

Approved 11-28-66

M.A.P.C.

B.C.C./B. CONC.

BZA 28-66 - John H. & Olymphie Jones
request Exception to permit expansion
of home in "E" at the northeast
corner of Elm and Indiana

5598

P.C.

B.I.

ACTION

By *Boya* COMMITTEE Approved *11-22-66*

DATE

M.A.P.C. _____

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

EZA 28-66 - John H. & Olympia Jones
request Exception to permit expansion of home in "E" at the northeast corner of Elm and Indiana

C O P Y

December 2, 1966

Mrs. Olympia Jones
1309 East Elm Street
Wichita, Kansas

Dear Mrs. Jones:

Re: Case No. BZA 28-66 - Request
for Exception

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 22, 1966, in connection with your application for an Exception to permit the expansion of your home on property zoned "E" Light Industrial and generally located on the northeast corner of Elm and Indiana. This Resolution reflects the official action of the Board and sets out the condition of approval.

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

Very truly yours,

Ronald A. Williamson
Assistant Secretary

RAW:kkg

Attachment

cc: Glen Lytle, Superintendent of Central Inspection
L. L. Binkley, Maintenance Inspection Supervisor
Ralph Eberly, City Clerk

CITY BUILDING ANNEX - TELEPHONE AMHERST 2-8211

WICHITA, KANSAS

BOARD OF ZONING APPEALS
Office of Secretary

November 23, 1966

Olympia Jones
1308 East Elm St.
Wichita, Kansas

Dear Mrs. Jones:

Re: BZA Case No. 28-66 - Request
for Exception to the Zoning
Ordinance to permit expansion
of a home on property located
in "E" Light Industrial zoning.

At the regular meeting of the Board of Zoning Appeals on November 22, 1966, your request for an exceptio. to permit the expansion of your home up to a maximum of 40% of the floor area in an area zoned "E" Light Industrial, and located at the northeast corner of Elm and Indiana, was considered.

It was the action of the Board to approve this request subject to the following condition:

1. The applicants shall be permitted to expand their dwelling an additional 224 square feet as indicated on the plot plan on file with the Secretary of the Board of Zoning Appeals.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the Chairman and Secretary of the Board have signed it. If you have any questions, please call.

Very truly yours,

Ronald A. Williamson
Assistant Secretary

RAW:kkg

cc: Glen Lytle, Superintendent, Central Inspection
L. L. Binkley, Maintenance Inspection Supervisor
Ralph Eberly, City Clerk

RESOLUTION NO. BZA 28-66

WHEREAS, Olympia Jones, 1309 East Elm Street, Wichita, Kansas, requests an exception as provided in Section 28.04.170.A.3, Code of the City of Wichita, to permit her to expand her home up to a maximum of 40% of the floor area of the existing dwelling on property zoned "E" Light Industrial, and legally described as follows:

Lots 41, 43, 45 and 47, on Indiana Avenue, in Corwins Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Elm and Indiana.

WHEREAS, the 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 November 22, 1966, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.3, Code of the City of Wichita; and

WHEREAS, the Board determined that a hardship does exist inasmuch as the applicant's home is small and she must provide room for an invalid sister; and

WHEREAS, the Board of Zoning Appeals has authority to permit the expansion of the home up to a maximum of 40% of the floor area of the existing home in an "E" Light Industrial District under Section 28.04.170.A.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 for expansion of a home on property zoned "E" Light Industrial and legally described as follows:

Lots 41, 43, 45, and 47 on Indiana Avenue, in Corwins Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Elm and Indiana.

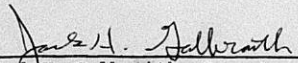
subject to the following:

1. The applicants shall be permitted to expand their dwelling an additional 224 square feet as indicated on the plot plan on file with the Secretary of the Board of Zoning Appeals.

ADOPTED AT WICHITA, KANSAS, this 22nd day of November, 1966.


Harold Bauer, Chairman

ATTEST:


Jack H. Galbraith, Secretary

SECRETARY'S REPORT

CASE NO. BZA 28-66

APPLICANT: Olymphis Jones, 1308 East Elm Street, Wichita

REQUEST: Exception pursuant to Section 28-04-170.A.3, Code of the City of Wichita to permit the applicant to expand his home up to a maximum of 40% of the floor area of the existing home

GENERAL LOCATION: Northeast corner of Elm and Indiana

LAND USE: Subject property and that to the north, west and south is single-family, to the east is a duplex

ZONING: Subject property and all surrounding property is zoned "E" Light Industrial.

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.3, Code of the City of Wichita. The Board may grant the exception to permit the enlargement or expansion of the home up to 40% of the existing floor area of the present structure when a hardship can be found to exist.

COMMENTS BY THE SECRETARY

The applicant has submitted a statement of justification which is as follows:

Wichita, Kansas
September 20, 1966

TO WHOM IT MAY CONCERN:

"I'm replying to question concerning application for permit to add a room on the house at 1308 E. Elm.

"There are several reasons we feel it is badly needed. First, we had to give my sister, Nettie Hill of 2508 N. Wabash, our bedroom. She is on Welfare, receiving \$48.00

monthly. \$20.00 comes from rent from the house on Wabash, totaling \$68.00 which is not enough to take care of a patient who is totally blind, also suffering from diabetes and other complications.

"The house she owns is soon to be taken in by the Wichita Urban Renewal. She will no longer receive rent, having no other relatives it leaves us no choice but to give her a home.

Cordially yours,

Olympia Jones and
John H. Jones"

The statement points out that the applicants desire to expand their home in order to provide room for a sister who is practically invalid. The existing dwelling has approximately 907 square feet and the applicants propose a room 14' x 16' which is 224 square feet. Forty percent of the existing floor area is 362 square feet and, therefore, the applicant's request is within the 40% maximum permitted expansion.

It is the opinion of the Secretary that a hardship does, in fact, exist inasmuch as the applicant does have a small home and must provide room for a relative, who, due to poor health, needs constant care and attention.

RECOMMENDATION

It is the opinion of the Secretary that a hardship does exist and, therefore, it is the recommendation of the Secretary that the exception request be approved subject to the following condition:

1. The applicants shall be permitted to expand their dwelling an additional 224 square feet as indicated on the plot plan on file with the Secretary of the Board of Zoning Appeals.

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

November 9, 1966

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 28-66

An application has been filed by Olymphie Jones, 1308 East Elm Street, pursuant to Section 2.12.590.3, Code of the City of Wichita, requesting an exception as provided in Section 28.04.170.A.3, Code of the City of Wichita, Kansas to permit the enlargement of 40% of the existing nonconforming residence on property zoned "E" Light Industrial and legally described as follows:

Lots 41, 43, 45 and 47, on Indiana Avenue, in Corwins Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Elm and Indiana.

This application has been assigned Case No. BZA 28-66, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 22, 1966, 2:00 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

Wichita, Kansas
September 20, 1966

TO WHOM IT MAY CONCERN:

I am replying to question concerning application for permit to add a room on the house at 1308 E. Elm.

There are several reasons we feel it is badly needed. First, we had to give my sister, Nettie Hill of 2508 N. Wabash, our bedroom. She is on Welfare, receiving \$48.00 monthly. \$20.00 comes from rent from the house on Wabash, totaling \$68.00 which is not enough to take care of a patient who is totally blind, also suffering from diabetes and other complications.

The house she owns is soon to be taken in by the Wichita Urban Renewal. She will no longer receive rent, having no other relatives it leaves us no choice but to give her a home.

Cordially yours,

Olympia Jones and
John H. Jones.

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Olympic Jansz
Mailing Address 308 East 16th St Phone 417-8156
Name of Authorized Agent _____
Mailing Address _____ Phone _____
Relationship of applicant to property is that of _____
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
ZS.04.170.A3, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the ~~installation or construction~~
~~enlargement of 4070~~ of the existing ~~nonconforming~~
~~residence~~ on property zoned
"E", located NE corner of Elm & Indiana
and legally described as: lots
41, 43, 45 & 47 on Indiana Ave. in Corwin
Add, in the City of Wichita.
(Give metes and bounds description below if appropriate).

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant Olympic Jansz
Authorized Agent _____

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 1:45 (a.m. - p.m.), Oct 6, 19 66, together with appropriate fee of \$50.00.

Signed Donald W. Williamson P.M.

OWNERSHIP LIST

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
S½ of Lot 33	Ohio	Corwins Add.	X Aaron White address unknown <i>1031 New York Ave.</i>
N½ of Lot 33 All 35.	"	" "	X Harrison Armstrong Sadie Armstrong 536 Ohio
41 & S½ of 43	"	" "	X Edward Battle 602 Ohio
N½ of 43 all 45	"	" "	X Fannie Garvin 606 Ohio
47, 49 and 51.	"	" "	X Dennis H. Roberson 610 Ohio
53 and 55	"	" "	X Mattie Garrett 614 Ohio
Lot 26	Indiana	" "	X L. I. Coffey Leila Marie Coffey Box 55, Wichita
28, 30, 32, 34 & 36.	"	" "	X Geo. C. Christopher & Sons, Inc. P.O.Box 607, Wichita
42 & 44	"	" "	X Frinzell Mason Sarah Mason 603 Indiana
46 and 48	"	" "	X Andrew C. Taylor Ruth E. Taylor 605 Indiana
50 and 52	"	" "	X Leroy Kelly Celeste Kelly 611 Indiana
54 & 56	"	" "	D Geo. C. Christopher & Sons, Inc. P.O.Box 607, Wichita
58 & 60.	"	" "	X Geneva Williams <i>619 Indiana</i> Charles G. Perkins address unknown
62 & 64.	"	" "	D Geo. C. Christopher & Sons, Inc. P.O.Box 607, Wichita
Lots 25, 27 & 29.	"	" "	X Willie Phay Robinson 530 Indiana
31, 33 and 35.	"	" "	X Walter Nulan Opal Nulan 1026 Mathewson <i>incorrect no other address found</i>

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
41, 43, 45 & 47,	Indiana	Corwins Add.	X John Johns 1308 E. Elm
49 and 51.	"	" "	X Bennie Homes Zephyr Homes 2224 Shadybrook
53	"	" "	X Nellie Bragg 1936 N.Erie
55	"	" "	X Minnie Noble 616 Indiana
57 and S $\frac{1}{2}$ 59	"	" "	D Geo. B. Christopher & Sons, Inc. P.O. Box 607, Wichita
N $\frac{1}{2}$ of 59 all 61.	"	" "	X Dollie Burns 622 Indiana
63	"	" "	D Geo. B. Christopher & Sons, Inc. P.O. Box 607, Wichita
Lot 26	Cleveland	" "	X Elbert Ganther Rosie Ganther 529 Cleveland <i>returned 1-16-67</i>
28 & 30	"	" "	X Vermillian Van Leu 630 N. Water
32, 34 and 36	"	" "	X John A. Robinson Willie Phay Robinson 530 Indiana
42 & 44 46 & 48.	"	" "	X Richard H. Taylor Lavina Taylor 4041 Cessna
50, 52, 54, 56, 58, 60 and 62..	"	" "	D Geo. C. Christopher & Sons, Inc. P.O. Box 607, Wichita
Lot 64	"	" "	D Ivy Clairce Parish Robert G. Parish Fern Cornelice Parish 621 Cleveland Sharon Blanche Parish Daisy Lee Toliver (addresses unknown)

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:

Lots 41, 43, 45 and 47, on Indiana Ave., in
Corwins Addition to the City of Wichita,
Sedgwick County, Kansas.

as shown by the deeds on file in the Office of the
Register of deeds of Sedgwick County, Kansas, on this
25th day of August, 1966 at 7:00 A.M.,

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By: *Lucile W. Schreder*

Vice President

Order No. 137966

BOARD OF ZONING APPEALS
Room 401 City Building Annex
104 South Main
Wichita, Kansas

November 9, 1966

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. DZA 28-66

An application has been filed by Olympia Jones, 1507 East Elm Street, pursuant to Section 2.12.590.3, Code of the City of Wichita, requesting an exception as provided in Section 16.04-1704.3, Code of the City of Wichita, Kansas to permit the enlargement of 40% of the existing nonconforming residence on property zoned "B" light industrial and legally described as follows:

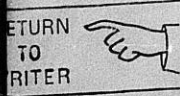
Lots 41, 43, 45 and 47, on Indiana Avenue, in Corvins Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Elm and Indiana.

This application has been assigned Case No. DZA 28-66 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 22, 1966, 2:00 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

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS 67202

- Moved, left no address
 - No such number
 - Moved, not forwardable
 - Addressee unknown
 - Moved, left no address
 - No such number
 - Moved, not forwardable
 - Addressee unknown
- Elbert Ganther
Rosa Ganther
529 Cleveland
Wichita, Kansas



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

November 9, 1966

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 28-66

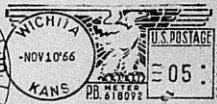
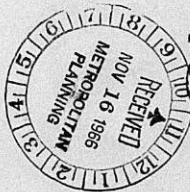
An application has been filed by Olympiah Jones, 1308 East Elm Street, pursuant to Section 2.12.590.3, Code of the City of Wichita, requesting an exception as provided in Section 29.04.170.A.3, Code of the City of Wichita, Kansas to permit the enlargement of 40% of the existing nonconforming residence on property zoned "E" Light Industrial and legally described as follows:

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Jack H. Galbraith
Secretary

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS
104 SOUTH MAIN
WICHITA, KANSAS 67202



- Moved, ask no change
- No such name
- Moved, not forwardable
- Address unknown

Walter and Opal Nulan
1026 Mathewson
Wichita, Kansas

Plus 9

RETURN
TO
WRITER



Form 223-001

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>Conception</i>	<i>\$50.00</i>

Name *Alypsia Jones*

Address *1308 C. Elm St*

Type _____ Due Date _____

Comments: *R-712*

Date *10-5-66* By *K. G.*

*

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