

BZA 11-60 - J. E. Angulo request
variance for an addition to their
residence located at 1103 Pearce
Avenue, Wichita, Kansas

hearing on August 23, 1960

BZA Approved 8-23-60

no appeal

— Closed —

SEPTEMBER 6, 1960

MR. AND MRS. J. E. ANGULO
1103 PEARCE AVENUE
WICHITA, KANSAS

DEAR MR. AND MRS. ANGULO:

SUBJECT: BZA 11-60

THIS IS TO ADVISE YOU THAT THE RESOLUTION FOR SUBJECT BOARD OF ZONING APPEALS CASE, IN WHICH THE BOARD APPROVED YOUR REQUEST FOR VARIANCE, HAS NOT BEEN APPEALED TO THE CITY COMMISSION WITHIN THE TIME LIMIT ESTABLISHED BY ORDINANCE. THE DECISION OF THE BOARD OF ZONING APPEALS, THEREFORE, IS FINAL; AND THE VARIANCE REQUESTED HAS BEEN APPROVED AS SET FORTH IN THE ATTACHED COPY OF THE OFFICIALLY ADOPTED RESOLUTION.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE FEEL FREE TO CALL ON US.

VERY TRULY YOURS,

LELAND R. EDMONDS
SECRETARY

LRE:BER

ATTACHMENT

BOARD OF ZONING APPEALS

AUGUST 24, 1960

C. H. FUNK, CITY CLERK

LELAND R. EDMONDS, SECRETARY, BOARD OF ZONING APPEALS
BZA 11-60 AND BZA 12-60

ATTACHED ARE CARBON COPIES OF LETTERS TO THE APPLICANTS IN SUBJECT CASES. ALSO ATTACHED IS ONE COPY OF THE RESOLUTION PREPARED IN EACH OF THESE TWO CASES.

THE BOARD OF ZONING APPEALS APPROVED THE APPLICATIONS IN BZA 11-60 AND BZA 12-60 AT ITS REGULAR MEETING OF AUGUST 23, 1960. THESE DECISIONS OF THE BOARD CAN BE APPEALED ON OR BEFORE SEPTEMBER 2, 1960.

LELAND R. EDMONDS
ASSISTANT PLANNING DIRECTOR

LRE:BR

ATTACHMENTS

August 24, 1960

MR. AND MRS. J. E. ANGULO
1103 PEARCE AVENUE
WICHITA, KANSAS

SUBJECT: BZA 11-60

DEAR MR. AND MRS. ANGULO:

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING OF AUGUST 23, 1960, THE BOARD OF ZONING APPEALS CONSIDERED SUBJECT REQUEST FOR A VARIANCE OF 1.1 FEET OF THE SIDE YARD SETBACK ON THE SOUTH SIDE OF PROPERTY LOCATED AT 1103 PEARCE AVENUE IN WICHITA. THE BOARD OF ZONING APPEALS HAS APPROVED THIS REQUEST FOR A VARIANCE WHICH WILL PERMIT THE CONSTRUCTION OF AN 8 X 21.6 FOOT ADDITION TO YOUR RESIDENCE AS YOU SUGGESTED IN YOUR SKETCH AND LETTER TO THE BOARD DATED JULY 20, 1960.

SECTION 2.12.610 OF THE CODE OF THE CITY OF WICHITA PROVIDES THAT THE DETERMINATION OF THE BOARD OF ZONING APPEALS SHALL BE FINAL UNLESS A WRITTEN APPEAL IS TAKEN TO THE BOARD OF CITY COMMISSIONERS WITHIN TEN DAYS FROM THE DATE OF THE WRITTEN DETERMINATION. ACCORDINGLY, AN APPEAL OF THE DECISION OF THE BOARD OF ZONING APPEALS COULD BE FILED ON OR BEFORE SEPTEMBER 2, 1960. IF NO APPEAL IS FILED ON OR BEFORE THAT DATE THE SUPERINTENDENT OF BUILDING INSPECTION WOULD THEN BE ABLE TO ISSUE A PERMIT.

YOU WILL BE ADVISED WHETHER OR NOT AN APPEAL HAS BEEN FILED AFTER THE EXPIRATION OF THE APPEAL PERIOD.

VERY TRULY YOURS,

LELAND R. EDMONDS
SECRETARY

LRE:BR

cc: C. H. FUNK, CITY CLERK

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

NOTICE OF HEARING OF APPEAL

August 5, 19 60

MR. AND MRS. J. E. ANGULO
1103 PEARCE AVENUE
WICHITA, KANSAS

DEAR MR. AND MRS. ANGULO :

YOUR APPLICATION FOR A ~~XXX~~ VARIANCE (APPEAL, VARIANCE,
EXCEPTION) UNDER PROVISIONS OF PARAGRAPH 2.C, SECTION 21-27, CODE OF
THE CITY OF WICHITA, AND RELATING TO PREMISES LOCATED AT: 1103 PEARCE
AVENUE, LEGALLY DESCRIBED AS LOTS 1016 AND 1018 ON PEARCE AVENUE,
GREIFFENSTEIN'S 13TH ADDITION TO THE CITY OF WICHITA,
HAS BEEN GIVEN BOARD OF ZONING APPEALS CASE No. 11-60.

ALL INQUIRIES AND REFERENCES SHOULD ALWAYS BE MADE TO THAT CASE NUMBER
WHEN YOU SEEK INFORMATION FROM THE SECRETARY.

FURTHER, YOU ARE NOTIFIED THAT YOU MAY APPEAR BEFORE THE BOARD OF
ZONING APPEALS EITHER IN PERSON, OR BY AGENT OR ATTORNEY, FOR A HEARING
OF YOUR CASE ON August 23, 1960, AT 1:30 P.M. IN ROOM 401,
CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS.

RESPECTFULLY,

SECRETARY, BOARD OF ZONING APPEALS

LRE:BR

COPY COPY COPY COPY COPY COPY

1103 PEARCE AVENUE
WICHITA, KANSAS

JULY 20, 1960

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

GENTLEMEN:

RE: APPLICATION FOR VARIANCE
ADDITION TO A RESIDENCE
1103 PEARCE AVE.

ON JULY 19, 1960 THE BUILDING INSPECTOR HAS REFUSED A PERMIT FOR THE ABOVE REFERENCED ADDITION TO OUR RESIDENCE.

UNDER SECTION 28.04.050, C, 2.2 OF THE ZONING ORDINANCE THE SETBACK REQUIREMENT IS 6 FEET, WHILE OUR PRESENT SIDE YARD IS 4.9 FEET.

WE WISH TO STATE THAT OUR PRESENT HOME WHICH IS APPROXIMATELY 30 YEARS OLD FACES OPEN GROUND TO THE SOUTH WHICH IS OWNED BY THE PARK BOARD OF WICHITA. AS NOTED PER THE ATTACHED PLOT PLAN, OUR RESIDENCE IS ALREADY 4.9 FEET FROM THE PROPERTY LINE. WE ARE IN GREAT NEED OF ADDING MORE ROOM TO OUR RESIDENCE AND WE PROPOSE TO ADD A ROOM APPROXIMATELY 8' X 21.6' ON THE SOUTH PART OF THE HOUSE AND THE SOUTH EDGE OF THE ADDITION WILL BE 4.9' FROM THE PROPERTY LINE WHICH IS AN EXTENSION OF THE PRESENT LINE.

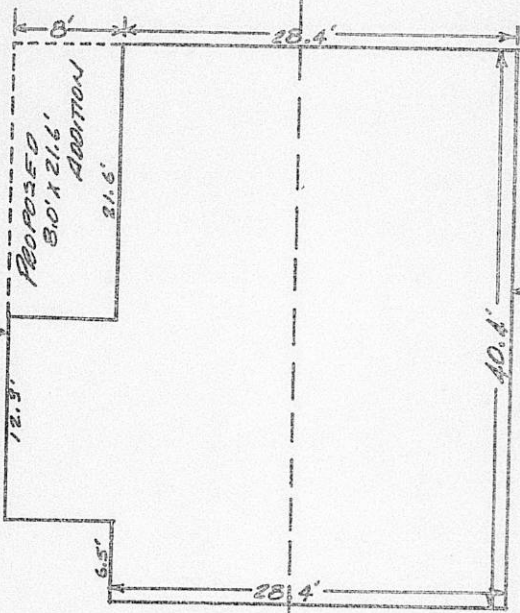
WE BELIEVE THE APPLICATION WILL MEET THE REQUIREMENTS OF SECTION 21-27-D.2, PARAGRAPHS 1 THROUGH 4, CODE OF THE CITY OF WICHITA. WE TRUST YOU WILL GIVE THIS APPLICATION JUST CONSIDERATION AND APPROVE OUR REQUEST FOR A BUILDING PERMIT.

SINCERELY,

/s/ MR. & MRS. J. E. ANGULO
MR. AND MRS. J. E. ANGULO
1103 PEARCE AVE, WICHITA, KS.

SIDE LOT LINE 1

SIDE LOT LINE 2



PROPOSED
50' x 21.6'
ADDITION

FRONT PROPERTY
LINE

BZA
11-60

LOT 1016

LOT 1018

COPY OF SKETCH SUBMITTED BY J.E. ANGULO - 1103 PEROLE

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT ON THE 23RD DAY OF AUGUST, 1960, THE BOARD OF ZONING APPEALS, IN ROOM 401, CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS, AT 1:30 P.M. WILL CONSIDER THE FOLLOWING APPLICATIONS:

BZA 11-60 - Mr. AND Mrs. J. E. ANGULO REQUEST A VARIANCE FROM THE STRICT APPLICATION OF THE ENFORCEMENT PROVISIONS OF THE SIDE YARD SETBACK REQUIREMENTS AS REQUIRED IN SECTION 28.04.050.C.2 ET SEQ. THE CODE OF THE CITY OF WICHITA, ON PROPERTY LOCATED AT 1103 PEARCE AVENUE AND LEGALLY DESCRIBED AS LOTS 1016 AND 1018 ON PEARCE AVENUE, GREIFFENSTEIN'S 13TH ADDITION, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

BZA 12-60 - MIDWEST MEDICAL RESEARCH FOUNDATION REQUESTS A VARIANCE FROM THE STRICT APPLICATION OF THE ENFORCEMENT PROVISIONS OF THE FRONT YARD SETBACK REQUIREMENTS AS REQUIRED IN SECTION 28.04.070, C, 1.2 ET SEQ. THE CODE OF THE CITY OF WICHITA, ON PROPERTY LOCATED AT 3241 VICTOR PLACE AND LEGALLY DESCRIBED AS LOT 12 AND E $\frac{1}{2}$ OF LOT 13, BLOCK 1 OF I.R. & R. SUBDIVISION OF COLLEGE HILL ADDITION, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS,

AS PROVIDED IN SECTION 2.12.560 ET SEQ. THE CODE OF THE CITY OF WICHITA, KANSAS, AND THE SAME WILL THERE BE DISCUSSED AND CONSIDERED BY THE SAID BOARD OF ZONING APPEALS, AND ALL PERSONS INTERESTED 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 EXCEPTION TO THE ZONING ORDINANCE WILL BE CONSIDERED BY THE BOARD AS BY LAW PROVIDED.

WITNESS MY HAND AND SEAL ON THIS 4TH DAY OF AUGUST, 1960.

LUIS CASADO, CHAIRMAN
BOARD OF ZONING APPEALS

ATTEST:

LELAND R. EDMONDS, SECRETARY

NOTICES MAILED TO: BZA 11-60 13 AUGUST 5, 1960 AUGUST 23, 1960

L. R. LeDou
513 RIVERVIEW

HOWARD DWIGHT & RACHEL PINKHAM
1119 PEARCE

WILLIAM B. & JEANNINE E. CAMPBELL
1121 PEARCE

LUTHER L. & FLORA M. CLUCK
1123 PEARCE

WILLIAM BURTON & PAULINE BLACK
1104 PEARCE

DAVID S. & ANN C. BREWER
1116 PEARCE

ALMA NOLAN & CLARE B. SAPP
1128 PEARCE

ARTHUR D. & DOROTHY M. BECKEL
1100 FOREST

ROBERT J. & NETTIE L. RAY
1110 FOREST

RICHARD C. & MILDRED ANN SWOPE
1120 FOREST

J. D. & SYLVIA B. CRAVENS
1124 FOREST

FRED C. & ELLE E. HEATH
4608 SOUTH SENECA

IKE DUNN
1114 FOREST

Bernard F. Clark
601 S. Roosevelt

CITY OF WICHITA
BOARD OF ZONING APPEALS
ROOM 402, CITY BUILDING ANNEX
104 SOUTH MAIN
WICHITA, KANSAS

NOTICE TO ADJOINING PROPERTY OWNERS

AN APPLICATION FOR A (A) VARIANCE HAS BEEN FILED BY MR. & MRS.
J. E. ANGULO OF 1103 PEARCE AVENUE, WICHITA, KANSAS
ADDRESS

AS PROVIDED BY SECTION 21-27 OF THE CODE OF THE CITY OF WICHITA. THE
APPLICANT DESIRES TO ADD AN 8' X 21.6' ADDITION TO THEIR RESIDENCE
LISTED ABOVE. THIS WILL REQUIRE A SIDE YARD SETBACK VARIANCE OF 1.9 FEET,
WHICH IS REQUESTED HEREIN.

ON PROPERTY LOCATED AT 1103 PEARCE AVENUE, WICHITA, KANSAS.
WICHITA, KANSAS AND LEGALLY DESCRIBED AS LOT(S) 1016 & 1018 Block-(s) ON
PEARCE AVE., GREIFFENSTEIN'S 13TH ADDITION AND WHICH IS
LOCATED IN A "A" ZONING DISTRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 60-11. A HEARING WILL
BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY, AUGUST 23, 1960
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.


LELAND R. EDMONDS, SECRETARY
BOARD OF ZONING APPEALS

LRE:BR

CITY OF WICHITA
BOARD OF ZONING APPEALS
Room 402, CITY BUILDING ANNEX
104 SOUTH MAIN
WICHITA, KANSAS

NOTICE TO ADJOINING PROPERTY OWNERS

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J. E. ANGULO OF 1103 PEARCE AVENUE, WICHITA, KANSAS
ADDRESS

AS PROVIDED BY SECTION 21-27 OF THE CODE OF THE CITY OF WICHITA. THE
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WHICH IS REQUESTED HEREIN.

ON PROPERTY LOCATED AT 1103 PEARCE AVENUE, WICHITA, KANSAS.
WICHITA, KANSAS AND LEGALLY DESCRIBED AS LOT(S) 1016 & 1018 Block-(a) ON
PEARCE AVE., GREIFFENSTEIN'S 13TH ADDITION AND WHICH IS
LOCATED IN A "A" ZONING DISSRICT.

THIS APPLICATION HAS BEEN ASSIGNED CASE No. 60-11. A HEARING WILL
BE HELD BY THE BOARD OF ZONING APPEALS ON TUESDAY, AUGUST 23, 1960
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.


LELAND R. EDMONDS, SECRETARY
BOARD OF ZONING APPEALS

LRE:BR

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To J. E. Angulo Owner Address 1103 Pearce

To Same Applicant Address Same

Dear Sir:

Your application Dated July 19, 1960

For a Permit for the addition to a residence

at the premises designated as

1103 Pearce

Is hereby refused on this 19th day of July, 1960,

Under Section 28.04.050, C, 2.2 of the Zoning Ordinance.

For the reason that your side yard would be 4.9' here as the zoning ordinance requires the set back of 6'.

Respectfully,

S. E. Maple

S. E. 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.

STATEMENT OF 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 located within a radius of 200 ft. of Lots 1016 & 1018, Pearce Avenue, in Griefenstein's 13th Addition to the City of Wichita, Kansas.

F
Fidelity
Title
Company,
inc.

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

Lot	Street	Addition	Owner
1020	Pearce	Griefenstein's 13th	✓ L. R. LeDou
1022	"	"	✓ L. R. LeDou
1024	"	"	✓ 513 Riverside, Wichita Howard Dwight & Rachel Pinkham, ux
1026	"	"	✓ Howard Dwight & Rachel Pinkham, ux
1028	"	"	✓ 1119 Pearce, Wichita William B. & Jeannine E. Campbell ux
1030	"	"	✓ William B. & Jeannine E. Campbell, ux
1032	"	"	✓ 1121 Pearce, Wichita Luther L. & Flora M. Cluck, ux
1034	"	"	✓ Luther L. & Flora M. Cluck, ux
1013	"	"	✓ 1123 Pearce, Wichita William Burton & Pauline Black, ux
1015	"	"	✓ William Burton & Pauline Black, ux
1017	"	"	✓ 1104 Pearce, Wichita William Burton & Pauline Black, ux
1019	"	"	✓ William Burton & Pauline Black, ux



Lot	Street	Addition	Owner
1021	Pearce	Grieffenstein's 13th	✓ Fred C. & Ella E. Heath, ux
1023	"	" "	✓ Fred C. & Ella E. Heath, ux <i>1608 S. Seneca</i>
1025	"	" "	✓ David S. & Ann C. Brewer, ux
1027	"	" "	✓ David S. & Ann C. Brewer, ux
1029(S 5')	"	" "	✓ David S. & Ann C. Brewer, ux <i>1116 Pearce, Wichita</i>
1029(N 20')"	"	" "	✓ W. F. & Vera H. Hoke, ux
1031	"	" "	✓ W. F. & Vera H. Hoke, ux
1033	"	" "	✓ Alma Nolan & Clare B. Sapp, ux <i>checked unless 1128 Pearce, Wichita</i>
1015	Forest	" "	✓ Arthur D. & Dorothy M. Beckel, ux <i>1100 Forest, Wichita</i>
1017	"	" "	✓ Arthur D. & Dorothy M. Beckel, ux
1019	"	" "	✓ Robert J. & Nettie L. Ray, ux <i>1110 Forest, Wichita</i>
1021	"	" "	✓ Robert J. & Nettie L. Ray, ux
1023	"	" "	✓ Ike Dunn
1025	"	" "	✓ Ike Dunn
1027	"	" "	✓ Richard C. & Mildred Ann Swope, ux <i>1114 Forest</i>
1029	"	" "	✓ Richard C. & Mildred Ann Swope, ux <i>1120 Forest, Wichita</i>
1031	"	" "	✓ J. D. & Sylvia B. Cravens, ux <i>1124 Forest, Wichita</i>
1033	"	" "	✓ J. D. & Sylvia B. Cravens, ux

Property on South of Caption Property is Part of North Riverside Park

Dated at Wichita, Kansas this 26th
day of July, 1960 at 7:00 o'clock

A. M.

FIDELITY TITLE CO., INC.

By Elvie M Farree
Sec. OEM

30951