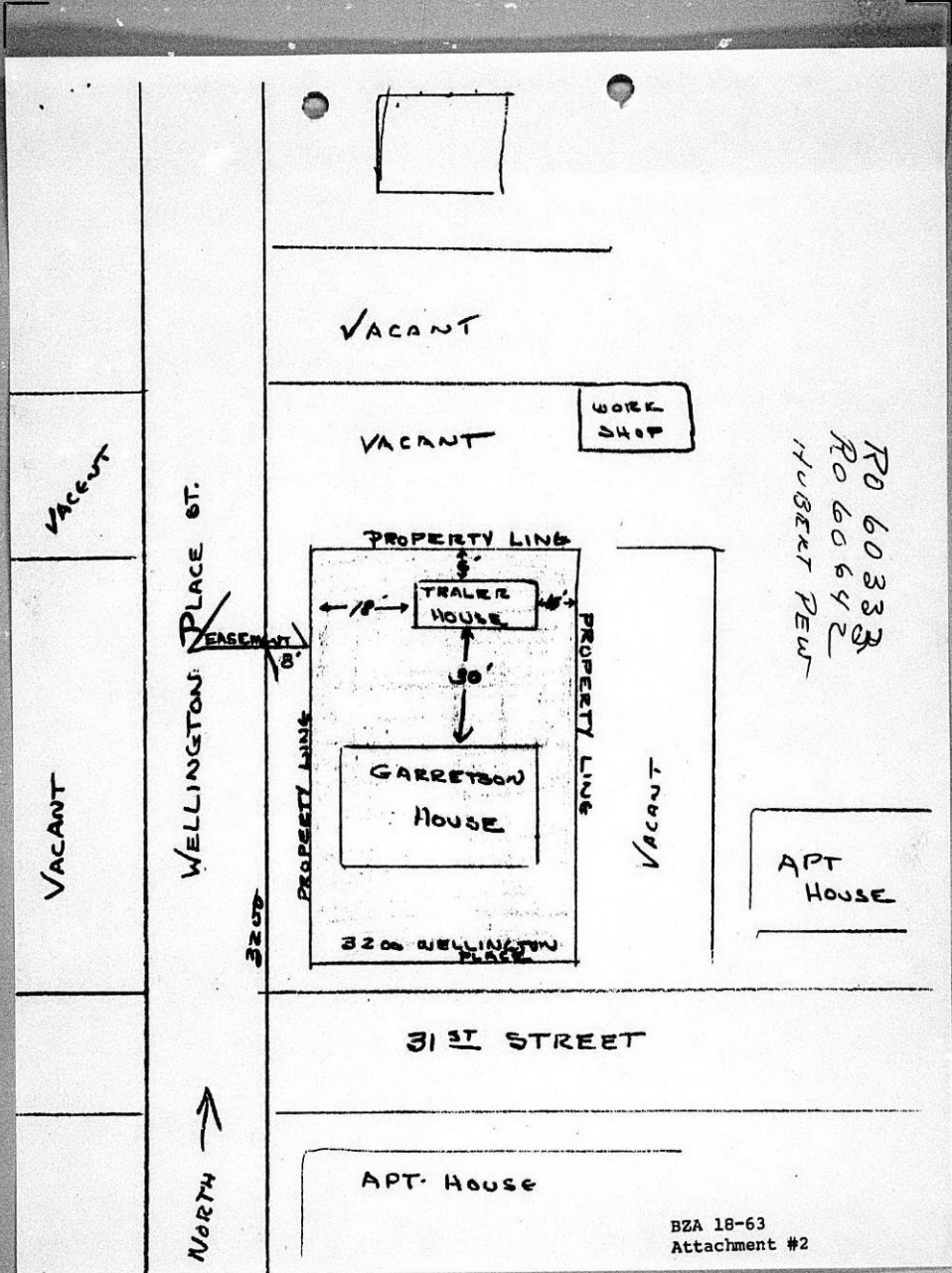
I last saw him on March 20, 1963. He has several health problems, including 1) Convulsive seizures with chronic brain syndrome which is increasing, 2) Rheumatic heart disease, inactive, with mitral and aortic valvular disease, compensated.

His general condition is one of gradual deterioration, so that he is unable to care for himself in any way. He requires very constant care which necessitates that the individual caring for him feed, assist him in any sitting up for movement in a wheel chair, and also intermittent cleaning up of his bed and surroundings because of bowel and bladder accidents.

It is likely that he will continue on a down-hill course which may well be prolonged. His prognosis as to recovery is nil. Thus it is necessary that he have continued care and observation. He seems most content and has less difficulty in a situation where relatives and close friends are present and able to care for him.

S/ R. P. Stoffer, M. D.
Department of Internal
Medicine
Hertzler Clinic

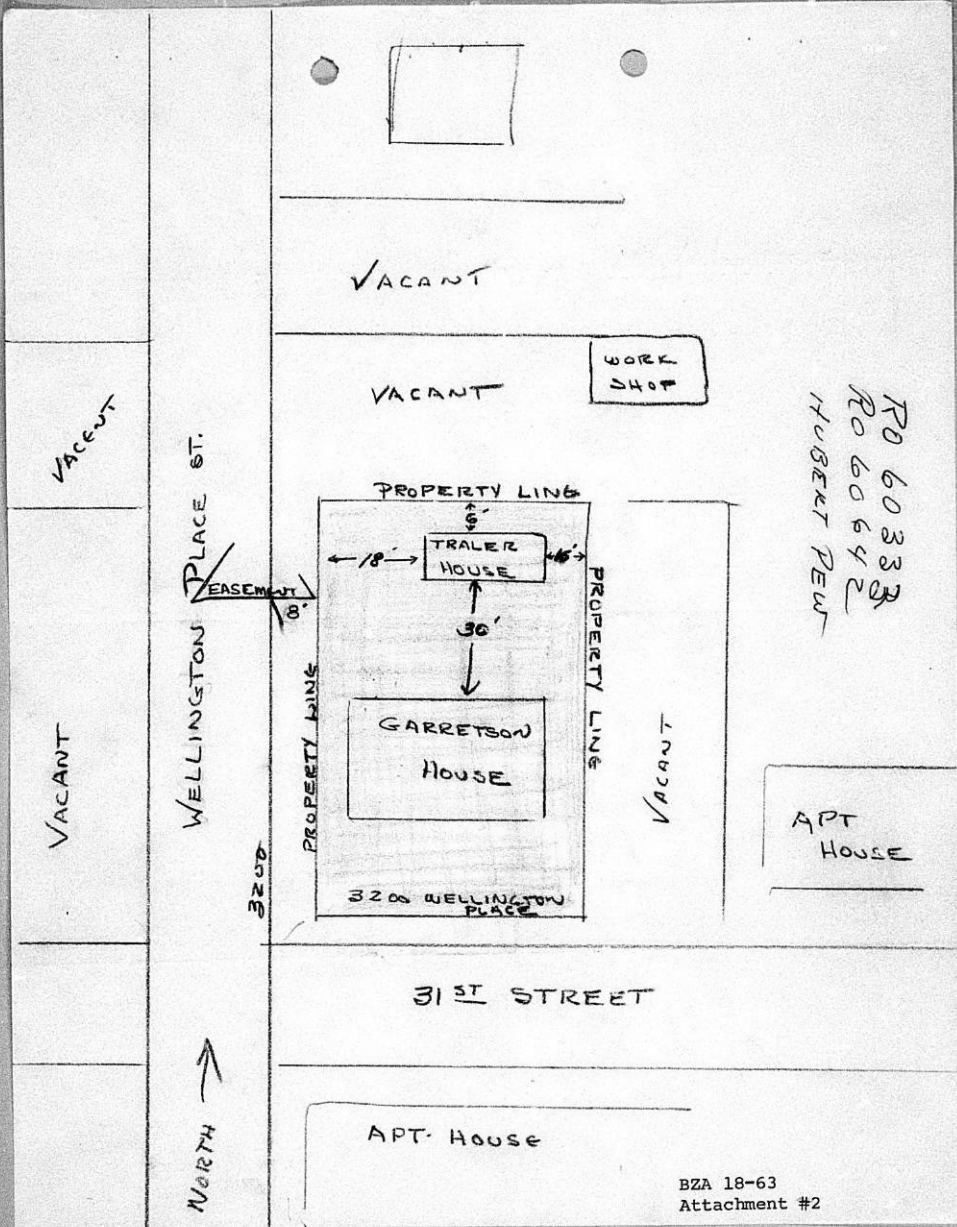
BEA 18-63
Attachment #1



RD 60333
 RD 60642
 HUBERT PEW

APT HOUSE

BZA 18-63
 Attachment #2



RO 60333
 RO 60642
 HUBERT DEW

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 South Main
Wichita, Kansas

July 5, 1963

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 18-63

An application has been filed by the Metropolitan Area Planning Commission, on behalf of Lester D. and Thelma R. Garretson, 3200 Wellington Place, Wichita, Kansas, requesting an Exception as provided in Section 28.04.180.A.17 (Ordinance No. 27-189), Code of the City of Wichita, to permit the installation of a mobile home on property zoned "A" and legally described as:

The west 75 feet of Lots 22, 23, and 24, Block 17, Jones Park Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of Wellington Place between 32nd and 33rd Streets North.

This application has been assigned Case No. BZA 18-63. A hearing will be held by the Board of Zoning Appeals on Tuesday, July 23, 1963, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin
Secretary

BZA 18-63

HEARING: July 23, 1963

NOTICES MAILED JULY 5, 1963

Charles R. Cikanek
Evelyn Cikanek
3155 Park Place

Esther Townsell
605 Apache Road

Herbert O. Belknap
Carrie E. Belknap
3146 Wellington Place

O. A. Cota
Alice J. Cota
3205 Wellington Place

H. Earl McClintock
Helen M. McClintock
3161 Park Place

Kenneth Guy
Nora Guy
3137 Wellington Place

Twenty First Street Bldg. Co. Inc.
208 North Broadway

Harry Street Improvement Co. Inc.
208 North Broadway

Lester D. Garrettson
Thelma R. Garrettson
3200 Wellington Place

Lydia J. Darnall
3201 Park Place

Ralph C. Hooker
Lula M. Hooker
3219 Park Place

Mid Kansas Federal Savings & Loan Assn.
230 South Market

Lloyd Rainey
Luella Rainey
3207 Wellington Place

Carolyn Kauffman
136 South Pershing

OWNERSHIP LIST

LOT	BLOCK	ADDITION	PROPERTY OWNERS
19	16	Jones Park	O. A. Cota Alice J. Cota No Address Available <i>3205 Wellington Pl.</i>
20	"	"	"
21	"	"	Esther Townsell 605 Apache Road
22	"	"	"
23	"	"	"
24	"	"	"
38	"	"	Carolyn Kauffman 136 S. Pershing
39	"	"	Lloyd Rainey Luella Rainey 3207 Wellington Place
40	"	"	"
41	"	"	"
42	"	"	"
43	"	"	X Alice Cota No Address Available <i>3205 - WELLINGTON PLACE</i>
44	"	"	"
45	"	"	X Esther Townsell 605 Apache Road
46	"	"	"
47	"	"	"
48	"	"	"
14	17	"	Mid Kansas Federal Savings and Loan Association 230 South Market
15	"	"	Ralph C. Hooker Lula M. Hooker 3219 Park Place
16	"	"	"
17	"	"	"
18	"	"	"
19	"	"	Lydia J. Darnall No Address Available <i>3201 - PARK PLACE</i>

Continued -2-

20	17	Jones Park	X Lydia J. Darnall No Address Available
21	"	"	"
22 W 75'	"	"	Lester D. Garrett ^{SON} X Thelma R. Garnett No Address Available 3200 - WELLINGTON PLACE
23 W 75'	"	"	"
24 W 75'	"	"	"
22 ex W 75'	"	"	X Lydia J. Darnall No Address Available
23 ex W 75'	"	"	"
24 ex W 75'	"	"	"
38	"	"	X Mid Kansas Federal Savings and Loan Association 230 S. Market
39	"	"	X Ralph C. Hooker Lula M. Hooker 3219 Park Place
40	"	"	"
41	"	"	"
42	"	"	"
43	"	"	X Lydia J. Darnall No Address Available
44	"	"	"
45	"	"	"
46	"	"	"
47	"	"	"
48	"	"	"
1	20	"	Ned C. Smith <i>Ret. 5-31-63</i> Julia M. Smith <i>Ret. 6-3-63</i> 521 E. 21st. <i>Ret. 6-7-63</i> 521 E. 21st.
25	"	"	Harry Street Improvement Co. Inc. 208 N. Broadway
26	"	"	"
27	"	"	Twenty First Street Bldg. Co. Inc. 208 N. Broadway
28	"	"	"

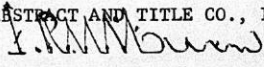
Continued -3-

29	20	Jones Park	Kenneth Guy Nora Guy 3137 Wellington Place
30	"	"	"
1	21	"	E. Earl McClintock Helen M. McClintock 3161 Park Place
2	"	"	"
3	"	"	Mid Kansas Federal Savings and Loan Association 230 S. Market
4	"	"	"
5	"	"	Herbert O. Belknap Carrie E. Belknap 3146 Wellington Place
6	"	"	"
25	"	"	E. Earl McClintock Helen M. McClintock 3161 Park Place
26	"	"	"
27	"	"	"
28	"	"	"
29	"	"	Charles R. Cikanek Evelyn Cikanek 3155 Park Place
30	"	"	"

We hereby certify the foregoing to be a true and correct List of Property Owners within a two hundred foot radius of the West 75 feet of Lots 22, 23 and 24, Block 17, Jones Park Addition, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, on this the 25th day of April, A.D., 1963 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE CO., INC.

By


Vice President

Order No. 103097
(ct)

SURGERY
I. A. KRZYWKA, M. D.
W. C. DRESSE, M. D.
JACK W. WELCH, M. D.
A. DEAN BURNETT, M. D.
JOHN J. FOSTER, M. D.
THORACIC SURGERY
ROBERT G. RATE, M. D.
UROLOGY
J. J. WALLER, M. D.
T. A. TURNER, M. D.
RADIOLOGY, NUCLEAR MEDICINE
EMMET N. MCCURKER, M. D.
EYE, EAR, NOSE AND THROAT
ROBERT G. HOLT, M. D.
E. E. PETERSON, M. D.
R. MONTGOMERY-SHORT, M. D.

THE HERTZLER CLINIC

PHONE TERMINAL B-2241
HALSTEAD, KANSAS

April 12, 1963

INTERNAL MEDICINE
L. E. PEC-DEMBERSCHER, M. D.
E. C. BRADNER, M. D.
CHARLES F. O'BRIEN, M. D.
ROBERT P. STOFFER, M. D.
JOSIE M. MALONE, M. D.
JOSEPH A. O'GRADY, M. D.
PATHOLOGY AND LABORATORY
G. A. HELLWIG, M. D.
PSYCHIATRY
J. E. G. HORTON, M. D.
W. J. GARDNER, M. D.
EDWARD O. FREEMAN, PH. D.
ROY C. LONG, PH. D.
LESLIE C. WHITAKER, PH. D.
JULIUS COHEN, M. A. W.
GENERAL PRACTICE
IVAN H. CARPER, M. D.
DENTISTRY
D. C. HOLMAN, D. D. S.

*Indicate B2A
case after
17.11.63
no case to show
in file*

To Whom it May Concern:

Re: Raymond Pew
56 year old white male

The above individual has been under the care of physicians of the Hertzler Clinic since 1954. He has been under my care specifically since May, 1959, since which time I have seen him both in the hospital on three occasions and also in the Clinic on numerous occasions for routine follow-up, evaluation, and examination.

I last saw him on March 20, 1963. He has several health problems, including 1) Convulsive seizures with chronic brain syndrome which is increasing, 2) Rheumatic heart disease, inactive, with mitral and aortic valvular disease, compensated.

His general condition is one of gradual deterioration, so that he is unable to care for himself in any way. He requires very constant care which necessitates that the individual caring for him feed, assist him in any sitting up for movement in a wheel chair, and also intermittent cleaning up of his bed and surroundings because of bowel and bladder accidents.

It is likely that he will continue on a down-hill course which may well be prolonged. His prognosis as to recovery is nil. Thus it is necessary that he have continued care and observation. He seems most content and has less difficulty in a situation where relatives and close friends are present and able to care for him.

Signed:

E. P. Stoffer, M. D.
Department of Internal Medicine
Hertzler Clinic

June 11, 1963

Mr. Hubert C. Pew
202 Zella
Maize, Kansas

Subject: Case No. Z-0468 - Zone
change from AA to RB for E side
of Wellington Place between 31st
and 32nd Streets North

Dear Mr. Pew:

At its regular meeting of June 6, 1963, the Metropolitan Area Planning Commission considered the above captioned zone change application and recommended that "RB" zoning be denied and that the application area be approved for a change to "A" zoning. This application will now be forwarded to the Board of City Commissioners for final action on June 25, 1963.

The Planning Commission has instructed the staff to initiate an appropriate Board of Zoning Appeals case which would allow you to locate the trailer on your property. The staff was also instructed that this should be without cost to the applicants. We are advertising this so that it will come before the Board of Zoning Appeals on July 23. In order that we may properly review this case, would you please furnish us the following information:

- a. A plot plan or diagram showing the proposed location of the trailer, including dimensions from property lines, street lines and existing structures.
- b. Evidence to support the contention that this is a hardship case.

We will need this information no later than June 14 in order to properly submit this case to the Board.

If you have any questions concerning this procedure, please call either myself or Jim Howe of this office.

Sincerely yours,

Robert A. Lakin
Senior Planner

RAL:mmm

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. BZA 18-63
FILED 10-11-63

APPLICATION FOR EXCEPTION

I. NAME OF APPLICANT Metropolitan Area Planning Commission
MAILING ADDRESS _____ PHONE _____
NAME OF AUTHORIZED AGENT L. L. Little, Secretary
MAILING ADDRESS _____ PHONE _____
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF _____
(OWNER, TENANT, LESSEE, OTHER).

II. APPLICATION IS MADE FOR AN EXCEPTION AS PROVIDED IN SECTION
28.04.180.A.17, CODE OF THE CITY OF WICHITA, KANSAS (ZONING
ORDINANCE); TO PERMIT THE INSTALLATION OR CONSTRUCTION OF a
Temporary mobile home ON PROPERTY ZONED A, LOCATED AT
E side of Wellington Place bet.
31st and 32nd Streets North AND LEGALLY DESCRIBED AS:
W 75 feet of Lots 22, 23, 24, Block 17, Jones Park Addition
_____ IN THE CITY OF WICHITA.
(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE)

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.

Metropolitan Planning Commission
APPLICANT

AUTHORIZED AGENT
L. L. Little, Secretary

OFFICE USE ONLY: RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING APPEALS, _____ (A.M. - P.M.), _____, 19____, TOGETHER WITH APPROPRIATE FEE OF \$50.00.

SIGNED