

BZA 3-62 - W.W. CARLSON REQUESTS  
EXCEPTION TO PERMIT A PARKING LOT  
LOTS 95 AND 96, BELMONT PARK ADD.  
S.E. CORNER DELLROSE & 9TH STS.

# ACTION

DATE

*Bye* COMMITTEE *app subj. to prev. 6/26/62*

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

RESOLUTION NO. 3-62

WHEREAS, W.W. CARLSON, 957 NORTH OLIVER, WICHITA, KANSAS, BY GEORGE E. GRIST, ATTORNEY, 1011 BITTING BUILDING, WICHITA, KANSAS, HAS REQUESTED THE GRANTING OF A SPECIAL PERMIT FOR OFF-STREET PARKING UNDER THE PROVISIONS OF SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA, KANSAS FOR PROPERTY DESCRIBED AS:

Lots 95 AND 96, BELMONT PARK ADDITION TO WICHITA  
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 JUNE, 1962; AND

WHEREAS, THE BOARD OF ZONING APPEALS DETERMINED THAT IT HAD PROPER JURISDICTION TO CONSIDER SAID REQUEST UNDER THE PROVISIONS OF SECTION 2.12.590 OF THE CODE OF THE CITY OF WICHITA, KANSAS; AND

WHEREAS, THE BOARD OF ZONING APPEALS HAS FOUND THAT THE REQUEST FOR A SPECIAL PERMIT FOR OFF-STREET PARKING

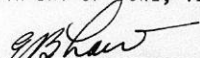
- WOULD NOT BE USED TO PROVIDE PARKING SPACES REQUIRED BY THE CITY CODE
- THAT THE PROPOSED PARKING AREA IS WITHIN 200 FEET OF THE BOUNDARIES OF A LIGHT COMMERCIAL DISTRICT AND IS CONTIGUOUS AND CONTINUOUS TO THE PROPERTY TO WHICH IT IS TO SERVE

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS THAT THE REQUEST FOR A SPECIAL PERMIT FOR OFF-STREET PARKING FOR LOTS 95 AND 96, BELMONT PARK ADDITION TO WICHITA, KANSAS IS HEREBY APPROVED AND THAT THE SUPERINTENDENT OF THE CENTRAL INSPECTION AGENCY OF THE CITY OF WICHITA IS HEREBY AUTHORIZED TO ISSUE A PERMIT FOR OFF-STREET PARKING ON THE ABOVE SUBJECT PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS CONTAINED IN THE SECRETARY'S REPORT:

1. THE PARKING AREA BEING USED FOR PASSENGER VEHICLES ONLY. IN NO CASE SHALL IT BE USED FOR SALES, REPAIR WORK, STORAGE, DISMANTLING OR SERVICING OF ANY VEHICLES, EQUIPMENT, MATERIALS OR SUPPLIES.
2. PERMITTING ONLY SUCH SIGNS AS ARE NECESSARY FOR THE PROPER OPERATION OF THE PARKING LOT.
3. IN NO CASE OR INSTANCE A CHARGING OF A FEE FOR PARKING FACILITIES PROVIDED BY THIS PERMIT.
4. THE PARKING AREA BEING SURFACED WITH CONCRETE OR ASPHALTIC CONCRETE AND BEING MAINTAINED IN GOOD CONDITION, FREE OF ALL WEEDS, DUST, TRASH AND OTHER DEBRIS. ALL CURB CUTS SHALL BE IN COMPLIANCE WITH THE CITY CODE.
5. ALL SURFACE DRAINAGE FROM THIS LOT SHALL BE DIVERTED AWAY FROM THE ADJACENT PROPERTY TO THE SOUTH.

6. THE CONSTRUCTION OF A FENCE 4 FEET IN HEIGHT ON THE SOUTH AND A FENCE OF THREE FEET IN HEIGHT ON THE WEST. THE FENCES SHALL BE OF LOUVERED OR WOVEN REDWOOD; OR OF ARCHITECTURAL TILE; OR STONE; OR ENAMELED ALUMINUM. IF MADE OF REDWOOD IT SHALL BE STAINED ON ALL SURFACES NO LESS THAN ONCE EACH TWO YEARS AND IF PAINTED SHALL BE REPAINTED WHEN NECESSARY TO PREVENT DETERIORATION OR WHEN THE PAINT IS PEELING OR CRACKING OR BOTH.
7. THE PARKING AREA SHALL NOT BE NEARER THAN 15 FEET TO THE WEST PROPERTY LINE. THE AREA INTERVENING BETWEEN THE FENCE REQUIRED ABOVE (NO NEARER THAN 15 FEET TO THE WEST PROPERTY LINE) AND THE WEST PROPERTY LINE SHALL BE LANDSCAPED WITH GRASS, FLOWERS OR SHRUBS IN A MANNER COMPATIBLE WITH THE ADJOINING PROPERTIES.
8. BUMPER OR TIRE BLOCKING DEVICES BEING USED TO PREVENT ANY ENCROACHMENT OF VEHICLES ONTO PUBLIC PROPERTY ON THE NORTH AND TO PREVENT DAMAGE TO THE FENCE ON THE WEST AND SOUTH.
9. IF LIGHTING IS ESTABLISHED IT SHALL BE OF A LOW PEDESTAL TYPE SO ARRANGED AS TO REFLECT OR DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.
10. THE PARKING AREA BE BASED ON 60° ANGLE PARKING WITH ENTRANCE FROM THE NORTH OR EAST TO EXIT TO THE WEST. MOVEMENT SHALL BE ONE WAY AND ENTRANCES AND EXITS SHALL BE APPROPRIATELY POSTED. PLANS FOR CONSTRUCTION SHALL BE REVIEWED AND APPROVED BY THE TRAFFIC ENGINEER AS TO CONFORMITY TO THE GENERAL PROVISIONS SET FORTH HEREIN.
11. CONSTRUCTION MUST BE COMPLETE WITHIN 12 MONTHS OR THIS PERMIT IS VOID.

ADOPTED AT WICHITA, KANSAS, THIS 26TH DAY OF JUNE, 1962.

  
E. B. LAW, CHAIRMAN

ATTEST:

  
ROBERT A. LAKIN, SECRETARY

SECRETARY'S REPORT TO THE BOARD

CASE NO. BZA 3-62

GENERAL

MR. W.W. CARLSON BY HIS ATTORNEY GEORGE E. GRIST HAVE APPLIED FOR AN "OFF STREET PARKING EXCEPTION PERMIT" UNDER THE PROVISIONS OF SECTION 28.04.140B OF THE CODE OF THE CITY OF WICHITA. THE PROPERTY INVOLVED IS AT THE SOUTHEAST CORNER OF NINTH STREETS AND DELLROSE. THE LEGAL DESCRIPTION OF THE PROPERTY IS LOTS 95 AND 96, BELMONT PARK ADDITION. A COPY OF THE APPLICANT'S LETTER SUBMITTED WITH THE APPLICATION IS ATTACHED TO THIS REPORT. ALSO ATTACHED IS A PLOT PLAN FOR THE PARKING LOT AS PREPARED AND SUBMITTED BY THE APPLICANT.

A LETTER AS TO THE TITLE OF THE PROPERTY INVOLVED, FILING FEE AND OWNERSHIP LIST AS REQUIRED BY ORDINANCE HAS BEEN FURNISHED BY THE APPLICANT. OFFICIAL NOTICE WAS PUBLISHED IN THE OFFICIAL CITY PAPER ON JUNE 8, 1962. INDIVIDUAL NOTICES WERE MAILED TO ALL PROPERTY OWNERS WITHIN 200 FEET ON JUNE 7, 1962.

THE PROPERTY INVOLVED IN THIS CASE WAS THE SUBJECT OF A PREVIOUS BZA CASE IN 1955. THE MATTER WAS BROUGHT TO PUBLIC HEARING BUT NO DETERMINATION WAS MADE ON THE MATTER. COPIES OF THE MINUTES OF THAT MEETING ARE ENCLOSED FOR THE BOARD'S REVIEW.

JURISDICTION

SECTION 2.12.590 OF THE CODE OF THE CITY OF WICHITA PROVIDES THAT THE BOARD OF ZONING APPEALS MAY GRANT EXCEPTIONS TO THE USE PROVISIONS OF THE ZONING ORDINANCE PROVIDING THAT THE BZA IS SPECIFICALLY AUTHORIZED IN THE ZONING ORDINANCE TO GRANT THE EXCEPTION REQUESTED. SECTION 28.04140B AUTHORIZES THE BZA TO GRANT OFF-STREET PARKING EXCEPTIONS UNDER CERTAIN CONDITIONS SET FORTH IN THAT SECTION.

IT IS THE RECOMMENDATION OF THE SECRETARY THAT THE BOARD TAKE JURISDICTION IN THIS CASE.

ZONING AND LAND USE

ATTACHED ARE MAPS INDICATING LAND USE AND ZONING IN THE GENERAL AREA OF NINTH STREET AND OLIVER. TO THE NORTH AND NORTHEAST OF THE AREA UNDER CONSIDERATION IS THE HOLY CROSS LUTHERAN CHURCH AND SCHOOL. EAST IS A GROCERY (OWNED BY THE APPLICANT), DRUG STORE AND OFF-STREET PARKING.

TO THE SOUTH AND WEST ARE SINGLE FAMILY HOMES WITH A VACANT LOT DIRECTLY WEST.

THE RESIDENCES IN THIS AREA ARE MODERATE PRICED HOMES WHICH IN GENERAL ARE WELL MAINTAINED. THE COMMERCIAL USES TO THE EAST ARE SMALL NEIGHBORHOOD TYPE UNITS WHICH APPEAR TO BE IN GOOD REPAIR AND ARE WELL MAINTAINED. EXISTING PARKING TO THE SOUTH OF THE DRUG STORE PLUS SOME PARKING IN FRONT (ON OLIVER) OF BOTH THE GROCERY AND DRUG STORE SERVES BOTH COMMERCIAL ESTABLISHMENTS. THE PARKING IN FRONT OF THE STORES CAN BE UTILIZED ONLY BY BACKING OUT INTO OLIVER STREET TRAFFIC. THIS PRESENTS A DEFINITE TRAFFIC HAZARD.

THERE IS LC ZONING TO THE EAST, A (TWO-FAMILY) ZONING TO THE SOUTH AND WEST. NORTH IS B, MULTIPLE FAMILY ZONING. THE LOTS UNDER CONSIDERATION ARE ZONED A, TWO FAMILY DWELLING. LOCATED ON THEM IS A SINGLE FAMILY HOME WHICH IS PROPOSED TO BE REMOVED IF THE PARKING PERMIT IS GRANTED.

#### ORDINANCE CONDITIONS

THE FOLLOWING CONDITIONS SET OUT IN THE ZONING ORDINANCE MUST BE MET PRIOR TO THE GRANTING OF THE PARKING PERMIT.

1. THE SPACES MUST PROVIDE ADDITIONAL PARKING SPACES NOT REQUIRED BY THE ZONING ORDINANCE. THE GROCERY (FOR WHICH THIS PARKING IS TO BE PROVIDED) APPEARS TO HAVE BEEN BUILT PRIOR TO THE INCLUSION IN THE ZONING ORDINANCE OF OFF STREET PARKING REQUIREMENTS. THIS WOULD MAKE THE GROCERY NON-CONFORMING WITH RESPECT TO OFF-STREET PARKING AREA, AND THUS PARKING SPACES ARE "NOT REQUIRED". THIS REQUIREMENT APPEARS TO HAVE BEEN MET.
2. THE PARKING AREA MUST BE WITHIN 200 FEET OF LC ZONING AND ADJOINING, ETC. THIS REQUIREMENT APPEARS TO HAVE BEEN MET.
3. OTHER CONDITIONS MUST BE IMPOSED IF THE PERMIT IS GRANTED. THESE INCLUDE CONTROL AS TO USE, IMPROVEMENTS AND OTHER CONDITIONS NECESSARY TO PROTECT PUBLIC INTEREST AND THE INTERESTS OF ADJACENT PROPERTY OWNERS.

#### SECRETARY'S RECOMMENDATIONS AND COMMENTS

THE BOARD OF ZONING APPEALS HAS IN THE PAST FAVORED THE GRANTING OF OFF-STREET PARKING PERMITS WHEREVER POSSIBLE AND WHEN SUCH GRANTING WAS NOT DETRIMENTAL TO THE PUBLIC INTEREST OR ADJACENT PROPERTY OWNERS. THIS GENERAL APPROACH TENDS TO PRESERVE STREETS FOR THEIR INTENDED USE OF CARRYING TRAFFIC AND TO PROVIDE FOR INCREASED UTILITY FOR COMMERCIAL FACILITIES.

IT IS THE OPINION OF THE SECRETARY THAT THIS POLICY OF THE BOARD OF ZONING APPEALS SHOULD BE CONTINUED WHEREVER POSSIBLE, SUBJECT TO THE MAKING OF SUCH REQUIREMENTS AS MAY BE NECESSARY TO KEEP THE IMPROVEMENT IN GENERAL HARMONY WITH THE AREA OR NEIGHBORHOOD IN WHICH LOCATED.

IT IS RECOMMENDED THAT A PERMIT BE GRANTED IN THIS CASE SUBJECT TO:

1. THE PARKING AREA BEING USED FOR PASSENGER VEHICLES ONLY. IN NO CASE SHALL IT BE USED FOR SALES, REPAIR WORK, STORAGE, DISMANTLING OR SERVICING OF ANY VEHICLES, EQUIPMENT, MATERIALS OR SUPPLIES.
2. PERMITTING ONLY SUCH SIGNS AS ARE NECESSARY FOR THE PROPER OPERATION OF THE PARKING LOT.
3. IN NO CASE OR INSTANCE A CHARGING OF A FEE FOR PARKING FACILITIES PROVIDED BY THIS PERMIT.
4. THE PARKING AREA BEING SURFACED WITH CONCRETE OR ASPHALTIC CONCRETE AND BEING MAINTAINED IN GOOD CONDITION, FREE OF ALL WEEDS, DUST, TRASH AND OTHER DEBRIS. ALL CURB CUTS SHALL BE IN COMPLIANCE WITH THE CITY CODE.
5. ALL SURFACE DRAINAGE FROM THIS LOT SHALL BE DIVERTED AWAY FROM THE ADJACENT PROPERTY TO THE SOUTH.
6. THE CONSTRUCTION OF A FENCE 4 FEET IN HEIGHT ON THE SOUTH AND A FENCE OF THREE FEET IN HEIGHT ON THE WEST. THE FENCES SHALL BE OF LOUVERED OR WOVEN REDWOOD; OR OF ARCHITECTURAL TILE; OR STONE; OR ENAMELED ALUMINUM. IF MADE OF REDWOOD IT SHALL BE STAINED ON ALL SURFACES NO LESS THAN ONCE EACH TWO YEARS AND IF PAINTED SHALL BE REPAINTED WHEN NECESSARY TO PREVENT DETERIORATION OR WHEN THE PAINT IS PEELING OR CRACKING OR BOTH.
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9. IF LIGHTING IS ESTABLISHED IT SHALL BE OF A LOW PEDESTAL TYPE SO ARRANGED AS TO REFLECT OR DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.

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11. CONSTRUCTION MUST BE COMPLETE WITHIN 12 MONTHS OR THIS PERMIT IS VOID.

THESE CONDITIONS WHILE MORE STRINGENT THAN FOR PARKING AREAS PERMITTED AS A USE BY RIGHT IN THE B AND OTHER LESS RESTRICTIVE DISTRICTS ARE NECESSARY TO PRESERVE THE CHARACTER OF THE AREA.

WILKINSON, HARLEY AND GRIST  
ATTORNEYS AT LAW  
SUITE 1011 BITTING BUILDING  
WICHITA 2, KANSAS  
AMHERST 2-7470

LESTER WILKINSON  
TOM HARLEY  
GEORGE E. GRIST

June 6, 1962

Board of Zoning Appeals  
City Hall Annex  
Wichita, Kansas

Gentlemen:

In accordance with the provisions of the revised Zoning Ordinance, City of Wichita, an application for exception to the Zoning Ordinance is hereby respectfully submitted for your consideration and the following additional information is given:

W. W. Carlson owns and operates a retail grocery store at 957 N. Oliver Street legally described as;

Lots 1 and 2, Belmont Park Addition  
to the City of Wichita, Sedgwick  
County, Kansas.

Mr. Carlson and his wife Ruth, also are the legal owners of Lots 95 and 96 in Belmont Park Addition, commonly known as 958 N. Dellrose. It is their desire and wish to construct an off street parking area on the lots mentioned above. Enclosed herewith is a proposed plot plan of the area under consideration.

You will note that the tentative plans call for a two inch layer of asphalt over a six inch base of rock. Along the south side of the proposed lot, which is approximately 140-feet, they intend to build a four foot high fence. Inside the fence, shrubbery will be planted and everything else will be done in order to comply with the provisions of the off street parking regulations and exceptions thereto. Mr. Carlson also owns a parking area south of the Drug Store located immediately south of his grocery store. Additional parking, however, is needed because of the limited size of this parking and the overall congestion in the vicinity of 9th Street and Oliver.

It should be noted that the Holy Cross Lutheran Church has a school located immediately north of the proposed parking area. In addition, Adams Elementary School is located at the northeast corner of the area. It is our feeling that this additional parking would greatly facilitate traffic congestion in the immediate area.

Board of Zoning Appeals

June 6, 1962

Mr. Carlson plans to have all entrances and exits according to the City Building Inspection Regulations covering off street parking.

Attached to this letter is the application, a plot plan and title opinion concerning the lots proposed to be made into off street parking. This information is respectfully submitted for your information and consideration. If you have any questions or comments concerning this, please feel free to call on us at any time.

Sincerely yours

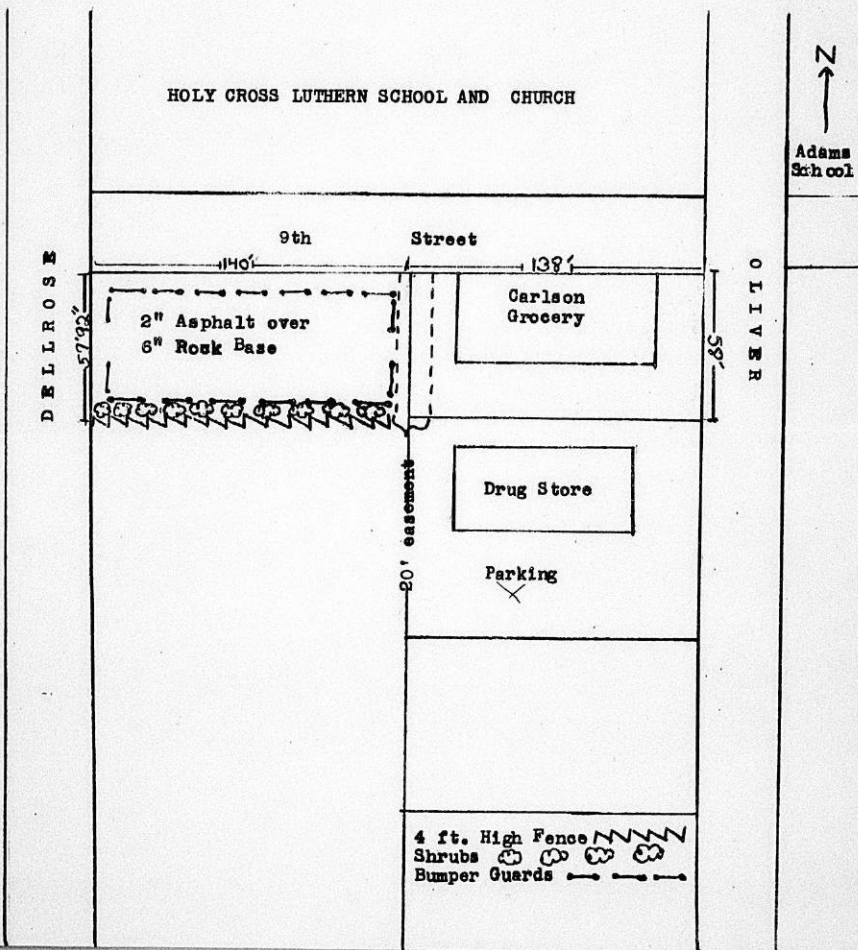
George E. Grist  
OF WILKINSON, HARLEY AND GRIST

GEG/r

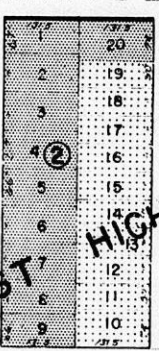
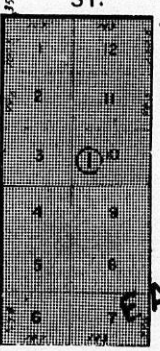
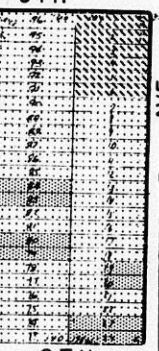
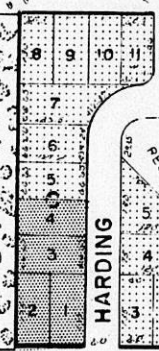
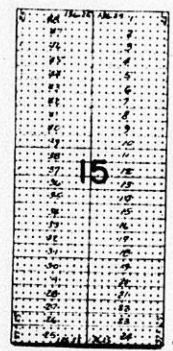
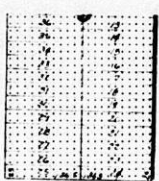
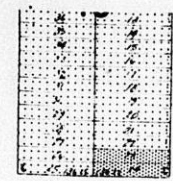
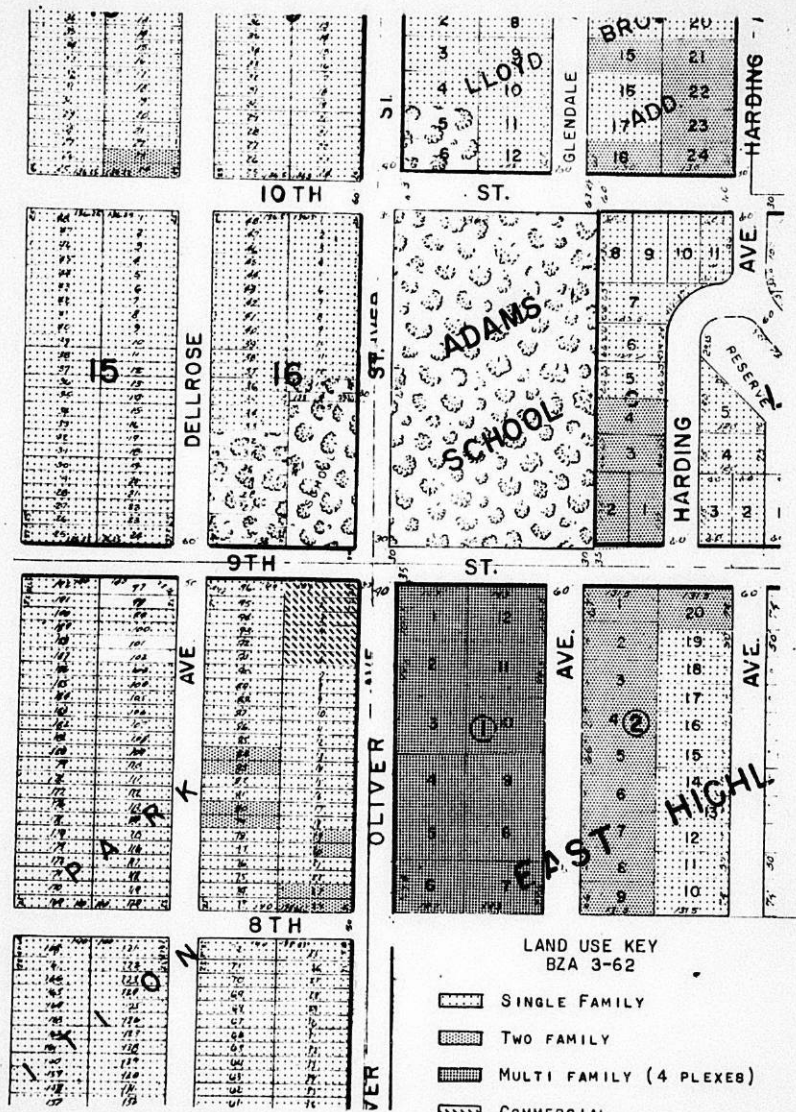
Encs. 3

PLOT PLAN

PART OF BELMONT PARK







CASE NO. 4-55:

W. W. CARLSON appeals to the Board as provided in Section 13-B of the Zoning Ordinance. He desires to construct a parking area at 958 North Dellrose, being Lots 95 and 96, Belmont Park Addition (southeast corner of Dellrose and Ninth Street). There is an "LC" District immediately west of this location, being the southwest corner of Oliver and Ninth.

Notices were sent to all property owners within a 200-foot radius of the proposed parking area, two of which were returned unclaimed. The appellant's attorney, George E. GRIST, submitted a plot plan of the proposed parking area, an opinion of Mr. Carlson's intent to purchase Lots 95 and 96, Belmont Park Addition, a copy of the contract to purchase said lots, and the certificate of ownership as required by the appeal.

No written protests were received, although some telephone and personal calls were received by the Secretary concerning this appeal.

The Secretary read the appeal to the Board:

"In accordance with the provisions of the Revised Zoning Ordinance, City of Wichita, Section 28, sub-section six, the following information is submitted for your consideration:

"The appellant, W. W. Carlson, owns and operates a retail grocery located at 957 North Oliver on LOTS 1 and 2, BELMONT PARK ADDITION TO THE CITY OF WICHITA. He has a contract of purchase for Lots 95 and 96 in Belmont Park Addition, commonly known as North Dellrose. It is his desire and wish to construct an off-street parking area on the lots mentioned above, if it meets with your approval.

"His plot plan includes tentative contract provisions for a two inch layer of asphalt over a six inch base of rock. Along the south side of the lot which is approximately 140 feet, he intends to build a four foot high wire mesh fence. Inside the mesh fence, scrubbery will be planted in order to comply with the provisions of the off-street parking regulations. In addition he intends to put bumper guards in front of the scrubs at regular intervals.

"All entrances and exits will be according to the City Building Inspection regulations covering off-street parking.

"Attached to this plot plan is also my opinion concerning the title to the lots which are proposed for off-street parking. This information is respectfully submitted for your information and consideration."

Attorney GRIST was present with Mr. Carlson; Grist said that Mr. Carlson now owns the property - the sale was completed after the appeal was filed.

HERRMAN asked for comments from those in favor of granting the appeal. GRIST then stated that Carlson intends to extend his place of business as far as the building restrictions will permit, and change the inside arrangement of the store to provide an exit from the west end of the building, directly to the proposed parking lot. He feels that this off-street parking is needed; he is willing to substitute a masonry fence rather than the chain link fence specified.

FISHER pointed out that if the store is enlarged, more off-street parking would be needed in accordance with Section 13 of the Zoning Ordinance, and that requested today could not satisfy this requirement.

MR. LES ARVIN, attorney for Mr. Don Curtright, who owns the property on Dellrose (952 North Dellrose) south of the proposed parking area, stated that Mr. Curtright opposes the use of this property for off-street parking, as there would be no space between the lot and Curtright's house. He stated that Carlson owns property facing on Oliver which could be used for parking purposes; that the value of his client's property would be lessened by \$1,000 to \$1,500. He does not feel that this is a question of "hardship" for Mr. Carlson.

MR. DALE STUCKY, 901 North Dellrose, was present, representing himself and his neighbors. He stated that there is 158 feet of "LC" zoning on the west side of Oliver Street south of 9th Street, of which Mr. Carlson owns the north 58 feet and also the south 50 feet. On the south 50 feet of this 158 feet there is now located an office building (approximately 20 x 30 feet) used by Van Cox Realty Co., which leaves a 50-foot lot in the middle between these two. Stucky said that Mr. Carlson had used his former original parking space to increase the size of his store, but would not buy the 50 feet south of his corner property. Bosworth Drug bought it and built a drug-store thereon. The neighborhood doesn't feel that this additional parking is too badly needed, and he pointed out that there is now a residence on the lot which Carlson wants to use for parking.

The pastor of the HOLY CROSS LUTHERAN CHURCH, located across the street north of Carlson's Grocery, was present and stated that he is against this appeal.

STUCKY said it is the suggestion of the residents in the area, who had met regarding this matter, that Mr. Carlson remove the small office building from his south 50-foot lot and asphalt it for a parking lot.

STUCKY said that the neighborhood also feels that if this appeal is granted for Carlson, Bosworth would have a claim for the same consideration.

MR. DON CURTRIGHT was present and spoke in opposition to this appeal, because of what it would do to the value of the properties surrounding, particularly his property.

MR. LEON EDWARDS, representing his father, A. R. Edwards of 953 North Oliver, spoke his opposition to this appeal.

MR. JOHN R. DECK, 1032 North Dellrose (north of the Holy Cross Lutheran Church), feels that if the off-street parking is allowed it would be a detraction to the Church; thinks that Mr. Carlson has failed to consider the usage of the 50-foot property he now has which is occupied by the real estate office.

FISHER pointed out that a 50-foot inside lot where there is no alley at the rear cannot very easily be made into a parking lot because you can't get in and out easily and still have enough parking space to make it worthwhile - the lot would be very difficult to lay out.

DECK said he was sure that Bosworth would be willing to work out something so Carlson and Bosworth could use the same property for access.

STUCKY said there are approximately 25 children in his block and 18 in the block south, and he is fearful of the traffic to and from the lot. He said he recently completed improvements to his home which would not have been made had he anticipated a request of the sort made by Mr. Carlson here.

MR. BOB KASSELMEYER stated that he does not want the door of the store facing the front door of the Church.

Attorney GRIST stated that there is no intention to face the store towards Dellrose, only to make it possible for customers to leave and enter by the rear door, which is not now possible. He told Mr. Stucky that in 1950 (he believed) there was an ordinance to the effect that a person could extend 200 feet into an "A" zone and he feels that Mr. Stucky should have checked before he made his improvements to his property.

STUCKY pointed out to those present that this Board cannot guarantee that Carlson will not change his store to have a Dellrose entrance. He emphasized that the neighborhood holds no hard feelings towards Mr. Carlson but simply thinks he did not consider possibilities now available before making this appeal.

MORRIS asked what is the period of the lease on the property used by Van Cox Realty; Carlson replied that there is no actual lease; it is rented.

CARLSON stated that there is now inadequate community parking for the patrons of businesses at this corner. He said that there are 15 feet for an exit behind Bosworth's building so that customers could come in from 9th Street by going across Bosworth's property; he said that it possibly could be worked out but he would hate to invest in such a thing with the possibility existing that Mr. Bosworth's successors might not be agreeable to the idea. Maple stated that there must be a 10-foot rear yard for this property, so Bosworth could not extend his present building clear back to the rear property line and therefore an easement for access purposes might be worked out.

MORRIS suggested that the neighborhood appoint a committee to work with Mr. Carlson and Mr. Bosworth and see if something could be worked out. Carlson said even so, it would be necessary to remove the 20x30 building used by Van Cox Realty, and he doesn't know if it would be worth it.

SMITH MOVED that this matter be laid over to see if it can be worked out; MORRIS SECONDED. Before the question, Fisher stated that it might be possible for Carlson and Bosworth to dedicate a 12-foot public alley, which would solve the access problem. He again pointed out that if Carlson should expand his present building, even more off-street parking would be required.

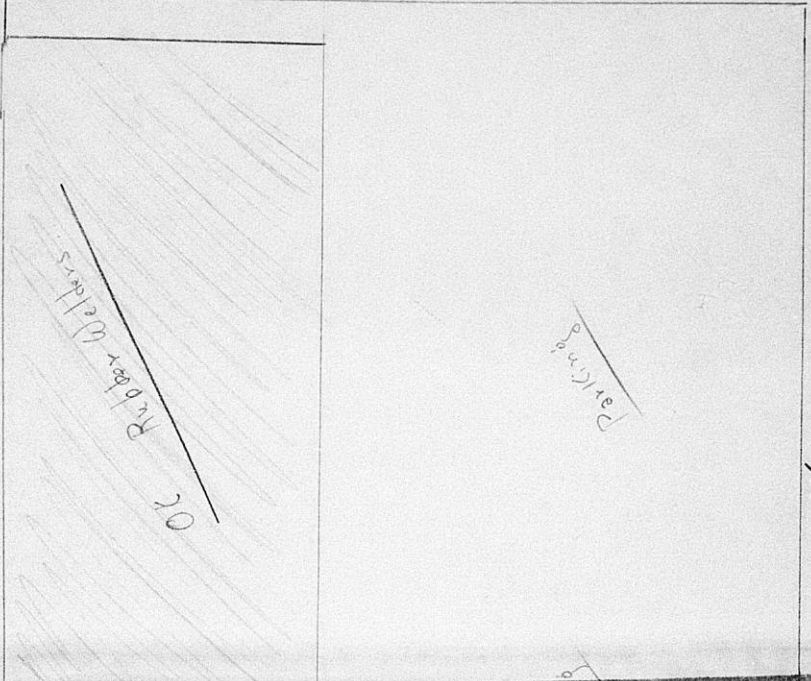
The motion was put and CARRIED unanimously.

1/10'

100'

1441

1440



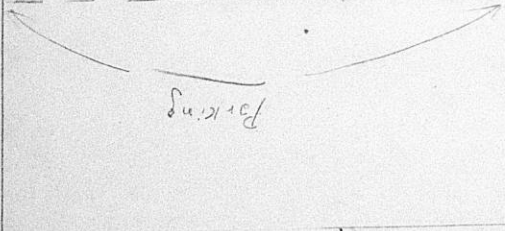
Parking

Rt. box (2) elevators

Parking

Parking

Off-Street Parking available

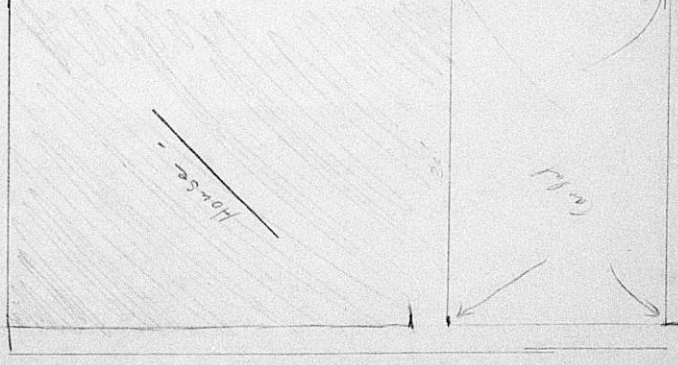


Parking

Space Bldg

Office

Access



Parking

House

M.L.

125'

1" = 10'

100'

Parking

OT Rubber Dealers

Parking

Parking

Off-Street Parking available

Parking

Office Bldg

Office

Access

Parking

House

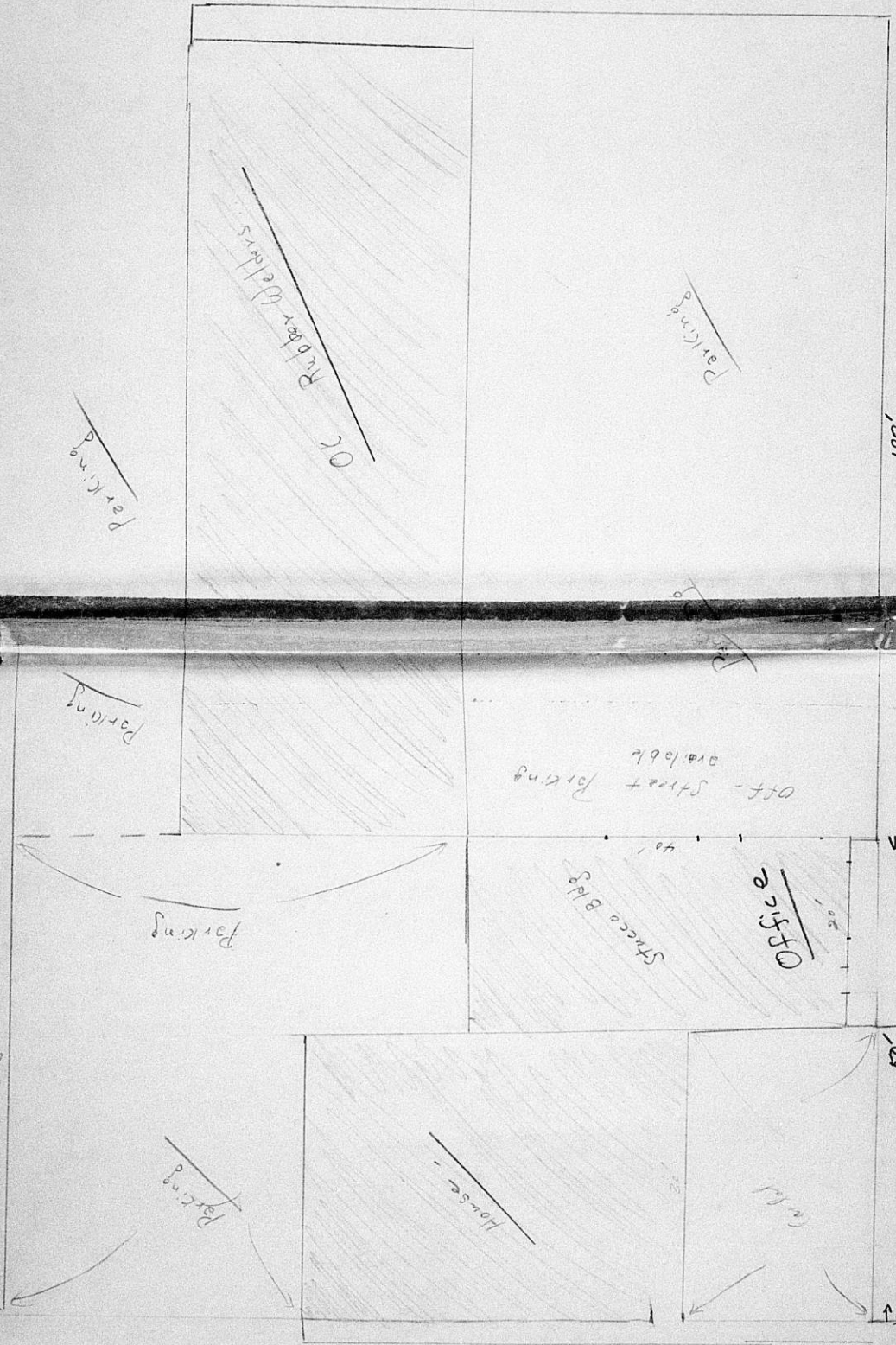
Garage

3'

25'

24x11

24x11



JULY 6, 1962

MR. GEORGE E. CRIST  
WILKINSON, HARLEY AND CRIST  
SUITE 101 BITTING BUILDING  
WICHITA 2, KANSAS

DEAR MR. CRIST:

SUBJECT: CASE No. BZA 3-52

ON JUNE 27, 1962 WE ADVISED YOU THAT THE BOARD OF ZONING APPEALS HAD APPROVED SUBJECT APPLICATION FOR AN OFF-STREET PARKING EXCEPTION FOR A PARKING LOT LOCATED AT THE SOUTHEAST CORNER OF DELLROSE AND 9TH STREETS, LOTS 95 AND 96, BELMONT PARK ADDITION.

WE ALSO ADVISED THAT THE BOARD'S DECISION MUST BE APPEALED TO THE CITY COMMISSION PROVIDED THAT SUCH APPEAL WAS FILED ON OR BEFORE JULY 6, 1962.

THE CITY CLERK HAS ADVISED THAT NO APPEAL WAS FILED ON OR BEFORE THE DATE INDICATED, 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,

ROBERT A. LAMIN  
SECRETARY

RAL:DR  
ATTACHMENT  
C.C. MR. W.W. CARLSON, 957 N. OLIVER  
GLEN LYTLE, SUPERINTENDENT OF CENTRAL  
INSPECTION

BOARD OF ZONING APPEALS

JULY 6, 1962

GLEN LYTLE, SUPERINTENDENT CENTRAL INSPECTION  
ROBERT A. LAKIN, SECRETARY

BZA 3-62

ATTACHED IS A CARBON COPY OF RESOLUTION No. 3-62,  
ADOPTED BY THE BOARD OF ZONING APPEALS ON JUNE 26, 1962.

THE APPEAL PERIOD FOR THIS PARTICULAR CASE ENDED  
ON JULY 6, 1962, AND INASMUCH AS NO APPEAL WAS FILED WITH  
THE CITY CLERK ON OR BEFORE THAT DATE, THE BOARD'S DECISION  
IS FINAL.

ROBERT A. LAKIN  
SECRETARY

RAL:DR  
ATTACHMENT - 1

BOARD OF ZONING APPEALS

JUNE 28, 1962

C.H. FUNK, CITY CLERK

ROBERT A. LAKIN, SECRETARY

BZA 3-62

ATTACHED IS COPY OF THE RESOLUTION RELATING TO THE ABOVE CASE.

THE BOARD OF ZONING APPEALS APPROVED THE APPLICATION AT ITS MEETING ON JUNE 26, 1962. THE DECISION OF THE BOARD CAN BE APPEALED TO THE CITY COMMISSION ON OR BEFORE JULY 6, 1962.

ROBERT A. LAKIN  
SECRETARY

RAL:DR  
ATTACHMENT

JUNE 27, 1962

MR. GEORGE E. GRIST  
WILKINSON, HARLEY AND GRIST  
SUITE 1011 SITTING BUILDING  
WICHITA 2, KANSAS

DEAR MR. GRIST:

RE CASE No. BZA 3-62

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING OF JUNE 26, 1962 THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA CONSIDERED YOUR REQUEST FOR AN OFF-STREET PARKING EXCEPTION FOR A PARKING LOT LOCATED AT THE SOUTHEAST CORNER OF DELLROSE AND 9TH STREETS, LOTS 95 AND 96, BELMONT PARK ADDITION. THIS APPROVAL WAS SUBJECT TO CONDITIONS AS RECOMMENDED IN THE SECRETARY'S REPORT ON THIS CASE.

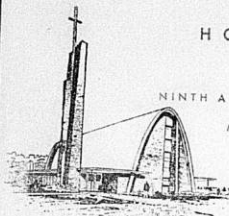
SECTION 2.12.560.610 OF THE CODE OF THE CITY OF WICHITA PROVIDES THAT THE DECISION OF THE BOARD OF ZONING APPEALS SHALL BE FINAL UNLESS IT IS APPEALED TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN DAYS OF THE DATE OF THE BOARD'S ACTION. ACCORDINGLY, AN APPEAL COULD BE FILED IN THIS CASE ON OR BEFORE JULY 6, 1962.

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 JULY 6, 1962 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,

ROBERT A. LAKIN  
SECRETARY

RALISD  
c.c. W.W. CARLSON, 957 N. OLIVER  
C.H. FUNK, CITY CLERK  
GLEN LYTLE, SUPERINTENDENT OF CENTRAL INSPECTION



# HOLY CROSS LUTHERAN CHURCH

THE LUTHERAN CHURCH—MISSOURI SYNOD

NINTH AND OLIVER

MARTIN J. HARTENBERGER, PASTOR  
1024 NORTH DELLROSE  
CODE 316 PHONE MURRAY 4-5202

WICHITA 8, KANSAS

CHRISTIAN GRADE SCHOOL  
RAYMOND J. MUELLER, PRINCIPAL  
PHONE MURRAY 4-8882

In Reply Refer to  
1708 South Woodlawn Blvd.  
Wichita, Kansas

19 June 1962

The Board of Zoning Appeals  
Room 401  
City Building Annex  
104 South Main Street  
Wichita, Kansas

Gentlemen:

This is to verify that Mr. Uel C. Ramey will be representing the undersigned on behalf of the Holy Cross Lutheran Church concerning the application filed by Mr. W. W. Carlson.

After careful consideration by the members of the Church Council and a review with the Voters of the Congregation, a resolution was passed in the 15 May 1962, Voters Meeting recommending support of Mr. Carlson's application of an exception permit for off-site parking as provided in Section 2.12.560 ET. SEQ. and Section 28.04.110B of the Code of the City of Wichita for Lots 95 and 96, Belmont Park Addition and located at the SE corner of Dellrose and Ninth Streets. We are of the opinion that if Mr. Carlson is granted the above stated permit and upon completion of the parking lot, this will do much to improve a deteriorating condition existing of this property.

In addition, should this parking lot be constructed, Mr. Carlson will permit free usage of the facility by the Church. This will provide additional parking capability for the Church which should alleviate on-the-street-parking during Church services.

Your consideration of the above comments will be greatly appreciated.

Cordially yours,

*R. D. Scherer*  
R. D. Scherer, President  
Holy Cross Lutheran Church  
Congregation

cc: Uel C. Ramey  
W. W. Carlson  
Maynard Wege, Church Secretary  
Reverend M. Hartenberger  
President's Files

/cl



We have peace with God through Jesus Christ

## Question and Comment: Rezoning Petitions

*What limitations should there be on the right to petition for a zoning change? A subscriber proposed a revision of the limitations applied in his city and asked our advice. He also asked how adequate notice of rezoning hearings could be given to neighbors.*

You raise the problem of application procedures—specifically of the requirement that 50 per cent of the neighbors sign a petition “initiating” a zoning amendment. We think this common requirement is *not* a good idea. The whole business of “initiating” a zoning amendment is something of an anomaly. An amendment, after all, is a legislative act. If a homeowner wants the city to remove the “No parking” sign in front of his house, he can petition the city council for the redress of his grievance. But the council can, without much ado, decide it is not interested. If it does so decide, then that’s the end—no formal public hearing and no uproar among the neighbors.

Most communities, however, do not treat zoning amendments this way. Instead, they process them administratively before they reach the legislative body. This is the first reason for special problems: most of us are not willing to let non-elected officials discard our petitions in the same abrupt way that legislators can. This, in turn, raises the other reason for the problems: before processing of a zoning amendment goes very far, it ordinarily involves a public hearing. Thus, when an ordinance gives the right to “initiate” an amendment, it usually gives the right to *compel* the holding of a public hearing.

But that “public hearing” is not simply a matter of a petitioner expressing himself to public officials. It means that the neighbors are brought in. And since they don’t know what chance the proposal has, they have to defend themselves on a now-or-never basis. As a practical matter, in many communities, neighbors must band together and hire a lawyer to represent their interests effectively against the proponent’s lawyer. Even when this is not the case, the right to compel a formal public hearing can wear down the opposition, particularly if it is used repeatedly. Sooner or later, the neighbors are likely to give up. Once that happens, many city governments do not put up an effective battle

against amendment requests. They should, but they don’t.

Where does this leave us? First, we strongly agree with your city attorney that anyone must be able to bring his request to the attention of public officials as a matter of right. However, the right to appear before the commission or council and seek its “initiation” of an amendment may well satisfy this important need. Frankly, if all amendments are initiated in this way—so that the commission or council will not tend to regard a request for its initiation as unusual or suspicious—this is a good system. Compare the Denver system discussed in *Amending the Zoning Ordinance*, ASPO Planning Advisory Service Information Report No. 115, in which a legislative committee goes over all requests. The committee can, by analogy with customary legislative procedure, discard the obviously frivolous petitions as well as those that have been made three or four times previously. It can then send the rest on to the commission for hearing. Thus, the proponent has the needed hearing before public officials; most requests will in practice be passed on for formal hearing, but the ones that clearly don’t have a chance will not waste everyone’s time and money.

Second, if you want to continue to permit an individual to compel the holding of a public hearing, you certainly do need some limitation on this right. However, we do *not* think that requiring a percentage of neighbors to join in the application is a good way to impose that limitation. So long as the requirement is in effect, even if the proponent can still technically go before the council or commission, his failure to obtain required signatures may in effect prevent consideration of his request if virtually all amendments are initiated by private petition. In practice, the petition in which neighbors will not join becomes suspect. Besides—and this is the chief point—though the views of the neighbors are important, we do not think that this signature requirement is the way to weigh those

views against other relevant interests.

You will want other types of limitations. The prohibition against reapplication within 18 months (or even two years, though this is unusual as a requirement) is an important and desirable way to prevent the wearing down of opponents through repeated applications. But we would do away with all signature requirements. Your proposal that the neighbors sign only to acknowledge that they know about the application does not seem to us to solve the problem. We wonder if it wouldn’t work roughly the way the present requirement does in practice. And if the problem really is one of notice, why shouldn’t *all* the neighbors be notified, rather than just the 50 per cent most likely to be favorably disposed to rezoning?

This leads to your other question: how should neighbors be notified of proposed amendments? We think that the administrative disadvantages of mailing personal notices to neighbors outweigh the advantages. . . . We do think that posting notices on the property is a desirable and practical addition to publishing legal notices.

If you do not think posting is sufficient, you might consider another possibility: cut down the number of times during the year that amendments are considered by public authorities. (*Amending the Zoning Ordinance* mentions several advantages of doing this.) If you only consider amendments two or three times a year, you can—in addition to publishing the legal notices which nobody reads—publish (in a local newspaper) a good-sized map of the entire city, showing the location of rezoning proposals under consideration. This map (and an accompanying brief description of each proposal) should, it seems to us, attract the attention of many casual newspaper readers. We don’t recall hearing of a community that uses this method, but we recommend it as one that seems sound. Also, by limiting the number of times that amendments are considered, you can—with any reasonable working relations with local papers—obtain decent news coverage. This, too, is often hard to get when amendments go through in a monthly trickle.

*(Condensed from the reply by ASPO Planning Advisory Service to an inquiry from a subscriber.)*

ATTACHED NOTICE SENT ON JUNE 7 TO THE FOLLOWING:

MR. GEORGE E. GRIST  
WILKINSON, HARLEY & GRIST  
SUITE 1011, BITTING BLDG.

W.W. CARLSON & RUTH CARLSON  
957 N. OLIVER

ERNEST H. BOSWORTH  
EDITH W. BOSWORTH  
834 N. GLENDALE

WALTER P. HOPP  
CLARA C.A. HOPP  
938 N. DELLROSE

LINUS J. BRUNGARDT  
ANGELA BRUNGARDT  
225 N. TERRACE

KENNETH M. FRYE  
M. HELEN FRYE  
142 N. OLIVER

DONALD E. CURTRIGHT  
JUANITA R. CURTRIGHT  
411 S. SOCORO

ALFRED R. EDWARDS  
BESSIE EDWARDS  
935 N. DELLROSE

NADINE L. RUMSEY  
1043 N. DELLROSE

HAROLD W. FOLKS  
FRANCES B. FOLKS  
935 N. DELLROSE

M.L. STAGG  
ALICE A. STAGG  
925 N. DELLROSE

JOE G. HARRIS  
MARY E. HARRIS  
944 N. PERSHING

HAROLD P. REILAND  
ANN CATHERINE REILAND  
950 N. DELLROSE

WILLIAM E. COOPER  
LOIS F. COOPER  
960 N. PERSHING

VICTOR G. BARKER  
JANET E. BARKER  
1011 N. DELLROSE

GILBERT C. BUHRER  
HELEN MAXINE BUHRER  
1007 N. DELLROSE

FRANK A. HETZKE, JR.  
EDNA PETERSON HETZKE  
1003 N. DELLROSE

HOLY CROSS EVANGELICAL  
LUTHERAN CHURCH OF  
WICHITA  
1018 N. DELLROSE

BOARD OF ZONING APPEALS  
Room 401 CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

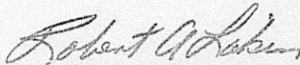
JUNE 7, 1962

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION HAS BEEN FILED BY W.W. CARLSON, 957 N. OLIVER BY GEORGE E. GRIST, ATTORNEY, AS PROVIDED IN SECTION 2.12.560 ET. SEQ. AND SECTION 28.04.140B OF THE CODE OF THE CITY OF WICHITA. THE APPLICANT REQUESTS EXCEPTION TO PERMIT THE ESTABLISHMENT OF A PARKING LOT ON PROPERTY LEGALLY DESCRIBED AS:

LOTS 95 AND 96, BELMONT PARK ADDITION AND GENERALLY LOCATED AT THE S.E. CORNER OF BELLROSE AND 9TH STREETS.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. BZA 3-62. A HEARING WILL BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY, JUNE 26, 1962, AT 1:45 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 TO EXPRESS YOUR VIEWS AND WISHES IN THIS CASE.

  
ROBERT A. LAKIN  
SECRETARY

(250) Published in The Wichita Evening Eagle and Beacon on June 8, 1962.

**OFFICIAL NOTICE**  
**TO WHOM IT MAY CONCERN AND**  
**TO ALL PERSONS INTERESTED:**  
NOTICE IS HEREBY GIVEN that  
on the 29th day of June, 1962, the  
Board of Zoning Appeals, in Room  
40 City Building Annex, 104 South  
Main, Wichita, Kansas at 1:45 P.M.  
will consider as provided in Section  
17-208 et seq. and Section 22-0140 B  
Code of the City of Wichita, Kansas,  
the following application:  
BZA 3-61 - W. W. Carlson, 867 N.  
Oliver, Wichita, Kansas requests ex-  
ception to permit the establishment  
of a parking lot on property legal-  
ly described as Lots 95 and 98, Bel-  
mont Park Addition—generally lo-  
cated at the E.E. corner of 9th St.  
and Delaware.  
The same will there be discussed  
and considered by the said Board of  
Zoning Appeals, and all persons in-  
terested in said matter will be heard  
at this time concerning their views  
and wishes in the premises, and any  
protest against any of the provisions  
of the proposed variance, will be con-  
sidered by the Board as provided by  
law.  
WITNESSE my hand and seal on this  
29th day of June, 1962.  
ATTEST: ERWIN E. LAW, Chairman  
Board of Zoning Appeals  
ROBERT A. LARIN,  
Secretary.

(1-1)

WILKINSON, HARLEY AND GRIST  
ATTORNEYS AT LAW  
SUITE 101 BITTING BUILDING  
WICHITA 2, KANSAS  
AMHERST 2-7470

LESTER WILKINSON  
TOM HARLEY  
GEORGE E. GRIST

June 6, 1962

City of Wichita, Kansas  
Board of Zoning Appeals

Gentlemen:

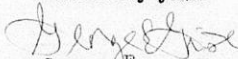
This is to certify that I have examined the Abstract of Title consisting of entries number 1 through 60 on the following described real property located in Wichita, Sedgwick County, Kansas, to-wit;

Lots 95 and 96 in Belmont Park, an Addition to the City of Wichita, Sedgwick County, Kansas, otherwise known as 958 N. Dellrose, Wichita, Sedgwick County, Kansas.

It is my opinion that legal title is vested in W. W. Carlson and Ruth Carlson, husband and wife subject to easements and restrictions of record.

This opinion is provided for the purpose of complying and accompanying the application for exception to the Zoning Ordinances of the City of Wichita.

Sincerely yours



George E. Grist  
OF WILKINSON, HARLEY AND GRIST

GEG/r

APPLICATION FOR EXCEPTION

I. NAME OF APPLICANT W. W. Carlson  
MAILING ADDRESS 957 N. Oliver PHONE TM 6-1465  
NAME OF AUTHORIZED AGENT Geo. Grist  
MAILING ADDRESS Bittling Bldg. PHONE AM-27479  
(RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF Owner  
(OWNER, TENANT, LESSEE, OTHER)

II. APPLICATION IS MADE FOR AN EXCEPTION AS PROVIDED IN SECTION  
2-2-560-610, CODE OF THE CITY OF WICHITA, KANSAS,  
(ZONING ORDINANCE); TO PERMIT THE INSTALLATION OR CONSTRUCTION OF Parking Lot  
ON PROPERTY ZONED A; LOCATED AT 958 N. Dellrose  
\_\_\_\_\_, AND LEGALLY DESCRIBED AS Lot(s)  
95 + 96, Block(s) \_\_\_\_\_  
Belmont Park ADDITION.  
(GIVE METES AND BOUNDS DESCRIPTION BELOW IF APPROPRIATE):

- 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. DECLARES THAT ALL REQUIRED SUPPORTING DOCUMENTS OR INFORMATION ARE ATTACHED HERETO AND MADE A PART OF THIS APPLICATION;
  - D. ACKNOWLEDGES THAT HE HAS BEEN ADVISED OF HIS RIGHT OF APPEAL OF THE DECISION OF THE BOARD OF ZONING APPEALS TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN (10) DAYS OF THE DATE OF THAT DECISION.

W. W. Carlson  
APPLICANT

George Grist  
AUTHORIZED AGENT  
10113 Bittling Wichita, Mo

OFFICE USE ONLY

RECEIVED IN OFFICE OF SECRETARY, BOARD OF ZONING APPEALS,  
(A.M. - P.M.) 4:45 66, 1962, TOGETHER WITH APPROPRIATE  
FEE OF \$30.00

[Signature]  
SIGNED

OWNERSHIP LIST

Lot	Blk	Addition	Property Owner
1		Belmont Park Addition	W. W. Carlson Ruth K. Carlson 957 N. Oliver
2		"	"
3		"	Ernest H. Bosworth Edith W. Bosworth 834 N. Glendale
4		"	"
5		"	W. W. Carlson Ruth K. Carlson 957 N. Oliver
6		"	"
7		"	"
8		"	"
9		"	"
10		"	"
87		"	Walter P. Hopp Clara C. A. Hopp 938 N. Dellrose
88		"	"
89		"	Linus J. Brungardt Angela Brungardt 225 N. Terrace
90		"	"
91		"	Kenneth M. Frye Margaret Helen Frye 142 N. Oliver
92		"	"
93		"	Donald E. Curtright Juanita R. Curtright 411 S. Socoro
94		"	"
95		"	W. W. Carlson Ruth K. Carlson 957 N. Oliver
96		"	"

Continued page 2

Lot	Blk	Addition	Property Owner
97		Belmont Park Addition	Alfred R. Edwards Bessie Edwards <i>953 N. Dellrose</i>
98		"	"
99		"	"
100		"	"
101		"	Nadine L. Rumsey 1043 N. Dellrose
102		"	"
103		"	Harold W. Folks Frances B. Folks 935 N. Dellrose
104		"	"
105		"	M. L. Stagg Alice A. Stagg 925 N. Dellrose
106		"	"
188		"	Joe G. Harris Mary E. Harris 944 N. Pershing
189		"	Harold P. Reiland Ann Catherine Reiland 950 N. Dellrose
190		"	"
S 3.75' of 191		"	"
191 exc. S. 3.75'		"	William E. Cooper Lois F. Cooper 960 N. Pershing
192		"	"
19	15	Country Club Heights Add.	Victor G. Barker Janet E. Barker 1011 N. Dellrose
20	"	"	"
21	"	"	Gilbert C. Buhner Helen Maxine Buhner 1007 N. Dellrose
22	"	"	"
23	"	"	Frank A. Hetzke, Jr. Edna Peterson Hetzke 1003 N. Dellrose
24	"	"	"

Continued page 3


Lot	Blk	Addition	Property Owner
25	16	Country Club Heights Add.	The Holy Cross Evangelical Lutheran Church of Wichita. 1018 N. Dellrose
26	"	"	"
27	"	"	"
28	"	"	"
29	"	"	"
30	"	"	"

Beginning 30 feet North of the SE corner of the  
NE $\frac{1}{4}$  of Sec. 14-27-1E, thence North 16 rods,  
thence West 10 rods, thence South 16 rods,  
thence East 10 rods to beginning

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 Lots 95 and 96, in Belmont Park  
Addition to Wichita, Sedgwick County, Kansas, as shown by the deeds on  
file in the Office of the Register of Deeds of Sedgwick County, Kansas,  
on this 10th day of May, 1962 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

  
Vice-President

Order No. 93216

BZA Case  
No.

3-62