

BZA 21-64 - Thermal Products, Inc.
request Variance of parking require-
ments - East side of Mascot in an
area just north of 29th St. No.

4-28-64
5-26-64
6-23-64
10-1-64
11-24-64

Dep
Dep
Conit
Dep
App.

W. W. [unclear]

RESOLUTION NO. BZA 21-64

WHEREAS, Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, requests a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, from the requirement of 23 off-street parking spaces under Section 28.04.140, Code of the City of Wichita, Kansas, to 12 off-street parking spaces, in connection with the use of property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.G. & L.R. Coles Addition to Carey Park, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of Mascot in an area north of 29th Street North; and

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, at the meetings of April 28, 1964, May 26, 1964, June 23, 1964, and October 27, 1964, this application was deferred; and

WHEREAS, new written notices were mailed to all interested parties prior to said deferred hearings; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of November 24, 1964, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for a Variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the request for a variance arises from a condition which is found to be unique inasmuch as it is evident from viewing the property on several occasions that twelve off-street parking spaces is ample parking for this particular use and furthermore, a portion of the applicant's property cannot be used for off-street parking due to the fact that it is located over a sewerage lateral field; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, as approved, would not adversely affect the rights of adjacent property owners inasmuch as no one appeared in opposition to the variance request; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the applicant inasmuch as a portion of the applicant's property is located over a sewerage lateral field which cannot be used for off-street parking and, further, the applicant is providing 12 off-street parking spaces, which appears to be adequate parking for this particular use; and

WHEREAS, the Board of Zoning Appeals has found that the Variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

WHEREAS, as shown above, all of the four conditions required to be found to exist before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that the request for a variance of the parking ratio from 23 required off-street parking spaces to 12 off-street parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. & L.R. Coles Addition to Carey Park, in the City of Wichita, Sedgwick County, Kansas, and generally located on the east side of Mascot in an area north of 29th Street North,

be approved, subject to the following conditions and requirements:

1. The off-street parking area and all points of ingress and egress shall be paved with concrete, asphaltic concrete, or asphalt, and shall be kept free of all weeds, trash and other debris.
2. All off-street parking spaces abutting a property line shall have bumper guards to prevent the projection or overhanging of vehicles beyond property lines or parking spaces.
3. The variance from 23 to 12 off-street parking spaces is granted for Thermal Products, Inc., and at such time as the use of this property changes, the off-street parking requirements in affect at that time shall be applied to whatever use is on the property.

ADOPTED AT WICHITA, KANSAS, this 24th day of November, 1964.

Harold Bauer
Harold Bauer, Chairman

ATTEST:

Jack H. Galbraith
Jack H. Galbraith
Secretary

December 7, 1964

Mr. Frank W. Hylton, Attorney
722 College Hill Medical Tower
3333 East Central
Wichita, KANSAS

Dear Mr. Hylton:

Re: Case No. BZA 21-64

On November 25, 1964, we advised you that the Board of Zoning Appeals had approved subject application for a variance of the parking ratio from 23 to 12 off-street parking spaces, on property generally located on the east side of Mascot in an area just north of 29th Street North.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before December 4, 1964.

The City Clerk has advised that no appeal was filed on or before that date, and the decision of the Board of Zoning Appeals is, therefore, final.

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

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber
Attachment

cc: Chester Landrum, 3021 Mascot
Glen Lytle, Superintendent of
Central Inspection

November 25, 1964

Mr. Frank W. Hylton, Attorney
722 College Hill Medical Tower
3333 East Central
Wichita, Kansas

Dear Mr. Hylton:

Re: Case No. BEA 21-64

This is to advise you that at its regular meeting of November 24, 1964, the Board of Zoning Appeals of the City of Wichita, considered your request for a variance of the parking ratio from 23 required off-street parking spaces to 12 off-street parking spaces, on property generally located on the east side of Mascot in an area just north of 29th Street Worth.

It was the action of the Board to approve the request as above stated, subject to the following conditions and requirements:

1. The off-street parking area and all points of ingress and egress shall be paved with concrete, asphaltic concrete, or asphalt, and shall be kept free of all weeds, trash and other debris.
2. All off-street parking spaces abutting a property line shall have bumper guards to prevent the projection or overhanging of vehicles beyond property lines or parking spaces.
3. The variance from 23 to 12 off-street parking spaces is granted for Thermal Products, Inc., and at such time as the use of this property changes, the off-street parking requirements in affect at that time shall be applied to whatever use is on the property.

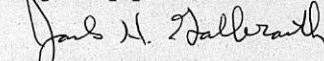
Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the

Page 2 - Mr. Frank W. Hylton
November 25, 1964

date of the Board's action. Accordingly, an appeal could be filed in this case on or before December 4, 1964.

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 by that time, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,



Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Chester Landrum
3021 Mascot

Robert G. Finch
City Clerk

Glen Lytle, Superintendent
of Central Inspection

Case No. BEA 21-64 - Thermal Products, Inc.

The applicant has submitted a revised plot plan which shows 12 off-street parking spaces. The original request was for a variance from 23 to 6 spaces. However, the applicant has shown that he can now provide 12 spaces, which is, in the Secretary's opinion, a sufficient number of off-street parking spaces for this particular use. Therefore, it is the recommendation of the Secretary that this variance be approved, subject to the following conditions and requirements:

1. The off-street parking area and all points of ingress and egress shall be paved with concrete, asphaltic concrete, or asphalt and shall be kept free of all weeds, trash and other debris.
2. All off-street parking spaces abutting a property line shall have bumper guards to prevent the projection or overhanging of vehicles beyond property lines or parking spaces.
3. The variance from 23 to 12 off-street parking spaces is granted for Thermal Products, Inc., and at such time as the use of this property changes, the off-street parking requirements in effect at that time shall be applied to whatever use is on the property.

Case No. BZA 21-64 - Thermal Products, Inc.

The applicant has submitted a revised plot plan which shows 12 off-street parking spaces. The original request was for a variance from 23 to 6 spaces. However, the applicant has shown that he can now provide 12 spaces, which is, in the Secretary's opinion, a sufficient number of off-street parking spaces for this particular use. Therefore, it is the recommendation of the Secretary that this variance be approved, subject to the following conditions and requirements:

1. The off-street parking area and all points of ingress and egress shall be paved with concrete, asphaltic concrete, or asphalt and shall be kept free of all weeds, trash and other debris.
2. All off-street parking spaces abutting a property line shall have bumper guards to prevent the projection or overhanging of vehicles beyond property lines or parking spaces.
3. The variance from 23 to 12 off-street parking spaces is granted for Thermal Products, Inc., and at such time as the use of this property changes, the off-street parking requirements in effect at that time shall be applied to whatever use is on the property.

October 30, 1964

Mr. Frank W. Hylton, Attorney
Bogart, Fry & Hylton
722 College Hill Medical Tower
3333 East Central
Wichita, Kansas

Dear Mr. Hylton:

Re: Case No. BZA 21-64

At the regular meeting of the Board of Zoning Appeals held on Tuesday, October 27, 1964, it was the action of the Board to defer action on this case until its meeting on November 24, 1964.

It is our hope that this application can be finally disposed of at that time.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Chester Landrum
3021 Mascot

October 21, 1964

Mr. Frank W. Hylton, Attorney
Bogart, Fry & Hylton
722 College Hill Medical Tower
3333 East Central
Wichita, Kansas

Dear Mr. Hylton:

Re: Case No. BZA 21-64

In view of your absence from the City on October 27, 1964, the most recent date set for final hearing of the above case, we will ask the Board of Zoning Appeals to continue such hearing until the next regularly scheduled meeting, which will be on November 24, 1964.

It is our hope that this case, which has long been pending, can be finally disposed of at that time.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber

cc: Chester Landrum
3021 Mascot

BOGART, FRY & HYLTON

ATTORNEYS AT LAW
722 COLLEGE HILL MEDICAL TOWER
3333 EAST CENTRAL
WICHITA, KANSAS 67208

VINCENT L. BOGART
WILLIAM L. FRY
FRANK W. HYLTON

AREA CODE 316
TELEPHONE
MURRAY 3-8501

20 October 1964

Mr. James Howe
Metropolitan Planning Commission
City Building Annex
105 South Main Street
Wichita, Kansas 67202

Re: Thermal Products, Inc.
BZA 21-64

Dear Mr. Howe:

This will confirm out telephone conversation wherein I requested a continuance from October 27, 1964, to the November docket of the above case. This is due to the fact that Mr. Hylton is out of the country and will not be back in town until October 28.

Thanking you for your consideration, I am,

Sincerely yours,

Carol M. Palmer
(Mrs.) Carol M. Palmer
Secretary to
FRANK W. HYLTON

FWH/cp



CASE NO. BZA 21-64

23 NOTICES MAILED OCTOBER 8, 1964 FOR MEETING OCTOBER 27, 1964

Thermal Products, Inc.
3020 Mascot

Robert T. Stephen, Attorney
501 One Twenty Building

A. H. Hamlin & Elsie
830 West 29th Street North

Bert A. Courtwright & Virginia L.
1117 West 31st Street North

John Cannon
c/o H. C. Cannon
841 East 88th Street
Kansas City 16, Missuri

Norman McCreery & Thelma
3001 Mascot

Albert Eugene & Esther Marie Sabin
3011 Mascot

Albert E. Sabin
3005 Mascot

Glenn Yarbrough & Christian
3035 Mascot

Clara Mae Lavin
3039 Mascot

George Roy Goble & Eunice Mary
3040 Jeanette

Lester Clinton Hoch
3001 Shelton

Scott R. Campbell & Harriett M.
3011 Shelton

Earl F. Overley and Goldye E.
3019 Shelton

Earl and Jennie Goodrich
3025 Shelton

E. A. and Mayme Weir
3041 Shelton

Walter J. Harville & Ruby Nell
3114 Jackson

Clyde H. Botkin & Grace M.
724 West 29th Street North

May Morris
208 North Broadway

Victor H. Gelvin & Adelyne M.
1413 North Battin

Reginald & Chestene Smith
3029 Arkansas

Chester Landrum
3021 Mascot

Frank W. Hylton, Attorney
3333 East Central

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

October 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephen, Attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. & L.R.
Coles Addition to Caney Park, in the City of
Wichita, Sedgwick County, Kansas. Generally
located on the east side of Mascot in an area
north of 29th Street North.

This application has been assigned Case No. BZA 21-64, and will be reconsidered by the Board of Zoning Appeals on Tuesday, October 27, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

30

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

October 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephen, Attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. & L.R. Coles Addition to Carey Park, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of Mascot in an area north of 29th Street North.

This application has been assigned Case No. BZA 21-64, and will be reconsidered by the Board of Zoning Appeals on Tuesday, October 27, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

Howe

BOGART, FRY & FOSTER
ATTORNEYS AT LAW
722 COLLEGE HILL MEDICAL TOWERS
3333 EAST CENTRAL
WICHITA, KANSAS 67208

VINCENT L. BOGART
WILLIAM L. FRY
JAMES F. FOSTER
JERRY ANN FOSTER

21 September 1964

AREA CODE 316
TELEPHONE
MURRAY 3-8501

Planning Department
Metropolitan Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202



Attention: James Howe

Re: Thermal Products, Inc.
BZA 21-64

Dear Mr. Howe:

This is to request that this matter be continued from the September docket to the October docket for two reasons. One is the applicant would like to file with your department a plat of the property involved showing proposed parking, including the arrangement and number of vehicles to be accommodated.

The second reason for this request is that the undersigned will be away from the city for the first part of October and in preparing for this trip, proper attention to this case, including preparation of a plat and other information, could not be accomplished, in conjunction with the other press of business including court appearances, by the next meeting date, Tuesday, September 22.

Any consideration your department may give to this request will be greatly appreciated.

Sincerely yours,

Frank W. Hylton
FRANK W. HYLTON

FWH/cp

CC: Thermal Products, Inc.

of Clean UNIMASTER

PANAMA-BEAVER *Surf Clean* UNIMASTER PANAMA

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

September 17, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

On September 8, 1964, you were mailed a notice concerning a hearing on the above numbered case which had been scheduled for reconsideration by the Board of Zoning Appeals on September 22, 1964. This was a request from Thermal Products, Inc., for a Variance to reduce the parking requirements on the east side of Mascot in an area north of 29th Street North.

By this notice, we are advising you that the Attorney for the applicant has requested that this case be deferred until October 27, 1964. You will be mailed another notice concerning the hearing before the Board of Zoning Appeals at that time.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

September 17, 1964

NOTICE TO ADJOINING PROPERTY OWNERS.

Case No. BZA 21-64

On September 8, 1964, you were mailed a notice concerning a hearing on the above numbered case which had been scheduled for reconsideration by the Board of Zoning Appeals on September 22, 1964. This was a request from Thermal Products, Inc., for a Variance to reduce the parking requirements on the east side of Mascot in an area north of 29th Street North.

By this notice, we are advising you that the Attorney for the applicant has requested that this case be deferred until October 27, 1964. You will be mailed another notice concerning the hearing before the Board of Zoning Appeals at that time.

Jack H. Galbraith
Secretary

CASE NO. BEA 21-64

224

9-17-64

*Cancellation of Hearing
on 9-22-64*

~~NOTICES MAILED~~ ~~SEPTEMBER 21 1964~~ FOR MEETING ON APRIL 28, 1964

Thermal Products, Inc.
3020 Mascot

Earl and Jennie Goodrich
3025 Shelton

Robert T. Stephen, Attorney
501 One Twenty Building

F. A. and Wayne Wear
3041 Shelton

A. H. Hamlin & Elsie
830 West 29th St.

Walter J. Marville & Ruby Nell
3114 Jackson

Bert A. Courtwright & Virginia L.
1117 West 31st St. North

Earl Goodrich & Jennie
3025 Shelton

John Cannon
c/o H. C. Cannon
841 East 88th St.
Kansas City 16, Missouri

Clyde H. Botkin & Grace M.
724 West 29th St., North

Norman McCreery & Thelma
3001 Mascot

May Morris
208 North Broadway

Albert Eugene & Esther Marie
3011 Mascot

Victor H. Galvin & Adelyne M.
1413 North Patton

Albert E. Sabin
3005 Mascot

Reginald & Chestene Smith
3029 Arkansas

Glenn Yarbrough & Christina
3035 Mascot

Charles Landrum
3021 Mascot

Clara Mae Lavin
3039 Mascot

*Frank W. Hyllton, Atty
3333 E. Central*

George Roy Goble & Eunice Mary
3040 Jeannette

Lester Clinton Hoch
3001 Shelton

Scott R. Campbell & Harriett M.
3011 Shelton

Earl F. Overley and Goldye E.
3019 Shelton

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

September 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephen, attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. & L.R.
Coles Addition to Carey Park, in the City of
Wichita, Sedgwick County, Kansas. Generally
located on the east side of Mascot in an area
north of 29th Street North.

This application has been assigned Case No. BZA 21-64, and will be reconsidered by the Board of Zoning Appeals on Tuesday, September 22, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

September 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephen, attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, KANSAS, TO REDUCE the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. & L.R.
Coles Addition to Carey Park, in the City of
Wichita, Sedgwick County, Kansas. Generally
located on the east side of Mascot in an area
north of 29th Street North.

This application has been assigned Case No. BZA 21-64, and will be reconsidered by the Board of Zoning Appeals on Tuesday, September 22, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

CASE NO. BZA 21-64

224

Sept 8

Sept. 22

NOTICES MAILED ~~SEP 9~~ 1964 FOR MEETING ON ~~SEP 22~~ 1964

Thermal Products, Inc.
3028 Mascot

Earl and Jennie Goodrich
3025 Shelton

Robert T. Stephen, Attorney
501 One Twenty Building

E. A. and Mayme Weir
3041 Shelton

A. H. Hamlin & Elsie
830 West 29th St.

Walter J. Harville & Ruby Nell
3114 Jackson

Bert A. Courtwright & Virginia L.
1117 West 31st St. North

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John Cannon
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841 East 88th St.
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Clyde H. Botkin & Grace M.
724 West 29th St. North

Norman McCreery & Thelma
3001 Mascot

May Morris
208 North Broadway

Albert Eugene & Esther Marie *Sabin*
3011 Mascot

Victor H. Gelvin & Adelyne M.
1413 North Battin

Albert E. Sabin
3005 Mascot

Reginald & Chestene Smith
3029 Arkansas

Glehn Yarbrough & Christina
3035 Mascot

Charles Landrum
3021 Mascot

Clara Mae Lavin
3039 Mascot

*Franks W. Nylton, Attorney
3333 East Central*

George Roy Goble & Eunice Mary
3040 Jeannette

Lester Clinton Hoch
3001 Shelton

~~3040~~
MU - 3,8501

Scott R. Campbell & Harriett M.
3011 Shelton

Earl F. Overley and Goldye E.
3019 Shelton

June 25, 1964

Mr. Robert T. Stephan, Attorney
Hylton, Stephan & Lockett
501 One Twenty Building
Wichita, Kansas

Dear Mr. Stephan:

Re: BZA Case No. 21-64

At the regular meeting of the Board of Zoning Appeals held on June 23, 1964, your request for a continuance of the above application until processing of the application for rezoning is completed, was considered.

The Board took action to defer this application until such time as the rezoning application has been either approved or denied by the City Commission.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Thermal Products, Inc.
3020 Mascot

Charles Landrum
3021 Mascot

Law Offices of
HYLTON, STEPHAN & LOCKETT
501 ONE TWENTY BUILDING
WICHITA, KANSAS 67202

FRANK W. HYLTON
ROBERT T. STEPHAN
TYLER C. LOCKETT

AREA CODE 316
AMHERST 4-8324

June 16, 1964

Mr. Jack H. Galbraith
Secretary
Board of Zoning Appeals
City Building Annex
Wichita, Kansas

Re: Case No. BZA 21-64

Dear Mr. Galbraith:

This is to advise you that I am filing an application for zoning change on behalf of Thermal Products, Inc., requesting that a zoning change be made in regard to the front 30 feet of the property of the aforementioned corporation, so that the same can be utilized for parking. I am writing this letter to request a continuance of my hearing for a variance until the zoning matter has been completed.

Your cooperation will be appreciated and I shall look forward to hearing from you.

Very truly yours,

HYLTON, STEPHAN & LOCKETT

By: *Robert T. Stephan*

RTS/laz



25

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

June 5, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephan, attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. & L.R. Coles Addition to Carey Park, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of Mascot in an area north of 29th Street North.

This application has been assigned Case No. BZA 21-64, and will be reconsidered by the Board of Zoning Appeals on Tuesday, June 23, 1964, 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

June 5, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephan, attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. & L.R.
Coles Addition to Carey Park, in the City of
Wichita, Sedgwick County, Kansas. Generally
located on the east side of Mascot in an area
north of 29th Street North.

This application has been assigned Case No. BZA 21-64, and will be reconsidered by the Board of Zoning Appeals on Tuesday, June 23, 1964, 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.

Jack H. Galbraith
Secretary

May 27, 1964

Mr. Robert T. Stephan, Attorney
501 One Twenty Building
Wichita, Kansas

Dear Mr. Stephan:

Re: Case No. BZA 21-64

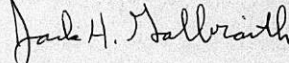
This is to advise you that at its regular meeting of May 26, 1964, the Board of Zoning Appeals of the City of Wichita considered your request for a variance to reduce the parking requirements associated with the operation of Thermal Products, Inc., at 3020 Mascot, legally described as:

Lots 14, 16, 18, and 20, Block 7, in E.C. &
L.R. Coles Addition to Carey Park, in the City
of Wichita, Sedgwick County, Kansas,

and generally located on the east side of Mascot in an area north of 29th Street North.

It was the action of the Board to defer this case for 30 days to give you sufficient time to consider by which method the maximum amount of parking could be provided on said property. There are several approaches which can be followed relative to providing the maximum amount of parking and we would be glad to discuss them with you at your earliest convenience.

Very truly yours,



Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Thermal Products, Inc.
3020 Mascot
Wichita, Kansas

Mr. Robert T. Stephen, Attorney
501 One Twenty Building
Wichita, Kansas

Dear Mr. Stephen:

Re: BZA Case No. 21-64

This is to advise you that at its regular meeting of
May 26, 1964, the Board of Zoning Appeals of the City of Wichita
considered your request for a variance to reduce the parking
requirements associated with the operation of Thermal Products,
Inc., at 3020 Mascot, legally described as

Lots 14, 16, 18 and 20, Block 7, in E.C. &

L. R. Coles Addition to Carey Park, in the

City of Wichita, Sedgwick County, Kansas,

and generally located on the east side of Mascot in an area north
of 29th Street North.

It was the action of the Board of Zoning Appeals to defer
this case for 30 days *to give you sufficient time to*
consider by which method the maximum amount
of parking could be ~~pro~~ provided on said property.
There are several approaches which can be
followed relative to providing the maximum
amount of parking and we would be glad
to discuss them with you at your earliest
convenience - Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber
cc: Thermal Products, Inc.
3020 Mascot

SECRETARY'S REPORT

CASE NO. EZA 21-64

GENERAL LOCATION: Generally located on the east side of Mascot in an area north of 29th Street North.

LAND USE: The property in question is presently occupied by the Thermal Products warehouse. The land use to the north is vacant; to the east are single family dwellings; to the south is an auto repair and light manufacturing; to the west are single family dwellings.

EXISTING ZONING: The property in question is zoned "AA" Single family and "LC" Light Commercial. The zoning to the north is "AA" Single family and "LC" Light Commercial; to the east is "LC" Light Commercial; to the south is "AA" Single family and "LC" Light Commercial; to the west is "AA" Single family.

REQUEST: The request is for a variance to reduce the requirement of 23 parking spaces to 6 parking spaces.

The variance is within the jurisdiction of the Board of Zoning Appeals to grant provided all four of the following conditions are found to exist:

1. The variance desired raises from such condition which is unique and not ordinarily found in the same zoning district;
2. The granting of the permit for the variance will not adversely affect the rights of the adjacent property owners;
3. The strict application of the enforcement provisions of the zoning ordinance would constitute an unnecessary hardship upon the applicant represented in the appeal.
4. The variance desired is not against the public interest.

The applicant has submitted a plot plan and a statement of justification which are included as Attachments #1 and #2 to this report.

COMMENTS BY THE SECRETARY

The applicant has indicated that the nature of the business in which the company is engaged involves very few direct sales to customers. The applicant feels that the business is not an actual light commercial use and that the requirement of 23 parking spaces is in excess of that which is actually needed as only 500 square feet of the building is devoted to retail sales space.

It should be noted that the applicant was informed of the parking requirement of 23 spaces at the time the building permit was issued and that the applicant indicated at that time that the parking requirement of 23 spaces could and would be provided for. It should also be noted that 13 of the required 23 parking spaces were to be within the building, according to the plans submitted at the time the building permit was issued, and that this space is now being devoted to stockroom area, according to the applicant's statement pertaining to this request.

UNIQUENESS

The applicant suggests that the total sales area of the building is very small in comparison with the overall size of the building and that very few cars are on the premises at any one time due to this factor.

The Secretary has previously advised the Board that, in his opinion, uniqueness should be construed to mean that there is something unusual or unique about the property that sets it apart from other properties in the same neighborhood or zone; such as, unusual topographic features, irregular ownership patterns or platted tracts. The applicant has offered no evidence as to how the property in question can be considered unique other than the fact that the retail space is relatively small.

The Secretary is of the opinion that this type of criteria is not acceptable as evidence in support of the applicant's statement, in that the applicant was fully aware of the parking requirements at the time the permit was issued.

The applicant indicated on the plans at the time the building permit was issued that this property could and would incorporate parking spaces for 23 cars.

ADJACENT PROPERTY

The Secretary concurs with the applicant that the granting of this permit would not affect the adjacent property owners provided that no more than six spaces are necessary to park the cars of customers and employees. It should be pointed out that 7 cars were parked on the property the day it was viewed by the Secretary, which would indicate that any additional customers or delivery vehicles would require both additional parking space and loading space if adjacent property is to be protected.

HARDSHIP

The applicant is of the opinion that strict enforcement of the zoning ordinance will constitute unnecessary hardship as it would be necessary to expend money to provide parking space which is not needed. The applicant also states that if additional parking space was provided, it would lie vacant as the result of the business being conducted.

The Secretary is of the opinion that the statements made by the applicant may in fact be true; however, sufficient evidence has not been furnished that would indicate the applicant was not aware of this parking requirement nor has there been any indication that the applicant was not aware of the costs involved at the time the building permit was granted. The Secretary is of the opinion that if hardship does exist, it is due to the applicant utilizing part of the building space for storage purposes that was allocated for parking space on the plans approved for the building permit, therefore, the Secretary feels that any hardship that has been created is due to the applicant's use of the building and not the strict enforcement of the zoning ordinance.

PUBLIC INTEREST

The Secretary does not agree with the applicant's statement which indicates that this variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare in that the requested variance will meet the parking need and will not congest the area. The Secretary is of the opinion that additional parking and loading space is necessary to avoid congestion of the neighborhood.

ADDITIONAL COMMENTS BY THE SECRETARY

As suggested above, the Secretary is of the opinion there is not enough available evidence to justify the requirements of uniqueness and hardship; therefore, it is recommended that this application be denied.

If, however, the applicant, in his presentation before the Board, can submit additional evidence for the justification of uniqueness and hardship, which is acceptable to the Board, it is recommended the application be approved, subject to the following conditions and requirements:

1. Providing the largest number of off-street parking spaces that can be incorporated on the property, the number to be determined by the Traffic Engineer. (NOTE: The Secretary feels there is enough space to provide for more than 6 parking spaces, but due to the fact

Page 4 - Secretary's Report
Case No. BZA 21-64

the plot plan submitted did not outline the proposed location of parking, the exact number of spaces which could be incorporated cannot be determined at this time.)

2. Submitting to the Traffic Engineer for his approval, a plot plan indicating points of ingress and egress, interior circulation, proposed number of parking spaces and their location and dimension, width of drives and curb cuts.
3. Surfacing all drives and parking areas with concrete, asphalt or asphaltic concrete which shall be in accordance with city specifications.
4. Construction of the parking areas to be completed within 24 months of the effective date of this approval.

Attachments

- #1 - Statement of justification
- #2 - Plot Plan

April 30, 1964

Mr. Robert T. Stephen, Attorney
501 One Twenty Building
Wichita, Kansas

Dear Mr. Stephen:

Re: Case No. BZA 21-64

At the regular meeting of the Board of Zoning Appeals held on April 28, 1964, your request that the above case be continued until the next meeting of the Board was considered.

It was the action of the Board to grant this request, and official action was taken to defer the case until the meeting of May 26, 1964.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Thermal Products, Inc.
3020 Mascot

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

25

May 20, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephen, attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. and L.R. Coles Addition to Carey Park, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of Mascot in an area north of 29th Street North.

This application has been assigned Case No. BZA 21-64, and will be reconsidered by the Board of Zoning Appeals on Tuesday, May 26, 1964, 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

May 20, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

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Coles Addition to Carey Park, in the City of
Wichita, Sedgwick County, Kansas. Generally
located on the east side of Mascot in an area
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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

May 20, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

May 20, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephen, attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. and L.R. Coles Addition to Carey Park, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of Mascot in an area north of 29th Street North.

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Jack H. Galbraith
Secretary

SECRETARY'S REPORT

CASE NO. BZA 21-64

GENERAL LOCATION: Generally located on the east side of Mascot in an area north of 29th Street North.

LAND USE: The property in question is presently occupied by the Thermal Products warehouse. The land use to the north is vacant; to the east are single family dwellings; to the south is an auto repair and light manufacturing; to the west are single family dwellings.

EXISTING ZONING: The property in question is zoned "AA" Single family and "LC" Light Commercial. The zoning to the north is "AA" Single family and "LC" Light Commercial; to the east is "LC" Light Commercial; to the south is "AA" Single family and "LC" Light Commercial; to the west is "AA" Single family.

REQUEST: The request is for a variance to reduce the requirement of 23 parking spaces to 6 parking spaces.

The variance is within the jurisdiction of the Board of Zoning Appeals to grant provided all four of the following conditions are found to exist:

1. The variance desired raises from such condition which is unique and not ~~ordinarily~~ found in the same zoning district;
2. The granting of the permit for the variance will not adversely affect the rights of the adjacent property owners;
3. The strict application of the enforcement provisions of the zoning ordinance would constitute an unnecessary hardship upon the applicant represented in the appeal.
4. The variance desires is not against the public interest.

The applicant has submitted a plot plan and a statement of justification which are included as Attachments #1 and #2 to this report.

COMMENTS BY THE SECRETARY

The applicant has indicated that the nature of the business in which the company is engaged involves very few direct sales to customers. The applicant feels that the business is not an actual light commercial use and that the requirement of 23 parking spaces is in excess of that which is actually needed as only 500 square feet of the building is devoted to retail sales space.

Page 2 - Secretary's Report
Case No. BZA 21-64

It should be noted that the applicant was informed of the parking requirement of 23 spaces at the time the building permit was issued and that the applicant indicated at that time that the parking requirement of 23 spaces could and would be provided for. It should also be noted that 13 of the required 23 parking spaces were to be within the building, according to the plans submitted at the time the building permit was issued, and that this space is now being devoted to stockroom area, according to the applicant's statement pertaining to this request.

[REDACTED]

The applicant suggests that the total sales area of the building is very small in comparison with the overall size of the building and that very few cars are on the premises at any one time due to this factor.

The Secretary has previously advised the Board that, in his opinion, uniqueness should be construed to mean that there is something unusual or unique about the property that sets it apart from other properties in the same neighborhood or zone; such as, unusual topographic features, irregular ownership patterns or platted tracts. The applicant has offered no evidence as to how the property in question can be considered unique other than the fact that the retail space is relatively small.

The Secretary is of the opinion that this type of criteria is not acceptable as evidence in support of the applicant's statement, in that the applicant was fully aware of the parking requirements at the time the permit was issued.

The applicant indicated on the plans at the time the building permit was issued that this property could and would incorporate parking spaces for 23 cars.

[REDACTED] PROPERTY

The Secretary concurs with the applicant that the granting of this permit would not affect the adjacent property owners provided that no more than six spaces are necessary to park the cars of customers and employees. It should be pointed out that 7 cars were parked on the property the day it was viewed by the Secretary, which would indicate that any additional customers or delivery vehicles would require both additional parking space and loading space if adjacent property is to be protected.

Page 3 - Secretary's Report
Case No. BZA 21-64

The applicant is of the opinion that strict enforcement of the zoning ordinance will constitute unnecessary hardship as it would be necessary to expend money to provide parking space which is not needed. The applicant also states that if additional parking space was provided, it would lie vacant as the result of the business being conducted.

The Secretary is of the opinion that the statements made by the applicant may in fact be true; however, sufficient evidence has not been furnished that would indicate the applicant was not aware of this parking requirement nor has there been any indication that the applicant was not aware of the costs involved at the time the building permit was granted. The Secretary is of the opinion that if hardship does exist, it is due to the applicant utilizing part of the building space for storage purposes that was allocated for parking space on the plans approved for the building permit, therefore, the Secretary feels that any hardship that has been created is due to the applicant's use of the building and not the strict enforcement of the zoning ordinance.

REQUEST

The Secretary does not agree with the applicant's statement which indicates that this variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare in that the requested variance will meet the parking need and will not congest the area. The Secretary is of the opinion that additional parking and loading space is necessary to avoid congestion of the neighborhood.

ADDITIONAL COMMENTS BY THE SECRETARY

As suggested above, the Secretary is of the opinion there is not enough available evidence to justify the requirements of uniqueness and hardship; therefore, it is recommended that this application be denied.

If, however, the applicant, in his presentation before the Board, can submit additional evidence for the justification of uniqueness and hardship, which is acceptable to the Board, it is recommended the application be approved, subject to the following conditions and requirements:

1. Providing the largest number of off-street parking spaces that can be incorporated on the property, the number to be determined by the Traffic Engineer. (NOTE: The Secretary feels there is enough space to provide for more than 6 parking spaces, but due to the fact

Page 4 - Secretary's Report
Case No. BZA 21-64

the plot plan submitted did not outline the proposed location of parking, the exact number of spaces which could be incorporated cannot be determined at this time.)

2. Submitting to the Traffic Engineer for his approval, a plot plan indicating points of ingress and egress, interior circulation, proposed number of parking spaces and their location and dimension, width of drives and curb cuts.
3. Surfacing all drives and parking areas with concrete, asphalt or asphaltic concrete which shall be in accordance with city specifications.
4. Construction of the parking areas to be completed within 24 months of the effective date of this approval.

Attachments

- #1 - Statement of justification
- #2 - Plot Plan

SECRETARY'S REPORT

CASE NO. BZA 21-64

GENERAL LOCATION: Generally located on the east side of Mascot in an area north of 29th Street North.

LAND USE: The property in question is presently occupied by the Thermal Products warehouse. The land use to the north is vacant; to the east are single family dwellings; to the south is an auto repair and light manufacturing; to the west are single family dwellings.

EXISTING ZONING: The property in question is zoned "AA" Single family and "LC" Light Commercial. The zoning to the north is "AA" Single family and "LC" Light Commercial; to the east is "LC" Light Commercial; to the south is "AA" Single family and "LC" Light Commercial; to the west is "AA" Single family.

REQUEST: The request is for a variance to reduce the requirement of 23 parking spaces to 6 parking spaces.

The variance is within the jurisdiction of the Board of Zoning Appeals to grant provided all four of the following conditions are found to exist:

1. The variance desired raises from such condition which is unique and not ordinarily found in the same zoning district;
2. The granting of the permit for the variance will not adversely affect the rights of the adjacent property owners;
3. The strict application of the enforcement provisions of the zoning ordinance would constitute an unnecessary hardship upon the applicant represented in the appeal.
4. The variance desired is not against the public interest.

The applicant has submitted a plot plan and a statement of justification which are included as Attachments #1 and #2 to this report.

COMMENTS BY THE SECRETARY

The applicant has indicated that the nature of the business in which the company is engaged involves very few direct sales to customers. The applicant feels that the business is not an actual light commercial use and that the requirement of 23 parking spaces is in excess of that which is actually needed as only 500 square feet of the building is devoted to retail sales space.

It should be noted that the applicant was informed of the parking requirement of 23 spaces at the time the building permit was issued and that the applicant indicated at that time that the parking requirement of 23 spaces could and would be provided for. It should also be noted that 13 of the required 23 parking spaces were to be within the building, according to the plans submitted at the time the building permit was issued, and that this space is now being devoted to stockroom area, according to the applicant's statement pertaining to this request.

UNIQUENESS

The applicant suggests that the total sales area of the building is very small in comparison with the overall size of the building and that very few cars are on the premises at any one time due to this factor.

The Secretary has previously advised the Board that, in his opinion, uniqueness should be construed to mean that there is something unusual or unique about the property that sets it apart from other properties in the same neighborhood or zone; such as, unusual topographic features, irregular ownership patterns or platted tracts. The applicant has offered no evidence as to how the property in question can be considered unique other than the fact that the retail space is relatively small.

The Secretary is of the opinion that this type of criteria is not acceptable as evidence in support of the applicant's statement, in that the applicant was fully aware of the parking requirements at the time the permit was issued.

The applicant indicated on the plans at the time the building permit was issued that this property could and would incorporate parking spaces for 23 cars.

ADJACENT PROPERTY

The Secretary concurs with the applicant that the granting of this permit would not affect the adjacent property owners provided that no more than six spaces are necessary to park the cars of customers and employees. It should be pointed out that 7 cars were parked on the property the day it was viewed by the Secretary, which would indicate that any additional customers or delivery vehicles would require both additional parking space and loading space if adjacent property is to be protected.

HARDSHIP

The applicant is of the opinion that strict enforcement of the zoning ordinance will constitute unnecessary hardship as it would be necessary to expend money to provide parking space which is not needed. The applicant also states that if additional parking space was provided, it would lie vacant as the result of the business being conducted.

The Secretary is of the opinion that the statements made by the applicant may in fact be true; however, sufficient evidence has not been furnished that would indicate the applicant was not aware of this parking requirement nor has there been any indication that the applicant was not aware of the costs involved at the time the building permit was granted. The Secretary is of the opinion that if hardship does exist, it is due to the applicant utilizing part of the building space for storage purposes that was allocated for parking space on the plans approved for the building permit, therefore, the Secretary feels that any hardship that has been created is due to the applicant's use of the building and not the strict enforcement of the zoning ordinance.

PUBLIC INTEREST

The Secretary does not agree with the applicant's statement which indicates that this variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare in that the requested variance will meet the parking need and will not congest the area. The Secretary is of the opinion that additional parking and loading space is necessary to avoid congestion of the neighborhood.

ADDITIONAL COMMENTS BY THE SECRETARY

As suggested above, the Secretary is of the opinion there is not enough available evidence to justify the requirements of uniqueness and hardship; therefore, it is recommended that this application be denied.

If, however, the applicant, in his presentation before the Board, can submit additional evidence for the justification of uniqueness and hardship, which is acceptable to the Board, it is recommended the application be approved, subject to the following conditions and requirements:

1. Providing the largest number of off-street parking spaces that can be incorporated on the property, the number to be determined by the Traffic Engineer. (NOTE: The Secretary feels there is enough space to provide for more than 6 parking spaces, but due to the fact

Page 4 - Secretary's Report
Case No. BZA 21-64

the plot plan submitted did not outline the proposed location of parking, the exact number of spaces which could be incorporated cannot be determined at this time.)

2. Submitting to the Traffic Engineer for his approval, a plot plan indicating points of ingress and egress, interior circulation, proposed number of parking spaces and their location and dimension, width of drives and curb cuts.
3. Surfacing all drives and parking areas with concrete, asphalt or asphaltic concrete which shall be in accordance with city specifications.
4. Construction of the parking areas to be completed within 24 months of the effective date of this approval.

Attachments

- #1 - Statement of justification
- #2 - Plot Plan

Thermal Products, Inc., is engaged in the business of pipe covering contracting and there are very few direct sales to customers.

As a result of the type of business in which our company is engaged there is no walk in trade and all sales are delivered or mailed. The property is classified as light commercial, but in actual fact, our business is not of a light commercial nature and the requirement of 23 parking spaces is far in excess of that actually needed. At no time since the company started operating in 1962, have there been more than 5 or 6 cars on the premises at any one time. The total square footage of the building is 5,760 feet (square) but only 500 square feet is a sale or office area, and the balance is used only as a stock room.

Our company wants to cooperate with the City of Wichita, any way possible, but we feel that there would be nothing detrimental in reducing the parking area to that actually needed in the operation of our business.

The following conditions are present in regard to the requested variance, to-wit:

(a) That the variance desired arises from a condition which is unique in that the total sales area of the building is very small in comparison with the over all size of the building as indicated above and there are very few cars on the premises at any one time and as a result of this feature, there is less parking area needed than might otherwise be necessary in this zoning district.

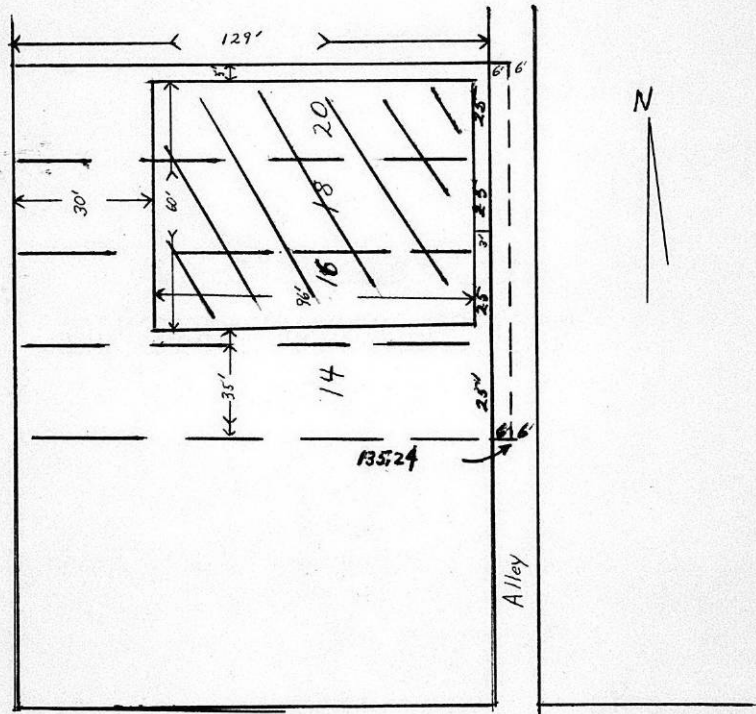
(b) That if this permit for variance is granted, it will not affect the rights of adjacent property owners or residents due to the fact that this applicant has been engaged in business for some time and the lack of parking area has not adversely affected any property owners in the immediate area, and said condition will not change.

(c) That the building is already constructed and this applicant has been engaged in business and therefore a strict application of the enforcement of the zoning ordinance will constitute unnecessary hardship upon the property owner by reason of the fact that it will be necessary to expend money in order to provide parking area which is not necessary and which will lie vacant as the result of the business being conducted by this applicant.

Case No. BZA 21-64
Attachment #1

(d) That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the adjacent property owners or residents or the public at large in that the requested variance will meet the parking need of the business and will not cause congestion in the area.

MASCOT AVE.



29th St. No.

Case No. BZA 21-64
Attachment #2

CASE NO. BZA 21-64

23

NOTICES MAILED *June 5, 1964* FOR MEETING ON *June 23, 1964*

Thermal Products, Inc.
3020 Mascot

Earl and Jennie Goodrich
3025 Shelton

Robert T. Stephen, Attorney
501 One Twenty Building

E. A. and Mayme Weir
3041 Shelton

A. H. Hamlin & Elsie
830 West 29th St.

Walter J. Harville & Ruby Nell
3114 Jackson

Bert A. Courtwright & Virginia L.
1117 West 31st St. North

Earl Goodrich & Jennie
3025 Shelton

John Cannon
c/o H. C. Cannon
841 East 88th St.
Kansas City 16, Missouri

Clyde H. Botkin & Grace M.
724 West 29th St. North

Norman McCreery & Thelma
3001 Mascot

May Morris
208 North Broadway

Albert Eugene & Esther Marie
3011 Mascot

Victor H. Calvin & Adelyne M.
1413 North Battin

Albert E. Sabin
3005 Mascot

Reginald & Chestene Smith
3029 Arkansas

Glenn Yarbrough & Christina
3035 Mascot

Charles Landrum
3021 Mascot

Clara Mae Lavin
3039 Mascot

George Roy Goble & Eunice Mary
3040 Jeannette

Lester Clinton Hoch
3001 Shelton

Scott R. Campbell & Harriett M.
3011 Shelton

Earl F. Overley and Goldye E.
3019 Shelton

CASE NO. BZA 21-64

23

May 21

May 26

23 NOTICES MAILED ~~23~~ 1964 FOR MEETING ON ~~APRIL 23~~ 1964

Thermal Products, Inc.
3020 Mascot

Earl and Jennie Goodrich
3025 Shelton

Robert T. Stephen, Attorney
501 One Twenty Building

E. A. and Mayma Weir
3041 Shelton

A. H. Hamlin & Elsie
830 West 29th St.

Walter J. Harville & Ruby Nell
3114 Jackson

Bert A. Courtwright & Virginia L.
1117 West 31st St. North

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Victor H. Gelvin & Adelyne M.
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3005 Mascot

Reginald & Chestene Smith
3029 Arkansas

Glenn Yarbrough & Christina
3035 Mascot

Charles Landrum
3021 Mascot

Clara Mae Lavin
3039 Mascot

George Roy Goble & Eunice Mary
3040 Jeannette

Lester Clinton Hoch
3001 Shelton

Scott R. Campbell & Harriett M.
3011 Shelton

Earl F. Overley and Goldye E.
3019 Shelton

CASE NO. BZA 21-64

23

~~22~~ NOTICES MAILED APRIL 9, 1964 for MEETING ON APRIL 28, 1964

Thermal Products, Inc.
3020 Mascot

Earl and Jennie Goodrich
3025 Shelton

Robert T. Stephen, Attorney
501 One Twenty Building

E. A. and Mayme Weir
3041 Shelton

A. H. Hamlin & Elsie
830 West 29th St.

Walter J. Harville & Ruby Nell
3114 Jackson

Bert A. Courtwright & Virginia L.
1117 West 31st St. North

Earl Goodrich & Jennie
3025 Shelton

John Cannon
c/o H. C. Cannon
841 East 88th St.
Kansas City 16, Missouri

Clyde H. Botkin & Grace M.
724 West 29th St. North

May Morris
208 North Broadway

Norman McCreery & Thelma
3001 Mascot

Victor H. Gelvin & Adelyne M.
1413 North Battin

Albert Eugene & Esther Marie
3011 Mascot

Reginald & Chestene Smith
3029 Arkansas

Albert E. Sabin
3005 Mascot

Charles Landrum
3021 Mascot

Glenn Yarbrough & Christina
3035 Mascot

Clara Mae Lavin
3039 Mascot

George Roy Goble & Eunice Mary
3040 Jeannette

Lester Clinton Hoch
3001 Shelton

Scott R. Campbell & Harriett M.
3011 Shelton

Earl F. Overley and Goldye E.
3019 Shelton

25

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

April 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3839 Mascot, Wichita, Kansas, by Robert T. Stephen, attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 15, 18 and 20, Block 7, in E.C. and L.R.
Coles Addition to Carey Park, in the City of
Wichita, Sedgwick County, Kansas. Generally
located on the east side of Mascot in an area
north of 29th Street North.

This application has been assigned Case No. BZA 21-64, and will be considered by the Board of Zoning Appeals on Tuesday, April 28,
1964, 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.

Jack H. Galbraith
Secretary

PANAMA

PANAMA-BEAVER S.W. UNMASTER

PANAMA UNMASTER 101

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

April 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-64

An application has been filed by Thermal Products, Inc., 3020 Mascot, Wichita, Kansas, by Robert T. Stephen, attorney, 501 One Twenty Building, Wichita, Kansas, requesting a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to reduce the present requirement of 23 parking spaces to 6 parking spaces, on property legally described as follows:

Lots 14, 16, 18 and 20, Block 7, in E.C. and L.R.

Coles Addition to Carey Park, in the City of
Wichita, Sedgwick County, Kansas. Generally
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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

MON 28
CASE NO. 21
FILED 4-7-64

APPLICATION FOR VARIANCE

I. NAME OF APPLICANT Thermal Products, Inc.
MAILING ADDRESS 3020 Mascot PHONE TE 8-4070
Robert T. Stephen - Atty. - 501 One Twenty Sts.
NAME OF AUTHORIZED AGENT Charles Landrum
MAILING ADDRESS 3021 Mascot PHONE TE 8-4070
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF _____
(OWNER, TENANT, LESSEE, OTHER)

II. THE VARIANCE REQUESTED IS To reduce the present requirement
of 23 parking spaces to 6 parking spaces.

FOR PROPERTY LOCATED AT 3020 Mascot
AND LEGALLY DESCRIBED AS: Lots 14, 16, 18 and 20, Block 7,
in E. C. & L. R. Coles Addition to Carey Park
IN THE CITY OF WICHITA; AND WHICH IS PRESENTLY ZONED L C
(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE):

III. THE APPLICANT HEREIN, OR HIS AUTHORIZED AGENT, ACKNOWLEDGES:

- A. THAT HE HAS RECEIVED AN INSTRUCTION SHEET CONCERNING THE FILING AND HEARING OF THIS MATTER;
- B. THAT HE HAS BEEN ADVISED OF THE FEE REQUIREMENTS ESTABLISHED BY SECTION 2.12.580 OF THE CODE OF THE CITY OF WICHITA (ORDINANCE No. 24-606); AND THAT THE APPROPRIATE FEE IS HEREWITH TENDERED;
- C. THAT HE HAS BEEN ADVISED OF HIS RIGHT TO APPEAL OF THE DECISION OF THE BOARD TO THE CITY COMMISSION WITHIN TEN (10) DAYS OF THAT DECISION;
- D. THAT ALL DOCUMENTS ARE ATTACHED HERETO AS NOTED IN PARAGRAPHS 3 AND 4 OF THE INSTRUCTIONS.

Thermal Products, Inc.
APPLICANT
Charles L. Landrum
AUTHORIZED AGENT *President*

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

CERTIFICATE OF OWNERSHIP

- - - - -

GUARANTEE ABSTRACT COMPANY, INC., hereby certifies the following to be a true and correct list of the property owners as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, of the real estate within a radius of 200 feet of the following described property:

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Lots 14-16-18-20-, Block 7, in
E. C. & L. R. Coles Addition to
Carey Park.

DESCRIPTION	OWNER/OWNERS
<u>E.C.&L.R.Coles Addition</u>	
<u>Block 6</u>	
10-12	A. H. Hamlin and Elsie 830 West 29th St.
14-16-18-20	Bert A. Courtwright & Virginia L. 1117 West 31st St. North
22-24-26	John Cannon c/o H.C.Cannon 841 East 88th St. Kansas City (16) Missouri
1-3-5	Norman McCreery & Thelma 3001 Mascot
7-9-11	Albert Eugene Sabin, Jr. & Esther Marie 3011 Mascot
13-15-17-19	Albert E. Sabin 3005 Mascot
21-23-25-27	Glenn Yarbrough & Christina 3035 Mascot
29-31-33	Clara Mae Lavin 3039 Mascot
35	George Roy Goble & Eunice Mary 3040 Jeannette
<u>Block 7</u>	
1-3	Lester Clinton Hoch 3001 Shelton
5-7-9-11	Scott R. Campbell and Harriett M. 3011 Shelton
13-15-17-19	Earl F. Overley and Goldye E. 3019 Shelton
21-23	Earl and Jennie Goodrich 3025 Shelton
25-27-29-31- 33 and 35	E. A. and Mayme Weir 3041 Shelton

E. C. & L. R. Coles Addition
Block 7

2-4-6-8-10-12- Walter J. Harville and Ruby Nell
3114 Jackson

14-16-18-20 Thermal Products, Inc.
3020 Mascot

22-24 Earl Goodrich and Jennie
3025 Shelton

26-28-30-32-34
and 36 E. A. Weir and Mayme Weir
3041 Shelton

Block 8

10-12-14 Clyde H. Botkin and Grace M.
724 West 29th St. North.

16-18 May Morris,
208 North Broadway

20-22-24 Victor H. Gelvin & Adelyne M.
1413 No. Battin

26 Reginald & Chestene Smith
3029 Arkansas

WITNESS our Hand and Seal this the 23 rd day of
September, 1963 at 7:00 o'clock A.M.

GUARANTEE ABSTRACT COMPANY, INC.,

By *Nellie M. Ludwig*
Vice-President.

Order No. 56064

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FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>127A</i>	

Name

Address

Type

Due Date

Comments:

Date

By

4-7-01

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1