

B.C.C./B. CO. C. \_\_\_\_\_

✓ Kirby - please remove  
from official maps

60  
1951  
Bannockburn & Park

5549A

BZA 36-76 - Lola Streeter re-  
quests exception to permit the  
establishment of a one unit trail-  
er park on property generally  
located on the west side of

POSTED  
10-5-76  
H  
M.P.V.  
C.I.V.  
11-18-76  
H

ACTION

B2A 36-76 COMMITTEE Approved DATE 10-26-76

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

✓ Kirby - please remove  
from official maps

Removed 4-20-90  
KCB

5549A

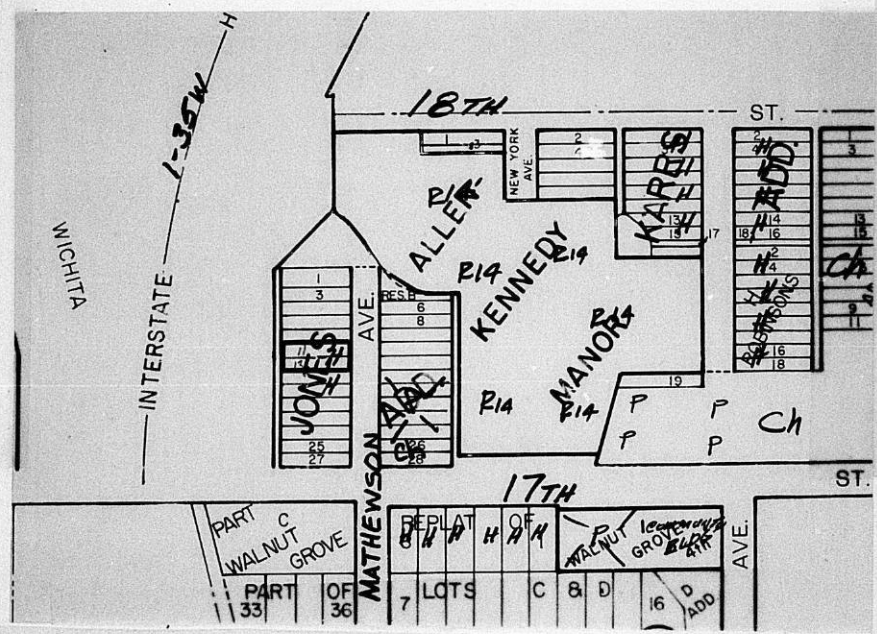
B2A 36-76 - Lola Streetcar re-  
quests exception to permit the  
establishment of a one unit trail  
er park on property generally  
located on the west side of

Map No. 5549A  
 Sec. 9  
 Twp. 27  
 Range 1E

BZA- 36-76  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:  
 1. Acres: 0.14 ( 50 ft. by 130 ft.)  
 2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
 3. Land Use: East UNDEVELOPED South SINGLE FAM  
 West INTERSTATE 35W North UNDEVELOPED  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use is for: SINGLE FAM  
 6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



**Smeal**  
 No. 2-153C  
 HASTING, IN - LOS ANGELES  
 LUDAN, OH - MEDFORD, TX U.S.A.

J.R. Cox in C.I.D.  
Called 8/21/90 to  
say this mobile  
home has been  
removed.

RESOLUTION NO. BZA 36-76

WHEREAS, Lola Streeter, 1312 North Grove, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the placement of a mobile home on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 11 and 13, on Mathewson Avenue, D. W. Jones Addition, Wichita, Kansas. Generally located on the west side of Mathewson in an area north of 17th Street.

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 October 26, 1976, 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, after public hearing of this application, determined that a hardship does exist inasmuch as the applicant is of advanced age and in need of assistance which can be provided at this location, and her present residence is in an area reported to be one of the highest crime locations in the city which causes fear of personal safety; and

WHEREAS, the Board of Zoning Appeals has authority to permit a mobile home on property zoned the "B" Multiple Family Dwelling District subject to conditions outlined in Title 26, Code of the City of Wichita.

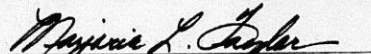
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved for installation of a mobile home on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 11 and 13, on Mathewson Avenue, D. W. Jones Addition, Wichita, Kansas. Generally located on the west side of Mathewson in an area north of 17th Street,

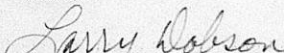
subject to the following conditions:

1. The mobile home may remain on the property only as long as it is occupied by the applicant, Lola Streeter. When the applicant no longer occupies the mobile home, it shall be removed from the property.
2. The applicant shall report annually, during the first two weeks of January, to the Central Inspection Division, as to whether or not the mobile home is still occupied by herself.
3. The location of the mobile home shall conform to all setback requirements of the "B" Multiple Family Dwelling District, and the requirements of Title 26 of the City Code.

ADOPTED AT WICHITA, KANSAS, this 26th day of October, 1976.

  
Marjorie L. Taylor, Chairman

ATTEST:

  
Larry Dobson, Assistant Secretary



October 27, 1976

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXX

10th Floor, City Hall  
455 North Main Street

Ms. Verna M. Lewis  
1921 Piatt  
Wichita, Kansas 67219

Re: Case No. B2A 36-76  
Request for Exception

Dear Ms. Lewis:

At the regular meeting of the Board of Zoning Appeals on Tuesday, October 26, 1976, your request for an exception to permit the placement of a mobile home on property zoned the "B" Multiple Family Dwelling District, and generally located on the west side of Mathewson in an area north of 17th Street was considered.

It was the action of the Board to grant this request subject to the following conditions:

1. The mobile home may remain on the property only as long as it is occupied by the applicant, Lois Streeter. When the applicant no longer occupies the mobile home, it shall be removed from the property.
2. The applicant shall report annually, during the first two weeks of January, to the Central Inspection Division, as to whether or not the mobile home is still occupied by herself.
3. The location of the mobile home shall conform to all setback and height requirements of the "B" Multiple Family Dwelling District and the requirements of Title 26 of the City Code.

M. Verna M. Lewis  
October 27, 1976

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,



Larry Dobson  
Assistant Secretary

LD:bh

cc: Lola Straeter, 1312 N. Grove, 67214  
Ms. N. B. Farha, 1709 Greenfield, 67217  
Fred Linde, City Grievance Officer  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

*Dobson*



**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE** October 19, 1976

**TO** Jack Galbraith, Chief Planner, Current Plans  
**FROM** David Furnas, Citizen Participation Coordinator  
**SUBJECT** BZA 36-76

At its meeting Monday, October 18, 1976, CPO Council Area "L" discussed the above captioned subject.

They were informed of the intended use of this location and voted unanimously to take no action on this particular BZA case.

Please convey this to the Board of Zoning Appeals.

*David L. Furnas*  
David Furnas  
Citizen Participation Coordinator

DF:WG:sm



SECRETARY'S REPORT  
CASE NO. BZA 36-76

APPLICANT: Lola Streeter, 1312 N. Grove, Wichita, Kansas.

AGENT: Verna M. Lewis, 1921 Piatt, Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the placement of a mobile home on property zoned the "B" Multiple Family Dwelling District.

GENERAL LOCATION: West side of Mathewson in an area north of 17th Street.

LAND USE: Subject property is vacant. Property to the south contains a single family residence; north is vacant; east is vacant; west is the canal route right-of-way.

ZONING: Subject property and all surrounding properties are zoned 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 conditions set out in Section 26.04.182(3) can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the placement of a mobile home on her property zoned the "B" Multiple Family Dwelling District.

The Board of Zoning Appeals has the authority to permit, as an exception, the placement of a mobile home on any property in any district on a temporary basis, provided that the applicant can show due cause that a hardship exists and that this hardship cannot reasonably be alleviated without the granting of this permit.

The applicant's statement of justification points out that she was re-located from her previous home by the I-35 W right-of-way acquisition. She is presently residing in a rental property at 1312 North Grove, but stresses that it is not safe for an elderly woman to live in that neighborhood by herself (she is in her 80's). She reports that she has looked for a house to buy, but cannot afford to buy an existing home or build a new one. She has purchased a 50 x 125 foot vacant lot next door to a lifelong friend and proposes to buy a small trailer and place it on the lot as her residence. Subject property, although now vacant, once contained a

SECRETARY'S REPORT  
CASE NO. BZA 36-76  
Page 2

dwelling, and therefore, utilities are readily available to serve the proposed trailer. All other surrounding properties are vacant, with the I-35 W (canal route) lying adjacent to the west. The site plan submitted with the application indicates that the mobile home could be placed on the property in compliance with the setback requirements of the "B" Multiple Family Dwelling District.

The Secretary has serious reservations about the granting of a "hardship exception" based primarily upon a financial hardship. The Board should cautiously consider the ramifications of granting such an exception based upon the fact that the applicant cannot afford to buy a house. Such a determination could adversely affect this community's implied policy that mobile homes be located in mobile home parks. Probably a sizeable portion of our community could profess a financial hardship as related to their ability to purchase a home and therefore argue that they should be granted a hardship exception to permit them to place a more affordable mobile home on a piece of property they own.

It is believed that in this particular case, the applicant's desire to relocate appears to center around fears for her personal safety. She owns vacant property next to a lifelong friend and feels that living there would provide her personal security and comfort, but she states she cannot afford to build or move a house on to the property. Other factors peculiar to this specific case involve the applicant's advanced age and her relocation from her previous home for the I-35 W acquisition.

RECOMMENDATION:

If you find that there is indeed a hardship in this case and that the hardship cannot be reasonably alleviated without the granting of the exception, the following conditions are suggested as conditions of approval.

1. The mobile home may remain on the property only as long as it is occupied by the applicant, Lola Streeter. When the applicant no longer occupies the mobile home, it shall be removed from the property.
  2. The applicant shall report annually, during the first two weeks of January, to the Central Inspection Division, as to whether or not the mobile home is still occupied by herself.
  3. The location of the mobile home shall conform to all setback and height requirements of the "B" Multiple Family Dwelling District and the requirements of Title 26 of the City Code.
-

11 notices sent to agent, applicant and adjoining property owners  
10 notices sent to MAPC members  
1 notice sent to CPO Coordinator, Dave Furnas

22 notices sent October 4, 1976

BOARD OF ZONING APPEALS  
Tenth Floor City Hall  
455 N. Main, Wichita, Kansas 67202

September 30, 1976

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 36-76

An application has been filed by Lola Streeter, 1312 N. Grove, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the placement of a mobile home on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 11 and 13, on Mathewson Avenue, D.W. Jones Addition, Wichita, Kansas. Generally located on the west side of Mathewson in an area north of 17th Street.

This application has been assigned Case No. BZA 36-76, and will be considered by the Board of Zoning Appeals at its meeting on October 26, 1976, 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 Counsel 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

Wich  
# 00  
6/26/76

BOARD OF ZONING APPEALS CASE NO. \_\_\_\_\_  
CITY OF WICHITA, KANSAS FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Lola Streater  
Mailing Address 1312 N. Grove <sup>67,214</sup> Phone 686-2523  
Name of Authorized Agent None Verna M. Lewis  
Mailing Address via Lola Streater <sup>1312 N. Grove</sup> Phone \_\_\_\_\_  
Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other).

1821 Piatt  
265-4536

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of A ONE UNIT TRAILER PARK on property zoned "B", located 1821 N. MATHEWSON AVE. and legally described as: LOT 11 & 13 ON MATHEWSON AVE, D.W. SONES ADD, WICHITA, KANSAS, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
  - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
  - c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
  - d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Lola Streater  
Authorized Agent None Verna M. Lewis

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 12:00 (a.m. - (p.m.)), 9/28/76, 19 76, together with appropriate fee of \$50.00

map 5549

Signed Larry Dobson

subj. to receiving abstract list by 9/29/76

I Lela Streeter am applying for a permit to convert a one bedroom trailer on my lots at 1821 N. Mathewson into a private home. Presently I am residing at 1312 N. Grove, this is a area which isn't the safest place for an elderly woman to live alone. I cannot afford to build a house, so I am appealing to you to issue me a permit to place my trailer on a brick foundation and convert it into a home. The lot is already equipped with city water, gas, sewer, electric. I would be next door to a life long friend and one block from my niece. I ask of you to please consider my application

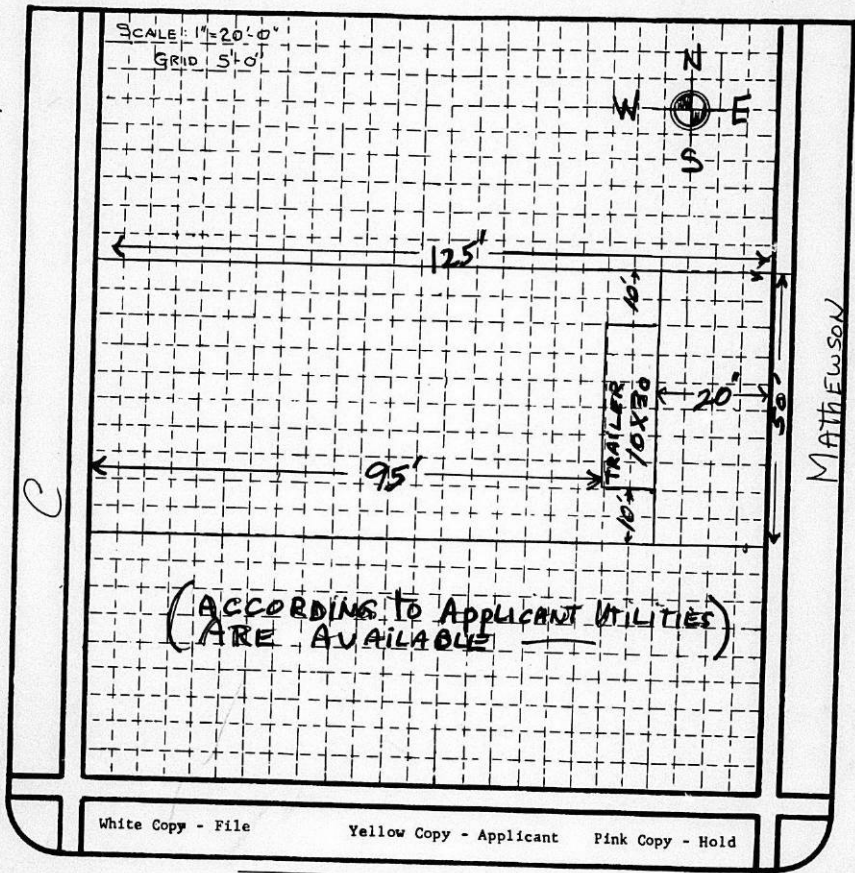
As I would be better my  
condition and being a relocation  
person, I have tried all means  
to secure a house but to no  
success because of money in-  
volved. With my re-location  
money I could slip trailer  
up to City Code and live on  
my Social Security with no  
problems to anyone.

RESIDENTIAL PLOT PLAN



ADDRESS: 1821 MATHEWSON

LOT(s): 11-13 BLK. 1800 OF MATHEWSON ZONING: B



I certify that the above plat complies with applicable zoning setbacks and sub-division covenants and restrictions.

Form No. KA-345 (6/25/71)

Signed: \_\_\_\_\_ (Applicant)

Garage  Carport  Open Parking

BZA 36-76

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

File No. \_\_\_\_\_

Date \_\_\_\_\_

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

New \_\_\_\_\_  
Existing \_\_\_\_\_

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

*Lola Street*  
Signature of Applicant

*Lola Street*  
Signature of Owner

Legal Description of Proposed Park:

Private Lot ~~50' X 130'~~ 50' X 125'  
Lots 11-13 ON MATHESON AVE,  
D W JONES ADD

Owner: *Lola Street*

Address: *1312 N. Grove* Tel: *686-2523*

If Applicable:

Name of Park: *Private Lots*

Address: *1821 N. Matheson* Tel: \_\_\_\_\_

Name of Operator: *Lola Street*

Address: *1312 N. Grove* Tel: *686-2523*

Number of Spaces: Mobile Home 0 House Trailer 1

Water: City  Sewage: City  Fuel: Public

Private \_\_\_\_\_ Private \_\_\_\_\_ Private \_\_\_\_\_

Electricity:

Applicable to parks accommodating one or more HOUSE TRAILERS only:

Sanitary Facilities:

No. of toilets(M) 0 No. of lavatories(M) 0 No. of showers or tubs(M) 0

No. of toilets(F) 0 No. of lavatories(F) 0 No. of showers or tubs(F) 0

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

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

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

OFFICE USE ONLY:

In compliance with park layout requirements: \_\_\_\_\_ Electricity: \_\_\_\_\_

WICHITA-SEDGWICK COUNTY HEALTH DEPT. APPROVAL

By \_\_\_\_\_

Date \_\_\_\_\_

CENTRAL INSPECTION DIVISION

By *Edie Agim*

Date *9-24-76*

## STATEMENT OF OWNERSHIP

STATE OF KANSAS     )  
                           )   SS  
 SEDGWICK COUNTY    )

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

All the owners within 200 feet of:


Lots 11 and 13, on Mathewson Avenue, D. W. JONES ADDITION, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
11 & 13, on Mathewson Avenue	D. W. JONES	D Lola Streeter 1312 North Grove Wichita, Kansas 67214
1, on Mathewson Avenue	D. W. JONES	✓ Glen E. Farha 1709 Greenfield Avenue Wichita, Kansas 67217
3 & 5, on Mathewson Avenue	D. W. JONES	✓ Mary E. Johnson 1657 North Minneapolis Wichita, Kansas 67214
7 & 9, on Mathewson Avenue	D. W. JONES	✓ Claude C. Tucker 1909 East Greenwood Springfield, Missouri 65804
15 & 17, on Mathewson Avenue	D. W. JONES	✓ Viola Robinson 1815 North Mathewson Wichita, Kansas 67214



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNER &amp; ADDRESS</u>
19, 21, 23, 25 & 27, on Mathewson Avenue	D. W. JONES	John Robinson, Jr. 1032 Ohio Wichita, Kansas 67214
6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, & 28, on Mathewson Avenue	D. W. JONES	The Tabernacle Church of God in Christ, ORIN H. BOYD, PASTOR, INC. 1502 East 17th Wichita, Kansas 67214
Reserve B	D. W. JONES	Glen & or N. B. Farha 1709 Greenfield Avenue Wichita, Kansas 67217
2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, & 28, on Cleveland Avenue	D. W. JONES	City of Wichita 455 North Main Wichita, Kansas 67202
 Lot 1, Block A	ALLEN-KENNEDY MANOR	Gordon T. Olsen & Gordon A. Olsen dba Allen-Kennedy Apartments % A. A. Morgan, Resident Agent 1756 North Piatt Wichita, Kansas 67214
1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, & 27, on Cleveland Avenue	D. W. JONES	City of Wichita 455 North Main Wichita, Kansas 67202
Beginning 391 feet North and 1364.2 feet East of the SW corner of the NE $\frac{1}{4}$ Section 9, North 239 feet, East to center Creek, SEly to point East of beginning, West to beginning, Section 9, Township 27, Range 1 East, Sedg. Co., Kansas		City of Wichita 455 North Main Wichita, Kansas 67202

Dated at Wichita, Kansas, this 28th day of September, 1976,  
at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

By *Orta Day*  
Asst. Sec.

Tracer No. 34880



## STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS:  
 SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas,

Abutting Record Owners of:

Lot 11 & 13 on Mathewson Avenue  
 D.W. Jones Addition.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz:  
 (Addresses as given are furnished as a service and not certified.)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS &amp; RESIDENCE</u>
Lot 11 & 13 on Mathewson Ave.	D.W. Jones Addition	D Lola Streeter 1312 North Grove Wichita, Kansas 67214
Lots 15 & 17 on Mathewson Ave.	D.W. Jones Addition	D Viola Robinson 1815 N. Mathewson Wichita, Kansas 67214
Lot 7 & 9 on Mathewson Ave.	D.W. Jones Addition	D Claude C. Tucker 1909 East Greenwood Springfield, Missouri 65804

Dated at Wichita, Kansas , on September 14, 1976; 7:00 A.M.

(Corp. Seal)

FIDELITY TITLE COMPANY, INC.

By *C. E. Bud Ridder*  
 br Vice President

Fidelity  Title  
 COMPANY, INC.

FORM 223-0

**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
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Name

Address

Type	Due Date
------	----------

Comments:

Date	By
------	----

7/24/76	
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