

Case No. BZA 39-82 - Harry Ragland -
Requests an exception to permit the
establishment of a mobile home on a
temporary basis on property zoned
the "E" Light Industrial District and
generally located on the east side of

*Posted
10-18-82*

ACTION

10-26-82
DATE

B.Z.A. *37-82*

Approved

S 1A C

Sec 4 Sec 11-1-82
Checked 11-8-82 at
Shur 11-10
Recorded 11-17-82

Map No. 5144
 Sec. 2
 Twp. 28
 Range 1W

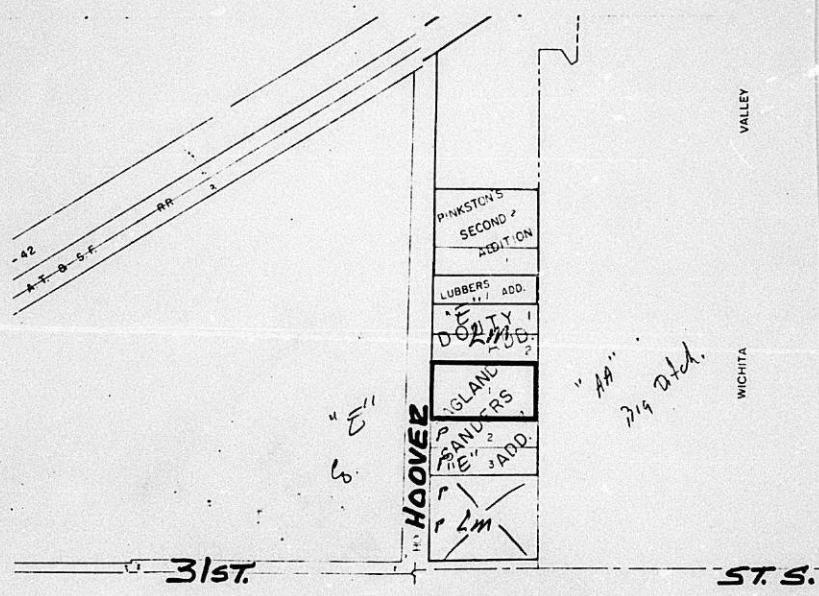
BZA- 39-82
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.45 (100 ft. by 200 ft.
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East PIG DITCH South PARKING LOT
 West UNDEVELOPED North MANUFACTURING
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



Shoemaker
 No. 2153C
 HASTINGS MN
 LOS ANGELES CHICAGO LOS AN ON
 MOBILE SAN FRANCISCO ST. LOUIS
 WASHINGTON W. VA. WICHITA MOBILE OK
 U.S.A.

October 27, 1962

Harry Ragland
3066 South Hoover Road
Wichita, Ks. 67215

Re: Case No. EEA 39-62
Request for Exception

Dear Mr. Ragland:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 26, 1962.

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

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:ead
Enclosure

cc: Vern Miller, 1333 North Broadway, Wichita 67214
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesick, City Clerk

RESOLUTION NO. BZA 39-82

WHEREAS, H. & R. Parts Co., Inc., 3066 South Hoover, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Ragland-Sanders Addition to Wichita, Sedgwick County, Kansas. Located at 3066 South Hoover.

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, 1982, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a mobile home on a temporary basis on property zoned the "E" Light Industrial District subject to the conditions outlined in Section 28.04.182.3, Code of the City of Wichita.

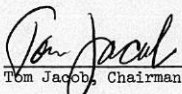
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the location of a mobile home on a temporary basis on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Ragland-Sanders Addition to Wichita, Sedgwick County, Kansas. Located at 3066 South Hoover.

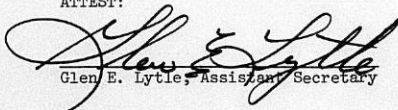
subject to the following conditions:

1. The mobile home may remain on the property through December 31, 1983, at which time it shall be removed.
2. If at some time prior to December 31, 1983 the ordinances are amended to permit a mobile home manufactured to certain standards to be placed on a permanent foundation and become a permanent structure in the "E" Light Industrial District for a night watchman, the applicant shall secure the necessary permits and proceed within 30 days to locate a mobile home or structure in compliance with said regulation.

ADOPTED AT WICHITA, KANSAS, this 26th day of October, 1982.


Tom Jacob, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS OKLAHOMA CITY AIR LOGISTICS CENTER (AFLC)
TINKER AIR FORCE BASE, OKLAHOMA 73145

October 29, 1981

REPLY TO
ATTN OF: Jay Edwards, Major Gen USAF/C

SUBJECT: Protection of government spare parts and tooling

TO: Mr. Harry Ragland, President
H & R Parts Co., Inc.
3066 So. Hoover Road
Wichita, Ks. 67215

Mr. Ragland:

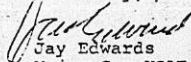
Your facilities at 3066 So. Hoover Road manufactures spare parts for the U.S. Air Force and it is essential that these parts and the tooling used in the manufacturing process be given adequate protection at all times.

H & R Parts Co., Inc. has in the past assured us that adequate protection was provided your plant by having an employee living in a trailer home on the premises.

We have been advised that this trailer home on the premises is not in accordance with the zoning laws of Wichita. We sincerely request you make every effort possible to convince the City of Wichita to make an exception in this case and allow H & R Parts Co., Inc. to keep this trailer home on the premises to insure continued security.

We in the Air Force appreciate your efforts as a supplier of quality parts and it is essential to our mission for your continued support.

Sincerely,


Jay Edwards
Major Gen USAF
Commander

sf/je

AFLC - Lifeline of the Aerospace Team

LUBBERS MOTOR SERVICE
2928 S. Hoover Road
Wichita, Ks. 67215

September 24, 1980

H & R Parts Co., Inc.
3066 S. Hoover Road
Wichita, Kansas

Attn: Mr. Harry J. Ragland

Dear Mr. Ragland:

We understand that you have a trailer parked behind your business, at the above address, which houses a night watchman.

We at Lubbers, located next door to you, wholeheartedly endorse this action due to the thousands of dollars worth of personal and corporate merchandise stolen from our premises after hours.

We do feel it is to our advantage to have something of this nature close to our business. with all the looting going on at these locations.

If we can be of any service in keeping this man permanently, please do not hesitate to call on us.

Jon Lubbers
Sincerely,
Lubbers Motor Service



Quality Manufacturers, Incorporated

3158 South Hoover Road • Wichita, Kansas 67215 • (316) 942-7982
"DROP HAMMER SPECIALISTS" FABRICATION AND TOOLING

August 27, 1980

H & R Parts Company, Inc.
3066 S. Hoover Road
Wichita, Kansas 67215

Attention: Mr. Harry Ragland

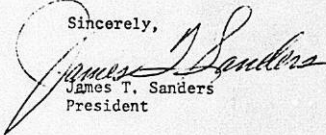
Dear Mr. Ragland,

We have knowledge of the fact that you have a trailer located on your premises which houses a night watchman.

We at Quality Manufacturers, Inc., located next door to you, fully endorse this action due to the loss of much personal and corporate merchandise taken from our premises after closing hours.

We do feel it is to our advantage to have something of this nature close to our business. If we can be of any assistance in this matter, please let us know.

Sincerely,


James T. Sanders
President

JAMES T. SANDERS, President • MARSHALL J. SANDERS, Vice President



home of
tastyCust
breadings, batter mixes
and marinades!

August 26, 1980

H & R. Parts Co.
3066 S. Hoover Road
Wichita, Kansas

Attn: Mr. E. Ragland

Dear Mr. Ragland:

We understand that you have a trailer parked behind your business, at the above address, which houses a night watchman.

We at CPI, located next door to you, wholeheartedly endorse this action due to the thousands of dollars worth of personal and corporate merchandise stolen from our premises after hours. We have reported these losses to the local police department various times and they have done absolutely nothing to locate our merchandise, or catch the thief.

We feel it is beneficial to have a neighbor who is housing this watchman and feel its a necessity to have this type coverage with this much looting going on at these locations. If we can be of any service in keeping this man permanently, please do not hesitate to call on us.

Sincerely,
CPI CORPORATION

A handwritten signature in cursive script that reads 'Peggy Moore'.

Peggy Moore
SECRETARY-TREASURER

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE October 22, 1982



TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruihof, Administrative Aide III

SUBJECT BZA 39-82, East of Hoover,
North of 31st Street South

At its October 20th meeting, CPO Neighborhood Council Area "A" considered the captioned request for an exception to permit the location of a mobile home on a temporary basis on property zoned "E", Light Industrial. Harry Ragland, 3066 South Hoover, was present to discuss the case. No area property owners were present concerning the request.

The Council voted unanimously, 5-0, to recommend approval of the exception subject to the BZA Secretary's recommended conditions.

Please inform the Board of Zoning Appeals of the Council's recommendation when it considers the case on October 26th,

Dean Kruihof
Dean Kruihof
Administrative Aide III

DK:dm

RECEIVED
OCT 25 1982
METROPOLITAN PLANNING
ROUTE *Lytle*

THE CITY OF WICHITA

RECEIVED

Goldrath

OCT 15 1982

METROPOLITAN PLANNING

ROUTE _____



DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT

CITY HALL - ELEVENTH FLOOR
135 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4831

October 14, 1982

Thomas D. Jacob, Chairman
Board of Zoning Appeals
5920 East Central
Wichita, KS 67208

Dear Mr. Jacob:

It has come to my attention as a result of Mr. Nelson Hall's participation in the Chamber of Commerce Industrial Visitation Blitz this fall that a problem currently exists regarding the location of a mobile home for temporary living quarters for a security person at the business address of H & R Parts Company, Inc. located on South Hoover Road.

Mr. Hall has looked into this matter and finds that one temporary permit was issued to Mr. Ragland to give him time to relocate this trailer and provide some sort of permanent quarters for his security guard and we understand this was not done. However, it has also been pointed out by Mr. Hall that Mr. Ragland was in hopes that the ordinance might be changed to allow mobile homes to be located in industrial areas provided they are located on permanent foundations and meet HUD standards.

You are of course aware of the current unemployment problems we have in Wichita, and while Mr. Ragland has not indicated that this matter would be an item which would cause him to shut his facility or decrease his employment, it is a time when this department is most aware of the need for a positive business climate on the part of local government and the extension of some extra courtesies, if you will, to make life a little bit easier for Wichita business and industry during a difficult time.

Mr. Ragland has indicated to Mr. Hall that given a year's extension, and if the ordinance cannot be changed, that he will be willing to find another means of quartering his plant superintendent, Mr. Legleiter, on the site and that if the ordinance is changed he will certainly provide a permanent foundation for the mobile home in question.

THE CITY OF WICHITA 2

Thomas D. Jacob

October 14, 1982

Based on this information as well as this department's desire to see an issue resolved which does not appear to be creating a really difficult situation as it pertains to Mr. Ragland's particular zoning violation, it is our understanding that his installation of the mobile home is quite neat and his facilities and grounds are well kept, we would like to request that your board grant a one-year extension to Mr. Ragland.

Mr. Hall of this department will be present during your meeting to answer any questions you may have from this department's perspective.

Your consideration of this matter will be most appreciated.

Yours truly,


Don E. Anderson, Director
Housing and Economic Development

DEA/st

cc: Members, Board of Zoning Appeals
Robert A. Lakin
Jack Galbraith
Bob Feldner
Nelson E. Hall
Vern Miller
H. J. Ragland

SECRETARY'S REPORT
CASE NO. EZA 39-82

APPLICANT: Harry Ragland, 3066 South Hoover, Road,
Wichita, Kansas.

AGENT: Vern Miller, 1333 North Broadway, Wichita,
Kansas.

REQUEST: Exception pursuant to Section 28.04.182.3,
Code of the City of Wichita to permit the
placement of a mobile home on a temporary
basis.

GENERAL LOCATION: On the east side of Hoover and north of
31st Street South.

ZONING: Subject property is zoned "E" Light
Industrial as are the properties to the
north, south and west. The Big Ditch is
zoned "AA" One-family.

LAND USE: Subject property is occupied by a manufacturing
firm. Properties to the north and south are
also developed with light industries. To the
east is the Big Ditch.

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 28.04.182.3 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the location of a mobile home on a temporary basis on an industrial property for security purposes. This request is identical to an application heard by this Board in October 1980. The Board granted the temporary permit provided the applicant remove the mobile home from the property by December 31, 1981. The applicant was informed at that time that he should seek a permanent solution to the problem and the 14 months temporary permit should be ample time to do so.

The applicant was cited some time back for being in violation of Resolution EZA 43-80 and now seeks to again apply for an exception. The applicant's agent has been advised that the applicant should seek a permanent solution if the industry needs a night watchman and a permanent structure be located on the property.

The Board has jurisdiction to grant the exception only if a hardship exists that cannot reasonably be alleviated without the granting of this exception. It is apparent that the applicant has had two years to seek a solution to the problem and has done nothing to solve it on a permanent basis.

RECOMMENDATION:

It is the Secretary's opinion that the application should be denied, however, should the Board determine that there is a hardship existing that cannot be alleviated without the granting of this exception, then the exception should be granted subject to the following conditions:

1. The mobile home may remain on the property through December 31, 1983, at which time it shall be removed.
2. If at some time prior to December 31, 1983 the ordinances are amended to permit a mobile home manufactured to certain standards to be placed on a permanent foundation and become a permanent structure in the "E" Light Industrial District for a night watchman, the applicant shall secure the necessary permits and proceed within 30 days to locate a mobile home or structure in compliance with said regulation.

IMPORTANT MESSAGE

FOR Hyatt
DATE 10-4-82 TIME 3:25 ^{A.M.} ~~P.M.~~

WHILE YOU WERE AWAY

Van Miller

OF _____
PHONE No. 264-2429

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE

ret 3:40 pm. 10-4

SIGNED Shirley

FORM 000-017

BZA CASE NO. 39-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

4 NOTICES SENT TO ADJOINING PROPERTY OWNERS

17 TOTAL NOTICES SENT 10-6-82

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

October 6, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 39-82

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Harry Ragland, 3066 South Hoover Road, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a mobile home on a temporary basis on property zoned "E" Light Industrial District. A legal description of the applicant's property is as follows:

Lot 1, Ragland Sanders Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Hoover and north of 31st Street South.

This application has been assigned Case No. BZA 39-82. It will be considered by the Board of Zoning Appeals on October 26, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 39-82

CITY OF WICHITA, KANSAS

FILED 9-27-82

APPLICATION FOR EXCEPTION

I. Name of Applicant Harry Rayland

Mailing Address 3064 Do Home Road Phone 9426984

Name of Authorized Agent Don Miller

Mailing Address 1333 No. Bldg. 67214 Phone 2442429

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

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of a mobile home on a temporary basis

on property zoned the "E" light industrial district,

located on the east side of Home and north of 31st St

and legally described as: Lot 1, Rayland Land

addition to Wichita, Sedgwick County, Kans

_____, 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. 36-596); 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 Harry Rayland

Authorized Agent Don Miller

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:00 (a.m.-p.m.), SEPT. 27, 1982, together with appropriate fee of 200.00.

Signed A. Lytle

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		Douty Addition	✓ Twila M. Sanders 601 Hidden Valley 67209
Lot 2		"	▷ T. Maxine Sanders 601 Hidden Valley 67209
Lot 1	A	Ragland-Sanders Addition	▷ Harry J. Ragland Joyce A. Ragland 3066 South Hoover 67215
Lot 2	A	"	▷ Twila M. Sanders 601 Hidden Valley 67209
Lot 3	A	"	Same as above
Lot 1		Lubbers Addition	✓ Joseph B. Lubbers 836 N. Anna 67212 Clarence H. Lubbers 130 S. Tracy 67209
The SE $\frac{1}{4}$ of Section 3, Township 28 South Range 1 West of the 6th P.M.			✓ Cessna Aircraft Co. 5800 East Pawnee 67218

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lot 1,
Ragland-Sanders Addition to
Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 28th day of September, 1982 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Hable
Vice-President

Order No. 312981
ap

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29 21

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
Planning			

DESCRIPTION	AMOUNT

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

000231

*

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

Roll # 2