

Case No. BZA 14-79 Request for variance to reduce the front yard setback from 30 ft. to 10 ft. on property zoned "AA" and generally located on the northeast corner of 10th & Wood Ave.

ACTION

COMMITTEE Approved

DATE

7-24-79

M.A.P.C. _____

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

*POSTED
3-30-79
24*

*11-1-81
to [unclear] [unclear]
[unclear] [unclear] [unclear]
[unclear] [unclear] [unclear]*

*BZA
14-79*

*200'4 Sec. 4-15-80
checked LD
Shot 10-1-90
Record ✓*

Map No. 4848A
 Sec. 17
 Twp. 27
 Range 14W

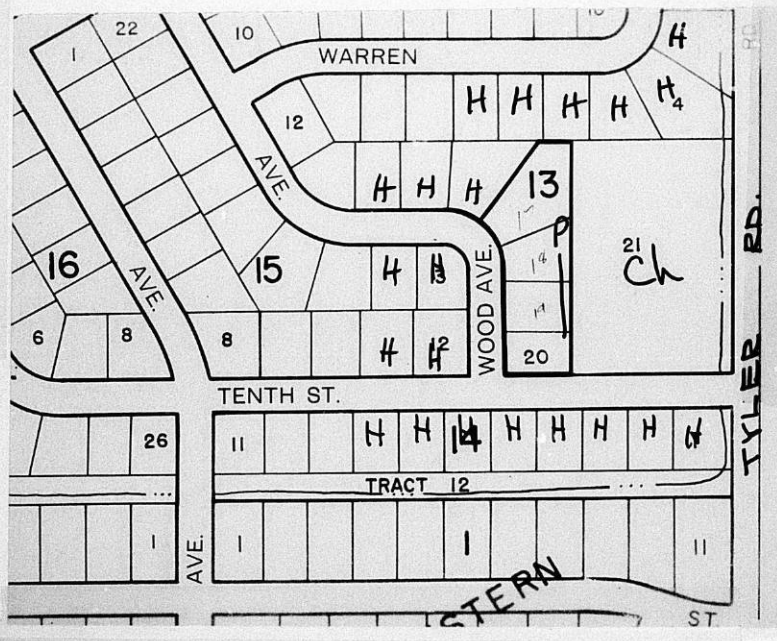
BZA- 1A-79
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

- 1. Acres: _____ (_____ ft. by _____ ft.)
- 2. Adjoining Zoning: E _____ S _____ W _____ N _____
- 3. Land Use: East _____ South _____
 West _____ North _____
- 4. Sketch Plan Land Use is for: _____
- 5. Present Land Use if for: _____
- 6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



No. 2153C
 Simard
 HASTINGS, MN - LOS ANGELES
 LOGAN OH - McREGOR, TX U. S. A.

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 11, 1990

Stuart Mann
Site Planning Associates
520 S. Holland, Ste. 410
Wichita, KS 67209

Re: BZA 14-79 - Landscape plan for Westlink Christian Church
adjacent to Wood Avenue.

Dear Stu:

The landscape plan dated April 4, 1990, which was submitted to satisfy requirement number 4 of the above-referenced BZA resolution, has been approved with one minor revision: London plane-trees are to be substituted for the 3 sycamores. I have noted this change on the plan prints. A copy of the approved plan is being sent to Central Inspection. The plants, as specified along Wood Avenue adjacent to the proposed parking lot, must be installed during or immediately following construction of the new parking lot.

If you or anyone receiving a copy of this letter have questions regarding this BZA case, please call me at 268-4421. Because the BZA resolution was mailed out 11 years ago, I am including another copy of it as reference for everyone receiving a copy of this letter.

Sincerely,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosures

cc: Westlink Christian Church, 8810 W. 10th St., 67212
Paul Hays, CID
Lance Flowers, CID
Pat Burnett, Deputy City Clerk

BZA 14-79

Oct 14, 87

Case has never been posted to official maps -
a landscape plan was never provided.

Case filed in 1979

Variance was to reduce front yard setback
from Wood Avenue from 30' to 10'

If issue is ~~not~~ now a fencing requirement
at some other location, then a variance
will need to be submitted for that ~~issue~~
matter. We should require an updated site plan,
as well as the location of plant materials
adjacent to Wood Ave if they have ever
been planted.

10-15-87

(722-8020)

I spoke with Richard Applegate of Wrentham
Christian Church and he verified the landscape
plan had never been brought in to our
office and the plant materials along Wood Ave
was not planted yet. I advised him that
another variance would need to be filed
for reduction in the height of the fence
needed on the northwest boundary line.

Hold file posting until landscape plan is
brought in. Barb Harris

May 3, 1979

John Gist
Oblinger-Smith Corporation
625 First National Bank Bldg.
Wichita, Kansas 67202

Re: Case No. BEA 14-79
Request for Variance

Dear Mr. Gist:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 24, 1979, in connection with your request for a variance to reduce the front yard setback adjacent to Wood Avenue from 30 feet to 10 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District, and generally located at the northeast corner of Wood Avenue and 10th Street.

This Resolution reflects the official action of the Board to approve the variance, and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Larry Dobeon
Assistant Secretary

LD:hbc
Enclosure

cc: Westlink Christian Church, 8810 W. 10th St. 67212
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 14-79

WHEREAS, Westlink Christian Church, 8810 W. 10th Street, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback adjacent to Wood Avenue from 30 feet to 10 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 17, 18, 19 & 20, Block 13, Westlink Village Fifth Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Wood Avenue and 10th Street.

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 April 24, 1979, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the church is desirous of providing additional off-street parking, over that which is required, in an attempt to alleviate the potential of on-street parking problems in the residential neighborhood; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the two homes on the west side of Wood Avenue do not front on Wood Avenue and would be buffered by proposed screening and/or landscaping in the remaining 10 foot setback; and the property adjacent to the north will be screened from subject property as provided by the screening requirements of the zoning ordinance; and also, there will be no vehicular access from the parking lot to Wood Avenue; and

WHEREAS, The Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested, will constitute unnecessary hardship upon the property owner represented in the application inasmuch as providing only the required number of off-street parking spaces will not serve the parking needs of a growing congregation; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that a 10 foot landscaped setback would be retained; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as appropriate landscaping in the remaining 10 foot setback area will be provided and the purpose of the variance is to provide off-street parking over and above that required by ordinance; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the front yard setback adjacent to Wood Avenue from 30 feet to 10 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 17, 18, 19 & 20, Block 13, Westlink Village Fifth Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Wood Avenue and 10th Street

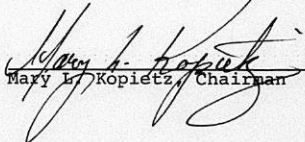
be approved subject to the following conditions:

1. The 30 foot front yard setback adjacent to Wood Avenue shall be reduced to 10 feet, for off-street parking purposes only with no permanent structures erected thereon.
2. The remaining 10 foot setback adjacent to Wood Avenue shall remain unpaved and shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition.
3. The applicants shall plant trees in the street right-of-way for Wood Avenue adjacent to subject property. The City Forester shall be contacted relative to the appropriate variety of trees to be planted.
4. A detailed landscape plan shall be submitted to the Secretary of the Board for his approval, depicting the type, size and location of plant materials to be used in compliance of conditions #2 and 3 above. Said landscaping shall be of sufficient substance and density to provide an effective buffer between the parking lot and the residential neighborhood.
5. There shall be no points of ingress or egress permitted across the 10 foot landscaped setback.
6. All parking spaces and circulation aisles shall be paved with asphalt or concrete and maintained in good condition.
7. This variance shall become effective only upon issuance of a building permit for construction of a new sanctuary or expansion of the existing church sanctuary.
8. Plant materials shall be planted, in accordance with the approved landscape plan, prior to occupancy of the new sanctuary facilities or concurrently with the paving of the 20 foot setback area, whichever occurs first.

ADOPTED AT WICHITA, KANSAS, this 24th day of April, 1979.

ATTEST:


Larry Dolson, Assistant Secretary


Mary L. Kopietz, Chairman

April 25, 1979

John Gist
Oblinger-Smith Corporation
625 First National Bank Bldg.
Wichita, Kansas 67202

Re: Case No. BEA 14-79
Request for Variance

Dear Mr. Gist:

At the regular meeting of the Board of Zoning Appeals on April 24, 1979, your request for a variance to reduce the front yard setback adjacent to Wood Avenue from 30 feet to 10 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District, and generally located at the northeast corner of Wood Avenue and 10th Street was considered.

It was the action of the Board to approve this variance subject to the following conditions:

1. The 30 foot front yard setback adjacent to Wood Avenue shall be reduced to 10 feet, for off-street parking purposes only with no permanent structures erected thereon.
2. The remaining 10 foot setback adjacent to Wood Avenue shall remain unpaved and shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition.
3. The applicants shall plant trees in the street right-of-way for Wood Avenue adjacent to subject property. The City Forester shall be contacted relative to the appropriate variety of trees to be planted.

Page 2
April 25, 1979
John Gist
Re: BEA 14-79

Never submitted.

1. A detailed landscape plan shall be submitted to the Secretary of the Board for his approval, depicting the type, size and location of plant materials to be used in compliance of conditions #2 and 3 above. Said landscaping shall be of sufficient substance and density to provide an effective buffer between the parking lot and the residential neighborhood.
5. There shall be no points of ingress or egress permitted across the 10 foot landscaped setback.
6. All parking spaces and circulation aisles shall be paved with asphalt or concrete and maintained in good condition.
7. This variance shall become effective only upon issuance of a building permit for construction of a new sanctuary or expansion of the existing church sanctuary.
8. Plant materials shall be planted, in accordance with the approved landscape plan, prior to occupancy of the new sanctuary facilities or concurrently with the paving of the 20 foot setback area, whichever occurs first.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bbc

cc: Westlink Christian Church, 8810 W. 10th St. 67212
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE April 20, 1979

TO Larry Dobson, Board of Zoning Appeals

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 14-79: WESTLINK CHRISTIAN CHURCH

On April 18, CPO Council "A" discussed the captioned case and voted 7-1 to recommend approval of the requested variance.

Residents of the area were present and reported that the existing parking lot is the scene of late-night rowdiness and drag race-type disturbances. For this reason, they felt the lot should not be expanded. In response to their concerns, church representatives indicated their willingness to chain one of the parking lot entrances and to install "bump strips" in the lot as deterrents to unauthorized vehicles.

The majority of the Council members felt that the vehicular disturbances reported by residents cannot be logically related to the size of the setback, and that the landscaping proposed for the remaining ten-foot setback would provide a desirable buffer for the adjacent homes.

Although the motion to recommend approval of the variance did not address the conditions of approval suggested in the secretary's report on the case, discussion indicated that Council members felt that the addition of a low fence along the ten-foot setback line would not significantly improve the effect, nor enhance the appearance, of the proposed landscaping.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:m1

NOTED:

Evelyn Pittman
Evelyn Pittman
Assistant CP Coordinator



SECRETARY'S REPORT
CASE NO. BZA 14-76

APPLICANT: Westlink Christian Church, 6910 W. 10th Street, Wichita, Kansas.

AGENT: Oblinger-Smith Corp., 625 First National Bank Building, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback adjacent to Wood Avenue from 30 feet to 10 feet for off-street parking purposes only.

GENERAL LOCATION: Northeast corner of Wood Avenue and 10th Street.

ZONING: Subject property is zoned the "AA" Single Family Dwelling District, as are all surrounding properties.

LAND USE: Subject property provides off-street parking for an adjacent church. The property to the east contains the applicant church. All other surrounding properties are developed with single family residences.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

Case No. BZA 14-79
BZA Agenda
4-24-79
Page 2

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance to reduce the required front yard setback (adjacent to Wood Avenue) from 30 feet to 10 feet, for off-street parking purposes only, in association with the proposed expansion plans of Westlink Christian Church. The utilization of the front yard setback for off-street parking purposes is not needed to provide the required off-street parking for the proposed expansion. However, the applicants believe it would be desirable to provide as many off-street parking spaces in excess of that required by ordinance as is possible and practical.

The site plan submitted with the application shows the proposed parking layout and the utilization of the 20 feet of setback area as a circulation aisle. The plan depicts a total of 266 parking spaces, whereas approximately 200 or less spaces is the anticipated parking requirement for the new facility.

If this variance request is approved, the applicants state they will provide a planting strip of grass and shrubbery on the remaining 10 foot setback area, and will also plant street trees along the east side of Wood Avenue. It should be noted that the two homes on the west side of Wood Avenue front to the north and south rather than to Wood Avenue. On-street parking is not permitted on Tyler Road or on the north side of 10th Street adjacent to the church property. Therefore, any overflow parking must park on the south side of 10th Street or on Wood Avenue.

Restrictive covenants reportedly prohibit direct access to Wood Avenue for as long as the use of subject property is church related. The submitted site plan is designed with vehicular access to both Tyler Road and 10th Street and no access to Wood Avenue. The Secretary is of the opinion that the frontage along Tyler Road is also a front yard that would not permit parking in the front 25 feet. The site plan shows parking to within approximately 8 feet from this line.

UNIQUENESS:

It is the opinion of the Secretary that it may be unique that a church is desirous of providing additional off-street parking, over that which is required, in an attempt to alleviate the potential of on-street parking problems in the residential neighborhood.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested may not adversely affect the rights of

Case No. BZA 14-79
BZA Agenda
4-24-79
Page 3

adjacent property owners inasmuch as the two homes on the west side of Wood Avenue do not front on Wood Avenue and would be buffered by proposed screening and/or landscaping in the remaining 10 foot setback; and the property adjacent to the north will be screened from subject property as provided by the screening requirements of the zoning ordinance; and also, there will be no vehicular access from the parking lot to Wood Avenue.

HARDSHIP:

It is the opinion of the Secretary that it is difficult to determine that the strict application of the provisions of the zoning ordinance will constitute an unnecessary hardship upon the applicants, but the Secretary recognizes that to provide only the required number of off-street parking spaces will not serve the parking needs of a growing congregation.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance requested would not adversely affect the public interest inasmuch as a 10 foot landscaped setback would be retained.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired may not be opposed to the general spirit and intent of the zoning ordinance if appropriate screening and/or landscaping is provided in the remaining 10 foot setback area and as long as the variance provides for additional off-street parking spaces over and above that required by ordinance.

RECOMMENDATION:

If the Board determines that the five conditions necessary to the granting of a variance can be found to exist, the following conditions are suggested as conditions of approval:

1. The 30 foot front yard setback adjacent to Wood Avenue shall be reduced to 10 feet, for off-street parking purposes only with no permanent structures erected thereon.
2. The remaining 10 foot setback adjacent to Wood Avenue shall remain unpaved and shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition.

Case No. BZA 14-70
BZA Agenda
4-24-70
Page 4

3. The applicants shall plant trees in the street right-of-way for Wood Avenue adjacent to subject property. The City Forester shall be contacted relative to the appropriate variety of trees to be planted.
4. A detailed landscape plan shall be submitted to the Secretary of the Board for his approval, depicting the type, size and location of plant materials to be used in compliance of conditions #2 and 3 above. Said landscaping shall be of sufficient substance and density to provide an effective buffer between the parking lot and the residential neighborhood.
5. There shall be no points of ingress or egress permitted across the 10 foot landscaped setback.
6. All parking spaces and circulation aisles shall be paved with asphalt or concrete and maintained in good condition.
7. This variance shall become effective only upon issuance of a building permit for construction of a new sanctuary or expansion of the existing church sanctuary.
8. Plant materials shall be planted, in accordance with the approved landscape plan, prior to occupancy of the new sanctuary facilities or concurrently with the paving of the 20 foot setback area, whichever occurs first.

NOTE: The Board may also want to consider low (3 to 4 feet high) fencing along the 10 foot setback line.

*7 lot
submitted
10-14-87*



**OBLINGER
SMITH CORPORATION**

625 First National Bank Bldg.
Wichita, Kansas 67202
316-262-0451

March 26, 1979

Mr. Jack H. Galbraith
Secretary, Board of Zoning Appeals
MAPD - 10th Floor, City Hall
455 N. Main
Wichita, Kansas 67202

RE: Variance of Front Building Setback
For Purposes of Off-Street Parking
Only - Westlink Christian Church.

Dear Mr. Galbraith:

Attached is an Application For Variance, required ownership list, site plan and filing fee for the Westlink Christian Church. The application involves a request to vary the 30 feet front yard setback from Wood Avenue down to 10 feet, for purposes of off-street parking only. The enforcement provisions of the Zoning Ordinance from which the variance is requested, is Section 28.04.140.1:

- "1. For purpose of this chapter, off-street parking spaces, ingress and egress drives, and circulation aisles shall not occupy any part of a required front yard, or any part of a required side yard adjacent to a street, except-----."

The congregation of Westlink Christian Church has grown to the extent that additional building facilities are planned. In conjunction therewith, it is desirable to provide as many off-street parking spaces in excess of that required by ordinance as is possible. The furnished site plan shows how the easterly 20 feet of the 30 feet setback is intended to be used to achieve an efficient parking lot layout.

It is proposed that in-turn for granting approval of the requested variance, that the church will provide a planting strip of grass and shrubbery on the remaining 10 feet setback area, and in connection therewith, also plant street trees along the east side of Wood Avenue. Based upon the completion

Consultants in Planning,
Design, and Development
Offices in Wichita, Denver, Kansas City,
Dallas and Riyadh, Saudi Arabia

of the planned improvements, it is believed that:

1. The variance requested is unique in that it is not needed to provide the minimum amount of parking required by Ordinance. Rather, the variance will provide a more efficient parking lot layout and permit additional off-street parking spaces, and lessen the occasions of overflow on-street parking conditions;
2. The granting of the variance will not adversely affect the rights of adjacent property owners or residents, as the expanded parking lot will not have any driveways onto Wood Avenue, and the two (2) lots directly west front to the north and south rather than Wood Avenue;
3. The strict application of the Provisions of Title 28 will constitute an unnecessary hardship upon the applicant, as the proposed parking and landscape improvements will result in a better functional use and visual appearance of the property, benefitting not only the Church but the general area;

Further, based upon the landscaped improvements that would be provided:

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare;
and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28.

Should you have any questions, or need any additional information, please call.

Sincerely,

Oblinger-Smith Corporation



John D. Gist

cc: Westlink Christian Church
Att'n. Lowell E. Richardson 267-1241 (work)
8810 W. 10th Street 67212

JDG:ds

Westlink Christian Church

Dobson

April 4, 1979



8810 WEST 10TH ST.
WICHITA, KANSAS 67212
PHONE: 1-316-722-8020

For the past several months, Westlink Christian Church has been considering expansion of its present facilities to provide additional worship space for the congregation. In connection with the proposed physical plant expansion, the church is desirous of providing the maximum amount of parking possible on the church property. To accomplish this, the present parking lot will be expanded to the north and east.

In addition, an application has been filed with the Board of Zoning Appeals of the City of Wichita. This application requests permission to utilize twenty additional feet of church property adjacent to Wood Avenue which cannot now be used for parking because of a thirty-foot setback required on the original plat of the area. This utilization of a portion of the setback area will allow the church to provide parking in addition to that required by the City of Wichita upon the expansion of our physical plant.

In order to more fully explain future expansion plans and our request to the Board of Zoning Appeals, we are inviting you to a meeting at the church on Monday, April 16, at 7:30 P.M. If you cannot attend this meeting, but would like additional information, please contact the church office at 722-8020, to arrange an alternate time so that we may visit with you on an individual basis.

Thank you for your consideration of this matter, and we look forward to visiting with you on April 16.

Sincerely yours,

Lowell E. Richardson

Lowell E. Richardson, Chairman
Building Committee

LER:ws

cc: Mr. Jack H. Galbraith
Secretary, Board of Zoning Appeals
MAPD - 10th Floor, City Hall
455 N. Main
Wichita, Kansas 67202

*"Let the word of Christ dwell in you richly"
(Colossians 3:16)*

BZA CASE NO. 14-79

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	NOTICES SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>26</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>39</u>	TOTAL NOTICES SENT <u>4-2-79</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

April 2, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 14-79

An application has been filed by Westlink Christian Church, 8810 W. 10th Street, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the front yard setback adjacent to Wood Avenue from 30 feet to 10 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 17, 18, 19 & 20, Block 13, Westlink Village Fifth Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Wood Avenue and 10th Street.

This application has been assigned case No. BZA 14-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 24, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 14-79

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Westlink Christian Church ✓

Mailing Address 8810 W. 10th St. 67212 Phone 722-8020

Name of Authorized Agent Oblinger-Smith Corporation John Gist

Mailing Address 625 1st Nat'l. Bank Bldg. Phone 262-0451

Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is The E'ly. 20 Ft. of the platted 30 Ft. Bldg.

setback from Wood Ave. for off-street parking purposes only;
(to reduce front yard setback from 30 feet to 10 feet for off-street
parking purposes only)

for property located at the NE corner of Wood Ave. and 10th Street;

and legally described as: The E'ly. 20 Ft. of the 30 Ft. Front Bldg.

setback on [lots 17, 18, 19 & 20, Blk. 13, Westlink Village 5th Add'n.] legal

in the City of Wichita; and which is presently zoned "AA".

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Westlink Christian Church

Applicant

John Gist
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3-26 4:45 (a.m. p.m.), 3-26 19 79
together with appropriate fee of \$50.00.

T9-402

Statement and landscape plan
will be forthcoming

N/E corner of 10th & Wood Ave.

Larry Dobson
Signed

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 16 and West one ft lot 17, Block 12	Westlink Village 5th Addition	Charles Edward Hein II Jean E. Hein 8912 Warren Street 67212
lot 17 except W 1 ft Block 12	Same	Lyle F. Janousek and Linda S 8906 Warren 67212
lot 18, Block 12	Same	Sam H. Cohlmlia & Josephine 8900 Warren 67212
lot 3, Block 13	Same	Immanuel Baptist Church Inc. 1415 South Topeka 67211
lot 4, Block 13	Same	William C. Ackerman and Shirley N. Ackerman 8831 Warren Street 67212
lot 5, Block 13	Same	Adrian V. Cavestany and Rosario L. Cavestany 8835 Warren 67212
lot 6, Block 13	Same	Marlyce A. Snay 8901 Warren 67212
lot 7, Block 13	Same	Donald B. Pishney and Anne M. Pishney 8909 Warren Street 67212
lot 8, Block 13	Same	Ralph C. Eifort and Eleanor K. Eifort 8919 Warren 67212
lot 10, Block 13	Same	Ronald E. Kelsey & Donna L. 9001 Warren St. 67212
lot 9, Block 13	Same	Larry E. Nelson & Carol E. 8927 Warren 67212
lot 14, Block 13	Same	Leon R. Yarnell & Betty G. Address Unknown
lot 15, Block 13	Same	Richard L. Eckberg and Jannette M. Eckberg 1134 Wood Avenue 67212
lot 16, Block 13	Same	Keith F. Saylor and Joyce L. 1130 Wood Avenue 67212
lots 17,18,19,20,21 Block 13	Same	Westlink Christian Church 8810 West 10th Street 67212

no history

D

Lot	Addition	Property Owner
lot 1 and E 2' lot 2 Block 14	Westlink Village 5th Add.	Wayne R. Widener and Luanne Widener 8801 West 10th Street 67212
lot 2 exc. E 2 ft East 2 ft lot 3 Block 14	Same	Joe J. Schmiedbauer and Alice C. Schmiedbauer 8819 West 10th St. 67212
lot 3 exc. East 2 ft Block 14	Same	Daniel E. Northrop and Patricia L. Northrop 8819 West 10th St. 67212
lot 4 exc. W 2.5 ft Block 14	Same	Ronald E. Moore and Peggy D. 8901 West 10th St. 67212
West 2.5 ft lot 4 lot 5 exc. W 2.5 ft Block 14	Same	William D. Pace and Judith A. Pace 3021 South Millwood 67212
West 2.5 ft lot 5 all lot 6, Blk 14	Same	James L. Rotz & Sue E. 8919 West 10th St. 67212
lot 7, Block 14	Same	Jay L. Conover and Geraldine K. Conover 8927 West 10th St. 67212
lot 11, Block 15	Same	Allan L. Orr and Sheila J. 8932 West 10th St. 67212
lot 12, Block 15	Same	Roy E. Schiefelbein and Dottie J. Schiefelbein 8924 West 10th St. 67212
lot 13, Block 15	Same	Mamie Zehr, 1107 Wood Avenue 67212
lot 14, Block 15	Same	Grant L. Woods & Bonnie S. 1115 Wood Avenue 67212
lot 15, Block 15	Same	John J. Hughes and Phyllis J. 1123 Wood Avenue 67212
lot 1	Northwest High School Addition	Unified School District No. 259 428 South Broadway 67202



SECURITY IS KNOWING
Title Insurance • Escrow Closings • Abstracts

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lots 17, 18
19, 20 and 21, Block 13, Westlink
Village Fifth Addition, Sedgwick
County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 21st day of March, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Vice President

Order No. 274794
wh

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

April 2, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 14-79

An application has been filed by Westlink Christian Church, 8810 W. 10th Street, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the front yard setback adjacent to Wood Avenue from 30 feet to 10 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District and legally described as follows:

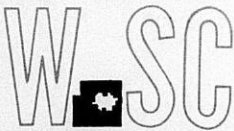
Lots 17, 18, 19 & 20, Block 13, Westlink Village Fifth Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Wood Avenue and 10th Street.

This application has been assigned case No. BZA 14-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 24, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

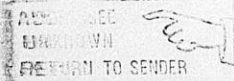
It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



W. Listing

James L. and Sue E. Rotz
8919 W. 10th
Wichita, Kansas 67212

14-79

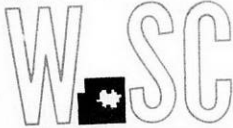
FORM 2-21

PAYMENT NOTICE
City of Wichita

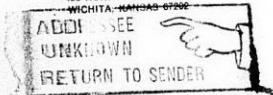
Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
32A Variance	\$50.00
Application	
NAME	Johnson - Smith Corp.
ADDRESS	625 First Nat'l Bank Bldg.
FUND	110-000-000-40071 (10 2'000.00)
COMMENTS	
DATE	3-20-79
BY	[Signature]

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
405 NORTH MAIN STREET
WICHITA - KANSAS 67202



Rev
not directory listing

William D. and Judith A. Pace
3021 S. Millwood
Wichita, Kansas 67212

14-79

tele book
8911 W 10th
Resent 4-11-

*

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

Roll # 2