

5746

ACTION

NOTED
9-21-67

DISE

9-26-67

By COMMITTEE denied

M.A.P.C. _____

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

BZA 30-67 - Victor R. Conner, et al.
request Exception to permit offstreet
parking in RB on the west side of Yale
between Zimmerly and Grail

October 5, 1967

Mr. Victor R. Conner
1102 South Clifton
Wichita, Kansas 67218

Dear Mr. Conner:

Re: BZA 30-67 - Request for Exception

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 26, 1967, in connection with your application for an exception to permit off-street parking in "A" zoned property on the west side of Yale between Zimmermanly and Grail. This Resolution reflects the official action of the Board.

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

Very truly yours,

John D. Gist
Planner II

JDG:ber
Enclosure

cc: Glen Lytle, Superintendent
of Central Inspection

Ralph Eberly
City Clerk

October 5, 1967

Mr. Victor R. Conner
1102 South Clifton
Wichita, Kansas 67218

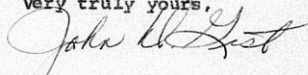
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Mr. Victor R. Conner
1102 South Clifton
Wichita, Kansas 67218

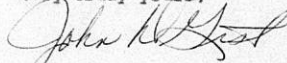
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Very truly yours,



John D. Gist
Planner II

JDG:ber
Enclosure

cc: Glen Lytle, Superintendent
of Central Inspection

Ralph Eberly
City Clerk

R E S O L U T I O N N O . B Z A 3 0 - 6 7

WHEREAS, Victor R. Conner, 1102 South Clifton, Wichita, Kansas, and Glen E. and Linda Nitz, 1115 South Yale, Wichita, Kansas, request an exception as provided in Section 2.12.590.3, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Residential and legally described as follows:

Lots 5 and 6, in Conner's First Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Grail.

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 consider said application on September 26, 1967; and

WHEREAS, the Board of Zoning Appeals determined that it had 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 property is zoned "A" Two Family Residential; and

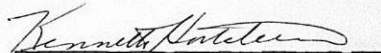
WHEREAS, the Board of Zoning Appeals, after public hearing of this application, determined that the special permit for an exception to the Zoning Ordinance to permit off-street parking on subject property as requested was not desirable nor in the public interest;

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this request for permission to install or construct an off-street parking lot on property zoned "A" Two Family Residential and legally described as follows:

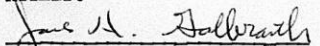
Lots 5 and 6, in Conner's First Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Grail,

not be approved.

ADOPTED AT WICHITA, KANSAS, this 26th day of September, 1967.


Kenneth Hartstein, Secretary

ATTEST:


Jack H. Galbraith, Secretary

RESOLUTION NO. BZA 30-67

WHEREAS, Victor R. Conner, 1102 South Clifton, Wichita, Kansas, and Glen E. and Linda Nitz, 1115 South Yale, Wichita, Kansas, request an exception as provided in Section 2.12.590.3, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Residential and legally described as follows:

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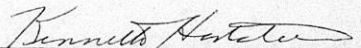
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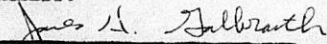
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not be approved.

ADOPTED AT WICHITA, KANSAS, this 26th day of September, 1967.


Kenneth Hartstein, Secretary

ATTEST:


Jack H. Galbraith, Secretary

September 27, 1957

Mr. Victor A. Conner
1102 South Clifton
Wichita, Kansas 67210

Dear Mr. Conner:

Re: SEA 19-57 - Request for exception

At the regular meeting of the Board of zoning Appeals on September 16, 1957, your request for an exception to permit off-street parking in "A" zoned property on the west side of Yale between Bismarck and Grail, was considered.

It was the action of the Board to deny your request.

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

Very truly yours,

Jack H. Gelbraith
Secretary

JHG:bar

cc: Joseph A. Ulrich, 1124 South Yale 67210
Wilbur L. Churchward, 1116 South Yale 67210
Reginald T. Paul, 1103 South Yale 67210
Milton A. Fenkew, 1058 South Clifton 67210
Leo A. Besoit, 1102 South Yale 67210
Mother Mary Amed, Administrator, St. Joseph Hospital, 1400 Grand
Avenue 67210
Jack B. Hensley, R.D., 1120 South Clifton 67210
Mr. and Mrs. Frank Yokoyama, 1055 South Clifton 67210

*Wen Lytle
Ralph Eberly*

An application has been filed by Victor R. Conner, 1102 South Clifton, Wichita, and Glen E. and Linda Nitz, 1115 South Yale, Wichita, Kansas, pursuant to Section 2.12.590.3, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Residential and legally described as follows:

Lots 4, 5 and 6, in Conner's First Addition to Wichita, in Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Grail.

We the undersigned Adjoining Property Owners, and property owners in this immediate vicinity do hereby file a pretest to this petition and request that it be denied.

Lavonia Larkin 1041	S. Yale	Wichita Kansas
Don P. Parker 1041	S. Yale	Wichita Kansas
Frank & Cecilia Johnson	1055 S.	Clifton, Wichita Kansas
Leo A. Benoit	1102 So.	Yale, Wichita Kansas
Leona M. Benoit	1102 So.	Yale, Wichita Kansas 67218
Wilbur L. Churchward	1117 So.	Yale, Wichita, Kansas 67218
Barbara A. Churchward	1114 So.	Yale, Wichita, Kansas 67218
Victor J. Randa	1108 So.	Yale, Wichita, Kansas 67218
Virginia Randa	1108 So.	Yale, Wichita, Kansas 67218
John J. Kouba	1145 So.	Yale, Wichita, Kans 67218
Betty Kouba	1145 So.	Yale, Wichita, Kans 67218
Reginald J. Saal	1103 So.	Yale, Wichita, Kansas 67218
James E. Sawyer	1045 So.	Yale, Wichita, Kansas 67218
Joseph A. Uhrich	1124 So.	Yale, Wichita, Kansas 67218
Albertina Uhrich	1124 So.	Yale, Wichita, Kansas 67218
Glady's M. Jackson	1055 So.	Yale, Wichita, Kans. 67218.
Mrs. Ellen Gregg	1048 So.	Yale, Wichita, Kansas 67218
John Hunt	3819 Grace	✓ ✓ 67218

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We the undersigned Adjoining Property Owners, and property owners in this immediate vicinity do hereby file a protest to this petition and request that it be denied.

- Paul F. Sule 1103 So. Quentin Wichita Kans.
- Selen M. Sule 1103 So. Quentin Wichita Kansas
- Willie B. Bell 1031 S. Roosevelt Wichita Kansas
- James Ranallo 1023 S. ~~Roosevelt~~ Ranallo Wichita Kansas.
- Bette Ranallo 1023 So. Roosevelt. Wichita Kansas
- Irene Darsy 1017 So. Roosevelt. Wichita Kansas.
- John Darsy 1017 So. Roosevelt Wichita Kansas.
- Frances Leonard 3721 E. Bayley Wichita Kans.
- James W. Smiel 1115 S. Quentin, Wichita, Kans.
- Dorot Smith 1115 S. Quentin, Wichita, Kansas
- R. L. Floyd 1109 S. Quentin " "
- Mary Floyd " " " "

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Mrs. A. J. Giehler 1141 S. Yale
Mr. A. J. Giehler 1141 S. Yale 67218
Mr. Delmar C. Henderson 1144 Yale Wichita Ks
Mrs. Delmar Henderson 1144 S. Yale Wichita, Kans.
A. A. Goetz 3707 Grail
Mrs. Edna Goetz 3707 Grail
Emery Flaherty 3711 Grail
Mrs. Emery Flaherty 3711 Grail, Wichita, Kans.
Mrs. Evelyn M. Stanley 3718 Grail
Lee E. Stanley 3718 Grail
Mrs. Margaret Kerschen 3729 Grail
Laura M. Klock 3801 Grail
Rebecca E. Aksamit 3717 Grail
Melvin L. Klock 3701 Grail

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Laena Townsend 3820 Grail
 Mrs. Susan J. Dume 3807 Grail
 Ruth Dume 3707 Howard
 Mrs. Larry Wellmeyer 5813 Grail
 L. J. Wellmeyer 3813 Grail
 Mrs. J. W. Just 3819 Grail
 Edward C. Townsend 3820 Grail
 Leon J. Letter 3825 Grail
 A. Catherine Letter 3825 Grail
 Gene J. Allensworth 3723 Grail
 James Allensworth 3723 Grail
 Marie Remacle 1108 S. Quentin
 William F. Brown 1118 So. Quentin
 Betty A. Zinkebeiner 1134 S. Quentin
 Donald A. Allenwater 1138 S. Quentin
 Jeanne C. Allenwater 1138 S. Quentin
 Lawrence J. Zehinger 1144 So. Quentin
 Mary W. Zehinger 1144 So. Quentin

William H. Hansen	3814 Trail
Mary Warren	3814 Trail
Willard Ullom	3808 Trail
Mrs. Willard Ullom	3808 Trail
Willard Ullom	1035 S yale
Jane Ullom	1035 S yale
Adeline B. Brown	1118 So. Quentin
H. E. Jackson	3710 Trail
John Strobel	3802 Trail
Mary Strobel	3802 Trail
Peter C. Remacle	1108 S. Quentin
Peter C. Remacle	1002 S yale
Maria M. Remacle	1002 S yale
Fred M. Finkbeiner	1134 S Quentin
Richard L. Bowler	3724 Trail
Betty L. Bowler	3724 Trail

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Lawrence T. Ford 1054 So. Clifton
Sharon M. Ford Wichita Kansas 67218
1054 S. Clifton

G. Walling 1044 So. Clifton - Wichita, Ks
Maryon V. Walling 1044 So. Clifton "

Mrs. George F. Graves - 1051 S. Clifton, Wichita, Kas.
George F. Graves 1051 So. Clifton, Wichita, Kas.
George H. Walsted 1143 So. Yale Wichita, Kansas
Jerry J. Walsted 1143 So. Yale Wichita, Kansas
Milton A. Panbow 1058 S. Clifton Wichita, Kas.
Hilda D. Panbow 1058 S. Clifton, Wichita, Kas.

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- ~~Harley Cannon~~ 3719 E Zimmerly 67218
- John B. Cannon 3719 E. Zimmerly 67218
- James H. Welch 1023 So. Yale 67218
- Glen E. Welch 1023 S. Yale 67218
- Paul F. Cannon 1017 So. Yale 67218
- ~~Harry Cannon~~ 1017 S. Yale
- Shirley Appleman 1013 S. Yale 67218
- Kahn K. Appleman 1013 S. Yale 67218
- Alvin C. Williams 1007 S. Yale 67218
- Laura C. Williams 1007 S. Yale
- Calvin R. Chrisman 1028 S. Yale
- Faye S. Chrisman 1028 S. Yale
- James A. Janousek 1018 So. Yale.
- Bearle W. Janousek 1018 So. Yale.
- Lewis B. Buchanan 1034 South Yale.
- Mrs Lewis B. Buchanan 1034 So. Yale
- Kenneth E. McHugh 1038 So. Yale
- Rose Mary McHugh 1038 S. Yale
- John W. Smith 1022 S. Yale
- Paul F. Smith 1022 So Yale.
- Geraldine^{W.} Cannon 1017 S. Yale

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- Mrs Beryl M. Beaver 1028 S. Clifton
- Mrs. D. E. Backstrom 1022 S. Clifton
- Mr DeBackstrom 1022 S. Clifton
- Mrs. D. Higley 1016 So Clifton
- Mrs Charles R. Welsh 1010 S. Clifton
- Mrs Dennis Cartwright 1001 S Clifton
- Mrs Ipe Littrell 1007 S. Clifton
- Mr Frank L. Berry 1013 S. Clifton
- Mrs Frank L. Pardy 1013 S. Clifton
- Ray E. Darlington 1019 S Clifton
- Mrs. Ray Darlington 1019 S. Clifton
- Mrs. Richard Miller 1031 So Clifton

Page 9 of 9

Reasons for Petition
Against
Conner's Parking Lot

1. Water drainage problem from hard surfaced lot would be detrimental to our properties.
2. Excessive noise from increased traffic all hours of day and night. Lights from cars shining in windows all hours of the night. All traffic entering and leaving would have to pass through one intersection.
3. Undesirable element that this motel parking would draw to this residential neighborhood would endanger the moral and physical lives of our children.
4. We invested our hard earned money in our homes hoping to have a nice residential area. We now have this nice and peaceful neighborhood and do not want it defaced by commercial construction because this would definitely devalue our homes.

September 25, 1967

Jack H. Galbraith
Metropolitan Planning Commission
City Building
204 South Main
Wichita, Kansas

Dear Mr. Galbraith:

Mr. Conner has discussed his plans to expand his Clifton Manor facilities with me, and has requested that I communicate to you my approval in this expansion.

This is to advise that I have no objections to his proposed expansion.

Very truly yours,

Mrs. and Mrs. Frank Johnson

JACK E. MOSELEY, M. D.
PHYSICIAN AND SURGEON
1120 S. CLIFTON PHONE MU 2-4982
WICHITA, KANSAS 67218

September 25, 1967

Jack H. Galbraith
Metropolitan Planning Commission
City Building
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Wichita, Kansas

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Very truly yours,
Jack E. Moseley, M.D.
Jack E. Moseley, M. D.

JEM:bc

YOUR FAMILY HOSPITAL... DEDICATED TO SERVICE



ST. JOSEPH HOSPITAL AND
REHABILITATION CENTER

3400 GRAND AVE. WICHITA, KANSAS - 67218
AREA CODE: 316 - TELEPHONE: MU 5-1111

September 21, 1967

Jack H. Galbraith
Metropolitan Planning Commission
City Building
204 So. Main
Wichita, Kansas

Dear Mr. Galbraith:

Mr. Connor has discussed his plans to expand his Clifton Manor facilities with us, and has requested that we communicate to you the interest and approval of St. Joseph Hospital in this expansion.

We find the availability of the accommodations at Clifton Manor to be helpful and convenient to us in providing for visitors and guests of the hospital and anticipate that future growth of our hospital will increase our use of these accommodations. We further understand from Mr. Connor that his plans include additional need for parking and it appears that he is making proper provision for adequate parking space and that his intention is to build a facility that will be in keeping with the other buildings in this immediate area.

I would like to request that you give favorable consideration to the plans to expand Clifton Manor as outlined by Mr. Connor.

Sincerely,

A handwritten signature in cursive script that reads "Mother Mary Anne".

Mother Mary Anne
Administrator

MMA: pg



SECRETARY'S REPORT

CASE NO. BZA 30-67

APPLICANT: Victor R. Conner, 1102 South Clifton, Wichita, and
Glen E. and Linda Nitz, 1115 South Yale, Wichita

REQUEST: Exception pursuant to Section 2.12.590.3, Code of the
City of Wichita to permit the installation or construction
of an off-street parking lot.

GENERAL LOCATION: West side of Yale in an area south of Zimmerly

LAND USE: Subject property is occupied by two single family dwellings
north and east are single family, to the south is a
duplex and to the west is a motel

ZONING: Subject property and that to the north, south, and east is
"A" Two Family, to the west is "LC" Light Commercial.

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 installation or construction of an off-street parking lot providing the conditions under Section 28.04.145, Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY

The applicant owns the Clifton Manor Apartment-Motel which is located on the property adjacent to the west and desires to add some additional units and, therefore, needs to provide more off-street parking. The applicant is in the process of purchasing the two dwelling units which face Yale Avenue and proposes to use the lots for off-street parking.

The parking lot layout submitted appears to meet all the requirements as to setbacks and design and it is the opinion of the Secretary that through proper screening controls, the lot would be compatible with the existing development.

Recommendation

It is the recommendation of the Secretary that the application for an exception to permit the installation or construction of an off-

street parking lot be approved subject to the following conditions:

1. Prior to the occupancy of subject property for an off-street parking lot, the applicant shall remove the existing dwellings.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling, or servicing of any vehicle, equipment, materials, or supplies.
3. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of all weeds, dust, trash, and debris.
6. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall be so arranged so as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than six feet.
8. A six foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the north and south lines of the application area and shall not extend closer to Yale Avenue than the front setback line. Said fence shall then be reduced to three feet in height and shall be located adjacent to Yale Avenue within one foot of the front setback line, except for points of ingress and egress.
9. Prior to the issuance of an occupancy permit for the off-street parking lot, the applicant shall submit a plan to the Department of Central Inspection for the approval of the Traffic Engineer which plan shall include location of all street parking spaces, the width and dimension of parking spaces, markings for channelization and location of all driveways, width of driveways, and other pertinent information.

10. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

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

September 11, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 30-67

An application has been filed by Victor R. Conner, 1102 South Clifton, Wichita, and Glen E. and Linda Nitz, 1115 South Yale, Wichita, Kansas, pursuant to Section 2.12.590.3, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Residential and legally described as follows:

Lots 5 and 6, in Conner's First Addition to Wichita, in Sedgwick County, Kansas. Generally located on the west side of Yale between Zimmerly and Grail.

This application has been assigned Case No. BZA 30-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 26, 1967, at 1:30 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

Clifton Manor Apt. Motel

1102 S. Clifton • Wichita 18, Kansas
MU 4-4202

September 5, 1967

Mr. Ron Williamson
Assistant Secretary
Board of Zoning Appeals
City Building
Wichita, Kansas

Dear Mr. Williamson:

I am proposing to add thirty-nine (39) new units and a small restaurant to the existing twenty-nine units of Clifton Manor Motel, 1102 South Clifton. This expansion is needed to better serve St. Joseph's Hospital and surrounding community.

To do this, I needed additional parking facilities so I purchased two additional properties, 1109 and 1115 South Yale. These lots number five and six Conner Airst Addition, join at rear of present Clifton Manor project extending east to Yale street. I propose to use the back yards of these properties for the additional parking needed.

Very truly yours,

Victor R. Conner
Victor R. Conner, Owner
Clifton Manor Motel

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 50-67
FILED 8-29-67

APPLICATION FOR EXCEPTION

I. Name of Applicant Victor R. Conner
Mailing Address 1107 S. Clayton ⁶⁷²¹⁸ Phone MO44202
Name of ~~Authorized Agent~~ ^{APPLICANT} GLEN E. & LINDA NITZ
Mailing Address 1115 S. YALE ⁶⁷²¹⁸ Phone _____
Relationship of applicant to property is that of OWNER
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.145, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of AN OFF STREET PARKING LOT
on property zoned
A-NOTER APPLICATION FOR RB, located ON WEST SIDE OF YALE
BETWEEN ZIMMERLY & CRAW and legally described as:
LOT 5 & 6 CONNERS FIRST ADDITION
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 GLEN E. & LINDA NITZ
Authorized Agent Victor R. Conner

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 2:00 (a.m. - p.m.), Aug. 29, 1967, together with appropriate fee of \$50.00.

Signed Ronald A. Williamson

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

September 11, 1967

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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
 Address unknown

Maxine Yokum
1047 So. Yale
Wichita, Ks. 67218



RETURN
TO
WRITER



FORM 224-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	License	Mech.
Oil Well	Pav. Cuts	Plan.	Pibk. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
BZA Exception	\$50.00

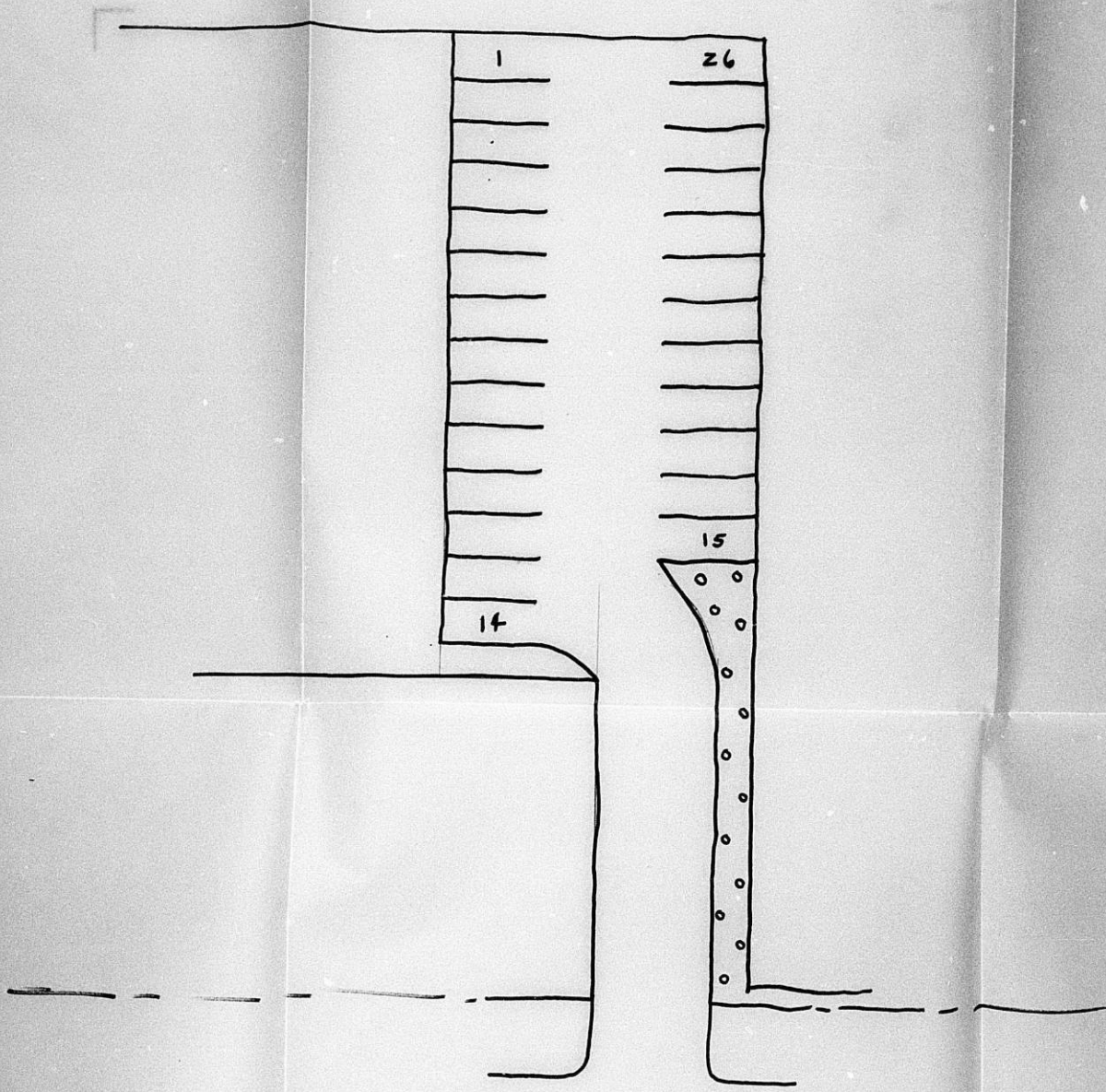
Name: Victor R. Conner

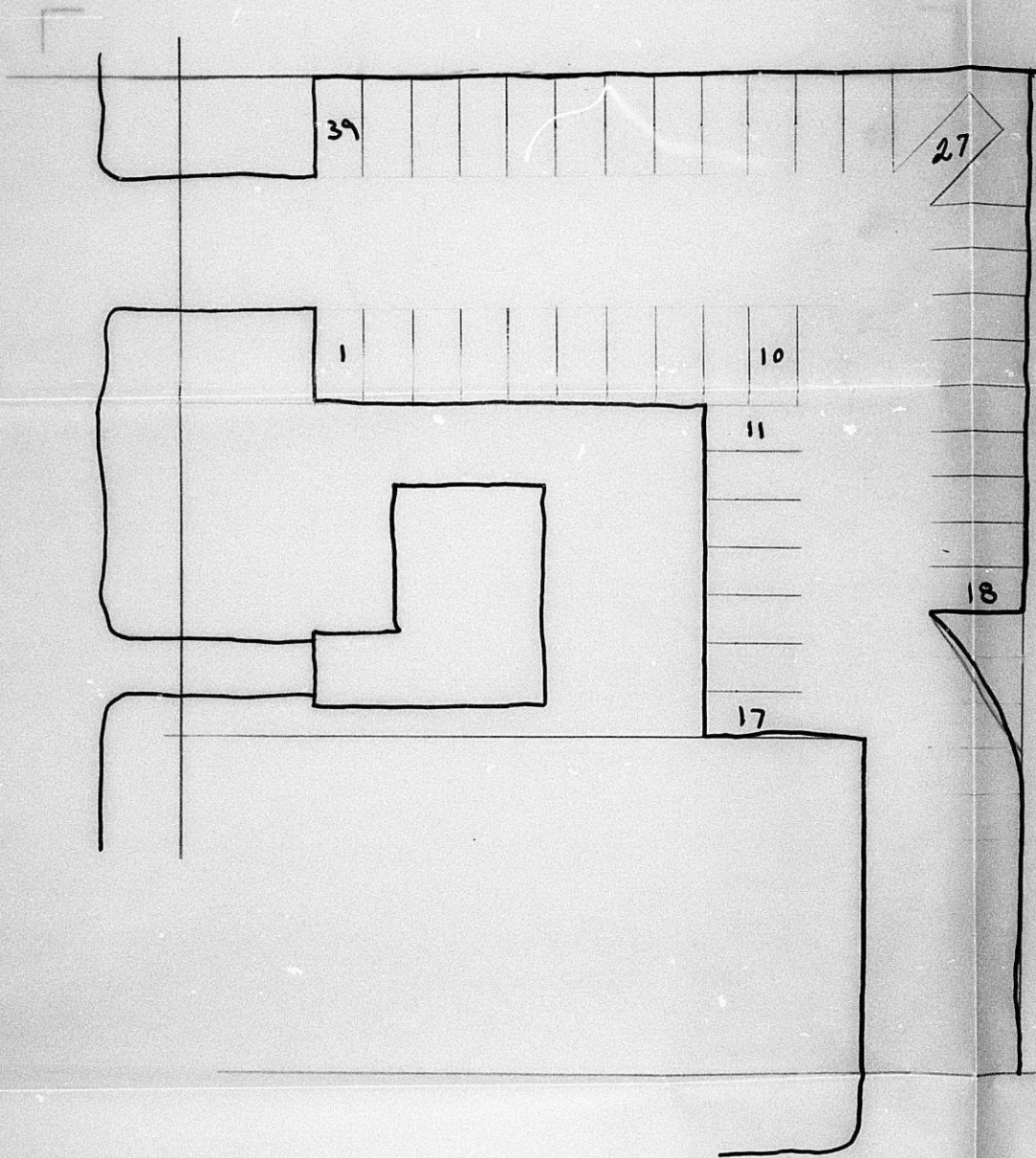
Address: 1102 S. Clifton

Type: Due Date:

Comments: R-71-C

Date: 8-29-67 By: K. Holloway





2
05
15



*

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