

BZA 14-67 - Frances Swindell Monson
requests Exception to permit parking
in "A" on the west side of Edgemoor
in an area south of Kellogg

5946
P. 18.67
5-18-67

ACTION

Bza COMMITTEE Approved DATE 5-23-67
M.A.P.C. _____
B.C.C./B. CO. C. _____

May 26, 1967

Frances Swindell Monson
14726 Twinlake Drive
Wichita, Kansas 67230

Dear Ms. Monson:

Re: Case No. BZA 14-67 - 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 Edgemoor in an area south of Kellogg. 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: Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk

RESOLUTION NO. BZA 14-67

WHEREAS, Frances Swindell Monson, 14726 Twinlake Drive, Wichita, Kansas, requests an exception as provided in Section 2.12.590.3, Code of the City of Wichita, to permit installation of an off-street parking lot on property zoned "A" Two Family Residential, and legally described as follows:

Lot 28, Block 1, Beverley Manor, Sedgwick County, Kansas. Generally located on the west side of Edgemoor in an area south of Kellogg.

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:

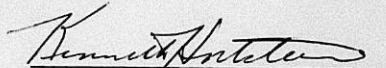
Lot 28, Block 1, Beverley Manor, Sedgwick County, Kansas. Generally located on the west side of Edgemoor in an area south of Kellogg.

subject to the following conditions:

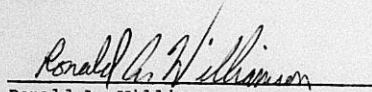
1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, material or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
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.
7. A six foot high solid fence constructed of masonry, wood or louvered redwood shall be erected along the west property line and the west 85 feet of the south property line, however, in the event the house is removed said six foot fence shall be extended east to the front setback line. Said setback area shall not be paved, but shall be landscaped with trees, shrubs, and grass.
8. All improvements as outlined above shall be installed within six months from the approval date of the Board or the permit for the off-street parking lot shall be null and void.

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


Kenneth Hartstein, Chairman

ATTEST:


Ronald A. Williamson
Assistant Secretary

May 24, 1967

Frances Swindell Monson
14726 Twinlake Drive
Wichita, Kansas 67230

Dear Ms. Monson:

Re: Case No. BZA 14-67 - Request for
Exception to the Zoning Ordinance
to permit an off-street parking
lot to be located in an "A" Two
Family Residential 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 Edgemoor in an
area south of Kellogg, 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, 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 main-
tained in good condition and free of all weeds, dust, trash,
and other debris.

Frances Swindell Monson
BZA 14-67 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 west property line and the west 85 feet of the south property line, however, in the event the house is removed said six foot fence shall be extended east to the front setback line. Said setback area shall not be paved, but shall be landscaped with trees, shrubs, and grass.
8. All improvements as outlined above shall be installed within six months from the approval date of the Board or the permit for the off-street parking lot shall be null and void.

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,

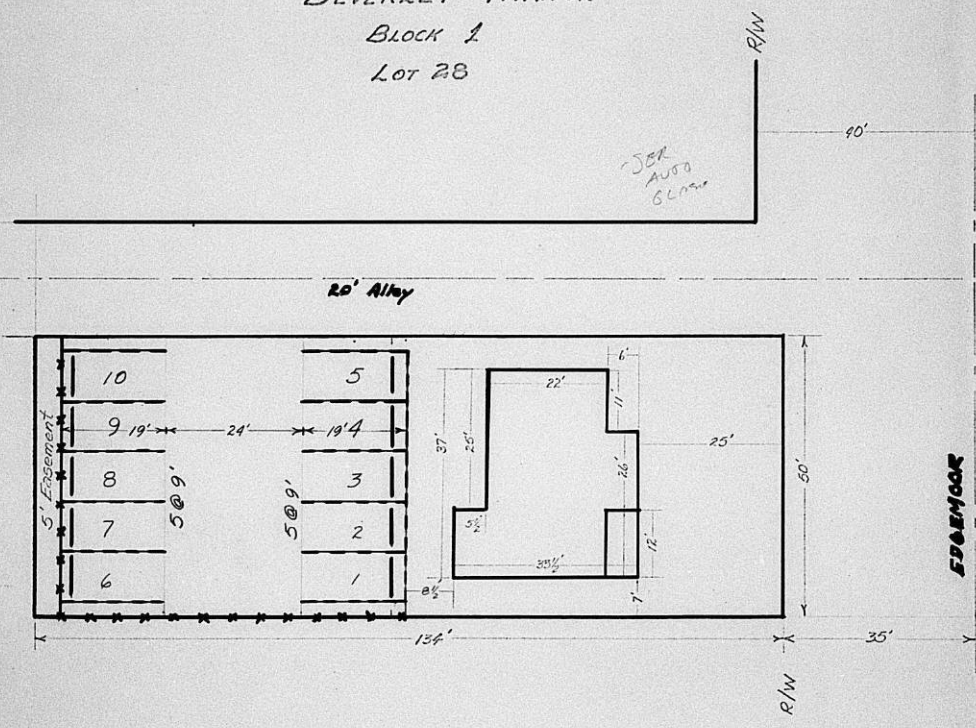
Ronald A. Williamson
Assistant Secretary

RAW:kkj

cc: Gyda L. Hasselbring, 537 South Edgemoor
Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk

K76086
 BEVERLEY MANOR
 Block 1
 Lot 28

Job
 Auto
 6/1/11

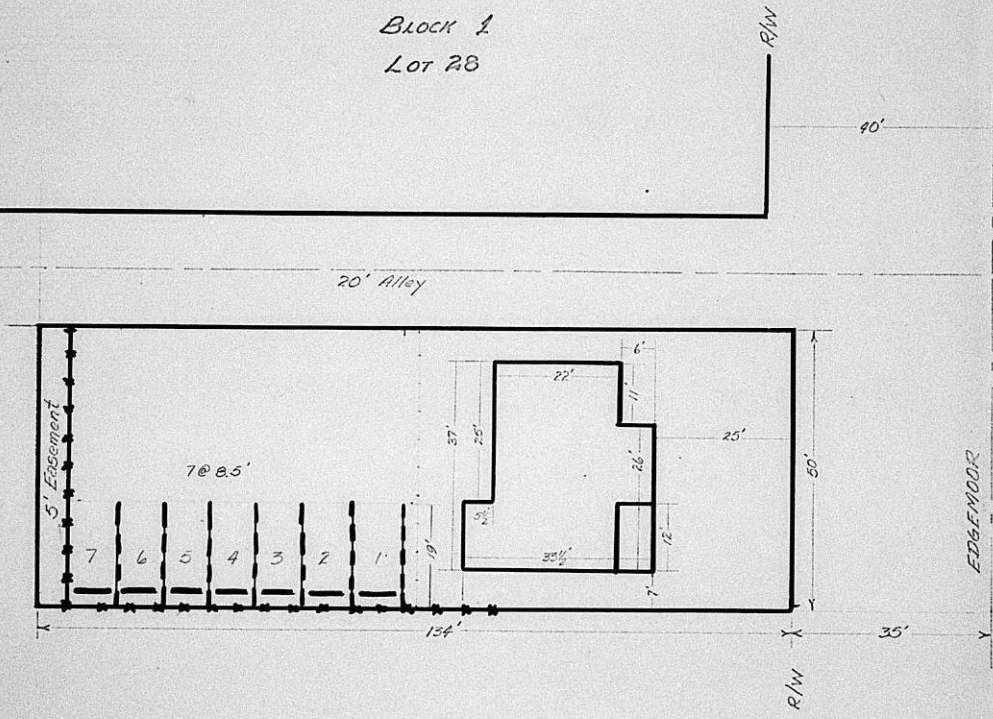


Scale: 1" = 20'

BEVERLEY MANOR

Block 1

Lot 28



Scale: 1" = 20'

SECRETARY'S REPORT

CASE NO. BZA 14-67

APPLICANT: Frances Swindell Monson, 14726 Twinlake Drive, 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 Edgemoor in an area south of Kellogg

LAND USE: Subject property and that to the south and west is single family, while to the north and east are several small commercial establishments

ZONING: Subject property and that to the south and west is "A" Two-family, to the north and east is "LC" Light Commercial

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 has a single family dwelling on the front or eastern portion of the lot adjacent to Edgemoor, and there are single family dwellings to the south and west. Adjoining the application area on the north is a 20 foot east-west alley which separates it from several small commercial establishments fronting onto Kellogg. It should be pointed out that the west portion of the lot is presently being utilized for off-street parking and is in violation of the ordinance.

The applicant points out that there is no parking on Kellogg or Edgemoor, and only very limited parking on one side of Marceline which is the first street to the west. Therefore, the commercial businesses on Kellogg are in desperate need of parking for tenants

and customers alike. The applicant has purchased the property in question, being immediately south or across the alley from the commercial property, with hopes of using the west 71 feet for private parking for the tenants of her building at this time, and eventually removing the existing dwelling and utilize the entire lot for parking.

This is one of many areas within the City which is in need of more off-street parking in order to eliminate as much congestion from the streets as possible. It is the Secretary's opinion that the approval of this off-street parking request would not have an adverse affect on the adjoining or surrounding areas, provided proper screening is erected on the south and west boundaries of the lot.

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.
7. A six foot high solid fence constructed of masonry, wood or louvered redwood shall be erected along the west property line and the west 85 feet of the south property line, however, in the event the house is removed said six foot fence shall be extended east to the front setback line. Said setback area shall not be paved, but shall be landscaped with trees, shrubs, and grass.
8. All improvements as outlined above shall be installed prior to the occupancy of the site for an off-street parking lot.

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

May 5, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 14-67

An application has been filed by Frances Swindell Monson, 14726 Twinlake Drive, 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:

Lot 28, Block 1, Beverley Manor, Sedgwick County, Kansas. Generally located on the west side of Edgemoor in an area south of Kellogg.

This application has been assigned Case No. BZA 14-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 23, 1967, 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

April 25th, 1967

Board of Zoning Appeals
City of Wichita
Wichita, Kansas

Dear Sirs:

This letter is a statement of the need for more parking in the 5500 block on East Kellogg. No parking on Kellogg and Edgemoor and very limited parking on one side of Marceline, makes for a desperate condition for all merchants in this block.

I have purchased a house and lot south of my property (acrossthe alley) and contemplate using the back 71 feet of this lot for private parking for the tenants in my building. Even though this is inadaquate, it will ease the situation for the time being, until such time as more property can be purchased to be used for off-street parking.

Thank you for your kind attention to this needy situation.

Yours truly,

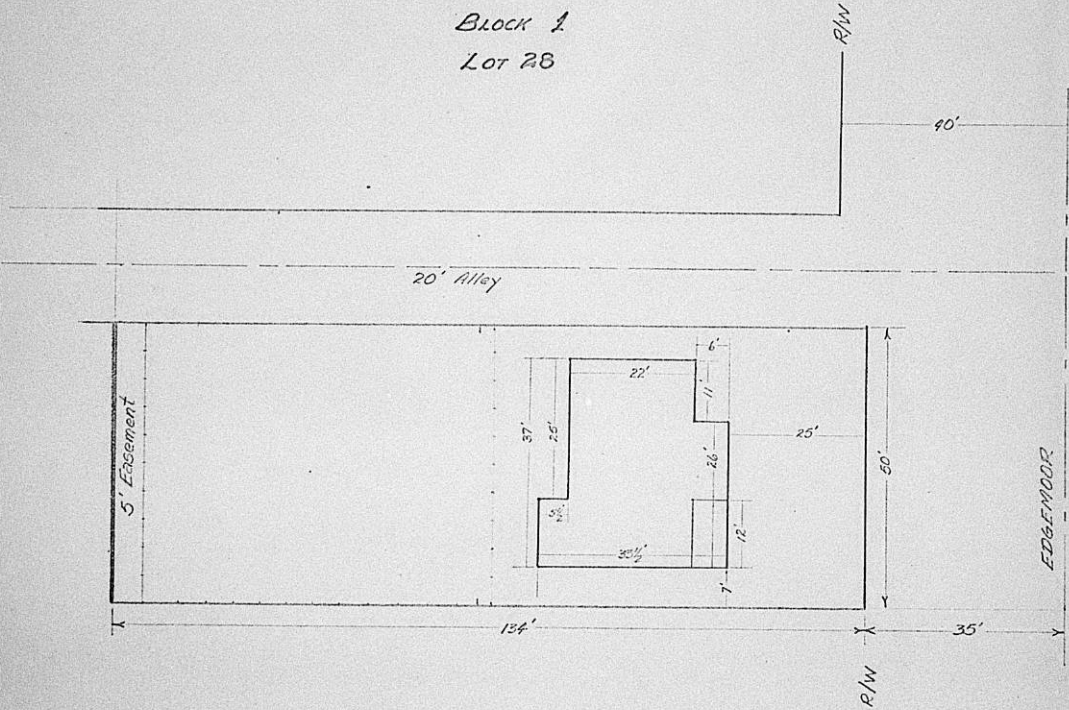
Frances Monson

Frances Monson

BEVERLEY MANOR

Block 1

Lot 28



Scale: 1" = 20'

APPLICATION FOR EXCEPTION

I. Name of Applicant Frances Swindell Manson
Mailing Address 14726 Twin Lake Dr ⁶⁷²³⁰ Phone RF 30228
Name of Authorized Agent Same
Mailing Address Same Phone _____
Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.145, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of Private Parking (tenants only)
on property zoned
"A", located ~~517 S. Edge~~ near Orithell
side of Edgemoor in and legally described as:
Area of Edgemoor
Lot 28⁷⁹ Block 1 Beverly Manor
Addition, 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 Frances Manson
Authorized Agent _____

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 12:15 (a.m. P.M.), April 25, 1967, together with appropriate fee of \$50.00.

Signed Ronald A. Williams, PTH

CERTIFICATE OF OWNERSHIP

C CALLAHAN GUARANTEE TITLE CO., INC., hereby certifies the following to
A be a true and correct list of the property owners as shown by the last deed of
L record in the office of the Register of Deeds of Sedgwick County, Kansas, of the
L real estate within a radius of 200 feet of and including the following described
A real property, to-wit:

Lot 28, Block 1, Beverley Manor, Sedgwick County, Kansas.

	Description	Owner
	In Beverley Manor, Sedgwick County, Kansas:	
	Block 1:	
	Lots 1 and 2	✓ Leland W. Opperman & Claudine Opperman 6441 East Lincoln 67207
	Lot 3	✓ D. L. Engel & Virginia M. Engel 145 N. Pershing 67203 <i>net. 5-11-67</i> <i>resent 715 W. 9th</i>
	Lots 4 and 5	✓ Wichita Buildings, Inc. 1111 East Kellogg 67211
	Lot 6	✓ Jack W. Hyde 5511 E. Kellogg 67218
	Lots 7, 8, 9 and 10	✓ Frances Swindell 307 S. Sycamore 67213 <i>net. 5-12-67</i>
	Lot 11 and N 16 2/3 feet Lot 12	✓ Helen V. Asp and Verner G. Asp 518 Marcilene Terrace 67218
	South 33 1/3 feet Lot 12 and North 33 1/3 feet Lot 13	✓ Myer L. Achenbach & Alfreda Achenbach 524 Marcilene Terrace 67218
	South 16 2/3 feet Lot 13 and all Lot 14	✓ Stafford B. Chapman & Elsa F. Chapman 530 Marcilene Terrace 67218
	Lot 15	✓ Marjorie C. French 538 Marcilene Terrace 67218
	Lot 24 and South Half Lot 25	✓ Oyda L. Hasselbring 537 S. Edgemoor 67218
	North 25 feet Lot 25 and all Lot 26	✓ Hulda H. Busey 609 N. Volutsia 67214
	Lot 27	✓ E. Vernon Alexander & Doris Alexander 521 S. Edgemoor 67218
	Lot 28	✓ Frances Swindell Monson 14726 Twinlake Drive 67230
	Block 2:	
	Lot 1	✓ Frances Jean Moffitt 1702 Edgemoor Drive 67218
	Lot 27	✓ H. C. Kitchen & Lauretta Kitchen 525 Marcilene Terrace 67218
	Lot 28	✓ Jerry L. Wyman & Lois M. Wyman 521 Marcilene Terrace 67218
	Lot 29	✓ Miriam L. Smith 1624 East Morris 67211

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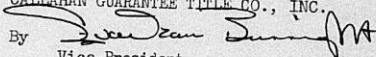
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Description	Owner
In Englewood Addition to Wichita:	
Lot 1	W. A. Michaelis, Jr. and H. R. Michaelis 853 Dublin 67206
Lot 2	B. E. Coberley and Golda Coberley 2316 Clay Lane 67207
Lot 3	Rodger H. Gaskill & Karen S. Gaskill 2134 S. Hydraulic 67211
Lot 4	Mary Bishop 2271 So. Minnesota 67211
Lot 11	The Lutheran School Association of Wichita 529 Christine Road 67218

WITNESS our Hand and Seal at Wichita, Kansas, this 7th day of April, 1967, at 7:00 o'clock A. M.

CALLAHAN GUARANTEE TITLE CO., INC.
By 
Vice-President

No. 12157

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

May 5, 1967

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Jack H. Galbraith
Secretary

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



K.G.

Frances Swindell
307 S. Sycamore
Wichita, Ks. 67213

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

1301



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	License	Mech.
Oil Well	Pav. Cuts	Plan	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	#30.00	

DESCRIPTION	AMOUNT
<i>BZA Application</i>	

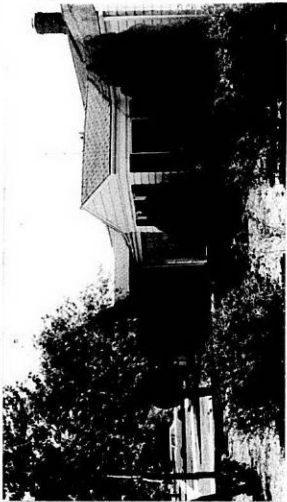
Name *Frances Lindell Morrison*

Address *14726 Swinlake Dr*

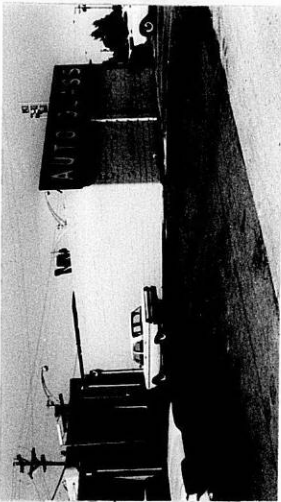
Date *2-71-67* Due Date *4-25-67*

Comments:

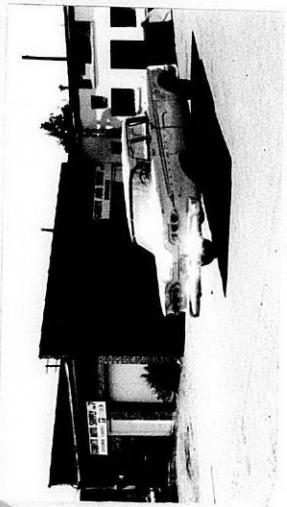
Date *4-25-67* By *Buttergett*



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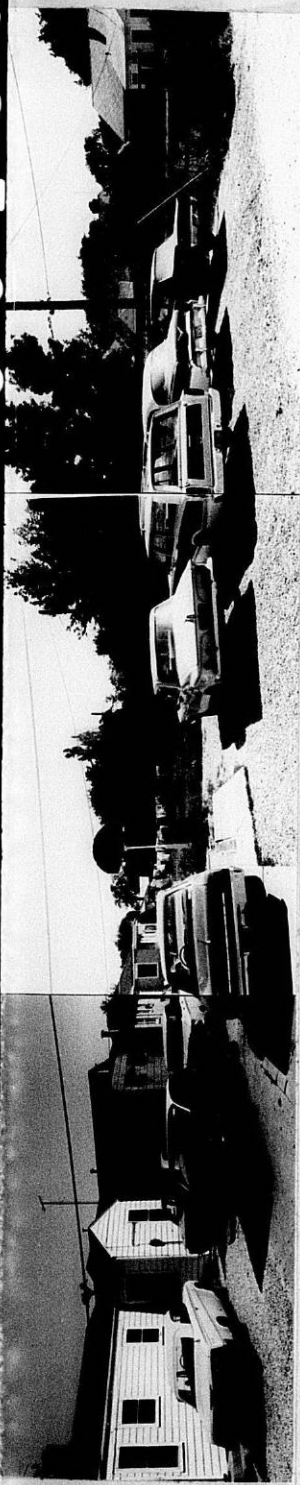
Map No. 5846
 Sec. _____
 Twp. _____
 Range _____

AREA DATA:
 1. Acres: _____
 2. Adjoining Zone _____
 3. Land Use: E
 W
 4. Sketch Plan _____
 5. Present Land _____
 6. Area (is) (is) _____

PHOTO DATA:
 Taken by _____

P	C	M	E	C
E	B	H		
P	E			
R ₁				2
R ₂				
R ₃				
R ₄				
H				2
H				
H				
120				
124				
H				

002839



Map No. 5846 BZA No 67
 Sec. _____ SCZ- _____
 Twp. _____ CU- _____
 Range _____ Filed _____

AREA DATA:
 1. Acres: 0.2 (50 ft. by 135 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East four story South Single Family
 West Single Family North General Bus. Warehouse
 4. Sketch Plan Land Use is for: Residential
 5. Present Land Use is for: Single Family
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____

5

