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ACTION

Bye COMMITTEE *App* Resolution B. 1-26-65
Resolution A DATE

M.A.P.C. _____

B.C.C./B. CO. C. _____

BZA 1-65 - Mt. Vernon Presbyterian Church et al. requests variance for parking at the NW corner of Roosevelt and Mt. Vernon

February 9, 1965

Presbytery of Wichita, Synod of Kansas
Mt. Vernon Presbyterian Church, Inc.
3700 Mt. Vernon Road
Wichita, Kansas

Gentlemen:

Re: Case NO. BZA 1-65

On January 29, 1965, we advised you that the Board of Zoning Appeals had approved your application for a variance of the front yard setback area, and request for an exception to provide parking in a residential area, for property located generally on the east and west sides of Roosevelt in an area north of Mt. Vernon.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before February 5, 1965. The City Clerk has advised that no appeal was filed, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

James W. Howe
Assistant Secretary

JWH:ber

Attachment

cc: W. E. Woodard, Jr., Attorney
216 Bitting Building

Glen Lytle, Superintendent
of Central Inspection

R E S O L U T I O N N O. B Z A 1 - 6 5 (A)

One of Two Resolutions Pertaining to BZA 1-65

WHEREAS, Presbytery of Wichita, Synod of Kansas, a religious corporation, and Mt. Vernon Presbyterian Church, Inc., 3700 Mt. Vernon Road, Wichita, Kansas, by W. E. Woodard, Jr., Attorney, 216 Bitting Building, Wichita, Kansas, has requested the granting of an Exception, pursuant to Section 2.12.590, Code of the City of Wichita, to permit the installation and construction of off-street parking facilities in a "AA" Single Family zoning district; and

WHEREAS, the above request applies to the following described property:

The North 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East,

generally located on the east side of Roosevelt in an area to the north of Mt. Vernon; and

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, in regular meeting, consider said application on the 26th day of January, 1965; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an Exception under provisions of Section 28.04.140.B, Code of the City of Wichita, Kansas; and

WHEREAS, the property is zoned "AA" Single Family Dwelling District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that the Exception requested be approved for the installation and construction of off-street parking facilities on property zoned "AA" Single Family, and legally described as follows:


The North 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, in the City of Wichita, Sedgwick County, Kansas,)

generally located on the east side of Roosevelt in an area to the north of Mt. Vernon, subject to the following:

1. The front yard setback requirement of 25 feet is hereby waived so that this area may be utilized for off-street parking. In no event shall any structure be constructed in the setback area.
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 storage of vehicles, equipment, materials or supplies.
3. Only such signs as are necessary for the proper operation of a parking lot shall be permitted.

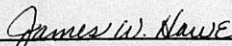
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced with asphalt, asphaltic concrete or asphalt, and shall be maintained in good condition and free of all weeds, trash and other debris.
6. Parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces and parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall not be permitted to reach a height of greater than 6 feet and shall be hooded so as to project the light downward.
8. A fence, such as a solid wall masonry, wood, or louvered redwood, or other similar material, shall be erected along the north, east and south property lines to eliminate the passage of light from vehicles and to prevent the blowing of debris. In the front yard setback of 25 feet, the fence shall be reduced from 5 to 3 feet in height.
9. Low type plantings or shrubbery shall be planted along the west property line, except for those areas of ingress and egress.
10. A performance bond in the amount of \$3,000 shall be filed with the City Clerk to guarantee the construction of the fence and the paving of the lot. (This performance bond shall be for both the variance and the exception.)

ADOPTED AT WICHITA, KANSAS, this 26th day of January, 1965.



Harold Bauer, Chairman

ATTEST:



James W. Howe
Assistant Secretary

R E S O L U T I O N NO. BZA 1-65 (B)

One of Two Resolutions Pertaining to BZA 1-65

WHEREAS, Presbytery of Wichita, Synod of Kansas, a religious corporation, and Mt. Vernon Presbyterian Church, Inc., 3700 Mt. Vernon Road, Wichita, Kansas, by W. E. Woodard, Jr., Attorney, 216 Bitting Building, Wichita, Kansas, has requested a Variance, pursuant to Section 2.12.590.2, Code of the City of Wichita, for complete waiver of the front yard setback requirements so that this area might be utilized for off-street parking, on property zoned "AA" Single Family, and legally described as:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E½ of the NW¼ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east 345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE¼ of the NW¼ of Section 35, Township 27 South, Range 1 East,

generally located on both sides of Roosevelt in an area to the north of Mt. Vernon; and

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, in regular meeting, consider said application on the 26th day of January, 1965; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for Variance under provisions of Section 2.12.590.2, Code of the City of Wichita, Kansas; and

WHEREAS, the Board of Zoning Appeals has found that the Variance requested arises from such condition which is unique and not ordinarily found in the same zoning district inasmuch as almost all churches throughout the City are finding it very difficult to provide the necessary amount of off-street parking at the time expansion of the existing church facilities are concerned and, further, in almost every instance the church must gain maximum utilization of its property in order to provide the necessary off-streetparking; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the Variance will not adversely affect adjacent property owners or residents inasmuch as specific screening requirements are made a part of this approval as shown later in this Resolution; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in that there is no additional available land in this immediate vicinity which can be utilized for off-street parking by the church and, further, the church must obtain maximum utilization of the property which they have at their disposal; and

WHEREAS, the Board of Zoning Appeals has found that the Variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as the parking facilities planned will actually be to the benefit of the public in that it will alleviate the on-street parking related to church activities.

WHEREAS, each of the four conditions required by Section 2.12.590.2, Code of the City of Wichita, to be present before a Variance can be granted, has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the above Variance relating to property legally described as:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east 345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East,

generally located on both sides of Roosevelt in an area to the north of Mt. Vernon, be approved, subject to the following:

1. The front yard setback areas of 25 feet are hereby waived for the following described property:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east 345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.

In no event shall any permanent structure be constructed in the setback areas.

2. A 5-foot high solid wall of masonry, brick or louvered redwood fence shall be erected along the east side of Lot 5, Block 11, Grandview Heights Addition to the City of Wichita, Sedgwick County, Kansas, except the fence shall be reduced from 5 to 3 feet in height for that area occupying the front yard setback of 25 feet.
3. Bumper guards shall be provided adjacent to all parking spaces abutting the property line so as to prevent the projection or overhanging of vehicles beyond property lines or parking spaces.
4. Lot type plantings or shrubbery shall be planted adjacent to the north line of Lot 5, Block 11, Grandview Heights Addition to the City of Wichita, Sedgwick County, Kansas, except for those areas of ingress and egress.

5. Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced with asphalt, asphaltic concrete or asphalt, and shall be maintained free of all weeds, trash and other debris.

ADOPTED AT WICHITA, KANSAS, this 26th day of January, 1965.

Harold Bauer
Harold Bauer, Chairman

ATTEST:

James W. Howe
James W. Howe
Assistant Secretary

January 29, 1965

Presbytery of Wichita, Synod of Kansas
Mt. Vernon Presbyterian Church, Inc.
3700 Mt. Vernon Road
Wichita, Kansas

Gentlemen:

Re: Case No. BEA 1-65

This is to advise you that at its regular meeting of January 22, 1965, the Board of Zoning Appeals of the City of Wichita considered your request for a Variance for complete waiver of front yard setback so that this area might be used for off-street parking on property generally located on both sides of Roosevelt in an area north of Mt. Vernon, and your request for an Exception to permit installation and construction of off-street parking lot on property generally located on the east side of Roosevelt in an area north of Mt. Vernon.

It was the decision of the Board to approve the request for an Exception as described above, subject to the following conditions:

1. The front yard setback requirement of 25 feet is hereby waived so that this area may be utilized for off-street parking. In no event shall any structure be constructed in the setback area.
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 storage of vehicles, equipment, materials or supplies.
3. Only such signs as are necessary for the proper operation of a parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced

with asphalt, asphaltic concrete or asphalt, and shall be maintained in good condition and free of all weeds, trash and other debris.

6. Parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces and parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall not be permitted to reach a height of greater than 6 feet and shall be hooded so as to project the light downward.
8. A fence, such as a solid wall masonry, wood or louvered red-wood, or other similar material, shall be erected along the north, east and south property lines to eliminate the passage of light from vehicles and to prevent the blowing of debris. In the front yard setback of 25 feet, the fence shall be reduced from 5 to 3 feet in height.
9. Low type plantings or shrubbery shall be planted along the west property line, except for those areas of ingress and egress.
10. A performance bond in the amount of \$3,000 shall be filed with the City Clerk to guarantee the construction of the fence and the paving of the lot. (This performance bond shall be for both the variance and the exception.)

It was also the decision of the Board to approve the request for a Variance of the front yard setback so that it could be used for off-street parking, subject to the following conditions:

1. The front yard setback areas of 25 feet are hereby waived for the following described property:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east 345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.

In no event shall any permanent structure be constructed in the setback areas.

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January 29, 1965

2. A 5-foot high solid wall of masonry, brick or louvered redwood fence shall be erected along the east side of Lot 5, Block 11, Grandview Heights Addition to the City of Wichita, Sedgwick County, Kansas, except the fence shall be reduced from 5 to 3 feet in height for that area occupying the front yard setback of 25 feet.
3. Bumper guards shall be provided adjacent to all parking spaces abutting the property line so as to prevent the projection or overhanging of vehicles beyond property lines or parking spaces.
4. Low type plantings or shrubbery shall be planted adjacent to the north line of Lot 5, Block 11, Grandview Heights Addition to the City of Wichita, Sedgwick County, Kansas, except for those areas of ingress and egress.
5. Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced with asphalt, asphaltic concrete or asphalt, and shall be maintained free of all weeds, trash and other debris.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before February 5, 1965.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before the appeal date, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

James W. Howe
Assistant Secretary

JWH:iber
cc: W. E. Woodard, Jr., Attorney
216 Bitting Building

Glen Lytle, Superintendent
of Central Inspection

Robert G. Finch
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 1-65

APPLICANT: Presbytery of Wichita Synod of Kansas, a religious corporation and Mt. Vernon Presbyterian Church, 3700 Mt. Vernon

AGENT: W. E. Woodward, Jr., 216 Bitting Building

LOCATION: Both sides of Roosevelt in an area to the north of Mt. Vernon.

LAND USE: The property in question is occupied by a church. Existing land use to the north, east, south and west is single family.

ZONING: The property in question and all property in the surrounding area is zoned "AA" Single Family.

REQUEST:

1. Variance to permit off-street parking in the required front yard setback on property located on Meadowlane to the north of the church, and the front yard setback areas along Mt. Vernon Road and Roosevelt on the church property, and the front yard setback area of the parking lot on the east side of Roosevelt.
2. An exception to permit the installation and construction of an off-street parking lot on the east side of Roosevelt in an area to the north of Mt. Vernon Road.

JURISDICTION:

VARIANCE - PART I

The Board of Zoning Appeals has authority to consider the variance request under the provisions of Section 2.12.590.2, Code of the City of Wichita. The Board may grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

UNIQUENESS

It is the opinion of the Secretary that uniqueness can be found to exist in this instance in that all churches throughout the City of Wichita are finding it very difficult to provide the necessary amount of off-street parking at the time expansion of the existing church facilities are concerned. In almost every instance the church must gain maximum utilization of its property in order to provide the necessary off-street parking.

ADJACENT PROPERTY

It is the opinion of the Secretary that if proper screening controls are exercised the granting of the variance should have no adverse affect on adjacent property.

HARDSHIP

It is the opinion of the Secretary that hardship can be found to exist on the basis that there is no additional available land in this immediate vicinity which can be utilized for off-street parking by the church. Consequently, the church must obtain maximum utilization of the property which they have at their disposal.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION OF THE SECRETARY

It is the recommendation of the Secretary that all four conditions necessary to the granting of the variance can be found to exist. Therefore, it is recommended that the variance request of all of the front yard setback requirements be waived so that these areas may be utilized for off-street parking. In recommending approval of the variances requested, it is recommended that the following conditions be attached:

1. The front yard setback areas of 25 feet are hereby waived for the following described property:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east

345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.

In no event shall any permanent structure be constructed in the setback areas.

2. A 5-foot high solid wall of masonry, brick or louvered redwood fence shall be erected along the east side of Lot 5, Block 11, Grandview Heights Addition to the City of Wichita, Sedgwick County, Kansas, except the fence shall be reduced from 5 to 3 feet in height for that area occupying the front yard setback of 25 feet.
3. Bumper guards shall be provided adjacent to all parking spaces abutting the property line so as to prevent the projection or overhanging of vehicles beyond property lines or parking spaces.
4. Low type plantings or shrubbery shall be planted adjacent to the north line of Lot 5, Block 11, Grandview Heights Addition to the City of Wichita, Sedgwick County, Kansas, except for those areas of ingress and egress.
5. Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced with asphalt, asphaltic concrete or asphalt, and shall be maintained free of all weeds, trash and other debris.

EXCEPTION - PART II

The second request of the church is for an exception as provided in Section 28.04.140 of the Code of the City of Wichita, to permit the installation and construction of an off-street parking lot on the east side of Roosevelt in an area north of Mt. Vernon. Due to the fact that the church needs all the off-street parking they can obtain and since the church will not be able to get a permit to build an addition to their existing church without providing the required amount of off-street parking, it is recommended that the exception be granted, subject to the following conditions and requirements:

1. The front yard setback requirement of 25 feet is hereby waived so that this area may be utilized for off-street parking. In no event shall any structure be constructed in the setback area.
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 storage of vehicles, equipment, materials or supplies.

3. Only such signs as are necessary for the proper operation of a parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced with asphalt, asphaltic concrete or asphalt, and shall be maintained in good condition and free of all weeds, trash and other debris.
6. Parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces and parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall not be permitted to reach a height of greater than 6 feet and shall be hooded so as to project the light downward.
8. A fence, such as a solid wall masonry, wood or louvered red-wood, or other similar material, shall be erected along the north, east and south property lines to eliminate the passage of light from vehicles and to prevent the blowing of debris. In the front yard setback of 25 feet, the fence shall be reduced from 5 to 3 feet in height.
9. Low type plantings or shrubbery shall be planted along the west property line, except for those areas of ingress and egress.
10. A performance bond in the amount of \$3,000 shall be filed with the City Clerk to guarantee the construction of the fence and the paving of the lot. (This performance bond shall be for both the variance and the exception.)

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Secretary's Report

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

UNIQUENESS

It is the opinion of the Secretary that uniqueness can be found to exist in this instance in that all churches throughout the City of Wichita are finding it very difficult to provide the necessary amount of off-street parking at the time expansion of the existing church facilities are concerned. In almost every instance the church must gain maximum utilization of its property in order to provide the necessary off-street parking.

ADJACENT PROPERTY

It is the opinion of the Secretary that if proper screening controls are exercised the granting of the variance should have no adverse affect on adjacent property.

HARDSHIP

It is the opinion of the Secretary that hardship can be found to exist on the basis that there is no additional available land in this immediate vicinity which can be utilized for off-street parking by the church. Consequently, the church must obtain maximum utilization of the property which they have at their disposal.

PUBLIC INTEREST

It is the opinion of the Secretary that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION OF THE SECRETARY

It is the recommendation of the Secretary that all four conditions necessary to the granting of the variance can be found to exist. Therefore, it is recommended that the variance request of all of the front yard setback requirements be waived so that these areas may be utilized for off-street parking. In recommending approval of the variances requested, it is recommended that the following conditions be attached:

1. The front yard setback areas of 25 feet are hereby waived for the following described property:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east

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Secretary's Report

345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.

In no event shall any permanent structure be constructed in the setback areas.

2. A 5-foot high solid wall of masonry, brick or louvered redwood fence shall be erected along the east side of Lot 5, Block 11, Grandview Heights Addition to the City of Wichita, Sedgwick County, Kansas, except the fence shall be reduced from 5 to 3 feet in height for that area occupying the front yard setback of 25 feet.
3. Bumper guards shall be provided adjacent to all parking spaces abutting the property line so as to prevent the projection or overhanging of vehicles beyond property lines or parking spaces.
4. Low type plantings or shrubbery shall be planted adjacent to the north line of Lot 5, Block 11, Grandview Heights Addition to the City of Wichita, Sedgwick County, Kansas, except for those areas of ingress and egress.
5. Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced with asphalt, asphaltic concrete or asphalt, and shall be maintained free of all weeds, trash and other debris.

EXCEPTION - PART II

The second request of the church is for an exception as provided in Section 26.04.140 of the Code of the City of Wichita, to permit the installation and construction of an off-street parking lot on the east side of Roosevelt in an area north of Mt. Vernon. Due to the fact that the church needs all the off-street parking they can obtain and since the church will not be able to get a permit to build an addition to their existing church without providing the required amount of off-street parking, it is recommended that the exception be granted, subject to the following conditions and requirements:

1. The front yard setback requirement of 25 feet is hereby waived so that this area may be utilized for off-street parking. In no event shall any structure be constructed in the setback area.
2. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair

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work, storage, dismantling or storage of vehicles, equipment, materials or supplies.

3. Only such signs as are necessary for the proper operation of a parking lot shall be permitted.
4. In no case shall a fee be charged for parking facilities provided hereunder.
5. Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced with asphalt, asphaltic concrete or asphalt, and shall be maintained in good condition and free of all weeds, trash and other debris.
6. Parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces and parking areas shall have adequate markings for channelization and movement of vehicles.
7. If lighting facilities are provided, they shall not be permitted to reach a height of greater than 6 feet and shall be hooded so as to project the light downward.
8. A fence, such as a solid wall masonry, wood or louvered redwood, or other similar material, shall be erected along the north, east and south property lines to eliminate the passage of light from vehicles and to prevent the blowing of debris. In the front yard setback of 25 feet, the fence shall be reduced from 5 to 3 feet in height.
9. Low type plantings or shrubbery shall be planted along the west property line, except for those areas of ingress and egress.
10. A performance bond in the amount of \$3,000 shall be filed with the City Clerk to guarantee the construction of the fence and the paving of the lot. (This performance bond shall be for both the variance and the exception.)

CASE NO. BZA 1-65 - 48 NOTICES MAILED JANUARY 8, 1965 FOR MEETING
JANUARY 26, 1965

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

January 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 1-65

An application has been filed by Mt. Vernon Avenue Presbyterian Church, Inc., 3700 Mt. Vernon Road, Wichita, Kansas, by W. E. Woodward, Jr., 216 Bitting Building, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a

Variance for complete waiver of the front yard setback requirements so that this area might be utilized for off-street parking, on property zoned "AA" Single Family, and legally described as follows:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east 345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, and requesting an

Exception pursuant to Section 2.12.590, Code of the City of Wichita, to permit the installation and construction of an off-street parking lot on property zoned "AA" Single Family, and legally described as follows:

The north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.

The above areas are located generally on both sides of Roosevelt in an area to the north of Mt. Vernon.

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January 26, 1965

This application has been assigned Case No. BZA 1-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 26, 1965, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack E. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

52

January 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 1-65

An application has been filed by Mt. Vernon Avenue Presbyterian Church, Inc., 3700 Mt. Vernon Road, Wichita, Kansas, by W. E. Woodard, Jr., 216 Bitting Building, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a

Variance for complete waiver of the front yard setback requirements so that this area might be utilized for off-street parking, on property zoned "AA" Single Family, and legally described as follows:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east 345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, and requesting an

Exception pursuant to Section 2.12.590, Code of the City of Wichita, to permit the installation and construction of an off-street parking lot on property zoned "AA" Single Family, and legally described as follows:

The north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.

The above areas are located generally on both sides of Roosevelt in an area to the north of Mt. Vernon.

Page 2 - Case No. BZA 1-65
January 26, 1965

This application has been assigned Case No. BZA 1-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 26, 1965, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

Jack H.
Secre

Woodard, Bush and Wilkinson

ATTORNEYS AT LAW
216 BITTING BUILDING
WICHITA, KANSAS 67202

*W. E. Woodard, Jr.
Thomas A. Bush
Ronald J. Wilkinson*

AMHERST 2-2607

January 5, 1965

Secretary of the Board of Zoning Appeals
City Building Annex
104 South Main
Wichita, Kansas

Dear Sir:

Attached to this application and appeal is a plot plan of the proposed sanctuary of Mt. Vernon Presbyterian Church, setting forth the proposed property as an exception, marked on the plot plan as Area C.

This property will be used as a parking lot, as required by the City Ordinance and falls within the specific exception as set forth in section 28-04-140B. This property has been used for this purpose since the existing educational wing was built several years ago. However, upon submission of the plan for the new building, the Inspection Division required that there be formal action by the Zoning Board of Appeals.

We request the Board to grant this exception as it is really a continued use and allowed under the City Ordinance.

Yours truly,



W. E. Woodard, Jr.

WEW/a

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION
Presbytery of Wichita. ✓

I. Name of Applicant Synod of Kansas,
A Religious Corporation;
Mailing Address Mt. Vernon Presbyterian Church, Inc. Phone MU 3-7535
3700 Mt. Vernon Road
Name of Authorized Agent Wichita, Kansas W. E. Woodard, Jr. ✓
Mailing Address 216 Bitting Bldg., Wichita, Kansas Phone AM 2-2607

Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.140B, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of parking lot as required by section 28.04.140B for off street
parking on property zoned AA, _____ on property zoned
_____ across the street to the East on
_____, located Roosevelt, shown in attached plot
plan as area C _____ and legally described as: _____

_____, in the City of Wichita.

(Give metes and bounds description below if appropriate).

The North 139.83 feet of the West 110 feet of the East 5 acres
of the South 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35,
Township 27 South, Range 1 East

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

By President- Trustees Applicant _____
Authorized Agent _____
Presbytery of Wichita, Synod of Kansas,
A Religious Corporation; Mt. Vernon Presbyterian Church, Inc.

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 3:35 PM (a.m. - p.m.), 1-5, 19 65, together with appropriate fee of \$50.00.

Signed Juni Hauve

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1	11	Grandview Heights	Charles L. Perry ✓ Janice C. Perry ✓ 3725 Meadowlane
2	11	"	Harold B. Miller ✓ Esther D. Miller ✓ 3719 Meadowlane
3	"	"	William Paul Koepsel Irene L. Koepsel 3713 Meadowlane
4	"	"	Anna M. Tolles 3707 Meadowlane
1		Enright Addition	George F. Buzzell Mary L. Buzzell 1902 S. Roosevelt
2		"	Joan Proctor Hattie Belle Enright 1808 S. Roosevelt
W 50' of 3		"	Harry W. Porter Marjorie Porter 3815 Meadowlane
E. 10' of 3		"	James M. Posz Elizabeth M. Posz 3819 Meadowlane
W. 50' of 4		"	"
E. 10' of 4		"	Delores M. Nolan Address unknown <i>no address</i>
W. 50' of 5		"	"
		The West 110' of the E. 5 acres of the S. 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E, except the N. 139.83' and except the W. 24.5' for street	Ned L. Cockrum Elsie V. Cockrum 3802 E. Mt. Vernon
		The E. 74' of the W. 294' of the E $\frac{1}{2}$ of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E.	Charles D. Cooper Lois Cooper 3814 E. Mt. Vernon
		The E. 110' of the W. 220' of the E $\frac{1}{2}$ of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E.	James R. Arthur Sadie D. Arthur 3808 E. Mt. Vernon
		The N. 139.83' of the W. 110' of the E. 5 Acres of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E.	Presbytery of Wichita, Synod of Kansas. 3700 E. Mt. Vernon
		The W. 5 acres of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E, except beginning at the SW corner of said W 5 acres, thence E. 345', thence N. 327.83', thence W. 345', thence S to beginning and except road dedicated to the Public on the E. 35.5' of said W. 5 acres	Presbytery of Wichita, Synod of Kansas 3700 E. Mt. Vernon

Continued page 2

Description

The E. 74' of the W. 368' of the E. 5 acres
of the S. 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of
Sec. 35-27-1E.

Property Owner

Ralph S. Brack
Janice M. Brack
3816 E. Mt. Vernon

We, The Security Abstract and Title Company, Inc.,
hereby certify the foregoing to be a true and correct list of property
owners within a 200 foot radius of the following property

The North 139.83 feet of the West 110 feet of the East 5 acres of
the South 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township
27 South, Range 1 East.

as shown by the deeds on file in the Office of the Register of Deeds of
Sedgwick County, Kansas, on this 4th day of January, 1965 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

J. R. M. M. M.
Vice-President

Order No. 120654

FORM 223-021

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
<i>Copy Description</i>	<i>50⁰⁰</i>

Name *Bill Woodard*

Address *216 Pittsburg Bldg.*

Type *R-712* Due Date

Comments:

Date *1-5-65* By *Schowers*

Woodard, Bush and Wilkinson

ATTORNEYS AT LAW
216 SITTING BUILDING
WICHITA, KANSAS 67202

*W. E. Woodard, Jr.
Thomas A. Bush
Ronald J. Wilkinson*

AMHERST 2-2607

January 5, 1965

Secretary of the Board of Zoning Appeals
City Building Annex
104 South Main
Wichita, Kansas

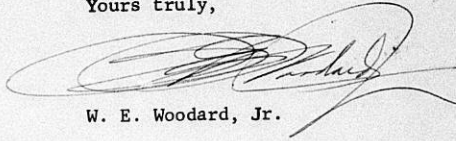
Dear Sir:

Enclosed is an application for variance covering the described property set forth in the application. This request is made necessary as this property, although in an area zoned AA, is for church construction and use which is a condition not ordinarily found in this zoning district.

There have been church facilities on this property for the past 10 years. Granting the variance as set forth in the architect's plans for off street parking will in no way adversely affect the rest of the adjacent property owners, as most of this property is presently in use at this time.

Without granting this variance as set forth by the architect, it would be impossible for the owner to expand its existing church facilities to accommodate the congregation membership and it would work a hardship upon the property owner. This variance in parking would work no hardship and is not against the public interest as the variance desired will help improve the public health, safety, morals and general welfare.

Yours truly,



W. E. Woodard, Jr.

WEW/a

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. Spa. 1-65
FILED 1-5-65

APPLICATION FOR VARIANCE

Presbytery of Wichita, Synod of Kansas, A religious corporation

1. Name of Applicant Mt. Vernon Presbyterian Church, Inc.
Mailing Address 3700 Mt. Vernon Road Phone MU 3-7535
Wichita, Kansas

Name of Authorized Agent W. E. Woodard, Jr.
Mailing Address 216 Bitting Building Phone AM2-2607
Wichita, Kansas

Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other)

II. The variance requested is for parking as set forth in the architects plot plans attached to this application in conjunction with the new church building to comply with the city code, section 28.04.140 on Roosevelt, Mt. Vernon Road and Meadow Lane as set forth in the plot plans.

for property located at the North West corner of Roosevelt and Mt. Vernon Road.

and legally described as: see attached sheet for description.

Use this description for the publication

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and The West 5 acres of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the Southwest corner of said 5 acres, thence East 345 feet, thence North 327.83 feet to the North line of said 5 acres, thence West 345 feet to the Northwest corner of said 5 acres, thence South to beginning, and the North 139.83 feet of the West 110 feet of the East 5 acres of the South 10 acres of the SE $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.


Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, _____ (a.m. - p.m.), _____, 19____, together with appropriate fee of \$50.00.

BOARD OF ZONING APPEALS

CASE NO. Spa 1-65

CITY OF WICHITA, KANSAS

FILED 1-5-65

APPLICATION FOR VARIANCE

Presbytery of Wichita, Synod of Kansas, A religious corporation

1. Name of Applicant Mt. Vernon Presbyterian Church, Inc.
3700 Mt. Vernon Road
Mailing Address Wichita, Kansas Phone MU 3-7535

Name of Authorized Agent W. E. Woodard, Jr.
216 Bitting Building
Mailing Address Wichita, Kansas Phone AM2-2607

Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other)

II. The variance requested is for parking as set forth in the architects plot plans attached to this application in conjunction with the new church building to comply with the city code, section 28.04.140 on Roosevelt, Mt. Vernon Road and Meadow Lane as set forth in the plot plans.

for property located at the North West corner of Roosevelt and Mt. Vernon Road.

and legally described as: see attached sheet for description.

in the City of Wichita; and which is presently zoned AA.

(Give metes and bounds description below if appropriate):

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 he has been advised of his right to appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
- d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Presbytery of Wichita, Synod of Kansas, A Religious Corporation
Mt. Vernon Presbyterian Church, Inc.

[Signature]
By Applicant President - Trustees

[Signature]
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,
(a.m. - p.m.), _____, 19____, together with
appropriate fee of \$50.00.

T21-402

Signed

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
6	10	Grandview Heights Addition	Gordon E. McKean ✓ Gladys V. McKean 3627 E. Skinner
7	"	"	Charles Julian McCune ✓ Florine McCune 3621 E. Skinner
E 13' of 8	"	"	"
8 except E. 13'	"	"	Ray Wesley ✓ Marjorie Wesley 3615 E. Skinner
9 except W. 22'	"	"	"
W 22' of 9	"	"	Lloyd L. Nicholas ✓ Bernice L. Nicholas 3609 E. Skinner
10	"	"	"
11	"	"	George E. Gregg ✓ Virginia M. Gregg 3603 E. Skinner
12	"	"	Bernard B. Stockman ✓ Tokie Stockman 3602 Meadowlane
13	"	"	Milton B. Holcomb ✓ Avel W. Holcomb 3608 Meadowlane
14	"	"	Loren D. Zielke ✓ Phyllis C. Zielke 3614 Meadowlane
W 8' of 15	"	"	"
E 50' of 15	"	"	Arthur L. Whorton ✓ Phyllis Whorton 3620 Meadowlane
16	"	"	C. Haywood Wyatt ✓ Margie A. Wyatt 3626 Meadowlane
17	"	"	Ray Town ✓ Cletis D. Town 3622 Meadowlane
18	"	"	Claire H. Chapman ✓ Margaret R. Chapman 3702 Meadowlane

Continued page 2

Lot	Block	Addition	Property Owner
19	10	Grandview Heights Addition	Florita I. Johnson ✓ 3708 Meadowlane
20	"	"	A. J. Herron ✓ Lois B. Herron ✓ 2277 Mesita
21	"	"	George A. Brier ✓ Ruth L. Brier ✓ 3720 Meadowlane
1	11	"	Charles L. Perry ✓ Janice C. Perry ✓ 3725 Meadowlane
2	"	"	Harold B. Miller ✓ Esther D. Miller ✓ 3719 Meadowlane
3	"	"	William Paul Koepsel ✓ Irene L. Koepsel ✓ 3713 Meadowlane
4	"	"	Anna M. Tolles ✓ 3707 Meadowlane
5	"	"	✓ Mt Vernon Presbyterian Church 3700 E. Mt Vernon
1		Earl Johnson Add.	Earl Warren Johnson ✓ Kathryn M. Johnson ✓ 1934 S. Clifton
1		McCool's Addition	C. S. McCool ✓ Josephine McCool ✓ 1956 S. Clifton
3 exc. W. 92.26'	"	Greer's Add.	Fred S. Fairbank ✓ Nellie C. Fairbank ✓ 3521 E. Skinner
N 37.64' of 4		"	Rex David Neice ✓ Joy Ann Neice ✓ 1917 S. Clifton
4 exc. N. 97.64'		"	Elwin B. McGrew ✓ Ruby E. McGrew ✓ 1929 S. Clifton
N 60' of S. 120' of 4		"	Donald Childs ✓ Dora V. Childs ✓ 1923 S. Clifton
1		Lee-Moore Addition	Lowell M. Ebel ✓ Louise Ebel ✓ 1933 S. Clifton
1		Enright Addition	George F. Buzzell ✓ Mary L. Buzzell ✓ 1902 S. Roosevelt
2		"	Joan Proctor ✓ Hattie Belle Enright ✓ 1908 S. Roosevelt

*note: Ret
no other
address
found*

Continued page 3

Lot	Block	Addition	Property
W 50' of 3		Enright Addition	Harry W. Porter ✓ Marjorie Porter ✓ 3815 Meadowlane
E 10' of 3		"	James M. Posz ✓ Elizabeth M. Posz ✓ 3819 Meadowlane
W 50' of 4		"	"
E 10' of 4		"	Delores M. Nolan <i>no address</i> Address unknown
W 50' of 5		"	"
1	B	Mount Vernon Heights	George W. Bennett ✓ Mary Ellen Bennett ✓ 3715 E. Mt. Vernon
2 exc. E. 3'	"	"	Jennings, Inc. ✓ 6621 E. Kellogg
E 3' of 2	"	"	Walter K. Andrea ✓ Velma Andrea ✓ 3733 Mt. Vernon
3	"	"	"
1	C	"	Patrick H. McAlearney ✓ Johanna G. McAlearney ✓ 3801 E. Mt. Vernon
The East 110 Feet of the W. 220' of the E $\frac{1}{2}$ of the South 10 acres of the E $\frac{1}{2}$ of of the NW $\frac{1}{4}$ of Sec. 35-27-1E.			James R. Arthur ✓ Sadie D. Arthur ✓ 3608 E. Mt. Vernon
The E. 74' of the W. 294' of the E $\frac{1}{2}$ of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E.			Charles D. Cooper ✓ Lois Cooper ✓ 3814 E. Mt. Vernon
The W. 110' of the E. 5 acres of the S. 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, of Sec. 35-27-1E, except the N. 139.83' and Except the W. 24.5' for street			Ned L. Cockrum ✓ Elsie V. Cockrum ✓ 3802 E. Mt. Vernon
Beginning 270' E. of the SW corner of the W $\frac{1}{2}$ of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E, thence N. 327.83' to the N line of said S. 10 acres, thence E. 75', thence S. 327.83', thence W. 75' to beginning, except the S. 30' for street			Presbytery of Wichita ✓ Synod of Kansas ✓ 3700 E. Mt. Vernon
The W. 5 acres of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E, except beginning at the SW corner of said W. 5 acres, thence E. 345', thence N 327.83', thence W. 345', thence S. to beginning, except road dedicated to the public on the E. 35.5' of said W 5 acres of S. 10 acres			Presbytery of Wichita, ✓ Synod of Kansas ✓ 3700 E. Mt. Vernon

Continued page 4

Description	Property Owner
The N. 139.83' of the W. 110' of the E. 5 acres of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E, except the W. 24.5' for street	Presbytery of Wichita, Synod of Kansas 3700 E. Mt. Vernon
The E. 74' of the W. 368' of the E. 5 acres of S. 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E,.	Ralph S. Brack ✓ Janice M. Brack 3816 E. Mt. Vernon
Beginning 220.2' E. of the N. line of Levy and the E. line of George Washington Boulevard, thence N 213.18', thence E. 56', thence S. to Levy, thence W. 56' to beginning	Wilbur G. Elsea ✓ Freida Elsea 3506 E. Mt. Vernon
Beginning at the SW corner of the W $\frac{1}{2}$ of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 35-27-1E, thence N. 129.83', thence E. 180', thence S. 129.83', thence W. 80'. to beginning, exc. the W. 30' for street and except the S. 30' for street	Louis M. Mitchell ✓ Mary Mitchell 3630 E. Mt. Vernon
Beginning on the N. line of Levy Street, 276.21' E. of the intersection of the N line of Levy Street with the E. line of George Washington Boulevard, thence N. parallel with the W. line of Clifton Ave., thence E. 213.18' to the W. line of Clifton Ave., thence S. along said W. line to the N. line of Levy St., thence W. to beginning,	W. Aubrey Rollins ✓ Hazel M. Rollins 3510 E. Mt. Vernon
Beginning 990' W. of the NE corner of the SW $\frac{1}{4}$ of Sec. 35-27-1E, thence S. 222', thence W. 100', thence N. 222', thence E. 100' to the place of beginning	Rodney M. Randall ✓ Dorothy P. Randall 3601 E. Mt. Vernon
Beginning 890' W. of the NE corner of the SW $\frac{1}{4}$ of Sec. 35-27-1E, thence S. 222', thence W. 100', thence N. 222', thence E. 100' to the place of beginning	James Byron Howerton ✓ Edna Faye Howerton 3705 E. Mt. Vernon

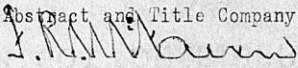
We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 200 foot radius of the following property:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and The West 5 acres of the S. 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the Southwest corner of said 5 acres, thence East 345 feet, thence North 327.83 feet to the North line of said 5 acres, thence West 345 feet to the Northwest corner of said 5 acres, thence South to beginning, and the North 139.83 feet of the West 110 feet of the East 5 acres of the South 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.

as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 4th day of January, 1965 at 7:00 A. M.

The Security Abstract and Title Company, Inc.

By


Vice-President

Order No. 120653

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

January 8, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 1-65

An application has been filed by Mt. Vernon Avenue Presbyterian Church, Inc., 3700 Mt. Vernon Road, Wichita, Kansas, by W. E. Woodard, Jr., 216 Bitting Building, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting a

Variance for complete waiver of the front yard setback requirements so that this area might be utilized for off-street parking, on property zoned "AA" Single Family, and legally described as follows:

Lot 5, Block 11, Grandview Heights, an Addition to Wichita, Sedgwick County, Kansas, and the west 5 acres of the S 10 acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, except beginning at the southwest corner of said 5 acres, thence east 345 feet, thence north 327.83 feet to the north line of said 5 acres, thence west 345 feet to the northwest corner of said 5 acres, thence south to beginning, and the north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East, and requesting an

Exception pursuant to Section 2.12.590, Code of the City of Wichita, to permit the installation and construction of an off-street parking lot on property zoned "AA" Single Family, and legally described as follows:

The north 139.83 feet of the west 110 feet of the east 5 acres of the south 10 acres of the SE $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East.

The above areas are located generally on both sides of Roosevelt in an area to the north of Mt. Vernon.

THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS

104 SOUTH MAIN
WICHITA, KANSAS
ZIP CODE 67202



REASON RETURNED
Undelivered _____
Unknown _____
Insufficient address _____
Moved, left no address _____
No such post office in state _____
Do not remain in this envelope

Chef Mantour Sia

Date _____

New Orleans, La. 70120



AUTHORIZED TIME FOR FORWARDING HAS EXPIRED.

George F. and Mary L. Buzzell

1902 South Roosevelt

Wichita, KANSAS



1-65
JAN 20 1965
W. E. Woodard, Jr.
Pres.

Page 2 - Case No. BZA 1-65
January 26, 1965

This application has been assigned Case No. BZA 1-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 26, 1965, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

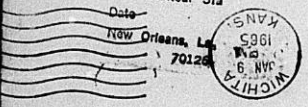
THE CITY OF WICHITA, KANSAS
BOARD OF ZONING APPEALS

104 SOUTH MAIN
WICHITA, KANSAS
ZIP CODE 67202



REASON CHECKED
Undelivered _____
In business _____
In school _____
Moved, left no address _____
No such post office in state _____
Do not remove from this envelope _____

Chief Manteur Sta
Date _____



AUTHORIZED TIME FOR FORWARDING HAS EXPIRED.



George F. and Mary L. Buzzell

1902 South Roosevelt

Wichita, KANSAS

Handwritten signatures and notes:
Jan Def
Wichita, Kansas
JAN 20 1965

FORM 223-021

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
<i>Gas Meters</i>	<i>50.00</i>
<i>Gas Operations</i>	<i>50.00</i>
<i>Name</i>	<i>100</i>

Name *Bill Woodward*

Address *416 5th St Bldg*

Type *R-712* Due Date

Comments:

Date *1-5-65* By *S. Shoules*

*

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