

Case No. BZA 60-83 - Julian Shamasko,
201 Long Lane Road - requests an
exception to permit the location of a
second dwelling unit (mobile home)
on a temporary basis on property
zoned the "AA" One-family Dwelling

POSTED
11-3-83
G.W.L.

ACTION

BZA 60-83 APPROVED 1-3-84
DATE

SASPA

200 1/4 Sec 2-1-84

Checked

Shot 2-2-84

Record

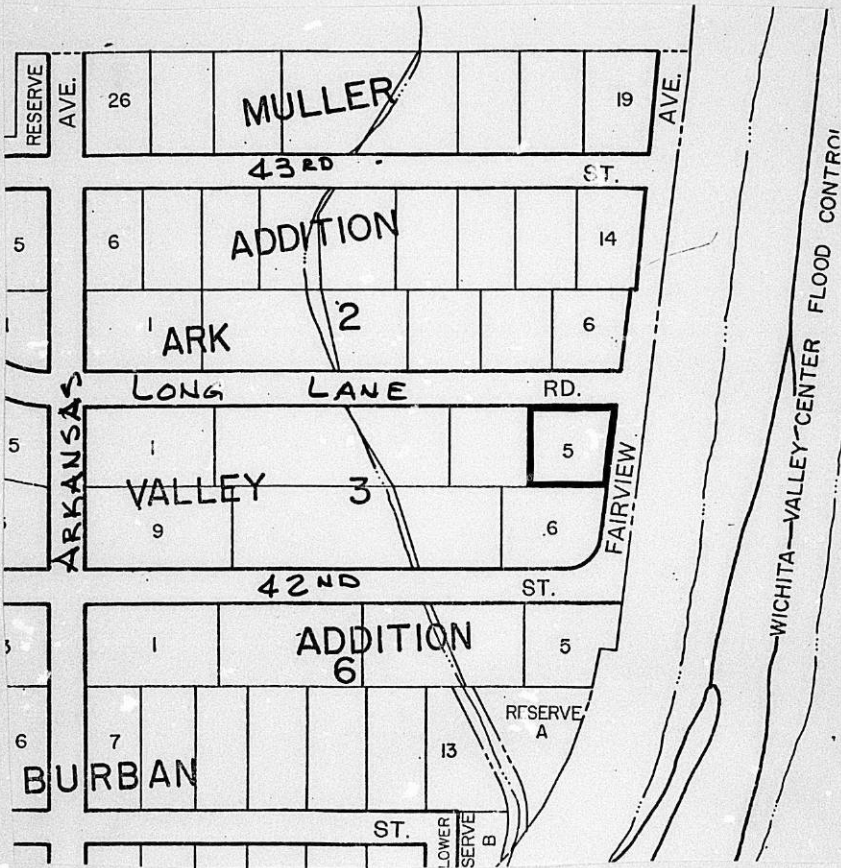
Map No. 5452

BZA 60-83
Filed _____

2225452

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E AA S AA W AA N AA
3. Land Use: East Fld. Control South Res
West Res. North Res.
4. Area (is) (~~is not~~) platted.



HASTINGS, MN
LOS ANGELES, CHICAGO, LOGAN, OH
MCGREGOR, TX, LOCUST GROVE, GA
U.S.A.

Speed
No. 2153C

January 9, 1984

Julian Shamasko
201 Long Lane Road
Wichita, Kansas 67204

Re: BZA 60-83 - Request for Exception

Dear Mr. Shamasko:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 3, 1984.

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:sad
Encl.

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTUION NO. BZA 60-83

WHEREAS, Julian D. Shamasko, 201 Long Lane Road, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the location of a mobile home as the second dwelling unit on a temporary basis, on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 5, Block 3 of Ark Valley Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Fairview and Long Lane Road (201 Long Lane Road).

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 January 3, 1984, 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 location of a mobile home on a temporary basis on property zoned the "AA" One-family Dwelling District subject to the conditions outlined in Section 28.04.182.3, Code of the City of Wichita.

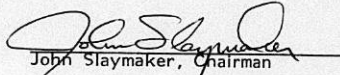
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the location of a mobile home on a temporary basis on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 5, Block 3 of Ark Valley Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Fairview and Long Lane Road (201 Long Lane Road).

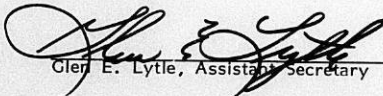
subject to the following conditions:

1. The mobile home may remain on the property only as long as Ms. Helen A. Shamasko resides therein.
2. The applicant shall report annually to Central Inspection to verify condition number 1.
3. The applicant shall secure the necessary permits for location of the mobile home thru the office of Central Inspection.
4. The location of the mobile home shall conform to all setback requirements of the "AA" One-family Dwelling District and also that required by Title 26, the mobile home regulations.

ADOPTED AT WICHITA, KANSAS, this 3rd day of January, 1984.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

SECRETARY'S REPORT
CASE NO. BZA 60-83

APPLICANT: Julian Shamasko, 201 Long Lane Road, Wichita, Kansas.

AGENT: None.

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

GENERAL LOCATION: On the southwest corner of Fairview and Long Lane Road.

ZONING: Subject property is "AA" One-family Dwelling as are all adjacent properties.

LAND USE: Subject property is occupied by a one-family dwelling as are most adjacent properties. The flood control drainageway is to the east.

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 second dwelling unit (mobile home) on a property on a temporary basis. This mobile home will be used to provide living space for the applicant's elderly mother who needs daily attention and care. The mother is 74 years of age and has had open heart surgery twice. In addition she is disoriented at times and needs to be located near someone to look after her.

The site plan submitted with the application indicates that there is adequate space on the property to locate the mobile home in compliance with the required setbacks.

RECOMMENDATION:

Should the Board determine that a hardship exists that cannot reasonably 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 only as long as Ms. Helen A. Shamasko resides therein.
 2. The applicant shall report annually to Central Inspection to verify condition number 1.
 3. The applicant shall secure the necessary permits for location of the mobile home thru the office of Central Inspection.
 4. The location of the mobile home shall conform to all setback requirements of the "AA" One-family Dwelling District and also that required by Title 26, the mobile home regulations.
-

BZA CASE NO. 60-83

1 NOTICES SENT TO APPLICANT/AGENT

10 ~~NOTICES~~ SENT TO MAPC
LEGAL ADV.

1 NOTICES SENT TO CPO

8 NOTICES SENT TO ADJOINING PROPERTY OWNERS

10 TOTAL NOTICES SENT 12-14-83

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

December 12, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 60-83

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 Julian D. Shamasko, 201 Long Lane 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 location of a second dwelling unit (mobile home) on a temporary basis on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 5, Block 3 of Ark Valley Park Addition to
Wichita, Sedgwick County, Kansas. Generally
located on the southwest corner of Fairview
and Long Lane Road (201 Long Lane Road).

This application has been assigned Case BZA 60-83. It will be considered by the Board of Zoning Appeals on January 3, 1984 at 1:30 p.m. in the Metropolitan Area Planning Department Conference Room, 10th Floor, City Hall, 455 North Main, 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. 60-83

CITY OF WICHITA, KANSAS

FILED 11-3-83

APPLICATION FOR EXCEPTION

I. Name of Applicant JULIAN D SHAMSKO
 Mailing Address 201 LONGLANE RD Phone 838-5212
 Name of Authorized Agent _____
 Mailing Address _____ 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 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 YES "AA" One Single Family Unit
 on the southwest corner of Fairview and Long Lane Road.
 located (201 LONGLANE ROAD)
 and legally described as: LOTS 5 BLK 3 OF
 ARK VALLEY PARK Addn to Wichita,
Sedgewick Co, 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 Sedgewick County to appeal the decision of the Board.

Applicant Julian D Shamsko
 Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 1:07 (a.m.-p.m.), Nov. 3, 1983 together with appropriate fee of 750.

Signed [Signature]

October 28, 1983

To whom it may concern

Helen A. Shamasko is 74 years old and has been through many painfull operation in her life. Eleven to be exact two of which were open heart surgery or by passed.

She recently went through the most traumatic experience of her life her husband of 51 years died. She sold her home and is living with her son now.

She needs a mobile home as soon as possible because she wants to be by herself and still be close to her son. To take care of her.

She is now disoriented and doesn't remember things very good either and the Travel Trailer that she is liveing in now is too small and not very well insulation and a Mobile Home will retain the heat and let her have more room to get around in.

She doesn't want to go to a care home, because she knows no one there and wants to be near her Son.

Please allow her to have a home where she will be safe and comfortable.

Sincerely yours

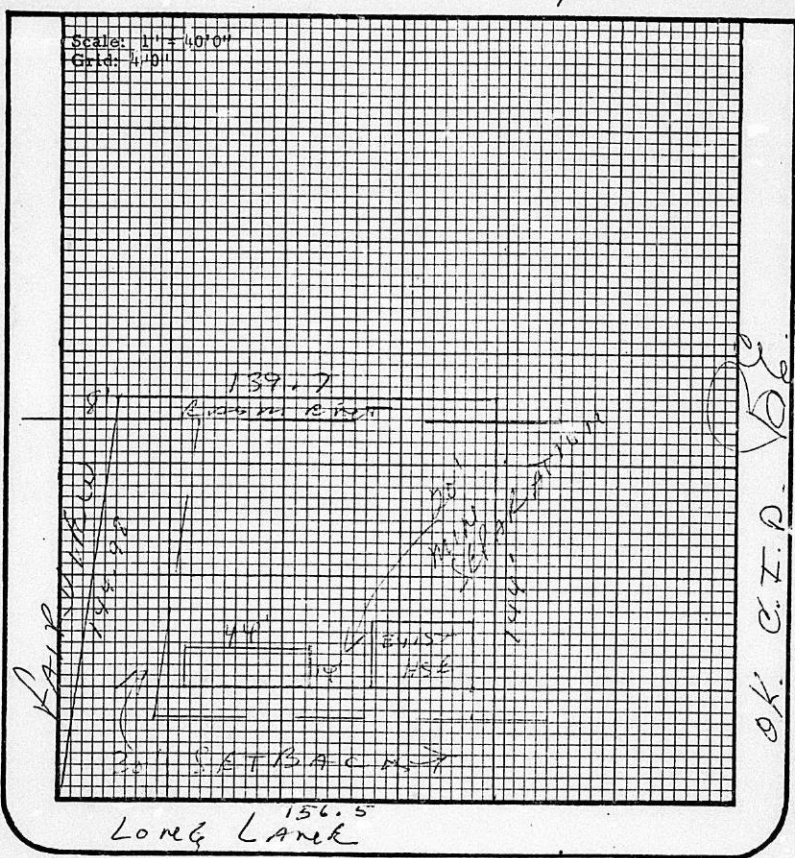
Julian D. Shamasko
201 Longlane Road
Wichita, Kansas 67204

RESIDENTIAL PLOT PLAN

ADDRESS: 201 Long Lane

PERMIT NO. _____

LOT(S): 5 BLK. 3 OF ARK VALLEY JACKSON ZONING AA



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: _____
(Applicant)

White Copy - File Yellow Copy - Applicant Pink Copy - Hold

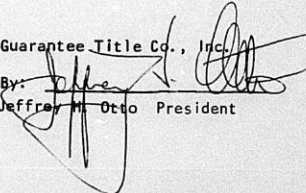
CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC. hereby certifies the following to be the true and correct property owners as shown by the last deed of record in the Office of the Register of Deeds of Sedgwick County, Kansas.

NOTE: Addresses are furnished as a service only, and are not certified.

DESCRIPTION	OWNER/ADDRESS
<u>ARK VALLEY PARK ADDITION</u>	
<u>Block 2</u>	
Lot 4	✓ Larry G. Stephens 300 Longlane Road Wichita, Kansas 67204
Lot 5	✓ Ronny A. Ray Margaret E. Ray 220 Longlane Road Wichita, Kansas 67204
Lot 6	✓ Robert A. McFarland Imogene McFarland 200 Longlane Road Wichita, Kansas 67204
<u>Block 3</u>	
Lot 3	✓ Gary P. Belshe Sherry E. Belshe 301 Longlane Road Wichita, Kansas 67204
Lot 4	✓ Marvin H. Doll Grace A. Doll 225 Longlane Road Wichita, Kansas 67204 <i>Returned 12-22-83</i>
Lot 5	✓ W. L. Morris C/O Julian Shamasko 201 Longland Road Wichita, Kansas 67204
Lot 6	✓ David R. Reiss Judy K. Reiss 200 West 42nd St. North Wichita, Kansas 67204
Lot 7	✓ Marvin Gordon Casebolt Margie Mae Casebolt 228 West 42nd Street North Wichita, Kansas 67204
Big Ditch	Sedgwick County, Kansas

Dated this 28 day of October, 1983
No. 5387

Guarantee Title Co., Inc.
By: 
Jeffrey H. Otto President

FORM 2-21

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
CITY BZA EXCEPT	75.00

NAME JULIAN D. SHAMASKO

ADDRESS 201 LONG LANE RD.

FUND _____ DUE DATE _____

COMMENTS _____

DATE 11-3-83 BY _____

WICHITA - SEDGWICK COUNTY



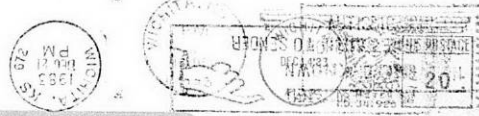
BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

RECEIVED

Marvin H. & Grace A. Doll
425 Longlame Road
Wichita, Ks. 67204

DEC 22 1983

METROPOLITAN PLANNING
ROUTE _____



COL 25 111713N1 12/17/83
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*moved
please forward*