

BZA 4-69 - Trinity Baptist Church
requests variance of the side yard
setback on property zoned "A" and
located on the west side of Ida in
an area north of Pawnee.

POSTED
2-27-69

ACTION


BZA COMMITTEE

DATE 3-25-69

Approved

M.A.P.C.

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

C2M
P2M
10/11/69


April 15, 1969

Mr. Bob Standrich
1517 Lydia
Wichita, Kansas 67213

Subject: Case No. BZA 4-69
Request for a Variance

Dear Mr. Standrich:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 25, 1969, in connection with your request for a variance to reduce the required 25 foot side yard setback adjacent to the north property line to 12 feet on property zoned "A", and generally located on the west side of Ida in an area north of Pawnee.

This Resolution reflects the official action of the Board and sets out the condition of approval. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:js

cc: Trinity Baptist Church
1016 East Pawnee
Wichita, Kansas 67211

Robert Feldner, Supt.
of Central Inspection

Ralph Eberly,
City Clerk

R E S O L U T I O N No. BZA 4-69

WHEREAS, Trinity Baptist Church, 1016 East Pawnee, by Bob Standrich, 1517 Lydia, Wichita, Kansas, requests a variance as provided by Section 2.12.590.B, Code of the City of Wichita, to reduce the required 25 foot side yard setback adjacent to the north property line to 12 feet on property zoned "A" Two Family District, and legally described as follows:

Lots 181, 183, 185, 187, 189, and 191 on Ida Avenue in Campbells Addition to Wichita, Kansas. Generally located on the west side of Ida in an area north of Pawnee.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of March 25, 1969, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the church wishes to provide additional facilities for its members, but due to the size of the site is limited as to the area in which the expansion can occur; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the proposed structure will be located 12 feet from the property line on the north and south of an open rear yard; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28, of which variance is requested, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as the church is in need of expanding its facility; 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 off-street parking requirements will have to be met prior to construction of the proposed addition; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the application does meet the four previous requirements; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted, have been found to exist.

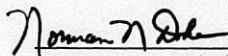
Resolution
Case No. BZA 4-69
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this request for a variance of the required sideyard setback adjacent to the north property line from 25 feet to 12 feet for only that portion shown on the plan submitted with the application, on property zoned "A" Two Family District and legally described as follows:

Lots 181, 183, 185, 187, 189, and 191 on Ida Avenue in Campbells Addition to Wichita, Kansas. Generally located on the west side of Ida in an area north of Pawnee.

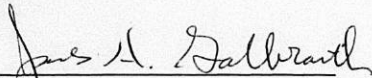
be approved.

ADOPTED AT WICHITA, KANSAS, this 25th day of March, 1969.



NORMAN DOKE, Chairman

ATTEST:



JACK H. GALBRAITH, Secretary

March 26, 1969

Mr. Bob Standrich
1517 Lydia
Wichita, Kansas 67213

Subject: Case No. BZA 4-69
Request for a Variance

Dear Mr. Standrich:

At the regular meeting of the Board of Zoning Appeals on March 25, 1969, your request for a variance to reduce the required 25 foot side yard setback adjacent to the north property line to 12 feet on property zoned "A", and generally located on the west side of Ida in an area north of Pawnee, was considered.

It was the action of the Board to approve this request for only that portion indicated for the proposed addition shown on the plot plan submitted with the application.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Trinity Baptist Church
1016 East Pawnee
Wichita, Kansas 67211

Robert Feldner, Supt.
of Central Inspection

Ralph Eberly,
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 4-69

APPLICANT: Trinity Baptist Church, 1016 East Pawnee, Wichita, Kans.

AGENT: Bob Standrich, 1517 Lydia, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required 25 foot sideyard setback adjacent to the north property line to 12 feet.

GENERAL LOCATION: West side of Ida in an area north of Pawnee.

ZONING: Subject property is zoned "A" two family, as is that to the north and east with "LC" light commercial to the south and west.

LAND USE: Subject property is occupied by a church and off-street parking facilities, to the north is single family, east is single family and duplex, south is a service station and to the west is a service station repair shop and single family.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
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 provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

Comments by the Secretary

The Trinity Baptist Church is requesting a variance of the required sideyard setback adjacent to the north property line from 25 feet to 12 feet on property zoned "A" two-family. The applicants state that they are proposing to construct an educational wing to be joined on the north end of the existing church.

A small scale drawing submitted with the application does not indicate the proposed location of parking bays or circulation aisles. Based on information from the Traffic Engineering Office in regards to parking standards, it appears that a maximum of 13 spaces can be provided on the site if the proposed building is constructed.

In conversations with Mr. Bob Standrich, Chairman of Trustees for the church, it has been determined that an application for an exception to utilize property on the northeast corner of Pawnee and Ida owned by the church will be filed to satisfy off-street parking requirements of 44 spaces based on the seating capacity of the sanctuary of 220 or one space for each five persons as provided by ordinance. It should be pointed out that the Secretary has been advised by the Office of Central Inspection that off-street requirements will have to be met prior to the issuance of a building permit.

Uniqueness

It is the opinion of the Secretary that this is somewhat of a unique situation in that the church wishes to provide additional facilities for its members, but due to the size of the site is limited as to the area in which the expansion can occur.

Adjacent Property

It is the opinion of the Secretary that the granting of the variance would not adversely affect the rights of adjacent property owners inasmuch as the proposed structure will be located 12 feet from the property line on the north and south of an open rear yard.

Hardship

It is the opinion of the Secretary that if the variance were not granted it would constitute an unnecessary hardship on the applicant inasmuch as the church is in need of expanding its facility.

Page 3 - Secretary's Report
Case No. BZA 4-69

Public Interest

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest inasmuch as off-street parking requirements will have to be met prior to construction of the proposed addition.

Spirit and Intent

It is the opinion of the Secretary that the granting of the variance would not be opposed to the spirit and intent of Title 28 inasmuch as the application does meet the four previous requirements.

Recommendation

It is the opinion of the Secretary that all of the conditions can be found to exist and it is, therefore, recommended that the variance be approved to reduce the required sideyard setback adjacent to the north property line from 25 feet to 12 feet, subject to the following:

1. Approval shall be for only that portion indicated for the proposed addition shown on the plot plan submitted with the application.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

March 5, 1969

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 4-69

An application has been filed by Trinity Baptist Church, 1016 East Pawnee, by Bob Standrich, 1517 Lydia, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required 25 foot side yard setback adjacent to the north property line to 12 feet, on property zoned "A" Two Family District and legally described as follows:

Lots 181, 183, 185, 187, 189, 191 on Ida Avenue
in Campbells Addition to Wichita, Kansas. Generally
located on the west side of Ida in an area north of
Pawnee.

This application has been assigned Case No. BZA 4-69, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 25, 1969, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

*27 Notices
Mailed on 3-5-69*

BOARD OF ZONING APPEALS

CASE NO. 4-69

CITY OF WICHITA, KANSAS

FILED 2-25-69

APPLICATION FOR VARIANCE

1. Name of Applicant TRINITY BAPTIST CHURCH

Mailing Address 1016 E. Pawnee Wichita, Kansas 67211 Phone AM 2-8772

Name of Authorized Agent Mr. Bob Standrich, Chairman of Trustees

Mailing Address 1517 Lydia Wichita, Kansas 67213 Phone AM 73470

Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other) Trustees are: Bob Standrich, Chairman
Dana Thomas, William Barlow, Carroll McKinney, James Wycoff, and Doyle Landreth

II. The variance requested is for reducing required 25ft. side yard setback to
12ft. plus...as per attached drawings.

for property located 1016 E. Pawnee Wichita, Kansas 67211

and legally described as: Lots 181-183-185-187-189-191 Ida STC Order 183

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

(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.

TRINITY BAPTIST CHURCH

Applicant

Bob Standrich Chairman of Trustees
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals
2 PM (a.m. - p.m.), Feb 25, 1969, together with
appropriate fee of \$50.00.

Quinta L. Henby
Signed

+

TRINITY BAPTIST CHURCH

1016 EAST PAWNEE

WICHITA, KANSAS 67211

AM 2-8772

BOB RANDALL, B.D., L.L.D.
PASTOR

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

Gentlemen:

As authorized by the Trinity Baptist Church, we do hereby submit the enclosed APPLICATION FOR VARIANCE.

We are proposing to construct an educational wing to be joined on the north end of our existing property. (see attached drawings and copy of survey)

This has been discussed with the immediate owners who would be most effected and they have agreed to this. Furthermore, since talking with them our Long-range Planning Committee plus the Trustees have thoroughly discussed the erection of a 6ft. stockade-type privacy fence to run the full length of the north property line.


Also, we are planning to asphalt our entire parking area, plus a general upgrading and remodeling of all existing properties.

Our growth has been most gratifying in recent months and years. We truly feel that VARIANCE by the BOARD OF ZONING APPEALS will be justified.

All of our more than seven hundred members thank you very much.

RESPECTFULLY SUBMITTED,


Bob Randall, Pastor


Bob Standrich, Chairman of Trustees

"Witnessing to Wichita" . . . by ALL means

✠
TRINITY BAPTIST CHURCH

1016 EAST PAWNEE

WICHITA, KANSAS 67211

AM 2.8772

BOB RANDALL, B. D., L. L. D.
PASTOR

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

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All of our more than seven hundred members thank you very much.

RESPECTFULLY SUBMITTED,


Bob Randall, Pastor


Bob Standrich, Chairman of Trustees

"Witnessing to Wichita" ... by ALL means

O W N E R S H I P L I S T

Lot	Street	Addition	Property Owner
166 & 168	Washington	Campbell's Addition	✓ Gerald F. Baughman and Ethel Louise Baughman 2328 S. Washington Wichita, Kansas, 67211
170 & 172	"	"	✓ H. E. Cleveland and Velma M. Cleveland, 2332 S. Washington Wichita, Kansas, 67211
174 & 176	"	"	✓ Jennie B. Galloway 2338 S. Washington Wichita, Kansas, 67211
178 & 180	"	"	✓ Lee R. Cox and Norma A. Cox 1021 Denker Wichita, Kansas, 67216
182, 184 & 186	"	"	✓ Claude C. Yeager and Lola M. Yeager, 2346 S. Washington Wichita, Kansas, 67211
188 & 190 & 192	"	"	✓ Lickteig-Pearce, Inc. <u>Address unknown</u>
165 & 167	Ida Ave	"	Trinity Baptist Church of D Wichita, 1016 E. Pawnee Wichita, Kansas, 67211
169 & 171	"	"	✓ James Clyde Driskell & Waunice Driskell 2337 S. Ida Wichita, Kansas, 67211
177 & 179	"	"	✓ Forest W. Lybarger and S. Jane Lybarger, 2341 S. Ida Wichita, Kansas, 67211
181, 183 185, 187 189 & 191	"	"	D Trinity Baptist Church of Wichita, 1016 E. Pawnee Wichita, Kansas
166 & 168	"	"	✓ Carl V. Shaw and Opal M. Shaw 2328 S. Ida Wichita, Kansas, 67211
170 & 172	"	"	✓ Frank J. Kalvoda and Flossie A. Kalvoda, 526 S. Grove Wichita, Kansas, 67211
174 & 176	"	"	✓ Albert C. Lemcke and Ada L. Lemcke, 2340 S. Ida Wichita, Kansas, 67211
178 & 180	"	"	✓ Marjorie J. DeBuhr 2342 S. Ida Wichita, Kansas, 67211

continued page 2

Lot	Street	Addition	Property Owner
182 & 184	Ida Ave	Campbell's Addition	Trustees of Trinity Baptist Church 1016 E. Pawnee Wichita, Kansas, 67211
186 & 188	"	"	Glenn L. Powers & Helen C. Powers, 2445 Glenn Oaks Dr. Wichita, Kansas, 67216
190 & 192	"	"	Glenn L. Powers, 2445 Glenn Oaks Dr., Wichita, Kan. 67216 Marie Irene Powers, D. Jeanne Powers, Della Powers & Virginia Rae Powers Addresses unknown
2, 4, 6 & 8	Ida Ave	Wabash Avenue Subdivision of Beals Addition	C. Lynn Chartier & Eva P. Chartier, 1820 S. Chautauqua Wichita, Kansas, 67211
10 & 12	"	"	Edgar G. Hephner & Beverly J. Hephner, 2412 Ida Wichita, Kansas, 67216 <i>Returned 3-17-69</i>
1, 3 & 5	"	"	Skelly Oil Company P. O. Box 1650 Tulsa, Oklahoma
7 & 9	"	"	Estell Bedwell & Iris V. Bedwell, <u>Address unknown</u>
11	"	"	Melvin L. Brooks and Rachel Marie Brooks, <u>Address unknown</u> <i>5000 So. Hydraulic</i>
School Reserve		"	Bert Adams <u>Address unknown</u>

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 181, 183, 185, 187, 189 and 191, on Ida Avenue, in Campbells Addition to Wichita, Kansas, as shown by the last deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 20th day of February, 1969 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Gable

~~Vice President~~ Asst. Secy.

Order No. 160877

FORM 273

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		

5022

DESCRIPTION AMOUNT

BPA

Name *Trinity Baptist Church*

Address *1016 S. Laurel*

Type *R-7LC* Due Date

Comments:

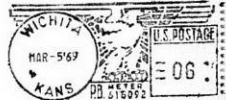
Date *2-25-69* By *bk*

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202



unk
 VACANT
 Moved, no address
 Moved, not identifiable
 Address unknown
1601 RZ

4-69

Edgar G. Hephner and
Beverly J. Hephner
2412 Ida
Wichita, Kansas 67216



Important! Notice of Hearing Enclosed

*

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