

POSTED  
7-31-73  
C.I.V.  
M.A.P.C.

ACTION

BZA COMMITTEE Approved DATE 8-28-73

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

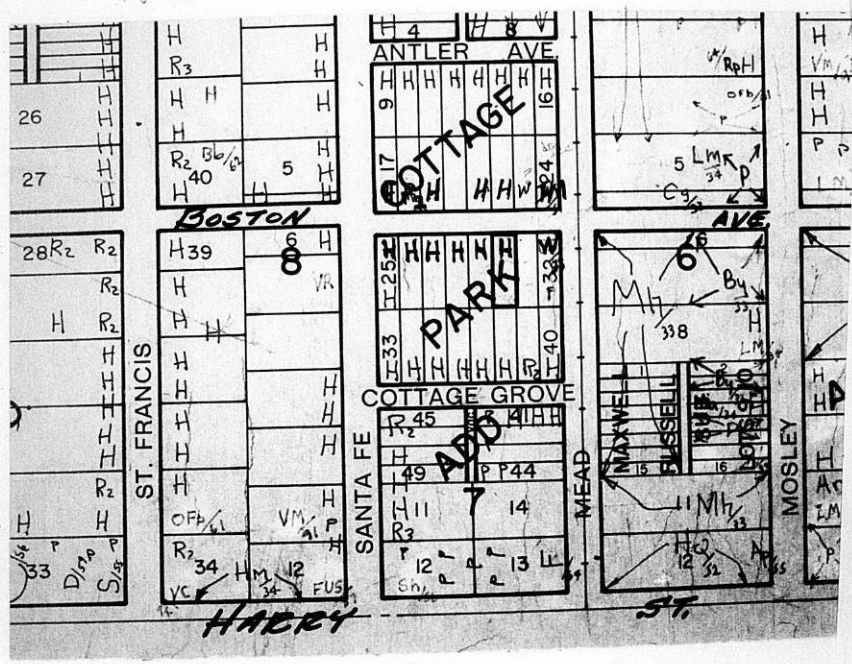
BZA 21-73 - Robt. Alfaro requests  
EXCEPTION to permit addition to  
residence in "E" zoning located  
So. side of Boston & West of Mead.

Map No. 5546  
 Sec. 28  
 Twp. 27  
 Range 1E

BZA- 21-73  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:  
 1. Acres: 0.1 ( 40 ft. by 130 ft.)  
 2. Adjoining Zoning: E E S E W E N E  
 3. Land Use: East Unimproved South SINGLE FAM.  
 West SINGLE FAM. North SINGLE FAM.  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use if for: SINGLE FAM.  
 6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



October 31, 1973

Mr. and Mrs. Alfaro:  
723 East Boston  
Wichita, Kansas 67211

RE: Case No. BEA 21-73  
Request for Exception

Dear Mr. and Mrs. Alfaro:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 28, 1973, in connection with your request for an exception to permit the construction of an additional room to a residence on property zoned the "F" Light Industrial District, and generally located on the South side of Boston in an area West of Mead.

This Resolution reflects the official action of the Board to approve your request. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:rv  
Enclosure

cc: Robert Faldner, Superintendent of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 21-73

WHEREAS, Robert and Donna Alfaro, 723 East Boston, Wichita, Kansas, 67211, request an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction of an additional room to a residence on property zoned the "E" Light Industrial District, and legally described as follows:

Lot 30, Cottage Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the South side of Boston Avenue between Santa Fe and Mead.

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, at the meeting of August 28, 1973, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that a hardship does exist inasmuch as two adults and four children are living in a two bedroom house; and

WHEREAS, the Board of Zoning Appeals has authority to permit the construction of an additional room to a residence on property zoned the "E" Light Industrial District subject to the conditions outlined in Section 28.04.170.3, Code of the City of Wichita.

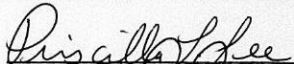
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this application be approved to permit the construction of an additional room to a residence on property zoned the "E" Light Industrial District and legally described as follows:

Lot 30, Cottage Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the South side of Boston Avenue between Santa Fe and Mead.

subject to the following conditions:

1. The proposed expansion is not to exceed 40% of the floor area of the original nonconforming use building.

ADOPTED AT WICHITA, KANSAS, this 28th day of August, 1973.

  
Priscilla L. Lee, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

August 29, 1973

Donna and Robert Alfaro  
723 East Boston  
Wichita, Kansas 67211

RE: Case No. BZA 21-73  
Request for Exception

Dear Mr. and Mrs. Alfaro:

At the regular meeting of the Board of Zoning Appeals on August 28, 1973, your request for an exception to permit the construction of an additional room to a residence on property zoned the "E" Light Industrial District, and generally located on the South side of Boston in an area West of Mead, was considered.

It was the action of the Board to approve this request as requested.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:rw

cc: Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

SECRETARY'S REPORT  
CASE NO. BZA 21-73

APPLICANT: Robert and Donna Alfaro, 723 East Boston, Wichita, Kansas, 67211

AGENT: None

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the construction of an additional room to a residence on property zoned the "E" Light Industrial District.

GENERAL LOCATION: South side of Boston in an area West of Mead.

LAND USE: Subject property is occupied by a single family residence, as are those properties to the north, south, and west. The property adjacent to the east is undeveloped.

ZONING: Subject property is zoned the "E" Light Industrial District, as are all surrounding properties.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.170.3 can be complied with.

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception to permit the construction of an additional room to their home, which is located in an "E" Light Industrial District. Section 28.04.170.3 of the Zoning Ordinance states that the Board may grant an exception to permit the extension of any nonconforming residential building up to a maximum of 40% of the floor area of the original nonconforming use building provided that the Board finds failure to grant the exception will create an undue hardship on the applicants. The plot plan submitted by the applicants indicates that the proposed expansion would constitute approximately 40% of the existing floor area of the home.

Subject property is located near the outer boundary of an area zoned "E" Light Industrial adjacent to the railroad tracks along Mead. While approximately half of the block in which the property is located is zoned for light industrial purposes, the remainder is zoned the "RB" Four Family Dwelling District.

Page 2 - Secretary's Report  
BZA Case No. 21-73

The applicants state that due to the size of their family they need to add another bedroom to their home. The house presently contains only two bedrooms, and the applicants have four children. The lot is 40 feet by 130 feet, and if the proposed addition were constructed, an adequate rear yard approximately 50 feet in depth would remain.

**RECOMMENDATION:**

It is the recommendation of the Secretary that the Board find that a hardship does exist and the exception be granted to increase the size of the house by up to 40% of the original floor area.

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

August 10, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 21-73

An application has been filed by Robert Alfaro, 723 East Boston, Wichita, Kansas, 67211, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the construction of an additional room to a residence on property zoned the "E" Light Industrial District, and legally described as follows:

Lot 30, Cottage Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the South side of Boston Avenue between Santa Fe and Mead.

This application has been assigned Case No. BZA 21-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 28, 1973, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

28 notices to Prop. Owners sent 8.14.73  
10 " " " " to MAPC 8.14.73

BOARD OF ZONING APPEALS

CASE NO. B2A 21-73

CITY OF WICHITA, KANSAS

FILED 7-30-73

APPLICATION FOR EXCEPTION

I. Name of Applicant Robert & Donna ALFARO

Mailing Address 723 E. Boston <sup>01211</sup> Phone 2677876

Name of Authorized Agent NONE

Mailing Address NONE Phone NONE

Relationship of applicant to property is that of OWNER  
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of addition of a room to a residence

\_\_\_\_\_ on property zoned "E", located 723 E. Boston

\_\_\_\_\_ and legally described as: AN Addition of 17' x 25" - Lot 30 Cottage Park Addition to Wichita Sedgewick County, Kansas  
\_\_\_\_\_, in the City of Wichita.

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 all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. That he has been advised of his right to bring action in the District Court of Sedgewick County to appeal the decision of the Board.

Applicant Donna Alfaro

Authorized Agent \_\_\_\_\_

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:15 (a.m.) - p.m., July 30, 1973, together with appropriate fee of \$50.00

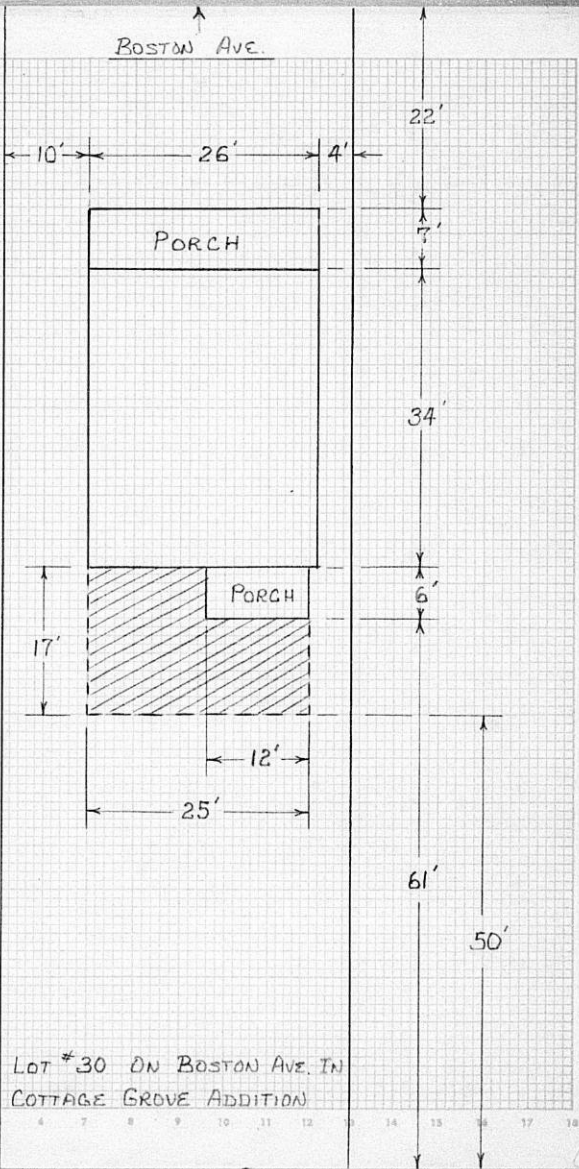
Signed \_\_\_\_\_

*West  
half block  
zoned RB*



BOSTON AVE.

THE PROPOSED  
AREA AS TO THE  
LIVING STRUCTURE  
IS 40% ADDITION



LOT #30 ON BOSTON AVE. IN  
COTTAGE GROVE ADDITION

OWNERSHIP LIST

| Lot                           | Block | Addition              | Property Owner  |
|-------------------------------|-------|-----------------------|---|
| W $\frac{1}{2}$ S30'<br>lot 6 | 6     | Perry's Addition      | ✓ Grede Foundries Inc.<br>805 East Boston<br>Wichita, Kansas 67211                              |
| W $\frac{1}{2}$ N30'<br>lot 6 | 6     | Same                  | ✓ Karl Solomon<br>1102 Whitfield Lane<br>Wichita, Kansas 67206                                  |
| W $\frac{1}{2}$ lot 5         | 6     | Same                  | Same  |
| W $\frac{1}{2}$ 7             | 6     | Same                  | D Grede Foundries Inc.<br>805 East Boston<br>Wichita, Kansas 67211                              |
| W $\frac{1}{2}$ lot 8         | 6     | Same                  | ✓ Same  |
| 11                            |       | Cottage Park Addition | ✓ Gladys M. Masterson<br>711 Antler<br>Wichita, Kansas 67211                                    |
| 12                            |       | Same                  | ✓ Marvin H. Passell<br>713 Antler<br>Wichita, Kansas 67211                                      |
| 13                            |       | Same                  | ✓ Robert B. Wood<br>8621 Tamarac<br>Wichita, Kansas 67206                                       |
| 14                            |       | Same                  | ✓ Eron L. Blanco<br>721 Antler<br>Wichita, Kansas 67211   |
| 15                            |       | Same                  | ✓ Arthur N. Blick & Evelyn<br>723 Antler<br>Wichita, Kansas 67211                               |
| 16                            |       | Same                  | ✓ Charles C. Delk and Sophia<br>535 S. Fountain<br>Wichita, Kansas 67218                        |
| 17                            |       | Same                  | <del>A. O. Brown &amp; Inez K.<br/>Address Unknown</del>  |
| 18                            |       | Same                  | Same  |
| 19                            |       | Same                  | ✓ Ivan L. Rossiter and<br>Elizabeth G. Rossiter<br>1447 South Santa Fe<br>Wichita, Kansas 67211 |
| 20                            |       | Same                  | Same  |

| Lot | Block | Addition              | Property Owner   |
|-----|-------|-----------------------|--|
| 21  |       | Cottage Park Addition | ✓ Iva May Thurston<br>900 Amidon<br>Wichita, Kansas 67203                                  |
| 22  |       | Same                  | ✓ Harold C. Heagy and<br>Vivian F. Heagy<br>722 East Boston<br>Wichita, Kansas 67211       |
| 23  |       | Same                  | D Harold Charles Heagy<br>Vivian Frances Heagy<br>722 East Boston<br>Wichita, Kansas 67211 |
| 24  |       | Same                  | ✓ E. C. & Betty Miner<br>1627 Greenwood<br>Wichita, Kansas 67211                           |
| 25  |       | Same                  | ✓ R. H. McAdams & Edith May<br>1521 N. Mt Carmel<br>Wichita, Kansas 67203                  |
| 26  |       | Same                  | ✓ Leo D. Hotze and<br>Euphemia H. Hotze<br>705 East Boston<br>Wichita, Kansas 67211        |
| 27  |       | Same                  | ✓ Donald R. Luallen<br>Mathilla R. Luallen<br>711 East Boston<br>Wichita, Kansas 67211     |
| 28  |       | Same                  | ✓ Alfred John Arnold<br>Minnie Pearl Arnold<br>715 East Boston<br>Wichita, Kansas 67211    |
| 29  |       | Same                  | ✓ Larry E. Whitworth<br>Loretta J. Whitworth<br>719 East Boston<br>Wichita, Kansas 67211   |
| 30  |       | Same                  | D Robert J. Alfaro and<br>Donna L. Alfaro<br>723 East Boston<br>Wichita, Kansas 67211      |

| Lot                     | Addition              | Property Owner   |
|-------------------------|-----------------------|--|
| 31                      | Cottage Park Addition | ✓ Ted Maisch<br>1103 East Lincoln<br>Wichita, Kansas 67211<br>✓ Dick Branstetter<br>2017 Pattie<br>Wichita, Kansas 67211                             |
| 32                      | Same                  | Same   |
| 33                      | Same                  | <del>Susie O'Dell<br/>Address Unknown</del>  |
| 34                      | Same                  | ✓ Chester C. Stickel<br>Leeta M. Stickel<br>704 Cottage Grove<br>Wichita, Kansas 67211<br>✓ Shirley J. Woolen<br>1604 Lotus<br>Wichita, Kansas 67207 |
| 35                      | Same                  | ✓ Rella D. Beardslee<br>712 Cottage Grove<br>Wichita, Kansas 67211   |
| 36                      | Same                  | ✓ Dorothy V. Vanderford<br>122 East 13th<br>Wichita, Kansas 67214  |
| 37                      | Same                  | ✓ F & F Plumbing Co., Inc.<br>4101 Parkwood<br>Wichita, Kansas 67220   |
| 38                      | Same                  | ✓ Verma Rose<br>718 Cottage Grove<br>Wichita, Kansas 67211<br><del>Bernard Deal Elwood<br/>Basil Dean Elwood<br/>Address Unknown</del>               |
| 39                      | Same                  | <del>Robert E. Sloan<br/>Address Unknown</del>   |
| 40                      | Same                  | ✓ Fred & Edna Butterfield<br>728 Cottage Grove<br>Wichita, Kansas 67211  |
| E 42' lot 41            | Same                  | ✓ George H. Schnug<br>1536 South Santa Fe<br>Wichita, Kansas 67211   |
| W 34½' E 76½'<br>lot 41 | Same                  | Same   |

| Lot                  | Addition                                 | Property Owner   |
|----------------------|--|--|
| W 30' lot 41         | Cottage Park Addition                    | D George H. Schnug<br>1536 South Santa Fe<br>Wichita, Kansas 67211 |
| E45' W 75'<br>lot 41 | Same                                     | Nelle M. Syria<br>Address Unknown                                  |
| 45                   | Same                                     | Thomas J. Franks<br>Address Unknown                                |
| 1                    | Maxwell Russells Sub<br>of Lots 9 and 10 | D Grede Foundries Inc.<br>805 East Boston<br>Wichita, Kansas 67211 |
| 3                    | Same                                     | Same   |

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 200 foot radius of: Lot 30, Cottage Park Addition to Wichita, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 23rd day of July, 1973 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Mary Dable*

Vice President

Order No. 204935  
wh

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.      | Wech.       |
| Oil Well     | Pav. Cuts   | Plan.       | Plbg. Cert. |
| Sanitation   | Sewer       | Signs       | Sidewalk    |
| Street       | Trailer     |             |             |

| DESCRIPTION | AMOUNT |
|-------------|--------|
|             |        |
|             |        |

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_ Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

Date \_\_\_\_\_ By \_\_\_\_\_