

BZA- 10-58 - Precision Metal-
craft Inc. by Les Arvin, atty.
NE Cor Hillside & Ross Parkway

*File
BZ 10-58*

October 29, 1959

Board of Zoning Appeals Resolution 10-58
Re: Building at South Hillside and Ross Parkway

Precision Metalcraft, Inc.
2853 South Hillside
Wichita, Kansas

Gentlemen:

In a resolution by the Board of Zoning Appeals dated October 28, 1958, you were given permission to use this building for the purpose of manufacturing and storage for a period of one year from that date. Upon recent inspection it was found that the building is practically vacant. Therefore, we are assuming that you no longer use the structure for manufacturing and storage purposes.

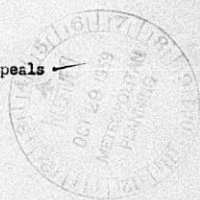
You understand, of course, that it would not be permissible to further use the building for such purposes, as set forth in the resolution.

It was observed also by the inspector that the building is unlocked and with the doors standing open. This was also true of two minor buildings on the premises. We would advise that these buildings be closed and locked, since they present a definite fire hazard standing open and allow loiterers and vagrants to enter and cause damage.

Yours very truly,

S. P. Maple
Superintendent of Building Inspection

SEM MD
CC Leland Edmonds, Secretary, Board of Zoning Appeals
Lester C. Arvin, Attorney, Schweiter Building



Nov 27, 1958
3341 Ros. Parkway
Wichita 10, Kans

Board of Zoning Appeals

Dear Sirs:

Please be advised that
I (Arnold C Sink) a duly appointed
representative of property known as
3217-25 Crowned by Peter T and
Virginia Sanchez, do hereby act on
their behalf on Case No 10758. Subsequently
objecting to use of the ^{property} for purposes
stated, now or any future date. Proper
proof of representation will be submitted
(in person) or by my agent, upon your
request

Sincerely,
Peter T. and Virginia Sanchez

By: Property Managers
Arnold C Sink





Nov 27, 1958
3341 Ross Parkway
Wichita 10, Kans.

Board of Zoning Appeals,

Dear Sirs:

In reply to your letter of Oct 17, 1958 concerning an appeal filed by Precision Metalcraft Incorporated and Technicians, Inc., 285 1/2 South Hillside. To begin with your office has failed to notify the correct parties of ownership of property known as 3341 Ross Parkway.

Now Mrs. Sink is not in any way connected with this property as an owner. Please be advised to check the Register of Deeds office for the correct names on the title. For my own part I am opposed to the use of the building mentioned in Corino. 10-58 being used for any other than that for which it was rezoned, in December of 1957. I personally appeared on the behalf of the owners of said property when it was rezoned. At which time it was to be converted to a Clinic and drug store, something we sorely need in

this area. If it were to be used for purpose
of manufacturing, it would tend to devalue
or lower the value of property ~~the~~ in
this immediate area. I am making
~~improvements~~ improvements on my property at 3341
~~Ross Parkway~~ Ross Parkway as soon as I possibly
can and, do not feel I want a
factory or shop, whichever it may be
in my front door.

Sincerely,
Arnold C. Link

P/S In regards to the other owner
of property known as 3341 Ross Parkway
Arnold C. Link registered as such
has not been legally notified
of this contemplated action. I am
in position to know that the other
party involved in the legal ownership
of this party feels the same as I do on this
matter.

Case NO. 10-58

Filed _____

APPEAL FOR VARIANCE OR EXCEPTION

TO: The Board of Zoning Appeals
Fourth Floor, City Building Annex
Wichita, Kansas

The undersigned Precision Metalcraft Incorporated hereby appeals from the decision of the Building Inspection Superintendent dated 9-18-58 and that the same was ~~made~~ ~~on~~ ~~the~~ ~~basis~~ ~~of~~ ~~the~~ ~~fact~~ ~~that~~ ~~the~~ ~~same~~ ~~was~~ ~~refused~~ ~~under~~ ~~Section~~ 21-14 of the Zoning Ordinance ~~to~~ ~~use~~ ~~a~~ ~~building~~ ~~for~~ ~~manufacturing~~ ~~and~~ ~~storage~~ to use a building for manufacturing and storage at the premises located at Northeast corner of S. Hillside & Ross Parkway request This ~~request~~ was denied for the reason that the zoning ordinance does not permit such occupancy in the IC district in which district this property is located.

The plans, application, and all data heretofore filed with said Building Inspection Superintendent are attached hereto and made a part of this appeal.

I have not made a previous application or appeal under the Zoning Ordinance affecting these premises.

I hereby declare that all the statements contained in all of the information transmitted herewith are true.

Appellant PRECISION METALCRAFT INCORPORATED
TECHNICIANS, INC.

Arthur E. Quinn, Jr.

Appellant _____ Address 2853 S. Hillside
Wichita, Kansas

Owner Precision Metalcraft, Inc. Address _____

Lessee Precision Metalcraft Address 2853 S. Hillside
Incorporated

(This appeal shall be filed in duplicate, with a \$30.00 filing fee within ninety days after the date of the decision of the Building Inspector.)

#1-INSTRUCTIONS TO DELIVERING EMPLOYEE

Deliver *ONLY* to addressee Show address where delivered
(Additional charges required for these services)

RETURN RECEIPT
 Received the numbered article described on other side.

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)
Lester C Arwin

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
by J D Waddle

DATE DELIVERED **OCT 17 1956** ADDRESS WHERE DELIVERED (only if requested in item #1)

CSE-16-71548-4 GPO

RECEIPT FOR CERTIFIED MAIL—15¢

SENT TO *Lester Arwin* POSTMARK OR DATE

STREET AND NO. *Schweitzer Bldg*

CITY AND STATE *Wichita Kansas*

If you want a return receipt, check which:
 To show to whom and when delivered
 To show to whom, when, and address where delivered

If you want restricted delivery, check here
 20¢ fee

NO: 6386303

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, \$200

POST OFFICE DEPARTMENT
OFFICIAL RECEIPT

METROPOLITAN
OCT 20 1958
RECEIVED

STAMP OF DELIVERING OFFICE
OCT 17 1958
WICHITA KANSAS
RETURN TO

INSTRUCTIONS: Fill in items below and complete #1 on other side, when applicable. Mailed gummed ends and attach to back of article. Print on front of article RETURN RECEIPT REQUESTED.

REGISTERED NO. _____ NAME OF SENDER
Metropolitan Plan Com

CERTIFIED NO. *6386308* STREET AND NO. OR P. O. BOX
104 So. Main

INSURED NO. _____ CITY, ZONE AND STATE
Wichita Kansas

POD Form 3811 Jan. 1958

CS-16-71248-4

RECEIPT FOR CERTIFIED MAIL—15¢

POSTMARK OR DATE

SENT TO *Lester Arvin*

STREET AND NO. *Schweiter Bldg.*

CITY AND STATE *Wichita Kansas*

No: 6386308

If you want a return receipt, check which 1e shows to whom and when delivered. 2e shows to whom, when, and address where delivered.

If you want restricted delivery, check here 206 fee

POD Form 3800 July 1955 Replaces previous editions of this form which MAY be used.

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To Precision Metal Craft Inc. Owner Address 2853 South Hillside
To Les Arvin Applicant Address Schweiter Building

Dear Sir:

Your ~~application~~ ^{request} Dated September 17, 1958

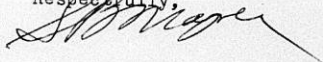
For ~~requested occupancy~~ ^{request} permission to use a building for manufacturing and
storage at the premises designated as
Northeast corner of South Hillside and Ross Parkway,

Is hereby refused on this 18th day of September, 1958,
Under Section 21-14 of the Zoning Ordinance.

For the reason that

The Zoning Ordinance does not permit such occupancy in the "IC" district,
in which district this property is located.

Respectfully,


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.

APPEAL STATEMENT

COMES NOW the appellant Precision Metalcraft Incorporated, owners of the property legally described as:

Lot 1, Block K, Planeview Subdivision No. 1,
Sedgwick County, Kansas,

and TECHNICIANS, INC. and requests this honorable body for an order allowing the uses of said property hereinbefore described as set out below, and in support of said application the following is submitted:

- a. This property consists of one concrete block building which was built by the federal government under wartime building standards. This building is located on a three acre tract with approximately 709 feet of frontage located on Hillside Avenue and the rear and side of said property is bounded by what is known as Dry Creek; no improvements are located on the property to the north of appellant's property or to the east or to the south. The appellant, or its employees, own most of the property located across the street on Hillside Avenue on the west. Therefore, this property is completely surrounded by either a creek or a major thoroughfare.

The building located on the property was originally used for warehousing, garage materials and some box manufacturing by the federal government. There are also three one-car garages located on this property. The common address of this property is 2840 South Hillside, Wichita, Kansas.

Appellant further states that it is the owner of the property located at 2853 South Hillside upon which is located a building of concrete block construction which is used for manufacturing purposes as Precision Metalcraft Incorporated formerly Griffin Products, Inc. This corporation now is in an extensive tooling program and is a prime contractor for the Air Force along with being a sub-contractor for many of the major prime contractors in the missile and aircraft field.

Appellant further states that the property located at 2840 South Hillside, Wichita, Kansas, has some 12,000 square feet of floor space and it is the proposed plan of the appellant to use this building to house an organization known as TECHNICIANS, INC., whose equipment was recently moved from Potau, Oklahoma.

The company is engaged in the plastic field, especially in the field of engraved plastic panels for the Air Force. All of the equipment used in this manufacturing field is of the small type and highly technical and must be housed in a building which has maximum security.

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b. Appellant further points out that the Building Inspector of the City of Wichita has issued a Refusal Order, or Decision, denying appellant the use of the property as stated in this Appeal, which Refusal Order is attached hereto and made a part hereof as though fully set out herein. Under the Ordinance of the City of Wichita, the Board of Zoning Appeals is granted the right and authority to issue such relief to this appellant.

c. The Board of Zoning Appeals has jurisdiction for the following reasons:

- a. That the exception or variance desired by the appellant does arise from some condition which is not ordinarily found in the same zoning district. This property is presently zoned light commercial and under the present Ordinance cannot be used for manufacturing purposes of any type.
- b. Appellant further submits that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. As stated previously in this Appeal Statement, this property is bordered on the north and east by a creek known as Dry Creek, which creek at this point is a wide depression unable to be controlled by the City of Wichita as a floodway; the property is bordered on the south by a major thoroughfare and to the west by Hillside Avenue which is also a major thoroughfare; and across the street west of Hillside is property belonging to the appellant or to its employees along with a truck garden and fruit stand operation along with a storage building which is set back away from the street.

The building which the appellant proposes to use is located on some three acres of land and is set back and away from the street, and in such a way that no noise could ever emanate from the building. Because of the foregoing, we believe that this variance will not adversely affect the rights of adjacent property owners or residents.

- c. Appellant further states that the strict application of the terms of this Ordinance will constitute unnecessary hardships upon the property owners represented in the appeal. This for the reason that it is necessary to have the highly technical work of Technicians, Inc. closer to its tooling source which is Precision Metalcraft Incorporated, which as stated before, is located across the street.

It is further advantageous to have Technicians, Inc. and its organization closer to its major buyers and that is Boeing Airplane Company, Wichita, Kansas for coordination purposes because of the highly technical nature of the end product produced by Precision Metalcraft Incorporated. In view of the fact of the unstable conditions of the aircraft industry in

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Wichita it would be a great hardship upon the property owners if they were to be required to seek space elsewhere and thus lose this organization known as Technicians, Inc. which has recently moved from Potau, Oklahoma.

- d. That the exception of variance desired is not against the public interest in that it will bring to the City of Wichita much needed employment, that is to say, an additional twenty (20) direct workers of a highly skilled nature will be put to work and will give to this City added impetus in the field of plastic lamination.

It would further be to the public's interest to have this building occupied for the reason that it has become quite costly to the Police Department of the City of Wichita to police this area when this property has been unoccupied. Vandalism has been high and the owners of the property have had to resort to the use of the Police Department for protection.

Appellant humbly submits that a permit should be given for not more than one year for the use of this property for the purposes outlined.

STATEMENT OF OWNERSHIP

STATE OF KANSAS }
 SEDGWICK COUNTY } SS.

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 within a radius of 200 feet of: Lot 1, Block K, Planeview Sub. #1, City of Wichita, Kansas.

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

LOT	BLOCK	ADDITION	OWNER
1	K	Planeview Sub.#1	Griffin Products, Inc. 2853 S. Hillside
6	J	" "	Ralph & Kathryn Evans 2761 Holyoke Lane
7	J	" "	Jessie Newburn, wdo 2762 Holyoke Lane
All	W	" "	United States of America
1	C	Planeview Sub #2	United States of America
2	C	" "	Peter T. & Virginia A.Sanchez,ux 3217 Ross Parkway
7	C	" "	Arnold C. & Nova M. Sink,ux 3341 Ross Parkway
8	C	" "	Maurice E' & Reah White,ux
1	14	Replat Part Pawnee Ranch	Joyland Hillside Park, Inc. 2801 S. Hillside
A tr. beg. at NE cor. SE $\frac{1}{4}$ of Sec. 3-Twp 28- R 1E; th S. 185'; th W 342'; th N 185'; th E to pt. of beg.			Joyland Hillside Park, Inc. 2801 S. Hillside

Dated at Wichita, Kansas, this 18th day of September, 1958, at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By Chie M Farrell
 Sec. BB

NO. 7965

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

October 16, 1958

Mr. Lester Arvin
Schweiter Building
Wichita, Kansas

Dear Mr. Arvin _____ :

Your appeal, under the Zoning Ordinance, relative to premises at
northeast corner of South Hillside and Ross Parkway

has been given Board of Zoning Appeals Case No. 10-58.

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 Tuesday, October 28, 1958, at 1:30 p.m.
in room 401, City Building Annex, 104 South Main, Wichita, Kansas

_____ .

Respectfully,

Secretary, Board of Zoning Appeals

BOARD OF ZONING APPEALS
FOURTH FLOOR, CITY BUILDING ANNEX
104 South Main
Wichita, Kansas


October 17, 1958

NOTICE TO ADJOINING PROPERTY OWNERS

An appeal has been filed by Precision Metalcraft Incorporated
and Technicians, Incorporated, 2853 South Hillside, Wichita, Kansas,
as provided by Section 21-27 of the Zoning Ordinance. The appellant
desires to use the building at the northeast corner of South Hillside
and Ross Parkway for manufacturing and storage.

This appeal has been given Case No. 10-58, and a hearing will
be held by the Board of Zoning Appeals on Tuesday,
October 28, 1958, at 1:30 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.

By order of the Board of Zoning Appeals.


Leland R. Edmonds, Secretary
Board of Zoning Appeals

NOTICES MAILED OCTOBER 16, 1958

Lester Arvin
Attorney
Schweiter Building

Joyland Hillside Park, Inc.
2801 South Hillside

Maurice E. and Reah White
3371 Ross Parkway

Arnold C. and Nova M. Sink
3341 Ross Parkway

Peter T. and Virginia A. Sanchez
3217 Ross Parkway

Jessie Newburn
2762 Holyoke Lane

Ralph and Kathryn Evans
2761 Holyoke Lane

Griffin Products, Inc.
2853 South Hillside

CERTIFIED MAIL

Lester Arvin
Attorney
Schweiter Building