

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

EZM
PZM

BZA 22-68 - W. H. Stevens requests
variance to eliminate setback on
property located on N. side of 16th
between Harvard and Gentry.

POSTED
9-19-68

ACTION

		DATE
BZA COMMITTEE	<u>deferred</u>	9-24-68
	<u>deferred</u>	10-1-68
BZA XXXXXX	<u>approved</u>	10-22-68

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

ezm ✓
pzm ✓

BZA 22-68 - W. H. Stevens requests
variance to eliminate setback on
property located on N. side of 16th
between Harvard and Gentry.

Made sure Walter
S. T. Rombold
17 00 N Harvard
on the ownership list
gets a copy of the staff
report and agenda.

58 apts
85. PK in 7 spaces

SECRETARY'S REPORT
CASE NO. BZA 22-68

APPLICANT: W. H. Steffens, 536 South Yale, Wichita, Kansas.

AGENT: Grey Dresie, 815 Union National Bldg., Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only.

GENERAL LOCATION: North side of 16th St. between Harvard & Gentry.

ZONING: Subject property is zoned "B" and "RB"; to the north and west is "RE" Four Family, to the south is "AA" Single-Family, to the east is "AA" Single Family and "RB" Four Family.

LAND USE: Subject property is vacant, to the east and west are single family residences, to the north four-plexes, and Fairmount Park lies to the south.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance.)

Comments by the Secretary

The applicant is requesting a variance of the required front yard setback from 20 feet to 0 feet to provide off-street parking for a proposed apartment complex to be constructed on land zoned "B" Multiple-Family and the "RB" Four Family classification.

A plot plan submitted with the application, approved by the Traffic Engineering Division, indicates that the complex will contain 55 dwelling units and provide for 85 off-street parking spaces if the variance is granted. It should be pointed out, however, that the east 68 feet of Trombold Addition is zoned the "RB" classification and off street parking is not permitted unless granted as an exception by the Board.

The applicant, in his statement of justification, points out that the granting of the variance will obviate the necessity of guests using 16th Street and adjacent streets for parking. It should be noted however, that the zoning ordinance requires one off-street parking space for each dwelling unit, or a total of 55 spaces for the proposed 55 dwelling units, which would leave 9 spaces for guest off-street parking.

In viewing the area in the field it may be seen that the residences to the east and west maintain appropriate front yard setbacks and are above-average, well maintained homes. It is the opinion of the Secretary that the paving of subject property to the property line, in this instance, would have an adverse effect on adjacent properties.

Uniqueness

It is the opinion of the Secretary that this is not a unique situation in that the applicant needs only to reduce the number of dwelling units if he is concerned with providing adequate parking for both the occupants and guests. It is interesting to note that in the meeting of the Planning Commission in May of 1965, the attorney representing the owner stated that it was proposed to construct 44 garden type apartments, that they would be 2½ stories,

Page 3 - Secretary's Report
Case No. BZA 22-68

and that the development would be compatible with existing development including the single family residences in the area. The Planning Commission recommended that the request for "B" zoning not be approved. The City Commission approved the request subject to platting.

Adjacent Property

It is the opinion of the Secretary that the granting of the variance would have an adverse effect on adjacent property owners in that they would view an asphalted parking lot instead of the normal landscaped front yard.

Hardship

It is the opinion of the Secretary that no hardship can be found to exist in that adequate parking spaces can be provided in conformance with the off-street parking requirements of the zoning ordinance without the granting of the variance.

Public Interest

It is the opinion of the Secretary that the granting of the variance would affect the public interest inasmuch as the parking would encroach into the setback normally maintained as a landscaped yard.

Spirit and Intent

It is the opinion of the Secretary that the granting of the variance eliminating the normal landscaped yard would be opposed to the spirit and intent of the Ordinance inasmuch as adequate area exists for the proposed development and required parking.

Recommendation

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance cannot be found to exist and, therefore, it is recommended that the request not be approved.

RESOLUTION NO. BZA 22-68

WHEREAS, W. H. Steffens, 536 South Yale, by Grey Dresie, 815 Union National Building, Wichita, Kansas requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet for off street parking purposes only on property zoned "RB" and "B", and legally described as follows:

Lot 1, Block 1, Trombold Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 16th Street between Harvard and Gentry.

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 September 24, 1968, defer consideration of said application; and at the meeting of October 22, 1968, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the applicant is desirous of providing 1.5 off-street parking spaces per dwelling unit, whereas only 1 space per dwelling unit is required by ordinance; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as adequate screening can be provided; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28, of which variance is requested, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as the applicant will not be able to provide the amount of off-street parking that he desires; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as adequate screening and landscaping of the parking area will be provided; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the applicant can provide more off-street parking than required by ordinance and still provide adequate screening and landscaping; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted, have been found to exist.

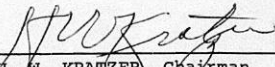
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this request for a variance of the required front yard setback from 20 feet to 5 feet, instead of 0 feet as requested, for off street parking only, on property zoned "RB" and "B" and legally described as:

Lot 1, Block 1, Trombold Addition to Wichita,
Sedgwick County, Kansas.

be approved subject to the following conditions:

1. The variance is approved for the purpose of off-street parking and associated fencing only.
2. A 5 to 8 foot high solid fence of masonry, architectural tile, louvered or staggered redwood or rough sawed cedar shall be erected along the south 72 feet of the west property line and the south 140.63 feet of the east property line, except that said fence shall not extend into the required front yard setback of 20 feet; however, said fence shall be reduced to 3 feet in height and extended into said front yard a distance of 15 feet. A three foot high fence, of the same material, shall be erected parallel to 16th Street, except for the point or points of ingress and egress, five feet north of the south property line. Said five foot area shall be landscaped with shrubs and grass.
3. The applicant and developer shall provide at least 1.5 parking spaces per dwelling unit.
4. The applicant shall submit revised copies of the Development Plan to the Office of Central Inspection and Traffic Engineering for their approval. Said plan shall indicate the five foot setback area, required fencing, and the re-design of off-street parking spaces adequately dimensioned.
5. The improvements as outlined above shall be installed prior to the occupancy of the setback area for off-street parking.

ADOPTED AT WICHITA, KANSAS, this 22nd day of October, 1968.


H. W. KRATZER, Chairman

ATTEST:


JACK H. GALBRAITH, Secretary

November 27, 1968

Mr. William H. Steffens
536 South Yale
Wichita, Kansas 67218

Subject: BZA 22-68 - Request for a
Variance

Dear Mr. Steffens:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 22, 1968, in connection with your request for a variance to reduce the required front yard setback for off-street parking purposes on property zoned "B" and "RB" and generally located on the north side of 16th Street between Harvard and Gentry.

This Resolution reflects the official action of the Board and sets out the conditions of approval. It is forwarded to you for your information and files.

Since the Board of Zoning Appeals has now approved your variance requests, I assume that in the very near future you plan to begin construction. Regarding the plat of Trombold Addition and our letter to you of October 23, 1968, requesting an appropriate guarantee on the required sidewalks, we still have not received sidewalk petitions or an alternate method of guarantee as we discussed by phone. We would appreciate you submitting an acceptable guarantee immediately or this matter will be forwarded to the Board of City Commissioners for their consideration with the recommendation that the sidewalks be ordered in. We would appreciate your assistance on this matter as we are anxious to close the file on Trombold Addition and have an acceptable guarantee assuring that sidewalks will be installed after development occurs.

Mr. William H. Steffens
November 27, 1968
Page 2

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

Attachment

cc: Mr. Grey Dresie
815 Union National Bldg.
Wichita, Kansas 67202

Robert Feldner
Superintendent of Central Inspection

Ralph Eberly,
City Clerk

October 23, 1968

Mr. Grey Dresie
815 Union National Building
Wichita, Kansas 67202

Subject: BZA 22-68 - Request for a
Variance

Dear Mr. Dresie:

At the regular meeting of the Board of Zoning Appeals on October 22, 1968, your request for a variance to reduce the required front yard setback for off-street parking purposes on property zoned "B" and "RB" and generally located on the north side of 16th Street between Harvard and Gentry, was considered.

In anticipation that the Board would possibly grant the variance, we had prepared some possible conditions of approval which were reviewed by the Board at the meeting. A copy of those conditions are attached for your review. After considerable discussion regarding appropriate screening, the action of the Board was to approve the variance requested from 20 feet to 5 feet subject to the following conditions:

1. The variance is approved for the purpose of off-street parking and associated fencing only.
2. A 5 to 8 foot high solid fence of masonry, architectural tile, louvered or staggered redwood or rough sawed cedar shall be erected along the south 72 feet of the west property line and the south 140.63 feet of the east property line, except that said fence shall not extend into the required front yard setback of 20 feet; however, said fence shall be reduced to 3 feet in height and extended into said front yard a distance of 15 feet. A three foot

Mr. Grey Dresie
October 23, 1968
Page 2

high fence, of the same material, shall be erected parallel to 16th Street, except for the point or points of ingress and egress, five feet north of the south property line. Said five foot area shall be landscaped with shrubs and grass.

3. The applicant and developer shall provide at least 1.5 parking spaces per dwelling unit.
4. The applicant shall submit revised copies of the Development Plan to the office of Central Inspection and Traffic Engineering for their approval. Said plan shall indicate the five ft. setback area, required fencing, and the redesign of off-street parking spaces adequately dimensioned.
5. The improvements as outlined above shall be installed prior to the occupancy of the setback area for off-street parking.

It is now necessary that two copies of the redesigned plan be submitted prior to the preparation of the Resolution. If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: William H. Steffens
536 South Yale
Wichita, Kansas 67218

Robert Feldner,
Superintendent of Central Inspection

Ralph Eberly,
City Clerk

BZA 22-68

Possible Conditions of Approval:

1. The variance is approved for the purpose of off-street parking and associated fencing only.
2. A ^{5 to 8}~~4~~ foot high solid fence of masonry, architectural tile, louvered or staggered redwood or rough sawed cedar shall be erected along the south 72 feet of the west property line and the south 140.63 feet of the east property line, except that said fence shall not extend into the required front yard setback of 20 feet; however, said fence shall be reduced to 3 feet in height and extended into said front yard a distance of _____ feet. A three foot high fence, of the same material, shall be erected parallel to 16th Street, _____ feet north of the south property line. Said _____ foot area shall be landscaped with shrubs and grass.
3. The applicant and developer shall provide at least 1.5 parking spaces per dwelling unit.
4. The improvements as outlined above shall be installed prior to the occupancy of the setback area for off-street parking.

October 2, 1968

Mr. Grey Dresie
815 Union National Building
Wichita, Kansas 67202

Subject: BZA 22-68 - Request for a
Variance

Dear Mr. Dresie:

At the deferred meeting of the Board of Zoning Appeals on October 1, 1968, your request for a variance to reduce the required front yard setback for off-street parking purposes was deferred until the next regular meeting.

This matter will, therefore, be scheduled for the meeting of the Board of Zoning Appeals on October 22, 1968, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street. If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: W. H. Steffens
536 South Yale
Wichita, Kansas 67218

September 24, 1968

Mr. Grey Dresie
815 Union National Building
Wichita, Kansas 67202

Subject: BZA 22-68 - Request for a
Variance

Dear Mr. Dresie:

Due to the fact that a quorum was not in attendance for the Board of Zoning Appeals meeting of September 24, 1968, your request for a variance to reduce the required front yard setback for off-street parking purposes was deferred.

This meeting was rescheduled for Tuesday, October 1, 1968, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you have any questions concerning this matter, please contact our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: W. H. Steffens
536 South Yale
Wichita, Kansas 67218

SECRETARY'S REPORT
CASE NO. BZA 22-68

APPLICANT: W. H. Steffens, 536 South Yale, Wichita, Kansas.

AGENT: Grey Dresie, 815 Union National Bldg., Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only.

GENERAL LOCATION: North side of 16th St. between Harvard & Gentry.

ZONING: Subject property is zoned "B" and "RB", to the north and west is "RB" Four Family, to the south is "AA" Single-Family, to the east is "AA" Single Family and "RB" Four Family.

LAND USE: Subject property is vacant, to the east and west are single family residences, to the north four-plexes, and Fairmount Park lies to the south.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

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Case No. BZA 22-68

5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance.)

Comments by the Secretary

The applicant is requesting a variance of the required front yard setback from 20 feet to 0 feet to provide off-street parking for a proposed apartment complex to be constructed on land zoned "B" Multiple-Family and the "RB" Four Family classification.

A plot plan submitted with the application, approved by the Traffic Engineering Division, indicates that the complex will contain 55 dwelling units and provide for 85 off-street parking spaces if the variance is granted. It should be pointed out, however, that the east 68 feet of Trombold Addition is zoned the "RB" classification and off street parking is not permitted unless granted as an exception by the Board.

The applicant, in his statement of justification, points out that the granting of the variance will obviate the necessity of guests using 16th Street and adjacent streets for parking. It should be noted however, that the zoning ordinance requires one off-street parking space for each dwelling unit, or a total of 55 spaces for the proposed 55 dwelling units, which would leave 9 spaces for guest off-street parking.

In viewing the area in the field it may be seen that the residences to the east and west maintain appropriate front yard setbacks and are above-average, well maintained homes. It is the opinion of the Secretary that the paving of subject property to the property line, in this instance, would have an adverse effect on adjacent properties.

Uniqueness

It is the opinion of the Secretary that this is not a unique situation in that the applicant needs only to reduce the number of dwelling units if he is concerned with providing adequate parking for both the occupants and guests. It is interesting to note that in the meeting of the Planning Commission in May of 1965, the attorney representing the owner stated that it was proposed to construct 44 garden type apartments, that they would be 2½ stories,

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Case No. BZA 22-68

and that the development would be compatible with existing development including the single family residences in the area. The Planning Commission recommended that the request for "B" zoning not be approved. The City Commission approved the request subject to platting.

Adjacent Property

It is the opinion of the Secretary that the granting of the variance would have an adverse effect on adjacent property owners in that they would view an asphalted parking lot instead of the normal landscaped front yard.

Hardship

It is the opinion of the Secretary that no hardship can be found to exist in that adequate parking spaces can be provided in conformance with the off-street parking requirements of the zoning ordinance without the granting of the variance.

Public Interest

It is the opinion of the Secretary that the granting of the variance would affect the public interest inasmuch as the parking would encroach into the setback normally maintained as a landscaped yard.

Spirit and Intent

It is the opinion of the Secretary that the granting of the variance eliminating the normal landscaped yard would be opposed to the spirit and intent of the Ordinance inasmuch as adequate area exists for the proposed development and required parking.

Recommendation

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance cannot be found to exist and, therefore, it is recommended that the request not be approved.

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

September 3, 1968

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 22-68

An application has been filed by W. H. Steffens, 536 South Yale, Wichita, Kansas by Grey Dresie, 815 Union National Bank, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 20 feet to 0 feet, on property zoned "B" Multiple Family District, and legally described as follows:

Lot 1, Block 1, Trombold Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 16th Street between Harvard and Gentry.

This application has been assigned Case No. BZA 22-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 24, 1968, 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

19 Notices
mailed 9-4-68

BOARD OF ZONING APPEALS

CASE NO. 22-68

CITY OF WICHITA, KANSAS

FILED 8-20-68

APPLICATION FOR VARIANCE

1. Name of Applicant W. H. Steffens *Contract purchaser*
Mailing Address 536 South Yale 18 Phone MU 6-6160
Name of Authorized Agent Grey Dresie ✓
Mailing Address 815 Union National Bldg., 02 Phone AM 7-4231
Wichita, Kansas 67202
Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other)

II. The variance requested is Elimination of 20 foot set back line North
side of 16th Street - as required by B-28.04.070 C 1.2

for property located North side of 16th Street between Harvard
and Gentry

and legally described as: Lot 1, Block 1, Trombold Addition to
Wichita, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned B.

(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.

W. H. Steffens
Applicant

Grey Dresie
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals
2:45 (a.m. - p.m.), August 20, 1968, together with
appropriate fee of \$50.00.

Lynn Shirley (HS)
Signed

OWNERSHIP LIST

Lot	Addition	Property owner
1	Trombold Addition	✓ Walter S. Trombold and Charlotte E. Trombold 1700 N. Harvard 67208
2 exc N 100'	Dorsett Addition	✓ Pearl E. Albaugh 3810 E. 16th St. 67208
3 & W. 30' of 4	"	✓ G. Alan Roth and Virginia F. Roth 3820 E. 16th St. 67208
E. 30' of 4 & all of 5	"	✓ Cordelia Schroeder and Harriett Bulmer 3826 E. 16th St. 67208
6	"	✓ Mary Virginia Major 1719 Gentry 67208
12 & Harvard St 14	L. R. Gordon Addition	✗ William R. Shackelford & Anne E. Shackelford Address unknown
16, 18, " " 20 & N " " 5' of 22 " "	" "	✓ Robert V. Christian & Mary Elizabeth Christian 1736 N. Harvard 67208
S 20' of " " 22, all " " 24 & 26 & " " N 10' of 28 " "	" "	✓ Floyd B. Lundy & Lola E. Lundy 1327 N. Lorraine 67214
S 15' of 28 " " all 30, 32, 34 " " & N 10' of 36 " "	" "	✓ J. Douglas Stone and Mable Louise Stone Address unknown 1505 Wichita Plaza Bldg.
S15' of 36 " " all 38, 40, " " 42, 44 & 46 " "	" "	✗ Walter S. Trombold and Charlotte E. Trombold 1700 N. Harvard 67208
Fairmount Park		✗ Board of Park Commission- ers, City of Wichita
2,3, 4, 5, 6, & 7	University Courts 2nd Addition	✗ University Courts No. 2 Inc., Address unknown
Beginning 202.25' W. & 185' S. of the NE corner of the SW $\frac{1}{4}$ of Sec. 11-27-1E, thence S. 130', thence W. 140', thence N. 130', thence E. 140' to beginning		✗ Kansas District of Lutheran Church, Missouri Synod Address unknown
Beginning 202.5' W. & 315' S. of the NE corner of the SW $\frac{1}{4}$ of Sec. 11-27-1E, thence S. 70', thence W. 140', thence N. 70', thence E. 140' to beginning		✓ Larry B. Kent and Virginia Kent 320 S. Bluff 67218

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 200 foot radius of Lot 1, Trombold Addition to Wichita, Sedgwick County, Kansas, as shown by the last deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 1st day of August, 1968 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Lucille Schroeder*
Vice-President

Order No. 156192

STATEMENT OF W. H. STEFFENS
IN SUPPORT OF REQUEST FOR VARIANCE

The applicant is in the process of building an apartment house on the realty in question.

It has been the policy of the concerned governmental agencies to encourage the establishment of a maximum number of parking places for vehicles around apartment houses. Rather than being contrary to public interest, it would be greatly in the public interest to allow parking spaces to be established on the property line, disregarding the 20 foot setback line established 28.04.070 C1.2.

Owing to the special conditions entailed in construction, use and occupancy of an apartment house a literal enforcement of the provisions of Title 28 in regard to the 20 foot set back line on Sixteenth Street on the property which is the subject of this application for a variance, would result in unnecessary hardship by reducing materially the number of parking spaces available for the tenants of this apartment house.

The spirit of Title 28 will be observed, public safety and welfare secured and substantial justice done, by granting the variance requested and thus providing increased parking facilities in connection with the proposed apartment house. This will obviate the necessity of guests using Sixteenth Street and adjacent streets for parking. By keeping all parking off of the streets, it will be a benefit to adjacent property owners.

This condition is unique to this property in that the property is conveniently situated for its intended use which creates a necessary for additional off-street parking.

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		

50⁰⁰

DESCRIPTION	AMOUNT
Application for variance	

Name W. H. Stephens

Address 536 S. Yale

Type _____ Due Date _____

Comments:

R-71-C

Date _____ By hk

*

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