

Case No. BZA 54-82 - St. Luke
Presbyterian Church - requests an
exception to permit the establishment
of an off-street parking lot on pro-
perty zoned the "A" Two-family Dwelling
District and generally located on the

POSTED
12-28-82

ACTION

BZA 5482 APPROVED 12-28-82
DATE

5482 A
general map of
5582

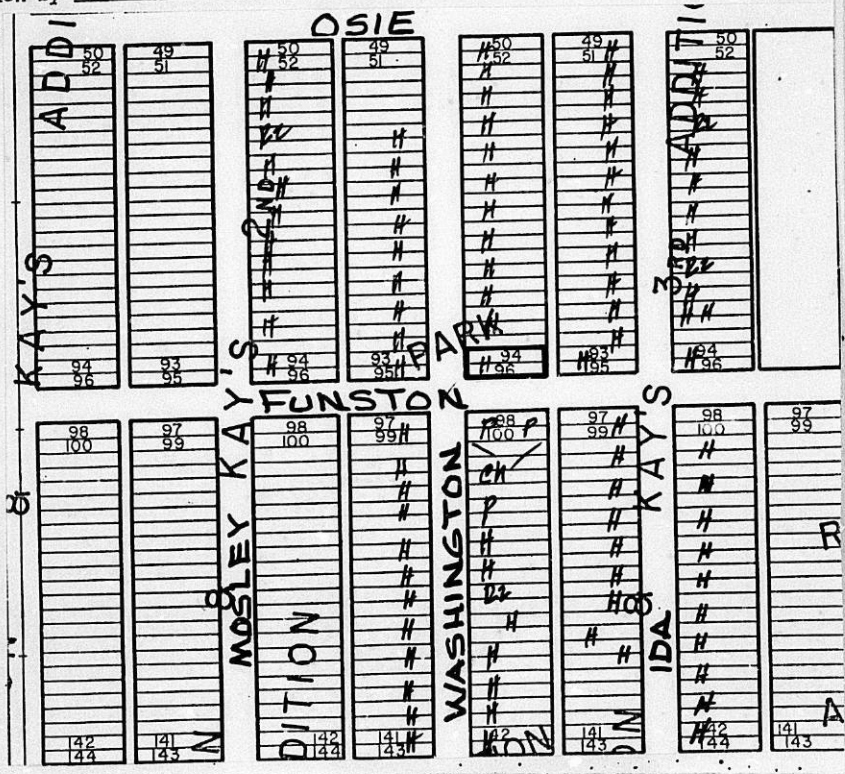
200' Sec. 1-4-88
Checked 1-5-88
Shot 1-27-83
Recorded 1-31-83

Map No. 5545
 Sec. 33
 Twp. 27
 Range 1E

BZA- 54-82
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
 1. Acres: 0.17 (50 ft. by 150 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM. South CHURCH
 West SINGLE FAM. North SINGLE FAM.
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: SINGLE FAM.
 6. Area (is) (is not) platted: _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____



Smith
 Spend
 No. 2-153C
 LANSING, MI
 LOS ANGELES, CALIF. | OAKLAND, CA
 MESSENGER, TX | LINDSEY GROVE, GA
 U.S.A.

December 29, 1962

St. Luke Presbyterian Church
1600 South Washington
Wichita, Ks. 67211

Re: EEA 54-62 - Request for Exception
EEA 55-62 - Request for Variance

Gentlemen:

Enclosed are signed copies of the Resolutions adopted by the Board of Zoning Appeals on December 20, 1962.

These Resolutions reflect the official action of the Board to approve the requests and set out the conditions of approval. These are 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:sad
Enclosures

cc: Robert L. Nicholas, Chairman of Property Committee, 1800 South
Washington, Wichita 67211
Robert Feldner, Superintendent of Central Inspection (2)
Don Giasick, City Clerk

RESOLUTION NO. EZA 54-82

WHEREAS, the St. Luke Presbyterian Church, 1800 South Washington, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an off-street parking lot on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 94 and 96 on Washington Avenue, Forest Park Addition to Wichita, Sedgwick County, Kansas.
Generally located on the northeast corner of Washington and Funston.

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 December 28, 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 authorize the establishment of an off-street parking lot on property zoned the "A" Two-family Dwelling District subject to the conditions outlined in Section 28.04.145. 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 the establishment of an off-street parking lot on property zoned the "A" Two-family Dwelling District legally described as follows:

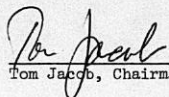
Lots 94 and 96 on Washington Avenue, Forest Park Addition to Wichita, Sedgwick County, Kansas.
Generally located on the northeast corner of Washington and Funston.

subject to the following conditions:

1. All parking areas, driveways and circulation areas shall be surfaced with concrete, asphalt or asphaltic concrete as set forth in the Section 28.04.145 and be maintained free of all weeds, dust, trash and other debris.
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 vehicles, 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. Parking areas shall have adequate guards to prevent extension or the overhanging of vehicles beyond property lines or parking spaces; and parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
7. A fence (such as solid-wall masonry, wood, louvered wood, metal or other similar materials) shall be erected along the north property line to eliminate the passage of light from vehicles and to prevent the blowing of debris. The west 25 foot of fence adjacent to Washington shall be reduced to a height of 3 feet.

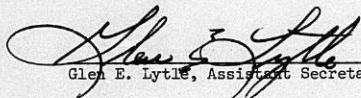
8. No parking shall be permitted in the west 25 feet of the property or the south 5 feet of the property unless variances of these setbacks are approved by Case No. BZA 55-82.
9. If the south 50 feet of the alley is not surfaced, the applicant shall retain the existing concrete driveway at the east end of the property for ingress and egress.

ADOPTED AT WICHITA, KANSAS, this 28th day of December, 1982.



Tom Jacob, Chairman

ATTEST:



Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE December 16, 1982

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 54-82 (Northeast corner of
Washington and Funston)

CPO Council "E" considered the captioned case at their December 15th meeting and voted 5-0 to recommend approval of the exception request to permit the establishment of an off-street parking lot on property zoned the "A" Two-Family Dwelling District at the captioned location.

Three representatives from St. Luke Presbyterian Church were present and spoke in support of the exception request. Two property owners were present but only one spoke in opposition to the application. The property owner indicated she lived directly across the street from the application area and she did not like the idea of having to sit on her porch and look across at a parking lot.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at their December 28th meeting.


Shirley Mast
Administrative Aide III

SM:dm

SECRETARY'S REPORT
CASE NO. BZA 54-82

APPLICANT: St. Luke Presbyterian Church, 1800 South Washington, Wichita, Kansas.

AGENT: Robert L. Nicholas, Chairman, Property Committee, 1800 South Washington, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.145, Code of the City of Wichita to permit the establishment of an off-street parking lot.

GENERAL LOCATION: On the northeast corner of Washington and Funston.

ZONING: Subject property and all adjoining property is zoned the "A" Two-family Dwelling District.

LAND USE: Subject property is presently occupied by a One-family Dwelling. Property to the north and east are also residential. The church is located across the street to the south.

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 28.04.145 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to provide an off-street parking lot for a church located across the street to the south. The church has a need for parking and they have purchased the property for this purpose. In order to better utilize the property, the applicant has also filed a request for a variance of the required setbacks adjacent to the streets under BZA Case 55-82.

The property consists of only two 25 foot lots fronting on Washington. It is proposed to remove the existing dwelling and detached garage from the property and make all necessary improvements to comply with all regulations. This will include the installation of an approach on Washington and the surfacing of the lot with asphalt paving.

RECOMMENDATION:

Should the Board determine that the use of the property for an off-street parking lot at this location is appropriate, then it is the recommendation of the Secretary that the application be approved subject to the following conditions:

1. All parking areas, driveways and circulation areas shall be surfaced with concrete, asphalt or asphaltic concrete as set forth in the Section 28.04.145 and be maintained free of all weeds, dust, trash and other debris.
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 vehicles, 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. Parking areas shall have adequate guards to prevent extension or the overhanging of vehicles beyond property lines or parking spaces; and parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
7. A fence (such as solid-wall masonry, wood, louvered wood, metal or other similar materials) shall be erected along the north

property line to eliminate the passage of light from vehicles and to prevent the blowing of debris. The west 25 foot of fence adjacent to Washington shall be reduced to a height of 3 feet.

8. No parking shall be permitted in the west 25 feet of the property or the south 6 feet of the property unless variances of these setbacks are approved by Case No. BZA 55-82.
9. If the south 50 feet of the alley is not surfaced, the applicant shall retain the existing concrete driveway at the east end of the property for ingress and egress.

BZA CASE NO. 54-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

21 NOTICES SENT TO ADJOINING PROPERTY OWNERS

34 TOTAL NOTICES SENT 12-8-82

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 54-82
FILED 11-29-82

APPLICATION FOR EXCEPTION

I. Name of Applicant St. Luke Presbyterian Church
Mailing Address 1800 S. Washington, Phone 265-9803
Wichita, Kansas 67211
Name of Authorized Agent St. Luke Property Committee, Robert L. Nicholas,
Chairman; Walter R. Kelly, Co-Chairman
Mailing Address 1800 South Washington, Phone 265-9803
Wichita, Kansas 67211
Relationship of applicant to property is that of Purchaser
(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 an off-street parking lot
on the northeast corner of Washington and Funston

on property zoned the "A" two-family dwelling district
located on the northeast corner of Washington and
Funston (1758 South Washington), Wichita, Kansas
and legally described as: Lots 94 and 96, Washington Avenue,
Forest Park Addition to 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. 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 ST. LUKE PRESBYTERIAN CHURCH

ST. LUKE PROPERTY COMMITTEE

Authorized Agent Robert L. Nicholas, Chairman
Walter R. Kelly, Co-Chairman

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:00 (a.m. - p.m.), Nov 29, 1982, together with appropriate fee of 200.00.

Signed S. Lytle

JUSTIFICATION FOR REQUESTING EXCEPTION TO ZONING - Code 28.04.145

A parking problem at St. Luke Presbyterian Church, 1800 South Washington, Wichita, Kansas, has developed over the years to the point that off-street parking is sadly needed.

Accordingly, our church is in the process of acquiring a corner property adjacent to the church. (Please see attached plot sheet.) Said acquisition would permit us to increase our off-street parking capability by twenty cars. But more important, said off-street parking would greatly reduce the hazards involved in discharging passengers and would eliminate the crowded conditions existing on the adjacent streets during our various church activities.

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:

Record Owners within 200 feet of:
 Lots 94 and 96 on Washington,
 FOREST PARK ADDITION, Wichita,
 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 AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lots 94 and 96, on Washington,	FOREST PARK	✓ Dewey W. & LaVon Shockey 1758 South Washington Wichita, Kansas 67211
Lots 78 and 80, on Washington,	FOREST PARK	✓ Norman George & Maude Kounter 1738 South Washington Wichita, Kansas 67211
Lots 82 and 84, on Washington,	FOREST PARK	✓ Violet J. Haug 1742 South Washington Wichita, Kansas 67211
Lots 86 and 88, on Washington,	FOREST PARK	✓ Michael James Fisher 1748 South Washington Wichita, Kansas 67211
Lots 90 and 92, on Washington,	FOREST PARK	✓ Rickie Elton & Connie J. Ellington 1752 South Washington Wichita, Kansas 67211

Fidelity  **Title**
 COMPANY, INC.

LOTS AND BLOCKS

ADDITION

RECORD OWNERS

Lots 98, 100, 102,
104, 106 and 108,
on Washington,

FOREST PARK

St. Lukes Presbyterian
Church
1800 South Washington
Wichita, Kansas 67211

Lot 77 on Washington,

FOREST PARK

Von Lee & Karen Kay Griffith
212 North Jane
Haysville, Kansas 67060

Lots 79 and 81 on
Washington,

FOREST PARK

Charlest H. & Margaret A.
Craft
1739 South Washington
Wichita, Kansas 67211

Lots 83, 85 and
the North 17 feet
of Lot 87 on
Washington,

FOREST PARK

Viola Ruth Howey
1745 South Washington
Wichita, Kansas 67211

South 8 feet of
Lot 87 and all of
Lots 89 and 91, on
Washington,

FOREST PARK

G. A. Brummett
1749 South Washington
Wichita, Kansas 67211

Lots 93 and 95, on
Washington,

FOREST PARK

Georgia I. Daniel
1757 South Washington
Wichita, Kansas 67211

Lots 97 and 99, on
Washington,

FOREST PARK

Mayree B. Branstetter
1803 South Washington
Wichita, Kansas 67211

Lots 101 and 103,
on Washington,

FOREST PARK

Harry E. & Ilah F. Chaney
1807 South Washington
Wichita, Kansas 67211

Lot 105, on
Washington,

FOREST PARK

Jeff Frank & Lee Etta
Carpenter
913 Jewell Street
Wichita, Kansas 67213

Lots 77 and 79,
on Ida,

RANSON & KAYS 3RD

Austin L. Laughlin
1737 South Ida
Wichita, Kansas 67211

Lots 81 and 83,
on Ida,

RANSON & KAYS 3RD

Euel & Nellie M. Reed
1743 South Ida
Wichita, Kansas 67211

Lots 85 and 87,
on Ida,

RANSON & KAYS 3RD

Bernard R. Hays
1747 South Ida
Wichita, Kansas 67211

Lots 89 and 91,
on Ida,

RANSON & KAYS 3RD

Alfred W. & Dora L. Sykes
1751 South Ida
Wichita, Kansas 67211



-3-

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lots 93 and 95, on Ida,	RANSON & KAYS 3RD	W. Harry & Virginia M. Boggs ✓ 940 South Doreen Wichita, Kansas 67207
Lots 97 and 99, on Ida,	RANSON & KAYS 3RD	Rex L. & Margie B. Friday ✓ 1801 Ida Wichita, Kansas 67211
Lots 101 and 103, on Ida,	RANSON & KAYS 3RD	Robert L. & Victoria J. Barton ✓ 1807 Ida Wichita, Kansas 67211
Lots 105 and 107, on Ida,	RANSON & KAYS 3RD	Douglas Lee & Wanda Louise Fields ✓ 1811 Ida Wichita, Kansas 67211

Dated in Wichita, Kansas, this 15th day of November, 1982
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *Medina L. Sutter*
Assistant Secretary

Tracer No. 58673



Fidelity  **Title**
COMPANY, INC.

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

December 8, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 54-82

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 St. Luke Presbyterian Church, 1800 South Washington, 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 an off-street parking lot on property zoned "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 94 and 96 on Washington Avenue, Forest Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Washington and Funston.

This application has been assigned Case No. BZA 54-82. It will be considered by the Board of Zoning Appeals on December 28, 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

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Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

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MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 25 1

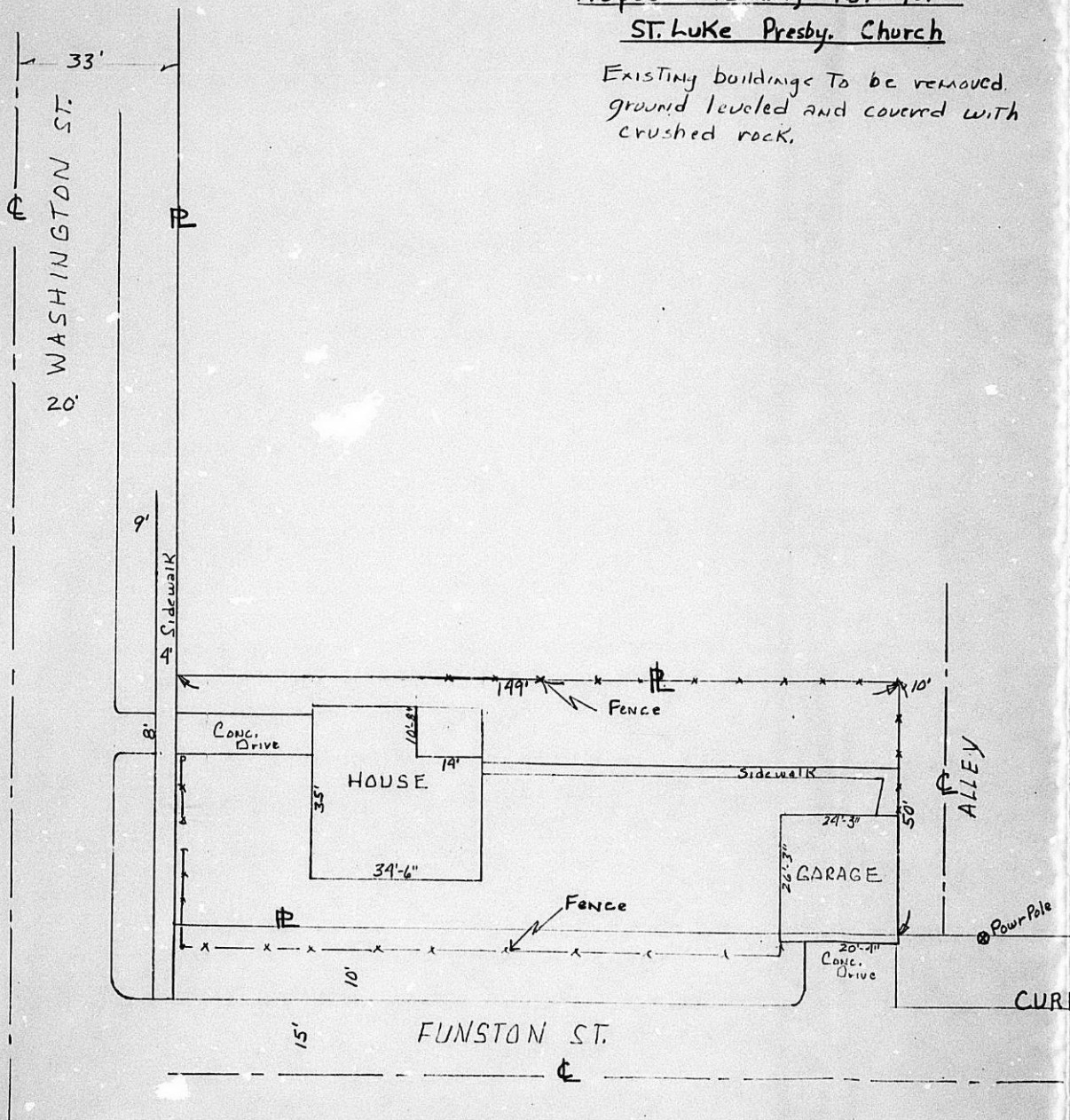
PAYMENT NOTICE
City of Wichita

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
[Handwritten]		[Handwritten]
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

Proposed Parking Lot for -
ST. LUKE Presby. Church

EXISTING buildings To be removed,
ground leveled and covered with
crushed rock.



Proposed Parking Lot for -
ST. LUKE Presby. Church

Existing buildings to be removed,
ground leveled and covered with
crushed rock.



Scale 1" = 20'

