

Case No. BSA 25-78 - Keith L. Anderson requests an exception to permit the establishment of residential storage warehouses on property generally located in an area west of Rock Road and north

Postcard
6-9-78
M.A.P.C.
C.A.I.
9-15-78
(8-1-78)
24

ACTION

BSA 25-78 COMMITTEE Approved DATE 6-27-78
M.A.P.C. _____
B.C.C. _____

RESOLUTION NO. BZA 25-78

WHEREAS, Keith L. Anderson, 1175 South Rock Road, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of residential storage warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

The east 163 feet of Lots 4 and 5, Branson's Second Addition, Wichita, Sedgwick County, Kansas. Generally located in an area north of Harry between Rock Road and Longfellow.

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 June 27, 1978, 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 establishment of residential storage warehouses on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.5, 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 establishment of residential storage warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

The east 163 feet of Lots 4 and 5, Branson's Second Addition, Wichita, Sedgwick County, Kansas. Generally located in an area north of Harry between Rock Road and Longfellow.

subject to the following conditions:

1. The area approved by this exception shall operate as a part of the existing residential storage warehouse facility operating under the authority of BZA 32-77.
2. The architectural design and construction of the new storage units shall be similar to the existing units.
3. Any side of a building providing doorways to storage areas shall be set back from the property line not less than 35 feet.
4. Off-street parking for the expansion shall be computed as part of the total operation, with one space for each two thousand square feet of floor area being required.
5. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt, or asphaltic concrete. Adequate guards shall be provided to prevent the extension of vehicles beyond property lines.
6. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
7. All storage on the property shall be kept within an enclosed building.
8. No activities such as miscellaneous or garage sales shall be conducted on the premises.
9. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.

RESOLUTION NO. BZA 25-78

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10. No signs shall be permitted on this property.
11. The area shall be properly policed by the owner or operator for removal of trash and debris.
12. The operation of the facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
13. The resident manager required with case no. BZA 32-77 shall be responsible for maintaining the operation of this added facility in conformance with the conditions of approval.
14. The only access to subject property shall be provided from the adjacent property to the north.
15. All conditions of approval shall be complied with prior to the occupancy of the expansion units for Residential Storage Warehouse facilities.

ADOPTED AT WICHITA, KANSAS, this 27th day of June, 1978.


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

July 6, 1978

Mr. Keith L. Anderson
6002 Grace Lane
Wichita, Kansas 67208

Re: Case No. BZA 25-78
Request for Exception


Dear Mr. Anderson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 27, 1978, in connection with your request for an exception to permit the establishment of residential storage warehouses on property zoned the "LC" Light Commercial District and generally located in an area north of Harry between Rock Road and Longfellow.

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

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

Very truly yours,


Larry Dobson
Assistant Secretary

LD:bh

cc: Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

June 28, 1978

Mr. Keith L. Anderson
6002 Grace Lane
Wichita, Kansas 67208

Re: Case No. BZA 25-78
Request for Exception

Dear Mr. Anderson:

At their regular meeting on Tuesday, June 27, 1978, the Board of Zoning Appeals considered your request for an exception to permit the establishment of residential storage warehouses on property zoned the "LC" Light Commercial District, and generally located in an area north of Harry between Rock Road and Longfellow.

The action of the Board was to grant your request subject to the following conditions:

1. The area approved by this exception shall operate as a part of the existing residential storage warehouse facility operating under the authority of BZA 32-77.
2. The architectural design and construction of the new storage units shall be similar to the existing units.
3. Any side of a building providing doorways to storage areas shall be set back from the property line not less than 35 feet.
4. Off-street parking for the expansion shall be computed as part of the total operation, with one space for each two thousand square feet of floor area being required.
5. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt, or asphaltic concrete. Adequate guards shall be provided to prevent the extension of vehicles beyond property lines.
6. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
7. All storage on the property shall be kept within an enclosed building.

Mr. Keith L. Anderson
June 28, 1978
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8. No activities such as miscellaneous or garage sales shall be conducted on the premises.
9. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
10. No signs shall be permitted on this property.
11. The area shall be properly policed by the owner or operator for removal of trash and debris.
12. The operation of the facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
13. The resident manager required with case no. BZA 32-77 shall be responsible for maintaining the operation of this added facility in conformance with the conditions of approval.
14. The only access to subject property shall be provided from the adjacent property to the north.
15. All conditions of approval shall be complied with prior to the occupancy of the expansion units for Residential Storage Warehouse facilities.

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.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bh

cc: Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE June 23, 1978

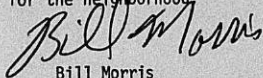
TO Larry Dobson, Secretariat, Board of Zoning Appeals

FROM Bill Morris, CPO Administrative Aide

SUBJECT BZA 25-78 (North of Harry, between
Rock and Longfellow)

On June 19, 1978, CPO Council "H" considered the captioned case. The Council voted 5-0 to recommend approval of the proposed exception subject to the conditions presented on the MAPD staff report.

The Council noted that the adjacent storage warehouses are well maintained and appear to be a proper land use for the neighborhood.



Bill Morris
CPO Administrative Aide

BM:sm

Noted:



David Furnas
Citizen Participation Coordinator

SECRETARY'S REPORT
CASE NO. BZA 25-78

APPLICANT: Keith L. Anderson, 1175 South Rock Road,
Wichita, Kansas.

AGENT: Same.

REQUEST: Exception pursuant to Section 2.12.590.C, Code
of the City of Wichita to permit the establish-
ment of residential storage warehouses on prop-
erty zoned "LC" Light Commercial.

GENERAL LOCATION: An area north of Harry between Rock Road and
Longfellow.

LAND USE: Subject property is vacant, undeveloped land
as is the property to the west. Property to
the north is developed with residential stor-
age warehouses. East is a restaurant and an
automotive repair business. South is a strip
commercial building occupied with a variety of
commercial uses.

ZONING: Subject property is zoned the "LC" Light Com-
mercial District as are properties to the east
and south. Property to the west is zoned the
"LC" District and the "BB" Office District.
North is the "LC" District and the "B" Multiple
Family Dwelling District.

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 con-
ditions set out in Section 28.04.183.5 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the
establishment of residential storage warehouses on property
zoned the "LC" Light Commercial District, as an expansion of
an existing residential storage warehouse facility located
adjacent to the north.

Subject property, 163 feet by 460 feet in size, is the
rear portion of two large platted lots which front on Long-
fellow Lane. Subject property does not have direct access to
a public street, but access to the site would be provided from
the existing storage facility which has one point of ingress/
egress to Rock Road.

As detailed on the applicant's site plan, a forty foot sec-
tion of an existing storage building would have to be removed
to provide vehicular access to the proposed expansion. The
plan also shows that a solid back wall of the storage building

SECRETARY'S REPORT

Case No. BZA 25-78

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will be adjacent to the west, east and south property lines, thereby establishing a screening effect for the entire expansion. All surrounding properties are zoned the "LC" Light Commercial District.

The applicant states in his letter of justification that the architectural style and construction of the new units will be similar to the existing buildings, which are brick exteriors with shingled, pitched roofs.

Inasmuch as this would be an expansion of an existing use and sufficient space is retained for the future development of the west portion of these lots, this request would appear to be appropriate for this location.

RECOMMENDATION:

If the Board concurs that this request is appropriate, it is the recommendation of the Secretary that an exception be approved subject to the following conditions:

1. The area approved by this exception shall operate as a part of the existing residential storage warehouse facility operating under the authority of BZA 32-77.
2. The architectural design and construction of the new storage units shall be similar to the existing units.
3. Any side of a building providing doorways to storage areas shall be set back from the property line not less than 35 feet.
4. Off-street parking for the expansion shall be computed as part of the total operation, with one space for each two thousand square feet of floor area being required.
5. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt, or asphaltic concrete. Adequate guards shall be provided to prevent the extension of vehicles beyond property lines.
6. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
7. All storage on the property shall be kept within an enclosed building.
8. No activities such as miscellaneous or garage sales shall be conducted on the premises.
9. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.

SECRETARY'S REPORT

Case No. BZA 25-78

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10. No signs shall be permitted on this property.
 11. The area shall be properly policed by the owner or operator for removal of trash and debris.
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 13. The resident manager required with case no. BZA 32-77 shall be responsible for maintaining the operation of this added facility in conformance with the conditions of approval.
 14. The only access to subject property shall be provided from the adjacent property to the north.
 15. All conditions of approval shall be complied with prior to the occupancy of the expansion units for Residential Storage Warehouse facilities.
-

6 notices sent to applicant and/or agent and adjacent property owners
10 notices sent to MAPC
1 notice to CPO
17 total notices sent on BZA 25-78 - June 2, 1978

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

June 2, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 25-78

An application has been filed by Keith L. Anderson, 1175 S. Rock Road, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of residential storage warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

The east 163 feet of Lots 4 and 5, Branson's Second Addition, Wichita, Sedgwick County, Kansas. Generally located in an area north of Harry between Rock Road and Longfellow.

This application has been assigned Case No. BZA 25-78 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 27, 1978, 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.

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

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant KEITH L. ANDERSON
 Mailing Address 475 S Rock Rd Phone 683-7602
 Name of Authorized Agent N/A
 Mailing Address N/A Phone N/A
 Relationship of applicant to property is that of LESSEE
 (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 RESIDENTIAL STORAGE WARE HOUSES on property zoned LC., located NORTH OF HARRY AND ROCK ROAD and legally described as: EAST 163 FEET OF LOTS 4-5 BRANSONS 2ND ADDITION, 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 Keith L. Anderson

Authorized Agent N/A

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:50 ~~pm~~ p.m., 5-30-78, 1978, together with appropriate fee of \$50.00

an area west of Rock Rd and North of Harry

signed Larry Dobson

BOARD OF ZONING APPEALS
CITY OF WICHITA KS
455 N MAIN
WICHITA KS 67202

I am the owner and operator
of Rock Road Storage residential
Warehouse just north and adjacent to
the property involved in this exception
request.

I am requesting Residential Storage
Warehouse zoning on property Parcel Kc.
for the following reasons.

1. Demand by Citizens for the additional
space of this location.
2. The project will merely be an
expansion of existing storage units
to the south.
3. Adjoining developed property to the East
and South is light Commercial or
Auto Store, Restaurants, Pop Shops.
4. Our building would be finished on
the outside in all directions with the
only access through an present facility.
5. The Architectural Design and Construction
of the new units will be similar to existing units.

Sincerely

Karen J. Anderson

1175 S ROCK RD

WICHITA KS 67207

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas, of:

The east 163 feet of Lots 4 and 5,
Branson's Second Addition, Wichita,
Sedgwick County, Kansas

together with all real estate lying within a 200-foot radius thereof.

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>BRANSON'S SECOND</u>	
<u>Lot 1</u>	James Joseph Hying Sherryl Frances Hying ✓ 16290 Tower Lane Wichita, Kansas 67230
<u>Lot 2</u>	Ralph C. Rounds Corb S. Bedell ✓ C. David Burrus, partners d/b/a Land Enterprises, Co. a Kansas partnership 3900 E. Harry Wichita, Kansas 67218
<u>Lot 3</u>	2 BR Corporation ✓ c/o Fidelity Savings Box 1007 Wichita, Kansas
<u>Lot 4</u>	Ralph C. Rounds Corb S. Bedell D C. David Burrus, partners d/b/a Land Enterprises, Co. a Kansas partnership 3900 E. Harry Wichita, Kansas 67218
<u>Lot 5</u>	Ralph C. Rounds Corb S. Bedell D C. David Burrus, partners d/b/a Land Enterprises, Co. a Kansas partnership 3900 E. Harry Wichita, Kansas 67218
<u>CAPTAINS Second Addition</u>	
<u>Lot 5</u>	✓ Keith L. Anderson 6002 Grace Lane Wichita, Kansas 67208
<u>DULICK-KUTSCHER ADDITION</u>	
<u>Lot 1</u>	✓ Maverick Development Corporation 250 N. Rock Road, Suite 150 Wichita, Kansas 67206

DESCRIPTION
DULICK-KUTSCHER ADDITION cont'd

OWNERS AND ADDRESSES

Lot 2

D Maverick Development Corporation
250 N. Rock Road, Suite 150
Wichita, Kansas 67206

LEVITT INDUSTRIAL PARK ADDITION

Block 1

Lot 1

✓ Jen-Rentals, Inc.
8800 E. Harry
Wichita, Kansas 67207



Dated at Wichita, Kansas this 26th
day of May, 1978

REALTY TITLE CO., INC.

By Linda Ayala
Linda Ayala - Vice President

FORM 223-021

PAYMENT NOTICE
City of Wichita

2nd Floor

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 xxxx	Cement	M.S.P.

DESCRIPTION	AMOUNT
BZA Exception	\$50

NAME Keith Anderson

ADDRESS 1175 S Rock Rd

FUND 110-10-111-4071-01 DUE DATE 5-22-78

COMMENTS

DATE 5-22-78 BY Leah

*

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