

Case No. BZA 22-80 - requests an exception to permit the establishment of a mobile home on a temporary basis on property zoned "E" Light Industrial and located on the west

*Revised
5-27-80
5-27-80*

ACTION

*BZA
22-80*

DATE

5-27-80

COMMITTEE

APPROVED

by Time limit to 12-31-80

M.A.P.C.

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

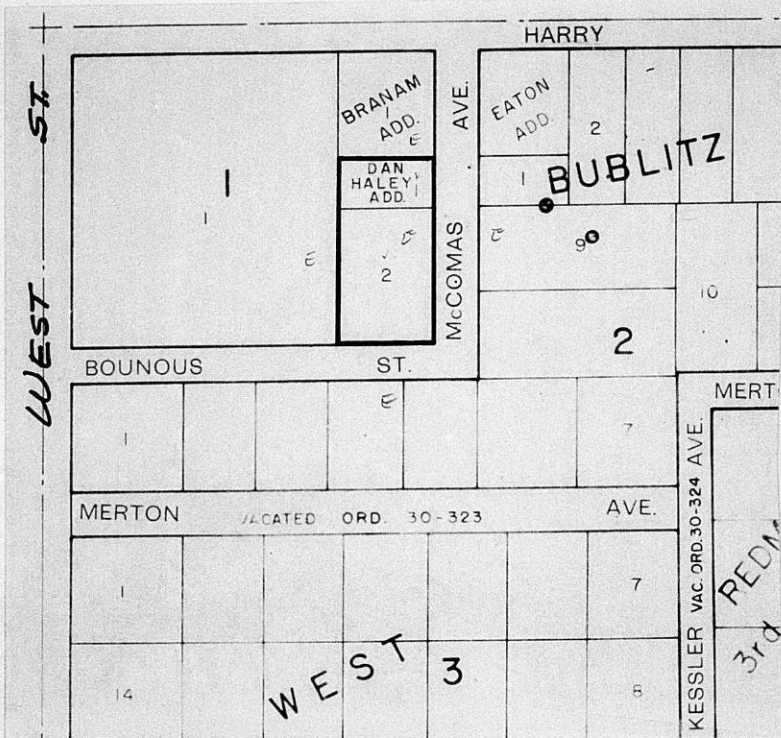
*6-A-80 ✓
Johna See out
checked*

Map No. 5245
 Sec. 36
 Twp. 27
 Range 1W

BZA- 22-80
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 1.26 (165 ft. by 335 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East _____ South _____
 West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: _____
 6. Area (is) (is not) platted. *LAND USE NEEDS UPDATING*

PHOTO DATA:
 Taken by _____ Date _____ Time _____



HASTING, SMITH & LOGAN
 No. 2-153C
 LOGAN, CHAMBERSON, TR. U.S.A.

Smith

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

May 6, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 22-80

An application has been filed by Three Way Pattern, Inc., 1623 South McComas, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Dan Haley Addition to Wichita, Sedgwick County and all of Lot 2, Block 1 in West Warehouse Addition to Wichita, Sedgwick County, Kansas.
Generally located on the west side of McComas between Harry and Bounous (1623 South McComas).

This application has been assigned case No. BZA 22-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 27, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

May 30, 1980

Three Way Pattern, Inc.
1623 South McComas
Wichita, Kansas 67213

Re: Case No. BEA 22-30
Request for Exception

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 27, 1980, in connection with your request for an exception to permit the establishment of a mobile home on a temporary basis on property zoned "E" Light Industrial and generally located on the west side of McComas between Harry and Bounous (1623 South McComas).

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

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisiok, City Clerk
Paul M. Johnson Jr., 9226 Thurman, Wichita 67212

RESOLUTION NO. BZA 22-80

WHEREAS, Three Way Pattern, Inc., 1623 South McComas, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the location of a mobile home on a temporary basis on property zoned the "E" Light Industrial and legally described as follows:

Lot 1, Dan Haley Addition to Wichita, Sedgwick County and all of Lot 2, Block 1 in West Warehouse Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of McComas between Harry and Bounous (1623 South McComas).

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 May 27, 1980, 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 authority to permit the location of a mobile home on a temporary basis on property zoned the "E" Light Industrial District subject to the conditions outlined in Section 28.04.182.3, Code of the City of Wichita.

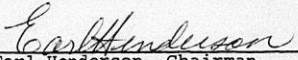
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the location of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Dan Haley Addition to Wichita, Sedgwick County and all of Lot 2, Block 1 in West Warehouse Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of McComas between Harry and Bounous (1623 South McComas).

subject to the following conditions:

1. The mobile home may remain on the property through December 31, 1980, at which time it shall be permanently removed from the property.
2. The applicant shall secure the necessary permits for location of the mobile home thru the office of Central Inspection.
3. The location of the mobile home shall conform to all setback requirements of the "E" Light Industrial zoning district and also that required by Title 26, the mobile home regulations.

ADOPTED AT WICHITA, KANSAS, this 27th day of May, 1980.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

May 28, 1980

Three Way Pattern, Inc.
1623 South McComas
Wichita, Kansas 67213

Re: Case No. BZA 22-80
Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on May 27, 1980, your request for an exception to permit the establishment of a mobile home on a temporary basis on property zoned "E" Light Industrial and generally located on the west side of McComas between Harry and Bounous (1623 South McComas) was considered.

It was the action of the Board to approve your request subject to the following conditions:

1. The mobile home may remain on the property through December 31, 1980, at which time it shall be permanently removed from the property.
2. The applicant shall secure the necessary permits for location of the mobile home thru the office of Central Inspection.
3. The location of the mobile home shall conform to all setback requirements of the "E" Light Industrial zoning district and also that required by Title 26, the mobile home regulations.

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.

THE CITY OF WICHITA 2

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Paul M. Johnson Jr., 9226 Thurman, Wichita 67212
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE May 21, 1980

TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, CPO Administrative Aide

SUBJECT BZA 22-80: West Side of
McComas between Harry and
Bounous (1623 S. McComas)

On Tuesday, May 20, CPO Council "B" considered the captioned case. The Council voted 6-0 to recommend denial of the requested exemption to permit the establishment of a mobile home on a temporary basis on property zoned "E" Light Industrial District.

Neither the applicant, nor area property owners were present. Basically, the Council felt that it lacked sufficient information on the exemption to endorse the request.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the May 27 meeting.

Stan Scott

Stan Scott
CPO Administrative Aide

SS:rs

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

RECEIVED

MAY 21 1980

METROPOLITAN PLANNING

ROUTE _____

THE CITY OF WICHITA, KANSAS
CENTRAL INSPECTION DIVISION
DEPARTMENT OF PUBLIC WORKS

File No. _____

Date _____

LICENSE APPLICATION FOR OPERATION OF A MOBILE HOME PARK
(Submit in triplicate) New Existing _____

APPLICATION IS HEREBY MADE for license to operate a Mobile Home Park (one or more mobile homes or house trailers) in conformance with the ordinances of the City of Wichita, Kansas. I hereby certify that the statements made on this application and the attached exhibits are true and correct to the best of my knowledge.

Paul Johnson
Signature of Applicant

C.D. Stephenson
Signature of Owner

Legal Description of Proposed Park: Lot 1, Dan Haley addition to Wichita, Sedgwick County, Kansas and all of Lot 2, Block 1 in West Warehouse addition to Wichita, Sedgwick County, Kansas.

Owner: Three Way Pattern, Inc.

Address: 1623 S. Mc Comas - Wichita, Kansas 67213 Tel: 942-7421

If Applicable:

Name of Park: _____

Address: _____ Tel: _____

Name of Operator: _____

Address: _____ Tel: _____

Number of Spaces: Mobile Home _____ House Trailer 1

Water: City Sewage: City Fuel: Public _____

Private _____ Private _____ Private

Electricity:

Applicable to parks accommodating one or more HOUSE TRAILERS only:

Sanitary Facilities:

No. of toilets(M) 1 No. of lavatories(M) 1 No. of showers or tubs(M) 1

No. of toilets(F) _____ No. of lavatories(F) _____ No. of showers or tubs(F) _____

Required Exhibits: Plat of proposed park (in triplicate), Min. Scale 1" equals 30'.
Include: Park dimensions.

Number, location and size of spaces.

Location and size of buildings, sewers, water lines, gas lines,
sewage disposal system and water supply wells.

Applicable to new parks only: Layout shall include topographical contours,
drainage and grading plans.

OFFICE USE ONLY:

In compliance with park layout requirements: _____ Electricity: _____

A P P R O V A L

WICHITA-SEDGWICK COUNTY HEALTH DEPT.

CENTRAL INSPECTION DIVISION

By _____

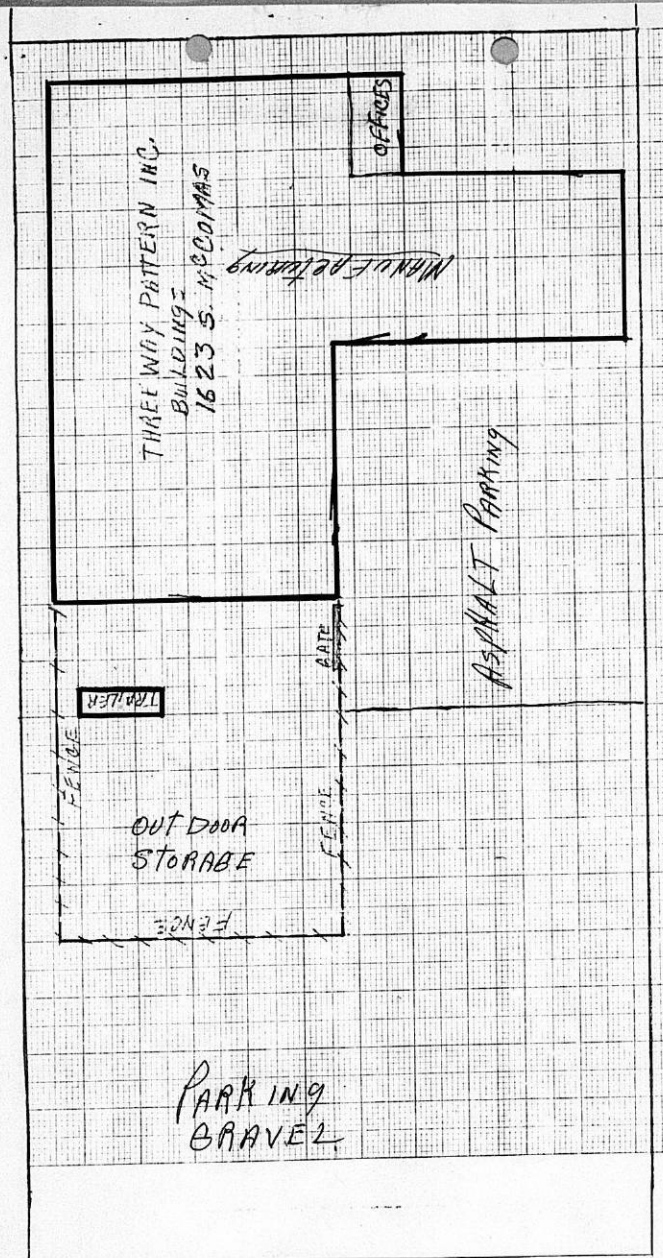
By EM Jones

Date _____

Date 4-24-80

KA-247

FORM 10-A 10" X 10" HIGH
FORM 10-B 10" X 10" HIGH
FORM 10-C 10" X 10" HIGH
FORM 10-D 10" X 10" HIGH
FORM 10-E 10" X 10" HIGH
FORM 10-F 10" X 10" HIGH
FORM 10-G 10" X 10" HIGH
FORM 10-H 10" X 10" HIGH
FORM 10-I 10" X 10" HIGH
FORM 10-J 10" X 10" HIGH
FORM 10-K 10" X 10" HIGH
FORM 10-L 10" X 10" HIGH
FORM 10-M 10" X 10" HIGH
FORM 10-N 10" X 10" HIGH
FORM 10-O 10" X 10" HIGH
FORM 10-P 10" X 10" HIGH
FORM 10-Q 10" X 10" HIGH
FORM 10-R 10" X 10" HIGH
FORM 10-S 10" X 10" HIGH
FORM 10-T 10" X 10" HIGH
FORM 10-U 10" X 10" HIGH
FORM 10-V 10" X 10" HIGH
FORM 10-W 10" X 10" HIGH
FORM 10-X 10" X 10" HIGH
FORM 10-Y 10" X 10" HIGH
FORM 10-Z 10" X 10" HIGH



SCALE 1" = 30'
MCCOMAS

BOUNOUS BZA 22-80

SECRETARY'S REPORT
CASE NO. BZA 22-30

APPLICANT: Three Way Pattern, Inc., 1623 South McComas, Wichita, Kansas.

AGENT: Paul M. Johnson, Jr., 9226 Thurman, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.182.3, Code of the City of Wichita to permit the placement of a mobile home on a temporary basis.

GENERAL LOCATION: At the northwest corner of Bounous and McComas (1623 McComas).

ZONING: Subject property is zoned "E" Light Industrial as are all adjacent properties.

LAND USE: Subject property is developed with an industrial use as are most of the 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 28.04.182.3 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the location of a mobile home on a temporary basis for the residence of a night watchman. The applicant indicates that they have had considerable amounts of theft of valuable metal stock and they have found it necessary to have a watchman live on the premises. The applicant has had the mobile home on the site for some time on a 30 day permit authorized by Central Inspection, but in order to make the necessary connections to the utilities, they are required to receive authorization as set forth in 28.04.182.3 of the Code.

It is the opinion of the Secretary that a hardship does exist and that the applicant needs to seek a permanent solution to the problem. This can be accomplished by constructing a permanent residence for a night watchman or install appropriate burglar alarms for quicker detection of any theft in progress.

RECOMMENDATION:

Should the Board determine that a hardship exists that cannot reasonably be alleviated without the granting of this exception, then the exception should be granted subject to the following conditions:

1. The mobile home may remain on the property through December 31, 1981, at which time it shall be permanently removed from the property.

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BZA AGENDA
5-27-80

2. The applicant shall secure the necessary permits for location of the mobile home thru the office of Central Inspection.
3. The location of the mobile home shall conform to all setback requirements of the "E" Light Industrial zoning district and also that required by Title 26, the mobile home regulations.

BZA CASE NO. 22-80

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

6 NOTICES SENT TO ADJOINING PROPERTY OWNERS

19 TOTAL NOTICES SENT 5-6-80

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

May 6, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 22-80

An application has been filed by Three Way Pattern, Inc., 1623 South McComas, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Dan Haley Addition to Wichita, Sedgwick County and all of Lot 2, Block 1 in West Warehouse Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of McComas between Harry and Bounous (1623 South McComas).

This application has been assigned case No. BZA 22-80, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 27, 1980, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney. If you have any questions about this application, please call 268-4390 and ask for Lynn Shirkey or 268-4394 and ask for Glen Lytle.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary



THREE WAY PATTERN, INC.

1623 S. McCOMAS • WICHITA, KANSAS 67213 • PHONE (316) 942-7421

Master Models and Gages
Laminated Hi and Low Temperature
Fiberglass Tools /

Hammer Dies / Stretch Dies
Plaster and Wood Patterns
Assembly Jigs / Form Dies /

Pierce and Blank Dies
Hydro Blocks / Router Blocks /
Router Drill Templates.

April 28, 1980

To City Board of Zoning Appeals:

We, Three Way Pattern, Inc., requests that we be allowed exception from the city ordinance covering the location and hook up to city sewer for a mobil trailer on our property which is zoned Light Industrial. The mobil trailer is to be used as quaters for a night watchman. We and our Insurance Co. feel a night watchman is necessary due to the large amount of recent theft that we have experienced.


Paul Johnson - Shop Manager

BOARD OF ZONING APPEALS

CASE NO. BZA 22-80

CITY OF WICHITA, KANSAS

FILED 4-28-80

APPLICATION FOR EXCEPTION

I. Name of Applicant Three Way Pattern, Inc.

Mailing Address 1623 South McComas, City Phone 942-7421

Name of Authorized Agent Paul M. Johnson Jr.

Mailing Address 9226 Thurman, City Phone 722-3399

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 a mobile home on a temporary basis

Three Way Pattern, Inc. on property zoned
"E" Lt. Industrial, located on the west side of McComas between Harry and Bosworth

(1623 S. McComas) Wichita, Kansas 67212

and legally described as: Lot 1, Dan Haley
addition to Wichita, Sedgwick County and all of Lot 2, Block 1 in West
Warehouse addition to Wichita, Sedgwick 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 Sedgwick County to appeal the decision of the Board.

Applicant Three Way Pattern, Inc.

Authorized Agent Paul M. Johnson Jr.

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 10:15 (a.m.) - p.m., April 28, 1980, together with appropriate fee of \$50.00

Signed E. Lynn Shisby

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Three Way Pattern, Inc.

Mailing Address 1623 South McComas, City Phone 942-7421

Name of Authorized Agent Paul M. Johnson Jr.

Mailing Address 9226 Thurman, City Phone 722-3399

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 Three Way Pattern, Inc.

_____ on property zoned

Lt. Industrial, located 1623 S. McComas, Wichita, Kansas 67213

_____ and legally described as: Lot 1, Dan Haley

addition to Wichita, Sedgwick County and all of Lot 2, Block 1 in West

Warehouse addition to Wichita, Sedgwick 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.
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Applicant Three Way Pattern, Inc.

Authorized Agent _____

Paul M. Johnson Jr.

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, _____ (a.m. - p.m.), _____, 19 _____, together with appropriate fee of \$50.00

Signed _____

O W N E R S H I P L I S T

Lot	Addition	Property Owner
lot 1	Branam Addition	✓ Coyl Branam and Helen L. 3813 West Harry 67213
lot 1	Eaton Addition	✓ P. B. Hoidale Co., Inc. 3737 West Harry 67213
lot 1	Bublitz Addition	<i>Duf</i> P. B. Hoidale Co., Inc. 3737 West Harry 67213
lot 1	Dan Haley Addition	<i>Duf</i> Three Way Pattern Inc. 1623 South McComas 67213
East 200 feet of lot 1 and the east 200 feet of south 10 feet of vacated Harry Street, Block 1, West Warehouse Addition		✓ Banks Tree Service Inc. 3849 West Harry 67213
East 200 feet of lot 1, Block 1, West Warehouse Addition except above tract		<i>Duf</i> Glenn C. Banks and Henrietta R. Banks 3849 West Harry 67213
lot 2, Block 1	West Warehouse Addition	<i>Duf</i> Three-Way Pattern Inc. 1623 South McComas 67213
lots 2,3,4 Block 2	Same	✓ Precision Pattern Inc. 435 South Illinois 67213
lots 5 and 6 Block 2	Same	✓ Wichita Warehouse Associates c/o Mike Weigand 150 North Market 67202
lots 8 and 9 Block 2	Same	✓ Woodmen of the World Life Insurance Society 1700 Farnam Street Omaha, Nebraska 68101



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lot 1, Dan
Haley Addition and Lot 2, Block 1,
West Warehouse Addition

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 24th day of April, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Vice President

Order No. 287424
wh

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-11 PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
City 52A	50

NAME _____
 ADDRESS _____
 FUND _____ DUE DATE _____
 COMMENTS _____
 DATE 1/20/00 BY _____