

CASE 1-50

2

G. F. CHRISTMAN

Phone 2-5488 201 Insurance Bldg.
WICHITA, KANSAS

January 28, 1950

The City of Wichita
City Planning Commission
205 City Building
Wichita, Kansas

Attention - Mr. Eugene N. Smith

Gentlemen:

This will acknowledge your letter to me of January 25th regarding a 14 story apartment building on Topeka Avenue and Second Street, this city. I do not wish to object to this in any manner, and as a matter of fact, I think this would be a good thing for our city. I urge the Board of Zoning Appeals to approve this if at all possible.

Yours very truly,

G. F. Christman
George Fabrique Christman

GFC/a



ATLAS
ASSURANCE COMPANY LTD.
ESTABLISHED 1908

The City of Wichita

City Planning Commission

205 CITY BUILDING
WICHITA 2, KANSAS

January 25, 1950

Builders Incorporated applied to the Board of Zoning Appeals for a waiver of the provision of the Zoning Ordinance which requires 250 square feet of lot area per family for apartment houses to be built in the central business area. Builders propose to erect a 14-story apartment building on the southwest corner of Topeka Avenue and Second Street upon a piece of ground containing 14,000 square feet.

On January 23, 1950, the Board of Appeals in considering the case felt that the limitation of 250 square feet, as provided in the ordinance was economically unsound and would prohibit the erection of an apartment building in the downtown area.

The Board conceded that such a building was highly desirable and granted the appeal with several conditions attached, one of which concerned all property owners within 200 feet of the proposed building site. This condition was that there would be no objections by the property owners within 200 feet and that such objection be made in writing by the property owner within ten days from the date of this notice. In the event there is any objection on the part of the property owners within the 200 feet, the Board of Zoning Appeals will re-open the case and set the date for a new hearing, thereby giving the objectors an opportunity to appear in support of their objections.

Eugene N. Smith

Eugene N. Smith, Secretary
Board of Zoning Appeals

ENS:br

Notices sent Jan 2⁶, 1950

Registered

Southwestern Bell Telephone Co.
154 North Broadway

Allen Olson & Sarah Regina Olson
9 Douglas Ave., Eastborough

O. S. Shirk
256 North Topeka

Kiser, Inc.
155 North Crestway

American National Red Cross
321 North Topeka

William L. Graham & wife Marjorie Lois Graham
RD 5

Frank F. Bergier & wife Chrystal Kelly Bergier
120 North Ridgewood

Clarence R. Sowers
3844 East Second

George Fabrique Christman
3719 Edgemont Place

Pauline I. Bolte
Hillcrest Apartments

DeVore, Inc.
322 North Market

Sam Shustorman & wife Esther Shustorman
119 North Terrace

James H. Smith, Secretary
Board of Local Affairs

2010

BUILDERS, INC.



DERBY BUILDING
BROADWAY AT THIRD

PHONE 4-5303
WICHITA 2, KANSAS

January 24, 1950

Mr. E. N. Smith, Secretary
Board of Zoning Appeals
City Building
Wichita 2, Kansas

Dear Mr. Smith:

Mr. Willard Garvey has asked me to send to you the enclosed statement of ownership which covers all real estate abutting on Lots 40 and 42 on Topeka Avenue in J. R. Mead's Addition to the City of Wichita lying within 200 feet of the outer limits of said lots except streets.

We do appreciate the fine cooperation you have given us in processing our appeal.

Very truly yours,

BUILDERS, INC.

W. A. GREENFIELD

WAG:vlm
enc.

STATE OF KANSAS
SS.
SEDGWICK COUNTY

STATEMENT OF OWNERSHIP.

The Undersigned, duly bonded and qualified Abstracter within and for the County and State aforesaid, does hereby certify;

That we have examined the Real Estate Records of Sedgwick County, Kansas, with reference to the ownership of the following property, viz:

Real Estate abutting on Lots 40 and 42 on Topeka Avenue, in J. R. Mead's Addition to Wichita, Kansas, lying within 200 feet of the outer limits of said lots, (except streets.)

and from such examination we find the descriptions and owners as set out below, viz:

LOTS	STREET	ADDITION	OWNERS.
44 & 46	Topeka	J. R. Mead's	Southwestern Bell Telephone Company, a corporation of Missouri. <i>154 N. Broadway</i>
48, 50 & 52	Topeka	J. R. Mead's	American National Red Cross, a corporation. <i>3217 N. Topeka</i>
30, 32, 34, 36, 38	Topeka	J. R. Mead's	Kiser, Inc. <i>155 N. Crestway</i>
31, 33, 35, 37, 39, 41	Topeka	J. R. Mead's	O. S. Shirk. <i>236 N. Topeka</i>
43, 45	Topeka	J. R. Mead's	Allen Olson & wife <i>9 Douglas</i> Sarah Regina Olson. <i>Ave. Eastburg</i>
47	Topeka	J. R. Mead's	Sam Shustorman & wife <i>1197</i> Esther Shustorman. <i>Terrace</i>
50 & 52	Broadway	J. R. Mead's	De Vore, Inc. <i>3227 N. Market</i>
54 & S 20 ft. of 56	Broadway	J. R. Mead's	Pauline I. Bolte, wdo. <i>Hillcrest Apts</i>
N 10' of 56, all of 58 & S 10' of 60	Broadway	J. R. Mead's	Frank F. Bergier & wife Chrystal Kelly Bergier. <i>120 N. Ridgewood</i>
N 20' of 60, all of 62,	Broadway	J. R. Mead's	Clarence R. Sowers. <i>3844 E. Second</i>
64 & 66	Broadway	J. R. Mead's	T. Leon Roembach.
68 & 70	Broadway	J. R. Mead's	Grace Hellar, a widow.
72, 74, 76, 78	Broadway	J. R. Mead's	Heirs of A. J. Christman, deceased, viz: Catherine A. Christman, widow. Catherine Aleph Reyburn, Albert Joseph Christman Jr. George Fabrique Christman William David Christman Charles Edgar Christman Louise Dorothy Christman Richard Christman Joseph Elizabeth Christman.

3719 E. Egmont Place

CONTINUED.

THE FIDELITY TITLE COMPANY
ABSTRACTER FOR SEDGWICK COUNTY

Statement of Ownership (Continued.)


LOTS	STREET	ADDITION	OWNERS.
80 & 82	Broadway	J. R. Mead's	William L. Graham & wife. Marjorie Lois Graham.

RD 5

Dated at Wichita, Kansas, this 24th day of January, 1950,
at 7 o'clock A. M.

THE FIDELITY TITLE COMPANY.

By


Vice President.

Builders Incorporated ~~have~~ applied to the Board of Zoning Appeals for a waiver of the provision of the Zoning Ordinance which requires 250 square feet of lot area per family for apartment houses to be built in the central business area. Builders propose to erect a 14-story apartment building on the southwest corner of Topeka Avenue and Second Street upon a piece of ground containing 14,000 square feet.

On January 23, 1950

The Board of Appeals in considering the case felt that the limitation of 250 square feet, as provided in the ordinance, *was economically unsound and* would prohibit the erection of an apartment building in the downtown area. *P. The Board* ~~and~~ conceded that such a building was highly desirable ~~in the area of the property which is owned by Builders.~~

and The Board granted the appeal with several conditions attached, one of which concerned all property owners within 200 feet of the proposed building site. This condition was that there would be no objections by the property owners within ~~the set~~ 200 feet and that such objection be made in writing by the property owner within ten days from the date of this notice. In the event there is any objection on the part of the property owners within the 200 feet, the Board of Zoning Appeals will reopen the case and set the date for a new hearing, thereby giving the objectors an opportunity to ~~to~~ ^{appear in support} state their objections.

E. N. Smith

Sec. Bot 3.11

KISER, INC.
188 N. CRESTWAY
WICHITA 8, KANS.
January 23, 1950

Zoning Ordinance Appeal Board
City of Wichita
Wichita, Kansas.

Gentlemen:

Mr. Willard W. Garvey, of Builders Incorporated, Wichita, Kansas, has asked us to make a statement concerning the fact that we own and are operating two (2) parking lots in the second block on North Topeka Avenue. These lots are located at 233 and 247 North Topeka and comprise a space of 250 foot frontage by 140 foot depth. They will accommodate 175 to 200 cars.

This space has been used as a professionally operated parking lot for two and one-third years. There are no immediate changes anticipated in the operation of these lots.

Very truly yours,

Willard J. Kiser
Kiser, Incorporated
Willard J. Kiser, President.

WJK:mh

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To Builders, Inc Owner Address Derby Building

To Same Applicant Address _____

Dear Sir:

Your Application Dated Jan. 23, 1950

For a Permit for the erection of an apartment house

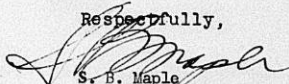
_____ at the premises designated as
253 North Topeka

Is hereby refused on this 23rd day of January, 19 50,

Under Section 21, Par. 4 (d) of the Zoning Ordinance.

For the reason that the required lot area of 250 square feet per family unit
would not be provided.

Respectfully,


S. B. Maple
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of Zoning Appeals (Room 304, City Hall) within ninety (90) days after the date of this refusal. For further information, take this notice to the Planning Department, Room 304, City Hall.

*

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