

7-56 WILLIAM C. BOYLE

LAW OFFICES OF  
**MORRIS, LAING, EVANS & BROCK**  
413 BROWN BUILDING  
WICHITA 2, KANSAS

LESTER L. MORRIS  
VERNE M. LAING  
FERD E. EVANS, JR.  
RALPH R. BROCK  
J. EDWARD TAYLOR, JR.

September 28, 1956

Board of Zoning Appeals  
Room 205  
City Building  
Wichita, Kansas

Re: Appeal of William C. Boyle  
225 North Roosevelt

Gentlemen:

Enclosed herewith you will find:

1. Two copies of appeal for variance or exception.
2. Certified list of names and addresses of property owners within a 200-foot radius.
3. Seven typewritten copies of an appeal statement.
4. Drawing of the proposed carport.
5. Check from William C. Boyle for \$~~500.00~~<sup>30.00</sup>.

Will you please notify this office the date and time of the hearing in this matter?

Very truly yours

MORRIS, LAING, EVANS & BROCK

By *J. Edward Taylor, Jr.*

JET:ew

RESIDENCE  
PHONE HU 3-0984

BUSINESS  
PHONE AM 7-6255

**WM. C. BOYLE**

*Oil Leases and Royalties*  
409 SCHWEITER BUILDING  
P. O. BOX 425  
WICHITA 1, KANSAS  
September 26, 1956

Statement of Wm. C. Boyle to accompany appeal under zoning ordinance in connection with proposed car-port.

W. C. Boyle is the owner and applicant under this appeal. It is the desire of Mr. Boyle to erect a car-port beside a garage at 225 North Roosevelt. Application for a building permit dated September 24, 1956 was refused on the 24th day of September, 1956 under § 21-11 C of the Zoning Ordinance. This permit was refused for the reason that as planned an insufficient rear yard would be provided, as well as the space between the addition and the residence on the front of the lot. The Ordinance requires <sup>20</sup>15 feet and 32 feet, respectively, whereas the plot plan shows only 3 feet and 25 feet 2 inches for these yard spaces.

A. The principal point on which this appeal is made is that appellant has need to erect in the immediate future this two car car-port for the purpose of housing his automobiles. Appellant is the owner of three automobiles and only has garage space for one. The house at 225 North Roosevelt was constructed in 1912 before the present influx of automobiles. The initial effect of this building will be to provide additional off street parking for two more automobiles other than the one which there is now space for in the garage. Because of the many churches in this vicinity including Blessed Sacrament and St. James churches it is frequently necessary to park some distance from the residence.

B. The proposed car-port will have steel pillars and a steel beam roof with a poured concrete roof or sun-deck and a steel stairway leading to the present apartment above the existing garage.

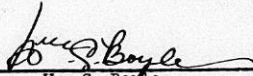
C. This appellant feels it desirable to provide additional off street parking for his automobiles because of the nearness of many churches in the area which at times leaves the street quite packed with parked automobiles. This appellant feels that this arises from a condition which is not ordinarily found in the same zoning district since many houses have room for at least a two car garage within the yard area as prescribed under this Ordinance.

D. Granting the permit for this proposed building will not adversely affect the right of adjacent property owners or residents for the reason that the car-port when constructed will be just across the existing property line from a garage constructed on the rear of the lot to the west of the appellant's property. Furthermore, the proposed building will, in effect, be only an enlargement or extension of a non-conforming building and will lie in between and almost in the midst of non-conforming buildings and uses.

Page 2  
September 26, 1956

E. The exception or variance desired by appellant is not against the public interest for the reason that the proposed building will be located in between other non-conforming buildings of similar nature and on a site which will otherwise serve no useful purpose. This new building or enlargement of an existing building will utilize space within an area which has been and is non-conforming. There will be no undue hardship imposed on neighbors in the granting of this appeal.

F. It is respectfully submitted that the appellant-applicant, W. C. Boyle should be allowed to erect this proposed two-car carport addition to the existing garage-apartment.

  
Wm. C. Boyle

LAW OFFICES OF  
MORRIS, LAING, EVANS & BROCK  
413 BROWN BUILDING  
WICHITA 2, KANSAS

LESTER L. MORRIS  
VERNE M. LAING  
FERD E. EVANS, JR.  
RALPH R. BROCK  
J. EDWARD TAYLOR, JR.

October 11, 1956

Mr. Carl E. Brink  
235 North Roosevelt  
Wichita, Kansas

Dear Sir:

Mr. Wm. C. Boyle has applied to the Board of Zoning Appeals for permission to build a car port at the rear of his property located at 225 North Roosevelt. The appeal is set for hearing on Monday afternoon, October 15.

Mr. Boyle advises that he has discussed this matter with you, and it is our understanding that the proposed car port meets with your approval. If such is the case, we would appreciate it if you would indicate your approval by signing in the space below provided on a carbon copy of this letter and returning it to this office. A self-addressed, stamped reply envelope is enclosed for your convenience.

Very truly yours,

MORRIS, LAING, EVANS & BROCK

By *J. Edward Taylor, Jr.*

JET:IL

I, Carl E. Brink, approve of the proposed two-car car port which Mr. Wm. C. Boyle contemplates constructing at the rear of his residence at 225 North Roosevelt and consent to the erection thereof, subject to the approval of the Board of Zoning Appeals of the City of Wichita, Kansas.

Dated this *11th* day of October, 1956.

*Carl E. Brink*  
Carl E. Brink

LAW OFFICES OF  
**MORRIS, LAING, EVANS & BROCK**  
413 BROWN BUILDING  
WICHITA 2, KANSAS

LESTER L. MORRIS  
VERNE M. LAING  
FERD E. EVANS, JR.  
RALPH R. BROCK  
J. EDWARD TAYLOR, JR.

October 11, 1956

Mr. J. C. Schenk  
217 North Roosevelt  
Wichita 8, Kansas

Dear Sir:

Mr. Wm. C. Boyle has applied to the Board of Zoning Appeals for permission to build a car port at the rear of his property located at 225 North Roosevelt. The appeal is set for hearing on Monday afternoon, October 15.

Mr. Boyle advises that he has discussed this matter with you, and it is our understanding that the proposed car port meets with your approval. If such is the case, we would appreciate it if you would indicate your approval by signing in the space provided below on a carbon copy of this letter which is enclosed and returning it to this office. A self-addressed, stamped reply envelope is enclosed for your convenience.

Very truly yours,

MORRIS, LAING, EVANS & BROCK

By *J. Edward Taylor, Jr.*

JET:IL

I, J. C. Schenk, approve of the proposed two-car car port which Mr. Wm. C. Boyle contemplates constructing at the rear of his residence at 225 North Roosevelt and consent to the erection thereof, subject to the approval of the Board of Zoning Appeals of the City of Wichita, Kansas.

Dated this 12 day of October, 1956.

*J. C. Schenk*  
\_\_\_\_\_  
J. C. Schenk

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To W. C. Boyle Owner Address 225 North Roosevelt  
To Same Applicant Address \_\_\_\_\_

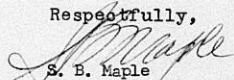
Dear Sir:

Your application Dated Sept. 24, 1956  
For a Permit for the addition of a carport on north side of dwelling  
\_\_\_\_\_ at the premises designated as  
225 North Roosevelt (Rear)

Is hereby refused on this 24th day of September, 1956,  
Under Section 21-11, C of the Zoning Ordinance.

For the reason that as planned an insufficient rear yard would be provided,  
as well as the space between the addition and the residence on the front  
of the lot. The ordinance requires 15' and <sup>37</sup>32' respectively, whereas the  
plot plan shows only 3' and 25'2" for these yard spaces.

Respectfully,

  
S. B. Maple  
Chief Building Inspector

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

DELIVERING EMPLOYEE  Deliver ONLY to addressee. (Does not apply to Certified mail.)  
 Show address where delivered.

Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.

1. Wm. C. Boyle  
(Signature or name of addressee)

2. \_\_\_\_\_  
(Signature of addressee's Agent—Agent should enter addressee's name on line ONE above)


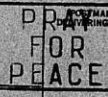
Date of Delivery \_\_\_\_\_, 19\_\_\_\_

RECEIPT FOR CERTIFIED MAIL—15¢

No. 727319

SENT TO William C. Boyle	POSTMARK OR DATE
STREET AND NO. 225 N. Roosevelt	
CITY AND STATE Wichita, Kansas	
If you want a return receipt, check which <input type="checkbox"/> It shows to whom, when, and address where delivered <input type="checkbox"/> It shows to whom, when, and address where delivered	

POD Form 3800  
Apr. 1955

POST OFFICE DEPARTMENT OFFICIAL BUSINESS		PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, \$300 (GPO)	
			
		POSTMARK OF POST OFFICE	
RETURN TO			
REGISTERED NO.	NAME OF SENDER		
CERTIFIED NO.	STREET AND NO. OR P. O. BOX		
INSURED NO.	POST OFFICE		
	STATE		
POD Form 3811 July 1955			
☆ U. S. GOVERNMENT PRINTING OFFICE : 1955 300304-10			

<b>No. 727319</b>	<b>RECEIPT FOR CERTIFIED MAIL—15¢</b>		
	SENT TO	POSTMARK OR DATE	
	STREET AND NO.		
	CITY AND STATE		
	If you want a return receipt, check which <input type="checkbox"/> 7c shows to whom and when delivered <input type="checkbox"/> 31¢ shows to whom, when, and address where delivered		
POD Form 3800 Apr. 1955			

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

October 5, 1956

Mr. William C. Boyle  
225 N. Roosevelt  
Wichita, Kansas

Dear Mr. Boyle \_\_\_\_\_ :

Your appeal, under the Zoning Ordinance, relative to premises at  
225 North Roosevelt

\_\_\_\_\_

has been given Board of Zoning Appeals Case No. 7-56.

All inquiries and references should always be made to that Case  
Number when you seek information from the Secretary.

Further, you are notified to appear before the Board of Zoning  
Appeals either in person, or by agent or attorney, for a hearing of  
your case on October 15, 1956, at 1:30 p.m.  
In Room 201 of the City Building

\_\_\_\_\_.

Respectfully,

Geo. J. Fisher  
Secretary, Board of Zoning Appeals

BOARD OF ZONING APPEALS

Room 205, City Building  
Wichita 2 Kansas

NOTICE TO PROPERTY OWNERS

October 5, 19 56

An appeal has been filed by J. Edward Taylor, Attorney  
(address) 413 Brown Building on behalf of  
William C. Royle (address) 225 North Roosevelt  
as provided by Section 21-11, C Vol. I of the City Code. The  
appellant desires to construct a car port and sun deck on the north  
side of existing garage apartment.

on the premises located at 225 North Roosevelt.

This appeal has been given Case No. 7-56 and a hear-  
ing will be held by the Board of Zoning Appeals on Monday  
October 15, 1956, at 1:30 p.m. in Room 201 of the City  
Building, at which time you may appear, if you so desire,  
either in person or by agent or attorney.

By order of the Board of Zoning Appeals.

Geo. J. Fisher  
Secretary, Board of Zoning Appeals

ct

MAILING ADDRESSES OF PROPERTY OWNERS  
WITHIN 200 FEET OF 225 NORTH ROOSEVELT

JAMIZ, FLOYD F. ✓  
314 South Terrace

ADAIR, E. H. ✓  
225 N. Roosevelt

HAAS, FRITZ ✓  
226 N. Roosevelt

HOLMES, CHARLES E. ✓  
230 N. Roosevelt

LATHROP, MINNA HINKLE ✓  
204 N. Roosevelt

HARRISON, W. B. ✓  
18 Huntington

HOUSTON, G. R. ✓  
220 N. Roosevelt

CHENEY, J. W. ✓  
254 N. Yale

CAIN, HERBERT STANLEY, JR. ✓  
250 N. Yale

VAN SLYKE, JOHN R. ✓  
244 N. Yale

GLASS, JUSTIN G. ✓  
240 N. Yale

GILLESPIE, PAULINE BROWN ✓  
236 N. Yale

ADAMS, ROBERT M. ✓  
227 N. Yale

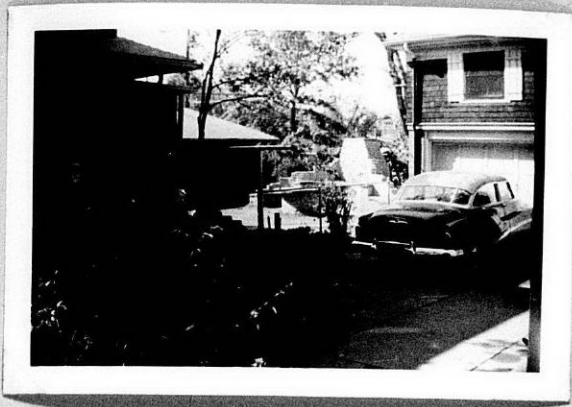
DEARMOND, RITA G. ✓  
225 N. Yale

WEIGAND, JOHN A. ✓  
217 N. Yale

MONFAGUE, FRED A. ✓  
231 N. Yale

STEWART, NORMA R.  
and EMMY LOUSTEWART ✓  
237 N. Yale

KOELKER, JOHN H. and ✓  
JEAN McWILLIAM KOELKER  
235 N. Yale



Property line on south  
18" from south wall of  
garage

267

With carport or deck with  
wrought iron railing and  
steps - This backyard  
could be made very  
attractive - Trash cans  
will have an enclosure.

267