

BZA 11-67 - R. W. Womer requests Ex-
ception to permit parking in "A" on
the west side of Green in an area
north of Lincoln

5696
RECEIVED
5-18-67

ACTION

DATE

Bza COMMITTEE Approved 5-23-67

M.A.P.C. _____

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

R E S O L U T I O N N O. BZA 11-67

WHEREAS, R. W. Womer, P. O. Box 394, Wichita, by Warren A. Thomas, P. O. Box 394, Wichita, Kansas, requests an exception as provided in Section 2.12.590.3, Code of the City of Wichita, to permit the installation of an off-street parking lot on property zoned "A" Two Family Residential, and legally described as follows:

Lots 85 and 87, on Green Street, in Second Sunnyside Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Green in an area north of Lincoln.

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 May 23, 1967, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.3, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit installation of an off-street parking lot on property zoned "A" Two Family Residential subject to the conditions outlined in Section 28.04.145, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the installation of an off-street parking lot on property zoned "A" Two Family Residential and legally described as follows:

Lots 85 and 87, on Green Street, in Second Sunnyside Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Green in an area north of Lincoln.

subject to the following:

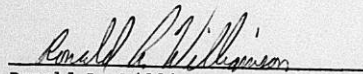
1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, material or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and other debris.

5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than 6 feet.
7. A six foot high solid fence constructed of masonry, wood or louvered redwood shall be erected along the north property line and a three foot high solid fence shall be erected along the front 25 foot setback line adjacent to Green. The front yard shall remain unpaved and shall be landscaped with trees, shrubs, and grass and shall be maintained compatible with the residential area.
8. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 23rd day of May, 1967.


H. W. Kratzer, Temporary Chairman

ATTEST:


Ronald A. Williamson
Assistant Secretary

May 26, 1967

Mr. Warren A. Thomas
P. O. Box 394
Wichita, Kansas 67201

Dear Mr. Thomas:

Re: Case No. BZA 11-67 - Request for
an Exception

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 23, 1967, in connection with your application for an Exception to permit the installation of an off-street parking lot on property zoned "A" Two Family Residential and generally located on the west side of Green in an area north of Lincoln. This Resolution reflects the official action of the Board and sets out the conditions of approval.

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

Very truly yours,

Ronald A. Williamson
Assistant Secretary

RAW:kkj
Attachment

cc: R. W. Womer, P. O. Box 394, Wichita
Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk

May 24, 1967

Mr. Warren A. Thomas
P. O. Box 394
Wichita, Kansas 67201

Dear Mr. Thomas:

Re: Case No. BZA 11-67 - Request for
Exception to the Zoning Ordinance
to permit an off-street parking
lot to be located in an "A" Two
Family zone

At the regular meeting of the Board of Zoning Appeals on
May 23, 1967, your request for an exception to permit the installa-
tion of an off-street parking lot on property zoned "A" Two Family
Residential, and being located on the west side of Green in an area
north of Lincoln, was considered.

It was the action of the Board to approve this request sub-
ject to the following conditions:

1. The parking area shall be used for passenger vehicles only
and in no case shall it be used for sales, repair work,
storage, dismantling or servicing of any vehicles, equip-
ment, material or supplies.
2. Only such signs as are necessary for the proper operation of
the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities pro-
vided hereunder.
4. The off-street parking lot and all driveways providing ingress
and egress to the parking lot shall be paved with concrete,
asphaltic concrete or asphalt, and shall be maintained in good
condition and free of all weeds, dust, trash, and other debris.

Mr. Warren A. Thomas
BZA 11-67 Page 2
May 24, 1967

5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than 6 feet.
7. A six foot high solid fence constructed of masonry, wood or louvered redwood shall be erected along the north property line and a three foot high solid fence shall be erected along the front 25 foot setback line adjacent to Green. The front yard shall remain unpaved and shall be landscaped with trees, shrubs, and grass and shall be maintained compatible with the residential area.
8. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the Chairman and Secretary of the Board have signed it. If you have any questions, please call.

Very truly yours,

Ronald A. Williamson
Assistant Secretary

RAW:kgg

cc: R. W. Womer, P. O. Box 394, Wichita
Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 11-67

APPLICANT: R. W. Womer, P. O. Box 394, Wichita

AGENT: Warren A. Thomas, P. O. Box 394, Wichita

REQUEST: Exception pursuant to Section 2.12.590.3, Code of the City of Wichita to permit the installation of an off-street parking lot on property zoned "A" Two Family

GENERAL LOCATION: On the west side of Green in an area north of Lincoln

LAND USE: Subject property and that to the south and west is vacant, to the north is single family, to the east is a church and single family

ZONING: Subject property and that to the north and east is "A" to the south and west is "B" Multiple-family

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.3, Code of the City of Wichita. The Board may grant the exception to permit the installation or construction of an off-street parking lot providing the conditions under Section 28.04.145, Code of the City of Wichita can be complied with.

COMMENTS BY THE SECRETARY

The applicant is requesting an exception to permit the installation of an off-street parking lot on property zoned "A" Two Family. The property is a portion of a tract of ground which has recently been cleared in preparation for redevelopment.

The tract of ground referred to lies north of Lincoln between Green and Poplar and is zoned "B" Multiple-family with the exception of subject area which is zoned "A" Two-family. The applicant plans to utilize the southern portion of the tract to construct a small apartment complex and plans to utilize the area to the north for off-street parking. Since the area which is planned for parking is not totally zoned "B" Multiple-family, the applicant is requesting an exception in order to install a parking lot.

To the west of the proposed apartment site there is a substantial amount of existing commercial development, while to the east there is an existing church. It is the opinion of the Secretary that the approval of the off-street parking request would not have an adverse affect on the surrounding areas, and further provided that with proper screening on the north and east boundaries of the application area, there would still remain a logical and compatible land use pattern within the general area.

Recommendation

It is the recommendation of the Secretary that the exception to permit the installation of a parking lot be approved subject to the following conditions:

1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, material or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the parking lot shall be paved with concrete, asphaltic concrete or asphalt, and shall be maintained in good condition and free of all weeds, dust, trash, and other debris.
5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than 6 feet.

May 23, 1967

7. A six foot high solid fence constructed of masonry, wood or louvered redwood shall be erected along the north property line and a three foot high solid fence shall be erected along the front 25 foot setback line adjacent to Green. The front yard shall remain unpaved and shall be landscaped with trees, shrubs, and grass and shall be maintained compatible with the residential area.
8. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

WICHITA-SEDGWICK COUNTY

DATE

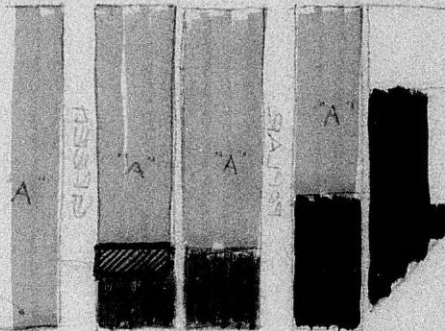
METROPOLITAN AREA PLANNING DEPARTMENT

TO

FROM

SUBJECT

COPY



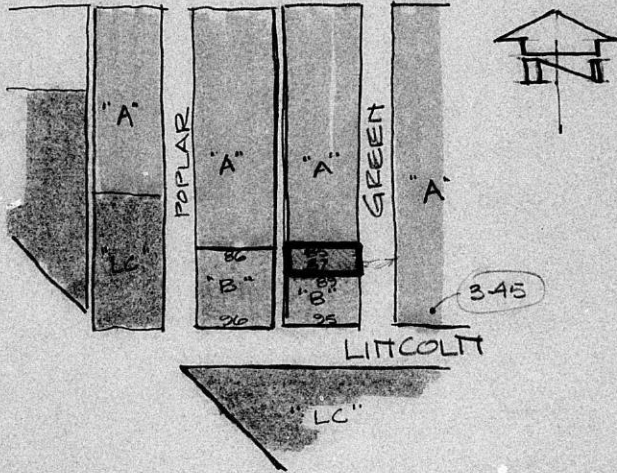
LITCOFF

DATE

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

TO
FROM
SUBJECT



COBA

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

May 4, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 11-67

An application has been filed by R. W. Womer, P. O. Box 394, by Warren A. Thomas, P. O. Box 394, Wichita, Kansas, pursuant to Section 2.12.590.3, Code of the City of Wichita, requesting an exception to permit the installation or construction of an off-street parking lot on property zoned "A" Two Family Residential and legally described as follows:

Lots 85 and 87, on Green Street, in Second Sunnyside Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Green in an area north of Lincoln.

This application has been assigned Case No. BZA 11-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 23, 1967, at 2:00 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

W O M E R

investment company

1st Ohio Street, Wichita, Kansas . phone AMHERST 4-8371

RANDLE W. WOMER

P.O. BOX 394 WICHITA, KANSAS 67201

April 25, 1967

Board of Zoning Appeals
City Building
Wichita, Kansas

In re: Parking
Lots 85 and 87 on Green, 2nd
Sunnyside Addition

Gentlemen:

The attached application is submitted for authorization to permit off street parking on the above captioned lots due to the following reasons.

It is the desire of the applicant to build on property zoned BB south of these two lots an apartment house, and with the other parking planned, the two lots will provide sufficient off street parking for the project.

The four lots south of the two lots, and the two lots directly west of the subject two lots are all zoned BB, and this property would have been included when the rest of that block was zoned BB except the prior owner was not ready at that time to acquiesce to the zone change.

The Epworth Methodist Church, which is across the street from this area, has long supported this ground being developed.

This area is run down, there are two vacant lots on the corner which have never been used, and the small houses thereon do not compliment the surroundings.

This application for exception is made under the provisions of Section 28.04.145 of the code of the City of Wichita.

Sincerely yours,

WOMER INVESTMENT COMPANY

W. A. Thomas

W. A. Thomas

WAT:pb

April 29, 1967

Board of Zoning Appeals
City Building
Wichita, Kansas

In re: Parking
Lots 85 and 87 on Green, 2nd
Sunside Addition

Conclusion:

The attached application is submitted for authorization to permit off street parking on the above captioned lots due to the following reasons:

It is the desire of the applicant to build on property owned in whole or in part by the applicant on the above captioned lots 85 and 87 on Green, 2nd Sunside Addition, and with the other parking planned, the two lots will provide sufficient off street parking for the project.

The two lots north of the two lots, and the two lots directly west of the subject two lots are all zoned R1, and this property would have been included when the rest of that block was zoned R1 except the prior owner was not ready at that time to commence on the new change.

The Spanish Methodist Church, which is across the street from this area, has long supported this general zoning development.

This area is the best, there are no vacant lots on the corner which have never been used, and the small amount of space is not sufficient for the surrounding.

This application for exception is made under the provisions of Section 20.24.14 of the code of the City of Wichita.

Respectfully yours,

[Signature]

[Signature]

April 25, 1967

Board of Zoning Appeals
City Building
Wichita, Kansas

In re: Parking
Lots 85 and 87 on Green, 2nd
Sunnyside Addition

Gentlemen:

The attached application is submitted for authorization to permit off street parking on the above captioned lots due to the following reasons.

It is the desire of the applicant to build on property zoned BB south of these two lots an apartment house, and with the other parking planned, the two lots will provide sufficient off street parking for the project.

The four lots south of the two lots, and the two lots directly west of the subject two lots are all zoned BB, and this property would have been included when the rest of that block was zoned BB except the prior owner was not ready at that time to acquiesce to the zone change.

The Epworth Methodist Church, which is across the street from this area, has long supported this ground being developed.

This area is run down, there are two vacant lots on the corner which have never been used, and the small houses thereon do not compliment the surroundings.

This application for exception is made under the provisions of Section 28.04.145 of the code of the City of Wichita.

Sincerely yours,

WORKER INVESTMENT COMPANY

W. A. Thomas

WAT:pb

April 25, 1967

Board of Zoning Appeals
City Building
Wichita, Kansas

In re: Parking
Lots 85 and 87 on Green, 2nd
Sunnyside Addition

Gentlemen:

The attached application is submitted for authorization to permit off street parking on the above captioned lots due to the following reasons.

It is the desire of the applicant to build on property zoned BB south of these two lots an apartment house, and with the other parking planned, the two lots will provide sufficient off street parking for the project.

The four lots south of the two lots, and the two lots directly west of the subject two lots are all zoned BB, and this property would have been included when the rest of that block was zoned BB except the prior owner was not ready at that time to acquiesce to the zone change.

The Epworth Methodist Church, which is across the street from this area, has long supported this ground being developed.

This area is run down, there are two vacant lots on the corner which have never been used, and the small houses thereon do not compliment the surroundings.

This application for exception is made under the provisions of Section 28.04.145 of the code of the City of Wichita.

Sincerely yours,

WOMER INVESTMENT COMPANY

W. A. Thomas

WAT:pb

BOARD OF ZONING APPEALS

NO. 11-67

CITY OF WICHITA, KANSAS

FILED 4-25-67

APPLICATION FOR EXCEPTION

I. Name of Applicant R. W. WOMER

Mailing Address Box #394, Wichita, Kansas 67201 Phone AM 4-8371

Name of Authorized Agent Warren A. Thomas

Mailing Address Box #394, Wichita, Kansas 67201 Phone AM 4-8371

Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section

SEC 22.04.145, Code of the City of Wichita, Kansas

(Zoning Ordinance); to permit the installation or construction

of parking

_____ on property zoned

A, located On the W side of Green in an
area N of Lincoln 347 S. Green, Wichita, Kansas

and legally described as: Lots 85

and 87 on Green Second Sunnyside Addition to Wichita, Kansas

_____, in the City of Wichita.

(Give metes and bounds description below if appropriate).

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 R. W. Womer R. W. Womer

Authorized Agent W. A. Thomas W. A. Thomas

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 10:00 (a.m.) - p.m.), April 25, 1967, together with appropriate fee of \$50.00.

Signed Ronald G. Williamson RGS

OWNERSHIP LIST

Lot	Street	Addition	Property Owner
70	Poplar Street	Second Sunny Side	✓ Doris B. Dimick 832 S. Poplar 67211
72	"	"	"
74	"	"	✓ John H. Gaeddert and Minnie Gaedert 834 S. Poplar 67211
76	"	"	"
78	"	"	Orah E. Stewart Address unknown <i>none found</i>
80	"	"	"
82	"	"	✓ Leonard O. Dowler and Opal J. Dowler Address unknown 842 S. Poplar 67211
84	"	"	"
86	"	"	✓ R. W. Womer 120 Lynwood Blvd 67218
88	"	"	"
90	"	"	"
92	"	"	"
94	"	"	"
96	"	"	"
69	Green Street	"	✓ Leona Marie Elder and John Elder 827 S. Green 67211
71	"	"	"
73	"	"	✓ Veril I. McGlothlin and Marjie E. McGlothlin 833 S. Green 67211
75	"	"	"
77	"	"	Ralph B. Rose and Ina Belle Rose Address unknown <i>none found</i>
79	"	"	"

Continued page 2

Lot	Street	Addition	Property Owner
81	Green Street	Second Sunny Side	✓ Joseph H. Bellinghausen and Dolly F. Bellinghausen 843 S. Green 67211
83	"	"	"
85	"	"	D R. W. Womer 120 Lynwood Blvd.
87	"	"	"
89	"	"	"
91	"	"	"
93	"	"	"
95	"	"	"
70	"	"	✓ E. M. Krebs and Inez Ople Krebs 828 S. Green 67211
72	"	"	"
74	"	"	✓ Larena Edds 838 S. Green 67211
76	"	"	"
78	"	"	"
80	"	"	"
82	"	"	✓ Trustees of Epworth Methodist Church 856 S. Green 67211
84	"	"	"
86	"	"	"
88	"	"	"
90	"	"	"
92	"	"	"
94	"	"	"
96	"	"	"
98	"	"	"

Continued page 3

Description

Property Owner

Beginning at a point 60 feet West of the North-west corner of lot 16, Block 1, Womer's Second Addition, thence S. 0.26 feet to P. C. of a curve to the right with a radius of 410 feet and a delta angle of $45^{\circ} 02'$ a distance of 322.01 feet to point of tangency of said curve, thence in a Southwesterly direction along said tangent 189.78 feet more or less to the intersection of the East line of George Washington Drive and the North line of Mesita Drive now Estelle Avenue as platted in said Womer's 2nd Addition, thence in a Northwesterly direction along the easterly side of said George Washington Drive 69 feet, thence with a deflection angle to the right of $81^{\circ} 20'$ for a distance of 148 feet, thence with a deflection angle to the left of $15^{\circ} 20'$ for a distance of 141 feet, thence with a deflection angle to the left of $19^{\circ} 18'$ for a distance of 123.6 feet more or less to the South line of Lincoln Street, thence East along the South line of Lincoln Street 163 feet to the place of beginning

R. W. Womer
120 Lynwood Drive

We, The Security Abstract and Title Company, Inc., hereby hereby certify the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 85 and 87, on Green Street, in Second Sunnyside Addition to Wichita, Sedgwick County, Kansas, as shown by the Deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 24th day of April, 1967 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Lucille Johnson

Vice-President

order No. 142954

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
BIA Exception	\$500

Name: William A. Thomas

Address: Box 394 Wichita

Type: R-71-C Due Date: _____

Comments: _____

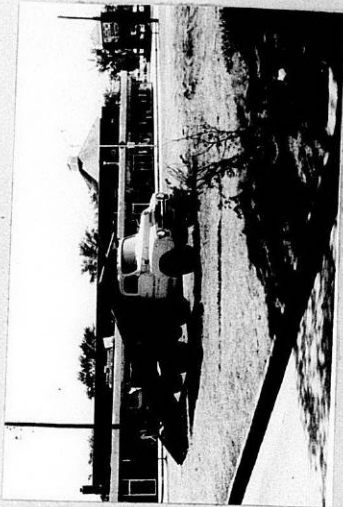
Date: 4-25-67 By: K. Galloway



2



2



3

Map No. 56
Sec. _____
Twp. _____
Range _____

AREA DATA:

1. Acres: _____
2. Adjoining _____
3. Land Use: _____
4. Sketch Pl _____
5. Present L _____
6. Area (is) _____

PHOTO DATA:

Taken by _____



3

Map No. 5646
Sec. _____
Twp. _____
Range _____

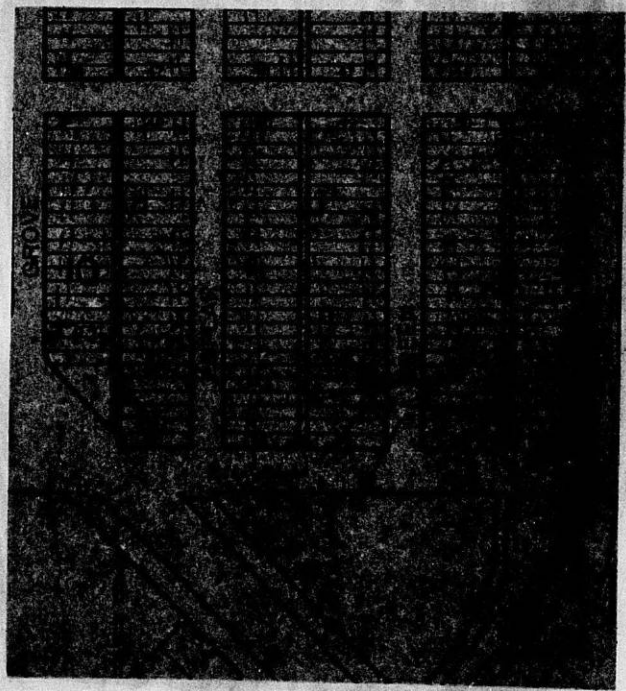
BZA 11-67
ECZ- _____
CU- _____
Filed _____

AREA DATA:
1. Acres: 0.1 (190 ft. by 50 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East CHURCH South VACANT
West Single Family North Single Family
4. Sketch Plan Land Use is for: Residential
5. Present Land Use is for: VACANT
6. Area (is) (is not) platted.

PHOTO DATA:
Taken by _____ Date _____ Time _____



2



*

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