

BZA 7-66 - Clarence Strop requests  
exception to permit mobile home in  
"B" zoning - NS Gilbert in an area  
between Ellis and Lulu

B3a 3-22-66 App

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BZA 7-66 - Clarence Strop request  
exception to permit mobile home  
"B" zoning - Ms Gilbert in an area  
between Ellis and Ivins

R E S O L U T I O N   N O .   B Z A 7 - 6 6

WHEREAS, Clarence D. Strop, 1426 East Gilbert, Wichita, Kansas, requests an exception, as provided in Section 28.04.182.3, Code of the City of Wichita, Kansas, to allow a mobile home to be located on property legally described as:

The west half of Lots 5 and 6, on Ellis Avenue, in Ellis Avenue Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the north side of Gilbert in an area between Ellis and Lulu; 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 March 22, 1966; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an Exception under the provisions of Section 2.12.590, Code of the City of Wichita; and

WHEREAS, the property in question is zoned "B" Multiple Family; and

WHEREAS, Section 28.04.182.3, Code of the City of Wichita, authorizes the Board of Zoning Appeals to permit a mobile home on any property in any district, except the "AA" One Family Dwelling District, subject to such use being on a temporary basis and that hardship exists which cannot be alleviated without the granting of this exception, providing the location of the mobile home shall conform to all lot area, height and setback requirements of the district in which located; and

WHEREAS, the Board considered the reasons submitted by the applicant in support of the finding of hardship, and found that a hardship does exist in that the sister-in-law of the applicant, (Mrs. Minnie Hayes), is in extremely poor health, with limited finances and requires personal and financial assistance, and that it is desirable that she live near the applicant in order that she may receive such assistance as necessary.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that the Superintendent of Central Inspection is authorized and directed to issue a permit for a mobile home on property legally described as:

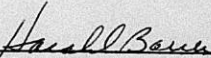
The West half of Lots 5 and 6, on Ellis Avenue, in Ellis Avenue Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the north side of Gilbert in an area between Ellis and Lulu,

subject to the following:


1. The mobile home may remain on the property as long as it is occupied by Mrs. Minnie Hayes. Whenever Mrs. Minnie Hayes no longer occupies the mobile home, it shall be removed from the lot.

2. The applicant shall report annually (January 1) to the Central Inspection Division, as to whether or not the mobile home is still occupied by Mrs. Minnie Hayes.
3. The location of such mobile home shall conform to all requirements of Title 26 - Mobile Home Code.

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1966.

  
\_\_\_\_\_  
Harold Bauer, Chairman

ATTEST:

  
\_\_\_\_\_  
Robert A. Lakin  
Assistant Secretary

April 25, 1966

Mr. Clarence D. Strop  
1426 East Gilbert  
Wichita, Kansas

Dear Mr. Strop:

Re: BZA 7-66 - Request for exception  
to permit a mobile home on property  
zoned "B"

We have completed the preparation of the Resolution adopted by the Board of Zoning Appeals in connection with the above numbered case, which was heard by the Board on March 22, 1966, which Resolution has been signed by the Chairman and Secretary.

As indicated in our letter of March 25, 1966, we are enclosing a copy of this Resolution for your information and files. A copy has also been provided the Central Inspection Division, and you may now obtain the appropriate permit from that Division with respect to your use of property located generally on the north side of Gilbert in an area between Ellis and Lulu.

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

Very truly yours,

Robert A. Lakin  
Assistant Secretary

MAL:RW:ber

Enclosed

cc: Glen Lytle, Superintendent  
of Central Inspection

Ralph Eberly  
City Clerk

March 25, 1966

Mr. Clarence D. Strop  
1426 East Gilbert  
Wichita, Kansas

Dear Mr. Strop:

Re: BZA 7-66 - Request for exception  
to permit a mobile home on property  
generally located on the north side  
of Gilbert in an area between Ellis  
and Lulu on a temporary basis

At the regular meeting of the Board of Zoning Appeals of the City  
of Wichita, held on March 22, 1966, the above application was  
considered.

It was the action of the Board to approve this application, subject  
to the following:

1. The mobile home may remain on the property as long  
as it is occupied by Mrs. Minnie Hayes. Whenever  
Mrs. Minnie Hayes no longer occupies the mobile  
home, it shall be removed from the lot.
2. The applicant shall report annually (January 1)  
to the Central Inspection Division, as to whether  
or not the mobile home is still occupied by Mrs.  
Minnie Hayes.
3. The location of such mobile home shall conform to all  
requirements of Title 26 - Mobile Home Code.

A resolution is being prepared setting forth the official action of  
the Board and it will be mailed to you as soon as possible. If you  
have any questions concerning this matter, please call.

Very truly yours,

Robert A. Lakin  
Assistant Secretary

RAL:RW:bar  
cc: Glen Lytle, Superintendent  
of Central Inspection  
Ralph Eberly, City Clerk

BEFORE THE BOARD OF ZONING APPEALS, WICHITA, KANSAS

In Re Application Requesting An )  
Exception to Zoning Ordinance. ) Case No. BZA 7-66

We, the undersigned, being owners of property and residents of the area adjacent to 1426 East Gilbert, Wichita, Kansas, hereby register our objections to the requested change or exception to the Zoning Ordinance involved in the application of Clarence D. Strop.

Dated at Wichita, Kansas, this 22 day of March, 1966.

- Mrs. Anna E. Hunt 644 732 734 Ellis. 1502 E. Gilbert
- Mrs. Tatiana Steeg 1514 E. Gilbert
- E. A. Kinch 745 Ellis
- Mrs. Raymond J. Ortiz 1503 E. Gilbert
- Mrs. Roy L. Bates 726 Ellis
- Mrs. Ruth Johnson 1003 Ellis
- Mrs. J. R. Moore 1505 E. Gilbert
- Mrs. D. K. Moore 1001 Lulu
- Mrs. Lavonia Moore 1315 E. Gilbert
- Paul Zimmerman 740, 742, 744, 746 Ellis 1315 E. Gilbert
- W. W. Greiner 783 Lulu
- Mrs. Albert Cox 741 Ellis 742 Lulu
- Jim Miller 1403 E. Gilbert
- Mrs. Elsie M. Bain 1501 E. Gilbert
- W. L. Garris 1404 E. Gilbert
- O. A. Zimmerman 736 & 738 Ellis 1404 E. Gilbert
- Mrs. L. K. Garris 1404 E. Gilbert
- R. J. Canary 1408 E. Gilbert
- Frank L. Vasey 727 Ellis
- Hattie Cox 1410 E. Gilbert
- Mrs. W. V. Street 753 Lulu
- Asa M. Swain 1007 Lulu
- H. Claycomb 1014 Ellis
- James E. Prange 753 Greenwood

SECRETARY'S REPORT

CASE NO. BZA 7-66

APPLICANT: Clarence D. Strop, 1426 E. Gilbert

GENERAL LOCATION: Generally located on the north side of Gilbert in an area between Ellis and Lulu

LAND USE: Subject property and all surrounding property is single family

ZONING: Subject property and all surrounding property is zoned "B"

REQUEST: Exception as provided in Section 28.04.182.3, Code of the City of Wichita, to allow a mobile home to be located on said property for a temporary period of time.

JURISDICTION

The Board has jurisdiction to consider the request under the provisions outlined in Section 28.04.182.3, Code of the City of Wichita. Before the exception can be granted, the Board must find that a hardship exists which cannot be alleviated without granting this permit.

COMMENTS BY THE SECRETARY

The applicant in his statement of justification has indicated that he desires to obtain the exception so that a mobile home can be placed on the property in order to care for a semi-invalid sister who needs constant attention. The applicant further states that his sister is unable to work, was recently widowed and her only income is social security, which provides just enough financial assistance for food, clothing and other necessities, but does not provide enough extra money to pay rent for a mobile home lot.

It is the opinion of the Secretary that a hardship appears to exist, however, it is doubtful as to whether a mobile home can be placed on the lot due to the regulations of Title 26.

Title 26 states that all mobile homes in the City of Wichita must be located in a mobile home park and all persons operating mobile home parks must obtain a license. A mobile home park may contain from one to infinity mobile homes. In order to obtain a park license the conditions of Title 26 must be complied with and this lot cannot comply with these conditions. The lot is substandard in area, setbacks and accessibility.

Page 2 - Secretary's Report  
Case No. BZA 7-66

Recommendation

It is the opinion of the Secretary that a sufficient hardship can be found to exist, but that the lot in question is substandard and cannot comply with Title 26 in order to obtain a park license and, therefore, it is the recommendation of the Secretary that this application not be approved.

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

February 25, 1966

**NOTICE TO ADJOINING PROPERTY OWNERS**

Case No. BZA 7-66 .

An application has been filed by Clarence D. Strop, 1426 E. Gilbert, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting an exception to the zoning ordinance as provided in Section 28.04.183., Code of the City of Wichita, to permit installation or construction of a mobile home to be parked at 1426 E. Gilbert, Wichita, Kansas, on property zoned "B" and legally described as follows:

The west half of Lots 5 and 6, on Ellis Avenue, in Ellis Avenue Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the north side of Gilbert in an area between Ellis and Lula.

This application has been assigned Case No. BZA 7-66, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 22, 1966, 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

28 Notices mailed 2-25-66 + 7 to P.C.

**APPLICATION FOR EXCEPTION**

I. Name of Applicant Clarence D. Strop  
Mailing Address 1426 E. Gilbert Phone \_\_\_\_\_  
Name of Authorized Agent Mrs Hazel (Clarna) Strop (wife)  
Mailing Address 1426 E. Gilbert Phone NONE  
Relationship of applicant to property is that of OWNER  
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section  
28.04.12 - 3.0, Code of the City of Wichita, Kansas

(Zoning Ordinance); to permit the installation or construction  
of Mobil Home To be Parked

\_\_\_\_\_ on property zoned  
'B', located 1426 E Gilbert

\_\_\_\_\_ and legally described as: WEST  
half of Lot 5 & 6. 48 1/2 Feet wide 100 Feet Long on Ellis  
Ellis Addition To Wichita Kansas, in the City of Wichita.  
(Give metes and bounds description below if appropriate).

*7807 Gilbert in an area  
between Ellis & Lulu*

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.

Applicant Clarence D. Strop  
Authorized Agent \_\_\_\_\_

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 10 (a.m. - p.m.), 2-25, 1966, together with appropriate fee of \$50.00.

Signed Jack Galbraith

February 25, 1966

Board of Zoning Appeals  
City of Wichita, Kansas

Gentlemen:

We are requesting permission to park  
the Mobil Home of, Clarence Strope's sister, Mrs  
Minnie Hayes.

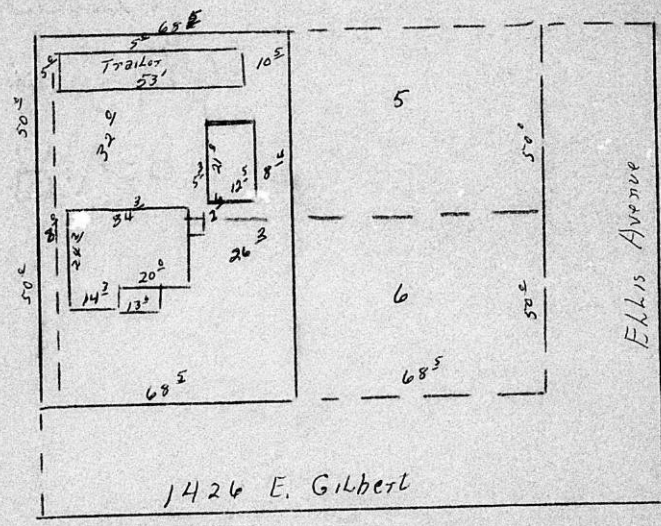
Mrs. Hayes husband passed away last  
Dec. 1965. She is 59 year of age and unable  
to work due to an ailing back which causes  
her to be bed fast from ten days to several  
months every so often. She needs to be close  
to us so we can look after her.

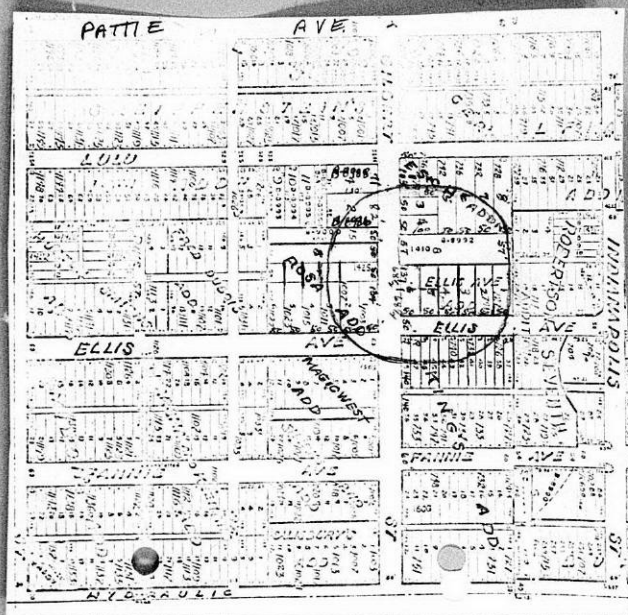
Mrs Hayes has no income, she has  
turned in for her Social Security due to her  
disability. However this will not amount to  
much more than she will need for food, clothing  
and other necessities. She can not afford to  
pay for the space for her trailer, and our house  
is not large enough for us to let her move  
in with us. She has no one else to help  
her and look after her.

Mrs Clarence Strope  
Mr Clarence & Strope

The west  $68\frac{1}{2}$  Feet of Lots 5 and 6 on ELLIS,  
ELLIS Avenue Addition To Wichita, Kansas

(Drawn from survey drawing,  
made by Howard A. RISHEL)





STATEMENT OF RECORD OWNERSHIP

STATE OF KANSAS        )  
                                  )  
SEDGWICK COUNTY        )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft of:  
W $\frac{1}{2}$  of Lots 5 & 6, on Ellis Avenue, in Ellis Avenue Addition to Wichita, Kansas.

And from such examination find that the record owners thereof are as set opposite the description of the property below, viz:

LOT	STREET	OWNER
<u>ELLIS AVENUE ADDITION</u>		
1	Ellis	✓ Richard Vasco, sgle & Frank L. & Clara B. Vasco, ux 727 Ellis
2	"	Albert L. Cox, Life Estate ✓ Derald E. Cox, Charles Leland Cox, & Viola Berniece Cox 741 Ellis
3	"	✓ Joe & Katherine Belinghausen, ux 1306 W 21st St., Lawrence, Ks.
4	"	✓ Everett A. & Zelda H. Kindred, ux 745 Ellis
5 (E 68 $\frac{1}{2}$ ' )	"	Don E. & Naomi A. Fortney, ux
6 (E 68 $\frac{1}{2}$ ' )	"	✓ 917 Porter Ave.

  
**Fidelity**  
**Title**  
**Company.**  
inc.



LOT	STREET	OWNER
<u>ELLIS AVENUE ADDITION</u>		
5 (W 68½')	Ellis	✓ Clarence D. & Hazel L. Strop, ux
6 (W 68½')		1426 E. Gilbert
<u>ESCH ADDITION</u>		
1	Lulu	✓ Nancy E. Rowe, Life Estate Elsie S. Davis 2112 Lulu
2	"	✓ Herbert W. & Jacqueline F. McRae, ux 746 Lulu
3	Gilbert	✓ Leslie Raymond & Lorene Gaines, ux 1404 E. Gilbert
4	"	✓ Rodney T. & Ethel M. Canary, ux 1408 E. Gilbert
5	Lulu	✓ George W. & Anna Greiner, ux 742 Lulu
6	"	✓ George W. & Anna Greiner, ux 742 Lulu
7	"	✓ Jetty Bell Johnson & Rex A. Johnson, 1045 N. Waco vir.
8	"	✓ Homer J. & Jewel V. Elvins, ux 728 Lulu
<u>KING'S ADDITION</u>		
37 & 20' strip adj	Ellis Ave.	✓ Roy L. & Juanita Mae Bates, ux 726 Ellis
38 & 20' strip adj	" "	" " " " "
39,40 " " "	" "	✓ Ira E. & Grace E. Hunt, ux 644 Greenwood
41, 42 & N 5.5' of 43 & 20' adj.	" "	✓ Oswald A. Zimmerman 755 S. Belmont
43, exc N 5.5' & all Lot 44 & N 9.12' Lot 45 & 20' adj on W		✓ Paul C. Zimmerman 755 S. Belmont
45 exc N 9.12' & all Lots 46, 47, 48 & 20' adj on W.		✓ Patricia Steeg R # Valley Center, Ks.
<u>MAGIC WEST ADDITION</u>		
W 50' Lots 1 & 2,	Ellis Ave.	Maude M. Goodnight 509 S. Topeka

*notice returned*

LOT	STREET	OWNER
-----	--------	-------

ROSA ADDITION

1	Ellis	✓ Fred L. & Ruth E. Johnson, ux 1003 Ellis
2	"	✓ Arthur Clyde & Mayme M. Williams, ux Sand Springs, Okla. <i>notice Returned</i>
3	"	✓ Harold H. Versaw 1149 Woodrow
7 (N 100')	Gilbert	✓ S. J. Glaves Union Center Bldg.
7 (S 50' or N 150')	"	✓ Harold H. Versaw 1149 Woodrow
8	"	✓ Roy A. Zella M. Turnipseed, ux 1425 E. Gilbert <i>notice Returned</i>

B-8992

The West 57 ft of the fol tract:  
 Beg 48 rds W of NE cor SE $\frac{1}{4}$  NE $\frac{1}{4}$  of  
 Sec 28-27-1E; S 20 rds; W 8 rds;  
 N 20 rds; E 8 rds to beg., exc S  
 30 ft for St & exc N 33 1/3 ft.  
 B-8986

✓ Harriett M. Cox  
 1410 E. Gilbert

Beg 64 rds W & 20 rds S of NE cor  
 SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec 28-27-1E; S 30 ft for  
 pt of beg; E 82 ft; S 130 ft; W 82  
 ft; N 130 ft to beg.

✓ Troy L. Keys & Imogene O. Keys, ux  
 1403 E. Gilbert

B-8900

Beg 20 rds S & 56 rds W of NE cor  
 SE $\frac{1}{4}$  Sec 28, Twp 27, R 1 E; S 20  
 rds; W 50 ft; N 20 rds; E to beg.,  
 exc Street.

✓ Mayme A. Wheeler  
 1407 E. Gilbert *notice Returned*

B-8988

Beg 360 ft S & 64 rds W of NE cor  
 SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec 28-27-1E; S 130 ft; W  
 71 ft; N 130 ft; E 71 ft to beg.

✓ Sibyl V. Caldwell, sgle  
 ✓ L. Catherine Leslie, sgle.  
 1002 Lulu

Dated at Wichita, Kansas this 22nd day  
 of February, 1966 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

BY Elin M. Farrell  
 Sec. OEM

THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202



REASON CHECKED  
Unclaimed \_\_\_\_\_ Refused \_\_\_\_\_  
Unknown \_\_\_\_\_  
Insufficient address \_\_\_\_\_  
Moved, left no address \_\_\_\_\_  
No such post office in state \_\_\_\_\_  
Do not remain in this envelope \_\_\_\_\_

7-66

Arthur Clyde & Mayme M. Williams  
Sand Springs, Okla.



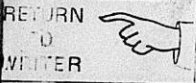
THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202

7-66

Mayme A. Wheeler  
1407 E. Gilbert  
Wichita, Kansas

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

1116 B



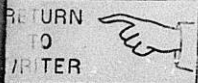
THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202

*Received*



Maude M. Goodnight  
509 S. Topeka *not at this address*  
Wichita, Kansas

7-66



FORM 223-021

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hee. Mvr.	Hee. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
BZA Application 50 <sup>00</sup>	

Name: Clarence D. Long

Address: 1426 E. Gilbert

Type: \_\_\_\_\_ Date Date: 2-25-66

Comments: R-712

Date: 2-25-66 By: B. Katchka

THE CITY OF WICHITA, KANSAS  
 BOARD OF ZONING APPEALS  
 104 SOUTH MAIN  
 WICHITA, KANSAS 67202



- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

1116 B

7-66

Roy A. Zella M. Turnipseed  
 1425 E. Gilbert  
 Wichita, Kansas



RETURN  
 0  
 WALTER