

CASE No. 15-51

LOOKING NORTH, EXISTING YARD SPACE SHOWN



**RECEIPT FOR REGISTERED ARTICLE No. 3314**

Fee paid 25 (Date) 7-28-51

Class postage paid 1st Return receipt fee \_\_\_\_\_  
 Special delivery fee \_\_\_\_\_

Declared value, \$ 4.40

Surcharge paid, \$ \_\_\_\_\_

Restricted delivery (Accepting employee will sign initial in proper space) \_\_\_\_\_  
 in person \_\_\_\_\_  
 or order \_\_\_\_\_  
 Fee paid \_\_\_\_\_

From City of Wichita, Kan (Postmaster, per H)  
 (Street and Number) (City and State)

Addressed to City Planning Commission  
512 S. Harrison St. (Address) (City and State)

GPO 49-26-12058-2

**Post Office Department**  
 OFFICIAL BUSINESS

WICHITA, KANSAS  
 JUL 31 12 21 PM 1951

Return to City Planning Commission  
304 City Bldg.  
 (NAME OF ADDRESSEE)

REGISTERED ARTICLE  
 NO. 3314  
 INSURED PARCEL

WICHITA,  
 KANSAS.

POSTMARK OF DELIVERY OFFICE

3314

**RECEIPT FOR REGISTERED ARTICLE No. 3314**

Fee paid 25 (Date) 7-28-54

Class postage paid 1st Return receipt fee .....  
p.v. Special delivery fee .....

Declared value, \$ .....  
 Surcharges paid, \$ ..... Restricted delivery (Accepting employee will place initials in proper space) in person .....  
 or order ..... Fee paid .....

From City of Wichita, Kan. (City and State) (Post office and State)

Addressed to Benj H Brown (City and State) (Post office and State) Postmaster, per ll

GPO c9-36-12096-8 (Post office and State)

Form 3831 Rev. 1-4-49

**RETURN RECEIPT**

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

1 Benj H Brown (Signature or name of addressee)

2 (Signature of sender's agent—Agent should enter addressee's name on Box ONE above)

Date of delivery JUL 31 1954, 19 .....

U. S. GOVERNMENT PRINTING OFFICE 16-19321-1

Board of Zoning Appeals  
August 3, 1951  
Page Two

CASE NO. 15-51

Applicant: John Huff

Premises Affecting: 1424 1/2 Pennsylvania

Zoning: "B" Multiple-Residence zoning district

Secretary Smith reviewed the case. He stated that the owner wishes to remodel the garage on the rear of his lot into a one-family dwelling; that there are no residences either north or south of this building; that the owner has put considerable expenditure into the garage and there is adequate lot area for the use, but not adequate space between the garage and the duplex on the front.

Benjamin H. Brown, representing Mr. Huff, stated that there are 27 feet between the two buildings and the ordinance required 35 feet; that there is no opposition from any of the adjacent property owners.

No one appeared in protest.

In executive session, Maple stated that a permit was given in 1949 for a private garage, one-story, and recreation room; that there is no record of how or when the second story was added.

Smith stated that since this is a "B" district, the owner could connect the two buildings and make a multiple unit; that the requirement is really only a technicality; that if the property were located on the corner, there would be no violation of yard space.

Keeler stated that there is precedent for approval, as there have been similar cases in other districts.

After further discussion, Smith moved and Keeler seconded that the Board take jurisdiction and grant the variance as the four conditions of the Ordinance have been met. The motion carried unanimously.

RESOLUTION NUMBER 15-51

BOARD OF ZONING APPEALS

August 3, 1951

The meeting of the Board of Zoning Appeals will be held on Friday, August 3, 1951 at 1:30 p.m. in the City Commission Room. The following items are on the agenda for that time:

CASE NO. 12-51

An Appeal by Tom Kallail, to remodel and enlarge a non-conforming commercial building at 765 Hendryx by adding 12 feet to the east side of the building and put in a cement floor and cement block walls.

CASE NO. 15-51

An appeal by John Huff to remodel a garage building into one-family living quarters without maintaining the required yard space between the residence building on the front of the lot and the garage building located at 1424 1/2 Pennsylvania. This is a "B" residential district requiring a 20-foot front yard and a 15-foot rear yard.

CASE NO. 16-51

An appeal by the Advance Furnace Co. to erect a retail sales and warehouse building located at 2310-12-14-16-18 East Douglas, the 100 feet east of the present building. The use of a portion of the building as warehouse space for the Advance Furnace Co. a non-conforming use, is not permitted under the Zoning Ordinance.

Eugene N. Smith  
Secretary

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To John Huff Owner Address 1424 Pennsylvania

To Same Applicant Address \_\_\_\_\_

Dear Sir:

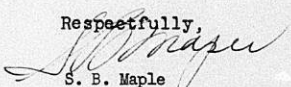
Your Application Dated June 28, 1951

For a Permit for the remodeling of a garage into 1-fam living quarters  
\_\_\_\_\_ at the premises designated as  
1424 1/2 Pennsylvania

Is hereby refused on this 28th day of June, 1951,  
Under Section 18, Par. 5 of the Zoning Ordinance.

For the reason that insufficient yard space would be maintained between  
the present residence building on the front of the lot and the building on the  
rear that will be remodeled.

Respectfully,

  
S. B. 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.