

BZA 28-69 - First Unitarian Church
requests a VARIANCE to defer con-
struction of off-street parking
per 28.04.141 at 1501 Fairmount.

POSTED

10/29/69

[Signature]

ET ✓

MARC

12/3/69

BZA 11-25-69 approved

Map No. 5749
 Sec. 11
 Twp. 37
 Range 1E

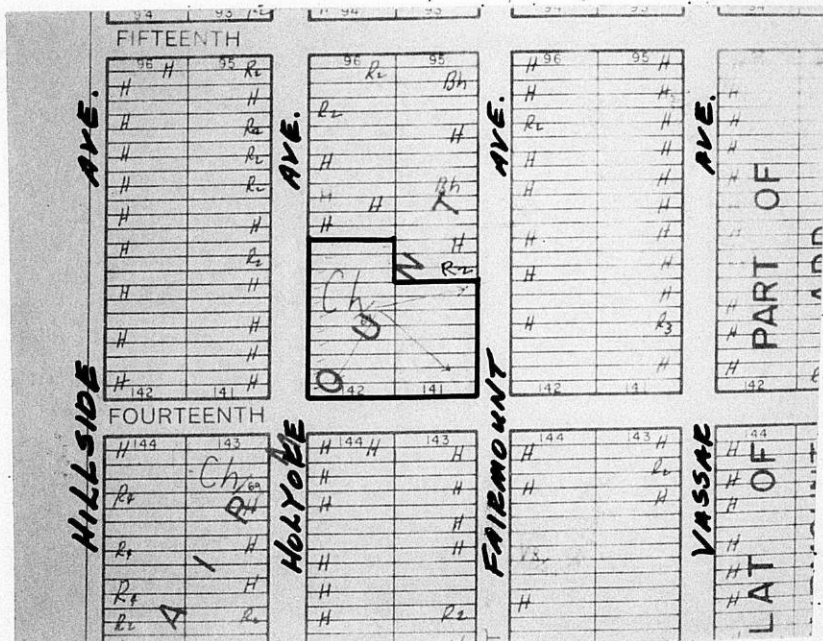
EZA 28-69
 SCZ-
 CU-
 Filed

AREA DATA:

1. Acres: 1.6 (240 ft. by 300 ft.)
2. Adjoining Zoning: E A S A W A N A
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for:
5. Present Land Use is for: CHURCH
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



Ken Joslin 687-3654

March 31, 1972

Mr. Ken Joslin
3740 Sleepy Hollow
Wichita, Kansas 67208

Re: Case BZA 28-69

Dear Ken:

Yesterday we received the revised and updated ownership list back from Security Abstract Company. As soon as we have a letter from you indicating what you wish to be reconsidered in specific terms, together with the filing fee, we will schedule this for the Board's review and action.

If there should be any other questions, please let me know or call Jack Galbraith.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:ber

RESOLUTION NO. BZA 28-69

WHEREAS, the First Unitarian Church, 1501 Fairmount Street, Wichita, by Ken Joslin, 3740 Sleepy Hollow, Wichita, Kansas requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 32 to 6 on property zoned "A" - Two Family Dwelling, and legally described as follows:

Lots 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, & 142, on Holyoke Avenue, and Lots 127, 129, 131, 133, 135, 137, 139, & 141, on Fairmount Avenue, all in Fairmount, an addition to the City of Wichita, Sedgwick County, Kansas.
Generally located on the north side of 14th Street between Fairmount and Holyoke Streets.

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 November 25, 1969, 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 requesting the variance only until July 1, 1972, rather than asking for a complete waiver of 26 of the required parking spaces; 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 the proposed addition to the church will not increase the amount of on-street parking over that which presently exists; 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 church is in need of expanding its facilities, but are unable to provide financing for both the expansion and hard surfaced off-street parking lot at the present time; 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 the granting of the variance would not increase on-street parking; 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 since the applicant desires to reduce the off-street parking for a limited time and will provide the required paved off-street parking spaces by July, 1, 1972; and

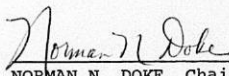
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted, have been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this request for a variance of off-street parking spaces from 32 to 6, on property zoned "A" - Two Family Dwelling, and legally described as:

Lots 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, & 142, on Holyoke Avenue, and Lots 127, 129, 131, 133, 135, 137, 139, & 141, on Fairmount Avenue, all in Fairmount, an addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the north side of 14th Street between Fairmount and Holyoke Streets.

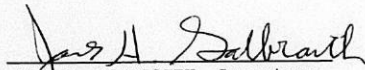
be approved subject to the church complying with the required number of paved off-street parking spaces by July 1, 1972.

ADOPTED AT WICHITA, KANSAS, this 25th day of November, 1969.



NORMAN N. DOKE, Chairman

ATTEST:



JACK H. GALBRAITH, Secretary

December 3, 1969

Mr. David Farnsworth
3928 East Elm Street
Wichita, Kansas

Dear Mr. Farnsworth:

Subject: Case No. BZA 28-69
Request for Variance

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on November 25, 1969, in connection with your request for a variance to reduce the required number of off-street parking spaces from 32 to 6 on property zoned "A" - Two Family Dwelling and generally located on the north side of 14th Street between Fairmount and Holyoke Streets.

This Resolution reflects the official action of the Board and sets forth the conditions of approval. 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:ls
Enclosure 1
cc Rev. Don Vaughn, First Unitarian Church
Ken Joslin, 3740 Sleepy Hollow
Robert Feldner, Supt. of Central Inspection
Ralph Eberly, City Clerk

November 26, 1969

Mr. David Farnsworth
3928 East Elm Street
Wichita, Kansas

Dear Mr. Farnsworth:

Subject: Case No. BZA 28-69
Request for Variance

At the regular meeting of the Board of Zoning Appeals on November 25, 1969, your request for a variance to reduce the required number of off-street parking spaces from 32 to 6 on property zoned "A" - Two Family Dwelling, and generally located on the north side of 14th Street between Fairmount and Holyoke Streets, was considered.

It was the action of the Board to approve this request subject to the church complying with the required number of paved off-street parking spaces by July 1, 1972.

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,

G. Lynn Shirkey
Assistant Secretary

GLS:ls

cc Rev. Don Vaughn, First Unitarian Church
Ken Joslin, 3740 Siespy Hollow
C. Bickley Foster, Director of Land Use Planning, WSU
Henry Malone, Chairman of Fairmount Neighborhood Association
Robert Feldner, Supt. of Central Inspection
Ralph Eberly, City Clerk

Checks Increase On Parking Near WSU Campus

The enforcement of city parking ordinances on streets near the Wichita State University campus will intensify beginning Monday as a result of a suggestion presented at this week's traffic commission meeting, police said today.

Mayor E. O. Ford said that meter maids have been instructed to step up the enforcement on illegally parked vehicles in an area bounded by 15th Street and 17th, and Hillside and Gentry.

At the Wednesday traffic commission meeting, representatives of the university and of the Fairmount Neighborhood Association presented proposals aimed at relieving traffic congestion on streets south of the university during peak class hours.

THE PROPOSAL asked the commission to eliminate parking on one side of 16th from Hillside to Yale and on the east side of Holyoke in the 1600 block.

The proposal further suggested that curbs in the area be marked so student vehicles would not block residential driveways and that stop signs be installed on Holyoke and Vassar at 16th Street.

University officials said that restricted areas on campus possibly could be opened to accommodate loss of on-street parking.

Action on the proposals was deferred for one month while the traffic engineering office studies the WSU parking problem.

Until then, police will increase the ticketing of all parking violations found in the area, Ford said.

THE MOST common violations, he said, are parking too close, to blocking of driveways. A city ordinance requires that vehicles be parked no nearer than eight feet from a driveway.

Ford warned that when vehicles are found to be blocking driveways they may be towed away.

Other violations that have been observed in the area and which will be ticketed beginning Monday will include parking within an intersection, parking too close to fire hydrants and parking across sidewalks, Ford said.

FAIRMOUNT NEIGHBORHOOD ASSOCIATION

November 3, 1969

Mr. Norman N. Dokes, Chairman
Board of Zoning Appeals
2188 Elpyco Avenue
Wichita, Kansas

Case No. BZA 28-69
To be heard Nov. 25, 1969

Dear Mr. Dokes:

At the annual meeting of the Fairmount Neighborhood Association held on October 30, 1969, at the Fairmount Community Church, 16th Street and Fairmount, the 96 members present voted unanimously to support the following resolution:

WHEREAS the First Unitarian Church at 1501 Fairmount Avenue, Wichita, Kansas, is dedicated to staying in the Fairmount Neighborhood area, and to beautifying the area with new construction explained to members of the Fairmount Neighborhood Association, and

WHEREAS the First Unitarian Church recognizes the need for off-street parking, but is financially unable to support both the new construction and the off-street parking at this time,

IT IS HEREBY RESOLVED that the Fairmount Neighborhood Association support the First Unitarian Church at the November 25, 1969, appearance before the City of Wichita Board of Zoning Appeals in its request to DEFER, for a period not to exceed two years, the required off-street parking necessary to complement the new construction.

Your consideration of this resolution of support reflecting the desire of the concerned residents of the area will be greatly appreciated regarding this case.

Very truly yours,

Henry L. Malone
Henry Malone
Chairman

1969 N. Van

WICHITA
STATE
UNIVERSITY



FAIRMOUNT COLLEGE
OF LIBERAL ARTS AND SCIENCES
1845 FAIRMOUNT AVENUE
WICHITA, KANSAS
67208



Mr. Norman N. Dokes, Chairman
Board of Zoning Appeals
2188 Elpyco Avenue
Wichita, Kansas

SECRETARY'S REPORT

Case No. BZA 28-69

APPLICANT: First Unitarian Church, 1501 Fairmount, Wichita,
Kansas 67208

AGENT: Ken Joslin, 3740 Sleepy Hollow, Wichita, Kansas 67208

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the
City of Wichita, to reduce the required number of
off-street parking spaces from 32 to 6

GENERAL LOCATION: North side of 14th Street between Fairmount
and Holyoke Streets

ZONING: Subject property is zoned "A" - Two Family as are
all surrounding properties.

LAND USE: Subject property is occupied by a church. To the
north is a duplex, south is single family with single
family and a duplex to the west and single family
and undeveloped land to the east.

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 applicat.

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 First Unitarian Church of Wichita at 1501 Fairmount is desirous of constructing a meeting room addition to their existing facilities.

The Zoning Ordinance provides that churches must have one off-street parking space for every five seats in its sanctuary. The church is requesting a variance of one off-street parking space for every five seats in the church to one off-street parking space for approximately every 26 seats in the church or a variance from 32 spaces to 6 spaces.

Note: The six spaces were derived at by observation of the existing pavement.

UNIQUENESS

The church suggests in their statement of justification that the variance desired is unique in that adequate on-street parking presently exists to provide parking for its members and has submitted an on-street parking survey of the available curb parking in the general area. (See attached copy of survey)

The Secretary is of the opinion that there is nothing unique about this property as there is more than adequate space for the required number of spaces on the site. In reviewing the plot plan submitted with the application it is clearly apparent that the church has adequate lot area to provide the required number of off-street parking spaces required by the ordinance. The basic reason the off-street parking provision was incorporated into the ordinance requiring off-street parking, in instances such as this, was to help eliminate on-street parking and alleviate traffic congestion. If variances are granted as far as parking is concerned, it will only perpetuate the problem that the ordinance was designed to eliminate.

ADJACENT PROPERTY

It is the opinion of the Secretary that while the present situation exists the adjacent properties may not be too adversely affected. However, as enrollment at Wichita State University increases and more fraternity and sorority houses are established in the general area the on-street parking by church members could aggravate traffic congestion in the vicinity.

HARDSHIP

The Secretary is of the opinion that only a monetary "hardship" exists if the church cannot provide the parking as there is adequate available area for off-street parking purposes. In this instance, the church can use any property contiguous with the church to satisfy off-street parking requirements. However, the problem in this instance seems to center around the fact that the monetary cost of installing the parking lot cannot be absorbed by the church at this time. Consequently, in order to go ahead with plans for the new meeting room, it has become necessary that a variance of the off-street parking requirements be had in order to obtain a building permit.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance would affect the public interest inasmuch as additional on-street parking will occur and the traffic carrying capacity of the abutting streets would be reduced and could result in accidents which might occur due to the vision at the intersection being blocked by parked cars.

SPIRIT AND INTENT

It is the opinion of the Secretary that the granting of the variance to reduce the required number of off-street parking spaces from 32 to 6 would be opposed to the spirit and intent of the ordinance inasmuch as adequate area exists for the proposed development and required off-street 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 Street
Wichita, Kansas 67202

November 5, 1969

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 28-69

An application has been filed by the First Unitarian Church, 1501 Fairmount, Wichita, Kansas 67208, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required number of off-street parking spaces from the required 32 to 6, on property zoned "A" - Two Family Dwelling and legally described as follows:

Lots 122, 124, 126, 128, 130, 132, 134, 136, 138, 140 and 142, on Holyoke Avenue, and Lots 127, 129, 131, 133, 135, 137, 139 and 141 on Fairmount Avenue, all in Fairmount, an addition to the City of Wichita, Sedgwick County, Kansas, (generally located on the N. side of 14th between Holyoke & Fairmount.)

This application has been assigned Case No. BZA 28-69, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 25, 1969, 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. GALDRAITH
Secretary

30 Notices mailed Nov. 5

PARKING SURVEY

WICHITA STATE UNIVERSITY AREA

PURPOSE:

The purpose of this study is to analyze parking problems and how they affect traffic flow patterns in and around Wichita State University. This report was initiated at the request of the Fairmount Neighborhood Association, composed of residents from the area south of the University, east of Hillside, north of the Maple-Grove Cemetery and west of the Frisco railroad.

BACKGROUND:

Throughout the years, the Traffic Engineering Division has been petitioned by area residents and representatives of the University to install limited or No Parking Anytime signs at various locations in and around the University. The beneficial results of these restrictions is questionable due to their non-uniform application. Yale Street is a typical example of a non-uniform traffic parking restriction. From 16th Street to 17th Street on the west side of Yale, parking is permitted while on the east side parking is prohibited at all times. As we proceed north on Yale Street from 17th to 18th street parking is restricted at all times on the west side and No Parking 9:00 a.m. to 2:00 p.m. School Days Only is enforced on the east side. From 18th on north to approximately Clough Drive, no parking is permitted. From Clough Drive on northward, parking is permitted on both sides of Yale Street to 21st Street.

Another example of the varied parking restrictions by block is Roosevelt Street. Roosevelt in this area runs from 17th to 18th. On the west side from 17th to 1/2 block north, No Parking 9:00 a.m. to 2:00 p.m. School Days Only is enforced while from 18th street to one block south on the west side parking is permitted. On the east side, No Parking 9:00 a.m. to 2:00 p.m. School Days Only is enforced for the entire block length.

At the beginning of the term in September we received two petitions from area residents and a request from an area resident to limit parking in the area south of the University. One of these petitions was directed to the City Manager, Wichita, Kansas. It stated: "We the undersigned residents of the 1700 block on Harvard in the City of Wichita, Kansas, respectfully request that you investigate the parking situation wherein Wichita State University students take all the parking space in the 1700 block on Harvard during school days. This is a serious inconvenience to the residents in this block and we request that you take such steps that are necessary to restrict parking by the students in the 1700 block on Harvard." This petition was signed by 100% of the residents in the 1700 block on Harvard.

Another petition was received in regard to 16th Street. It read as follows: "16th Street is a narrow street with parking on both sides of the street. There is room for only one car which necessitates another car backing into traffic onto Hillside or up the hill to Fairmount. Accidents are caused by the congested condition. Therefore, we the undersigned, respectfully petition to allow parking on one side only of 16th Street from Hillside to Holyoke." Ten residents signed this petition. Three of these residents have

addresses on 16th Street between Hillside and Holyoke and the other seven residents have addresses either in the 1600 block or 1700 block on Holyoke.

A request was received from Lewis G. Billinger, 1433 North Yale, for restricted parking on one side of Yale from 13th to 14th street. As of the date of this report, we have not received a petition for the 1400 block.

The Traffic Engineering Division received a letter requesting their presence at the Annual meeting of the Fairmount Neighborhood Association which was held on October 30, 1969, at the Fairmount Community Church, 16th and Fairmount.

PARKING STUDY:

In regard to this request for a member of our staff to explain the parking situation around WSU, the Traffic Engineering Division conducted parking surveys on various days at various times. Three days were chosen in an attempt to find the peak parking demand at WSU. The three days chosen were Tuesday, October 21st, Wednesday, October 22nd, and Friday, October 24th. On all three of these days, parking surveys were conducted at 9:00 a.m., 11:00 a.m., and 2:00 p.m. An additional two surveys were conducted on Wednesday, October 22nd at 8:00 p.m. and 10:00 p.m. The results of this survey are indicated on the parking survey WSU area table. The peak parking period as indicated in the table occurs during the morning hours from 9:00 thru 11:00 with a drop in the parking demand occurring in the afternoon around 2:00 p.m. Another peak, but not as high as the morning peak, occurs in the evening around 8:00 p.m. and then the parking levels off to area residents around 10:00 p.m. During the peak parking demand periods, the 1700 blocks from Hillside to Gentry are filled with parkers wherever parking is permitted. Also the 1600 block from Hillside to Fairmount Park is completely filled with parkers wherever parking spaces are available. 16th Street from Hillside to Gentry for all practical purposes is 100% full during peak demands. 15th Street from Hillside to Vassar is approximately 50% full and Fairmount from 15th to 14th is 50% full with the 50% occurring in the north half of this block. The above survey results indicate the magnitude of the parking problem around Wichita State University.

Besides the area directly affected by the Fairmount Neighborhood Association, The Traffic Engineering Division studied the parking usage of lots provided on Wichita State University property and of on-street parking north of 21st Street. The results of these surveys indicate that almost all of the lots are 100% full when the peak parking demand occurs. The only exception found in this survey was the lot around WSU Fieldhouse, which is not always filled to capacity during peak demands. Private church parking north of 21st Street are utilized by college students during peak parking demand periods and some off-peak demand periods. So far, the churches involved in student parking have been receptive to students parking in their lots when church activities were not present at their site.

The results of traffic volume counts in the area south of the University are illustrated on traffic volume exhibit. Traffic volumes on these residential streets range from 575 vehicles to around 1700 vehicles per day.

THE MEETING:

At the annual meeting of the Fairmount Neighborhood Association, the Traffic Engineering Division stated the results of their survey findings. The area residents indicated their needs for convenient parking in front of their house during the day and also ease of access in and out of their driveways. The present situation restricts flow on most of the residential streets south of 17th Street to one-way at a time. It is almost impossible for two cars to pass each other with parking on both sides. Also area residents stated that parked vehicles by students sometimes blocked their driveways and completely eliminate access in or out of their drives. Cars parking close to and into the intersections greatly reduce the sight distance at the intersection and cause a serious hazard condition.

Two possible alternate solutions were suggested for the area residents to give serious consideration. The first alternate would be to install restricted parking regulations on one side of the streets in the area affected by student parking. Two of the advantages of this type of restriction are, two-way flow is permitted on the street and residents would have easier access into and out of the driveways. Some of the obvious disadvantages are as follows:

- (1) Less parking spaces are available to both the residents and the students.
- (2) To increase traffic volumes on residential streets due to ease of flow.
- (3) Cars presently parked near the University which would be probably pushed down into another area farther south of the University.
- (4) A possibility of more conflicts at the intersections due to heavier traffic volumes.

The second alternate solution suggested for consideration was a system of one-way streets in the area affected. The advantages of one-way streets are:

- (1) Less conflicts at an intersection.
- (2) More parking spaces could be made available since you only need one lane for thru movements and you could provide parking on both sides of the street.
- (3) It should keep parking nearer to WSU.

Two obvious disadvantages to the residents are as follows:

- (1) It restricts the access of the residents to their property. In other words, the street would be either one-way north, south, east, or west and if they wanted to come into their property they may have to circle around the block in order to obtain access.

- (2) Also, if cars are improperly parked blocking the driveways on both sides of the streets, access in and out of the driveway still would be restricted.

The area residents present at this meeting did not indicate any strong preference to either one of these solutions at that time. They directed their newly elected chairman to appoint a parking committee to study the results of the Traffic Engineering Division's findings and to recommend to the Traffic Commission their proposed solution for the area.

COMMENTS ON THE REQUEST:

The parking problem around Wichita State University is rapidly increasing in magnitude due to the rapidly increasing enrollment at the University along with the number of motor vehicles registered. Better than 75% of the students at WSU live within a 25 mile radius of the University. Most of these students are classified as commuter students; in other words, they drive to school each day. The University has been unable to provide and maintain parking spaces on their side for this greatly increasing number of students and parking demands which they require. Although we realize that the parking demands at the University should be met by the University, we are of the opinion that the area residents affected by the student parkers should be helped in their request for more parking and better access. We feel that the overall solution to this problem lies in the University hands and that they should try to obtain additional land and provide additional parking spaces on the south side of the University. This would greatly reduce the number of students parked on residential streets south of the University.

At the time of our parking survey, the University had under construction a new lot just off 21st Street and just west of the golf course club house. It is very doubtful that this lot will have any effect on the parking situation south of 17th Street in the Fairmount neighborhood Association due to the lots extremely far distance away from the center of activity of the campus. It is hoped that this lot will help relieve some of the parking congestion which is occurring north of 21st Street on local residential streets and in the private church parking lots.

Our Traffic Investigators and Traffic Engineers who have been conducting these surveys have noticed many times illegally parked cars throughout the areas south of the University. Some instances of illegally parked cars are as follows: There were several cases of vehicles blocking either a portion or all of a driveway; vehicles within an intersection; vehicles parked too close to fire hydrants; and vehicles parked across sidewalks. Numerous intersections are blind due to the terrain of the area, landscaping of homesites, and parkers parked too close to the intersection.

SUMMARY:

The Traffic Engineering Division is in sympathy with the Fairmount Neighborhood Association in regard to their parking and circulation problems within the area. If the Association feels like either of these solutions is a good solution and should be tried, we would strongly recommend that you support them. The Fairmount Neighborhood is a well established residential area which needs help in facing its problem which continues to grow as the

University grows.

The extremely dangerous situations which exist at several of the intersections in this area should be corrected. We recommend a strong enforcement of the parking regulations of the City of Wichita. The continual violation of parking too near an intersection, parking over a sidewalk, and blocking driveways could be stopped by stricter enforcement.

We also strongly recommend that the Fairmount Neighborhood Association and the representatives of Wichita State University work together to try to solve the overall future parking problems of the area by providing additional parking spaces on the south side of the University for student parkers.

PRELIMINARY PLAN

THIS IS A preliminary report
WHICH MAY BE EXPANDED OR
MODIFIED AT ANY TIME

DEPARTMENT OF PUBLIC WORKS
TRAFFIC ENGINEERING DIVISION

DATE November, 1969

BOARD OF ZONING APPEALS

CASE NO. 28-69

CITY OF WICHITA, KANSAS

FILED 10-27-69

APPLICATION FOR VARIANCE

I. Name of Applicant First Unitarian Church

Mailing Address 1501 Fairmount 67208 Phone MU4-3481

Name of Authorized Agent Ken Joslin

Mailing Address 3740 Sleepy Hollow 67208 Phone MU2-0738
MU7-3654

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

II. The variance requested is to reduce the required number of off-street
deferral of construction of off-street
parking from ~~28~~ 32 to 6
per ~~28-04, 141~~

for property located 1501 Fairmount, Wichita, Kansas

and legally described as: Lots 122, 124, 126, 128, 130, 132, 134,
136, 138, 140 & 142, on Holyoke Avenue, and Lots 127, 129, 131, 133,
135, 137, 139 and 141, on Fairmount Avenue, all in Fairmount, an addition
to the City of Wichita, Sedgwick County, Kansas.

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

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 bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

First Unitarian Church

Applicant

Ken Joslin

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 11:55 (a.m. - p.m.), October 27 1969 together with appropriate fee of \$50.00.



FIRST UNITARIAN CHURCH

1501 Fairmount Wichita, Kansas 67208 Don W. Vaughn, Minister

October 22, 1969

Board of Zoning Appeals
City of Wichita, Kansas

Subject: APPLICATION FOR VARIANCE

The First Unitarian Church of Wichita at 1501 Fairmount is in the process of constructing a meeting room addition to the building it purchased at this site ten years ago.

As stated on the attached "Application For Variance" it is requested that approval be granted to defer the construction of off-street parking. This request is based upon the following factors:

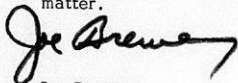
1. As will be noted on the sketch accompanying this application, the property consists of 19 lots with several hundred lineal feet of street frontage on three sides. Counts made of on-street parking at random hours, other than during our Sunday Service time, show that no on-street parking occurs on the sides of the street fronting the church property.
2. During church service time several of our members do park on 14th and Fairmount, but by no means do we ever occupy all the parking positions available.
3. Although only a portion of the church land area has a surfacing - (the driveway east and south and the apron adjoining the garage), we park from 15 to 30 cars on the church grounds each Sunday Service - regardless of weather and dependent on church attendance.
4. The meeting room is not being constructed to house an increased membership (actually for the past five years our membership has stayed constant or possibly declined slightly). The addition is being made so that our church school can have adequate quarters and to permit more versatility in our Sunday Service.

Oct. 22, 1969

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5. We wish to study, in conjunction with the Fairmount Neighborhood Association and possibly some other city agencies, the possibilities of creating a "mini-park" concept on the property. It is our desire to be a "part of the neighborhood." The church congregation deliberated over a long period, whether to sell the property and move elsewhere or whether to build the addition as proposed and, staying a part of the neighborhood, help delay or forestall further deterioration in the area.

We have prepared 35mm slides which show the church property and the adjoining streets. These can be furnished at any time prior to the meeting of the Board of Zoning Appeals or can be presented and explained to the Board by one of our members, Ken Joslin, who is acting as our authorized agent in this matter.



Joe Brewer
President

Enclosures:

1. Application for Variance
2. Certified Abstract listing
3. Sketch (in duplicate)
4. Check in amount of \$50.00
5. On-street parking counts

FIRST UNITARIAN CHURCH
WICHITA, KANSAS

ON-STREET PARKING SURVEY

STREET	ON-STREET PARKING SPACES	RANDOM VEHICLE COUNTS						
		WEDNESDAY 10-15-69 5:45 P.M.	WEDNESDAY 10-15-69 7:00 P.M.	THURSDAY 10-16-69 9:30 A.M.	FRIDAY 10-17-69 9:30 A.M.	SUNDAY 10-19-69 10:30 A.M.	SUNDAY 10-19-69 12:00 P.M.	WEDNESDAY 10-22-69 6:15 P.M.
FAIRMOUNT - 13 TH TO 14 TH								
EAST SIDE	20	2	2	2	2	6	8	1
WEST SIDE	18	2	4	4	2	5	5	2
FAIRMOUNT - 14 TH TO 15 TH								
EAST SIDE	17	7	7	5	7	7	14	7
WEST SIDE	19	3	4	6	8	9	12	1
HOLYOKE - 14 TH TO 15 TH								
EAST SIDE	19	7	5	0	0	6	10	5
WEST SIDE	17	9	9	0	0	9	5	10
14 TH - HOLYOKE TO FAIRMOUNT								
NORTH SIDE	10	0	0	0	1	4	7	0
SOUTH SIDE	10	0	0	0	0	1	7	0
14 TH - FAIRMOUNT TO VASSAR								
NORTH SIDE	10	1	2	0	0	0	1	0
SOUTH SIDE	10	0	0	0	0	2	4	0
TOTALS	150	31	33	17	20	49	73	26

Form 2-021

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		

DESCRIPTION	AMOUNT
BZA application check	50.00

Name St. Martin's Church

Address 1541 Fairway # 17205

Type R-71-C Due Date

Comments: BZA application

Date 10-27-69 By CCN

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



Walter W. White
Corene M. White
6100 Lulu
Wichita, Kansas 67216



No Mail Box
1609
C



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