

176

BZA CASE NO. 15-87 - Larco Distributing & Mr. & Mrs. Vernon Rogers request an exception to permit the establishment of a group home for ten handicapped adults on property zoned the "AA" One-family Dwelling District & generally located

Ported 4-26-87
62

ACTION

B.Z.A. 15-87 DENIED 5/26/87
510 DATE

BZA CASE NO. 15-87 Larco Distributing & Mr. & Mrs. Vernon Rogers request an exception to permit the establishment of a group home for ten handicapped adults on property zoned the "M" One-Family Dwelling District & generally located

MESSAGE _____

 SIGNED _____

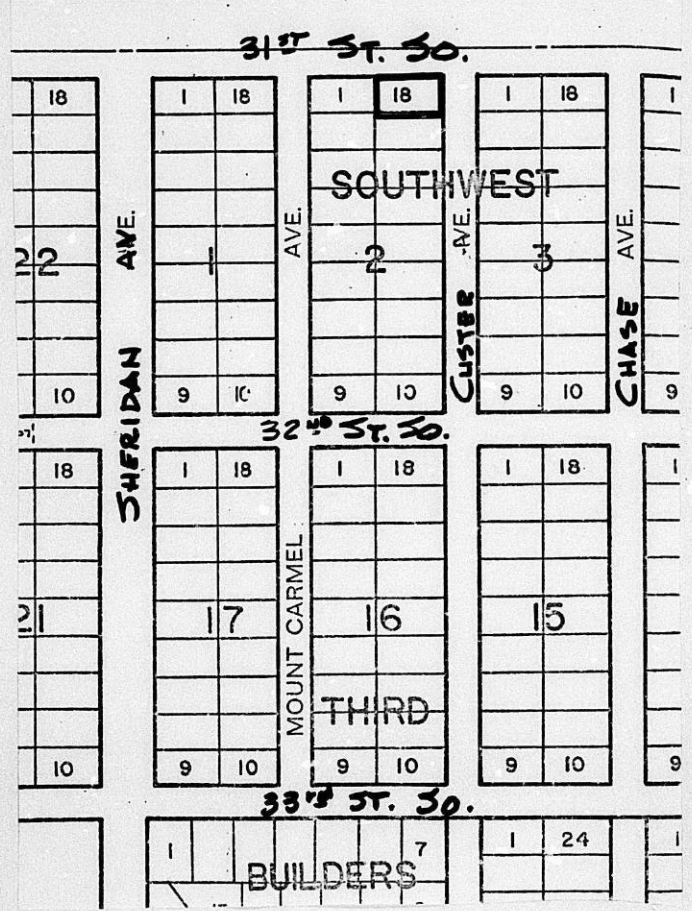
FORM 000-017

Map No. 5243A

BZA 15-87
 Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "AA" S "AA" W "AA" N "AA"
3. Land Use: East 1-F South 1-F
 West 1-F North 1-F
4. Area (is) (~~is~~) platted.



LOS ANGELES-CHICAGO-OLGAM, OH
 MCGREGOR, TX; LOCUST GROVE, GA
 USA.

Standard
 No. 2153C

June 5, 1987

Mr. and Mrs. Vernon Rogers
8316 Bekemeyer
Wichita, Kansas 67212

Re: BZA 15-87 - Request for Exception

Dear Mr. & Mrs. Rogers:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 26, 1987.

This Resolution reflects the official action of the Board to deny your request 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,

Jack H. Galbraith
Secretary

GEL/lw

Enclosure

cc: Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

- There is a question whether there would be one or two live-in house managers. Residents question if one person can effectively manage or monitor the clients (especially should an emergency situation arise).
- The bus route that the clients would use is on the opposite side of the street from the residence.

Please provide the Council's recommendation and comments to the Board of Zoning Appeals when case BZA 15-87 is considered at the May 26th meeting.

SM:dm

RESOLUTION CASE NO. 15-87

WHEREAS, Larco Distributing, Inc. 3203 Custer, Wichita, Kansas 67217 and Mr. and Mrs. Vernon Rogers, 8316 Bekemeyer, Wichita, Kansas 67212, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a group home for ten handicapped adults on property zoned the "AA" One-family Dwelling District and legally described as follows:

The north 4.5 feet of Lot 17, and all of Lot 18, Block 2, Third Addition to Southwest Village, Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Custer and 31st Street South.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

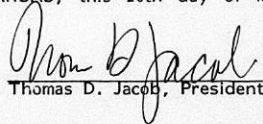
WHEREAS, the Board of Zoning Appeals did, at the meeting of May 26, 1987, consider said application; and

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

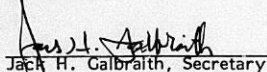
WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a group home for ten handicapped adults on property zoned the "AA" One-family Dwelling District; subject to the conditions outlined in Section 28.04.185.1, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED that after consideration of all facts presented, the Board of Zoning Appeals of the City of Wichita, denies this application to permit the establishment of a group home for ten handicapped adults on property zoned the "AA" One-family Dwelling District.

ADOPTED AT WICHITA, KANSAS, this 26th day of May, 1987.


Thomas D. Jacob, President

ATTEST:


Jack H. Galbraith, Secretary

SECRETARY'S REPORT
CASE NO. BZA 15-87

APPLICANT: Larco Distributing, Inc., 3203 Custer, Wichita, KS 67217

AGENT: Mr. & Mrs. Vernon Rogers, 8316 Bekemeyer, Wichita, KS 67212

REQUEST: Exception pursuant to Section 28.04.185.1 Code of the City of Wichita to permit the establishment of a group home for ten handicapped adults.

GENERAL LOCATION: On the southwest corner of Custer and 31st Street South (3203 S. Custer).

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are all adjacent properties.

LAND USE: Subject property is occupied by a one-family dwelling as are all adjacent properties.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.185.1 can be complied with.

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception in order to convert a one-family dwelling into a group home for a maximum of ten handicapped adults. The agents are contract purchasers of the property subject to the approval of this application. This home is located on an arterial street which also serves as the bus route for this residential area. In addition there are sidewalks located along the north side of 31st Street South extending to the east and west.

The house is much larger than most in the neighborhood as the garage has been converted to living space and a second story addition has been added. The applicant states that the home will be occupied by handicapped adults that will have a live-in house manager. These clients will be working at various jobs during the day and will be utilizing public transportation for going to and from work. None of the clients will be able to drive or have vehicles. The home has no legal off-street parking spaces, and as such, the applicant should be required to provide two off-street parking spaces and one loading space in conformance with the City's standards.

It is the Secretary's opinion that this proposed location for a group home is more appropriate than one previously denied by the Board for the contract purchaser. With the home being located on a bus route and on a corner lot where a circular driveway could possibly be provided as a loading space for specialized transportation vans.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the Secretary's opinion that the exception be approved subject to the following conditions:

1. The facility shall comply with all state and local regulations and the applicant shall obtain all necessary permits and licenses for the group home for mentally retarded adults.
2. Any enlargement of the structure shall not permit more than ten clients to be housed therein.
3. There shall be provided not less than two off-street parking spaces, and an off-street loading space shall be provided in conformance with the

Traffic Engineer's standards and located in conformance with the zoning ordinance limitations.

4. Prior to the release of this resolution, three copies of a site plan showing the off-street parking and loading in conformance with city standards shall be submitted to the Secretary for the Traffic Engineer's approval.

May 11, 1987

Mrs. Vernon Rogers
8316 Bekemeyer
Wichita, Kansas 67212

RE: BZA 15-87

Dear Mrs. Rogers:

I am returning herewith your site plan for the property at 3203 South Custer. As noted by the attached instruction sheet, such site plan shall show all proposed uses and structures, off-street parking spaces, all points of ingress and egress, width of drives, etc. This plan should be drawn to scale and show dimensions from the structure to the property lines.

Please revise the plan and return to this office by Monday, May 18, 1987. IF you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL/lw

Enclosure

PL/0148/1

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE May 21, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III *Sm*

SUBJECT BZA 15-87: Southwest corner of
 Custer and 31st Street South

On Tuesday, May 19th CPD Council 4B considered the captioned case, a request for an exception to permit the establishment of a group home for ten handicapped adults on property zoned the "AA" One-Family Dwelling District. Council members were provided the notice to adjoining property owners, a map of the area, and the MAPD Secretary's report. After lengthy discussion, the Council voted 8-0 to recommend that the request be denied for the following reasons:

- 1) Overwhelming neighborhood opposition; and
- 2) Judging from responses, the contract purchasers (Mr. & Mrs. Vernon Rogers) were not prepared to answer many of the questions and concerns voiced by the area residents ("that responses consisted of too many ifs").

The agents, Mr. and Mrs. Vernon Rogers, also the contract purchasers of the property (subject to the approval of the application) were present to describe the request and respond to questions. Mrs. Rogers explained the exception was requested to convert the existing dwelling into a group home for eight (8) handicapped adults and a live in house manager.

Approximately nineteen (19) adjoining property owners and area residents were present and voiced opposition to the application. The residents stated the following concerns:

- Because "Group Home" has a negative connotation, adjacent property values will depreciate as a result of the group home.
- The existing house is not large enough to adequately house ten adults.
- Residents disagree with the agents' position that there is space for two (2) cars to park side by side in the existing driveway, therefore question if the required parking can be provided.
- Residents are concerned that group home clients will be allowed to wander in the neighborhood without supervision and the possibility of injuries occurring and property owners being held liable.

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

May 1, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 15-87

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Larco Distributing, Inc. 3203 Custer, Wichita, Kansas 67217 and Mr. and Mrs. Vernon Rogers, 8316 Bekemeyer, Wichita, Kansas 67212 requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a group home for ten handicapped adults on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

The north 4.5 feet of Lot 17, and all of Lot 18, Block 2, Third Addition to Southwest Village Addition to Wichita Sedgwick County, Kansas. Generally located on the southwest corner of Custer and 31st Street South.

This application has been assigned Case No. BZA 15-87. It will be considered by the Board of Zoning Appeals on May 26, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "4B" will consider this case at their meeting to be held on Tuesday, May 19, 1987, at 7 p.m., at the National Guard Armory, 3617 South Seneca. Enter through the Command Entrance at the northwest corner of the building. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

WICHITA SEDGWICK COUNTY
BOARD OF ZONING APPEALS

May 12, 1987

We the property owners of the 3rd Addition of Southwest Village object to the request for an exception or variance to permit the establishment of a group home for ten handicapped adults on property zoned AA One Family-Dwelling District-Case No. BZA15-87-applied for by Larco Distributing, Inc. 3203 S. Custer, Wichita Kansas 67217, and Mr. and Mrs. Vernon Rogers, 8316 Bekemeyer, Wichita, Kansas.67212. Legal description of the applicants property at 3203 S. Custer is " The north 4.5 feet of Lot 17, and all of Lot 18, Block 2, Third Addition to Southwest Village Addition, Wichita, Sedgwick County, Kansas.

We, the property owners feel that this exception or variance would greatly depreciate the value of homes and would set the precedent for other multi-family homes.

We are proud of our neighborhood and do not want undesirable housing to ruin what we have for 31 years tried to do--to keep our section exclusively a " One Family Dwelling District".

1. Audrey Joan Mitchell - 3203 S. Mt Carmel - legal:
2. ~~Ylen M. McKey~~ 3202 SO. MT CARMEL
Lot 1 and N 4 1/2 FT, lot 2, Block 2, 3rd add. to Southwest Village
3. Marie McKey 3203 S Mt Carmel
4. Marianne Cook 3149 S. Mt. Carmel

6. Joyce R. Janke 3150 S. Mt. Carmel
- 7.
8. Ireland & Klein 3210 S Mt. Carmel
9. Norma Welch 3214 S Mt Carmel
10. Erwin Welch " " "
11. Gertrude Blackwell 3228 S Mt Carmel
12. ~~Mr & Mrs~~ 3228 S Mt Carmel
13. Lester D. Mann 3234 MT CARMEL
14. Mt Lee 3235 S MT CARMEL
15. Dianna Lee 3235 S mt Carmel
16. Elm Brugh 3229 S. Mt. Carmel
17. Mary Smith 3241 S. Mt. Carmel
18. Nevill Smith 3241 S. Mt Carmel
19. Michael E. Estes 3248 S. Mt. Carmel
20. Susan Estes 3248 S. Mt Carmel
21. Charles L. Trissal 3255 S. Mt Carmel
22. Clifford M. Jones 3240 S. Mt. Carmel
23. Edward R. Snapp 3209 S. Custer
24. Missions. E. Nelson 3223 S. Custer
25. Marjorie I. Nelson 3223 S. Custer
26. Sam. Colwell 3229 S Custer.
27. Alice Colwell 3229 S. Custer
28. Kevin Mack 3241 S. Custer Wichita Ks. 67217
29. Kim Mock 3241 S. Custer Wichita Ks.
30. Rebecca Stratton 3254 S. Custer, Wichita, Ks.
31. Donald Stratton 3254 S. Custer, Wichita, Ks.

WICHITA SEDGWICK COUNTY
BOARD OF ZONING APPEALS

May 12, 1987

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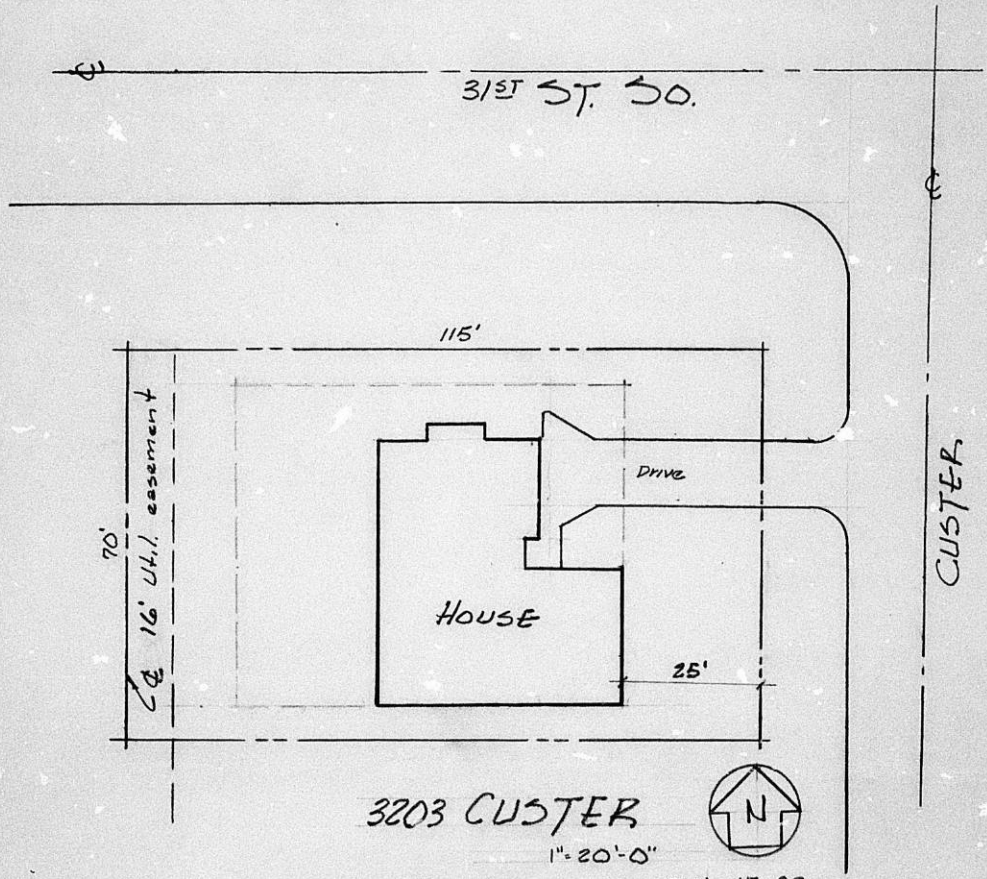
1. Kristin Akull 3229 S. Custer
2. Kay L. Powell 3229 S. Custer
3. Max Brown 3302 S. Custer
4. Joe Brown 3302 S. Custer
5. Edith Hook 3322 S. Custer
6. Paul Stegeman 3334 S. Custer
7. Lucille Stegeman 3334 S. Custer

7. Kerri Kaba	3328 So Custer
9. Daniel W. Cook	3340 S. Custer
10. Loal McMillan	3340 S. Custer
11. Charles E. Marshall	
12. Charles E. Marshall	3354 So Custer
13. Charley Lewis	3355 S. Custer
14. Blanche Lewis	3341 S Custer
15. Marcan Puet	3341 S Custer
16. Dick L. Sullivan	8335 S Custer
17. Donald G. Girick	3329 S. Custer
18. Lada S. Gruebel	3309 S. Custer
19. Raymond + Ruth Snaff	3315 So Custer
	2705 S. Martinson

- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.
- 30.
- 31.
- 32.
- 33.
- 34.
- 35.

32. Donald Wanker 3240 S. Custer
33. Tom McCarthy 3228 S. Custer
34. Lynn McCarthy 3228 So. Custer
35. Marilyn Cox 3214 So Custer
36. Carolyn Cox 3214 S. Custer
37. Linda M. Wamen 3208 So. Custer
38. Dan J Miller 3215 S Custer
39. Bill Mc Kughan 3209 S. Mt Carmel
40. Harold R Hannaford 3156 So Mt Carmel
41. Marguerite J Hannaford 3156 So Mt. Carmel
42. Helen Jean McElroy 3202 S. Custer

1. Mrs. Michael O'Rourke 3203 S Chase
2. James M. O'Rourke 3203 S Chase
3. ~~Edna F. Leyer~~ 3215 S. Chase
4. Edna F. Leyer 3215 S. Chase
5. Peter L Allen 3241 Chase
6. Gladys Murray 3255 S. Chase
7. Christa Boatright 3303 S. Chase
8. Lura Boatright 3303 S CHASE
9. Kenneth Leyer 3323 S Chase
10. Leona M. Lery 3323 S. Chase
11. Arthur J Coppock 3216 Chase
12. Mary O. Coppock 3216 Chase
13. ~~Robert Lingard~~ 3139 Chase
14. ~~John Lingard~~ 3139 Chase



3 1/2 ST. SO.

115'

70'
16' Util. easement

HOUSE

DRIVE

25'

CUSTER

3203 CUSTER

1" = 20'-0"



BZA 15-87

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

May 1, 1987

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CASE NO. BZA 15-87

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If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "4B" will consider this case at their meeting to be held on Tuesday, May 19, 1987, at 7 p.m., at the National Guard Armory, 3617 South Seneca. Enter through the Command Entrance at the northwest corner of the building. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

PRESORTED
FIRST-CLASS



RECEIVED

MAY 08 1987

METROPOLITAN PLANNING
ROUTE _____

Larco Distributing, Inc.
3203 Custer
Wichita, Kansas 67217

P.O. Box 9490

Wichita 67277

Vacant
ANK
5/17/87

15-87

20. 5-28-87

Century 21



CASTLEBERRY, INC.

10711 West Kellogg
Wichita, Kansas 67209
Business (316) 722-2800 + Toll Free 1-800-835-2169
Residence (316) 722-4287



KEN BROWN
Sales Associate

Each Office Is Independently Owned And Operated

31ST ST. SO.

115'

70'
16' Util. easement

HOUSE

DRIVE

25'

CUSTER

3203 CUSTER

1" = 20'-0"



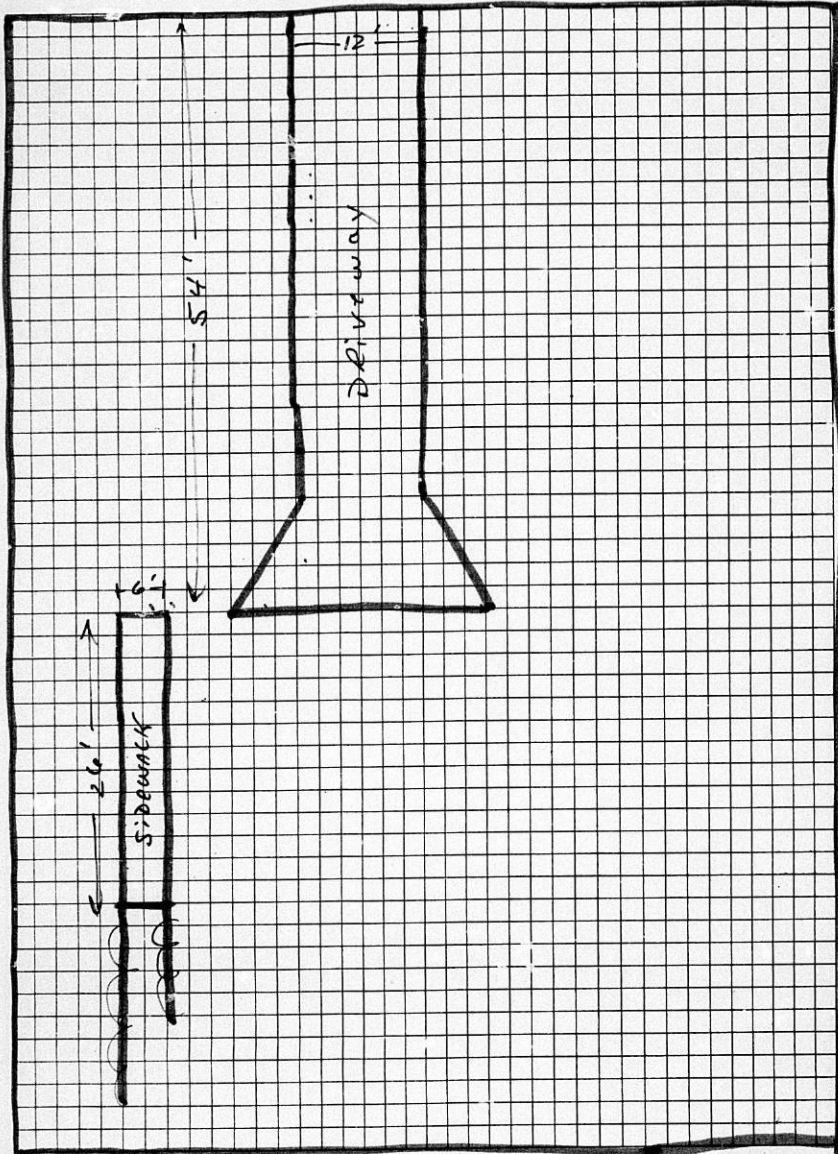
BZA 15-87

E
N + S
W

1-Square = 2 FT.

memo

Lot size 70' x 115'



70'

115'

RECEIVED

MAY 11 1987

METROPOLITAN PLANNING

ROUTE _____

Glenn Lyde

In regards to our May 5
conversation you requested a
statement of our plans to run
the home at 3203 S. Custer.

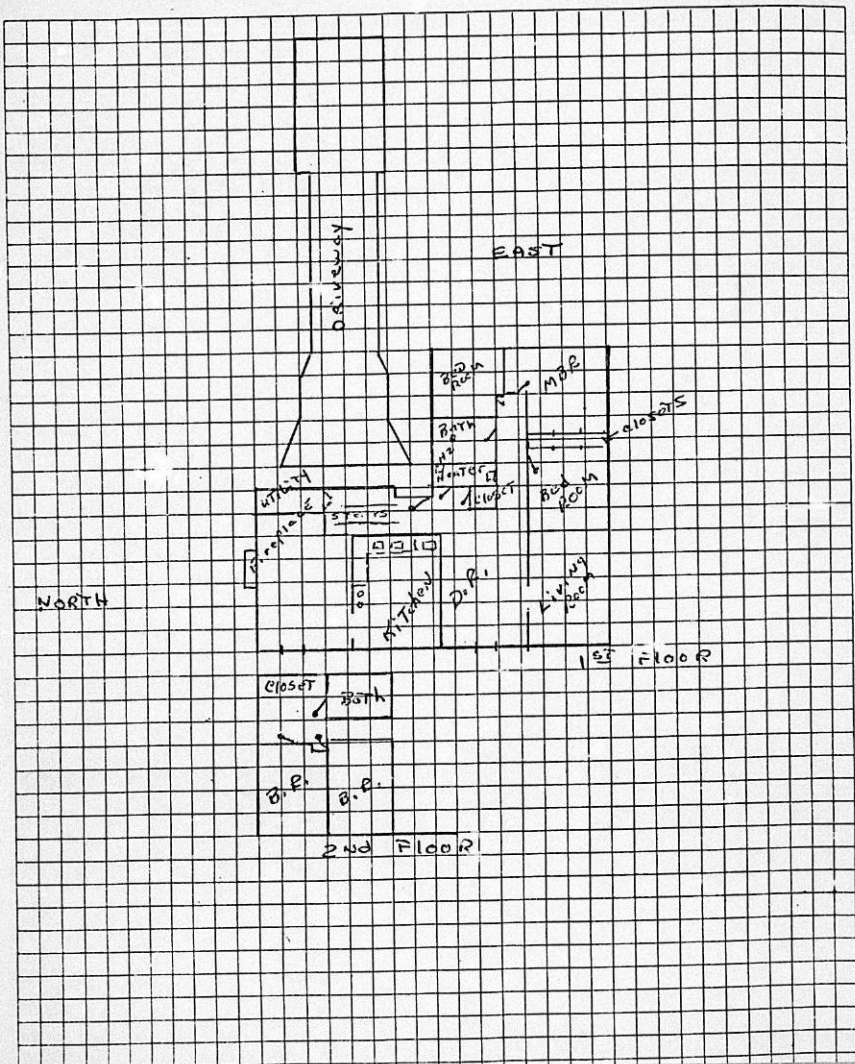
This home would be run by
houseparents on duty 24 hours a day
the clients that would live in
that facility would work in the
day time or go to a day program
which would meet St.5.
requirements.

There will be no more than
1 or 2 automobiles & this would
be houseparents car. Client will not
have cars.

This home will meet all
city fire code by the City fire
Codes by Jim Harris the chief.
No clients will be left alone.

Sincerely
Hilda Rogers

memo



BZA CASE NO. 15-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>26</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>29</u>	TOTAL NOTICES SENT <u>5-5-87</u>

APPLICATION FOR EXCEPTION

I. Name of Applicant Lorco Distributing, Inc.
Mailing Address 3203 Custar, W.K. 67217 Phone _____
Name of Authorized Agent M/M Varnen Rogers
Mailing Address 8316 Bekamayer WK 67212 Phone 722-0004
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other) Agent (contr. purchaser)

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of a group home for ten handicapped adults

on property zoned "AA"
located on the southwest corner of Custar on 31st St. So.
and legally described as: The North 4.5 feet of Lot 11, s1/4 Lot 18, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

in the City of Wichita.

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. 39-285); 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, and 4 of the instructions.

See attached appl. for sign. of R.E. agent for owner

Applicant _____
Authorized Agent Varnen Rogers

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 12:00 noon (a.m./p.m.), APRIL 23, 1987, together with appropriate fee of \$200.00.

Signed [Signature]

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
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:

RECORD OWNERS WITHIN 200 FEET OF:

North 4.5 feet of Lot 17, all of Lot 18, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE ADDITION, Wichita, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>DESCRIPTIONS</u>	<u>RECORD OWNERS</u>
North 4.5 feet of Lot 17 and all of Lot 18, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Larco Distributing, Inc. 3203 Custer Wichita, Kansas 67217
Lot 17, EXCEPT the North 4.5 feet and the North 2 feet of Lot 16, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Raymond F. & Ruth H. E. Snapp 3209 Custer Wichita, Kansas 67217
Lot 16, EXCEPT the North 2 feet thereof, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Brian J. Scott Methe and Joseph A. Methe and Detta M. Methe 3215 Custer Wichita, Kansas 67217
Lot 15, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Massilon E. & Marjorie L. Nelson 3223 Custer Wichita, Kansas 67217
Lot 14, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Sheryl M. & Alice E. Colwell 3229 Custer Wichita, Kansas 67217



<u>DESCRIPTIONS</u>	<u>RECORD OWNERS</u>
Lot 5, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Mid Continent Homes 3228 Mt. Carmel Wichita, Kansas 67217
Lot 4, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Albert & Darlene Keilbarth 3222 Mt. Carmel Wichita, Kansas 67217
Lot 3, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Gary L. & Diana L. Hutchison 3214 Mt. Carmel Wichita, Kansas 67217
Lot 2, EXCEPT the North 4.5 feet thereof, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Leland Francis & Rita Lorene Klein 3208 Mt. Carmel Wichita, Kansas 67217
Lot 1 and the North 4.5 feet of Lot 2, Block 2, THIRD ADDITION TO SOUTHWEST VILLAGE,	Glen M. & Marie J. McVey 3202 Mt. Carmel Wichita, Kansas 67217
North 4.5 feet of Lot 17, all of Lot 18, Block 1, THIRD ADDITION TO SOUTHWEST VILLAGE,	Audrey Joan Mitchell 3203 Mt. Carmel Wichita, Kansas 67217
Lot 17, EXCEPT the North 4.5 feet, Block 1, THIRD ADDITION TO SOUTHWEST VILLAGE,	Hubert B. & Ethele Irene Fly 3209 Mt. Carmel Wichita, Kansas 67217
Lot 16, Block 1, THIRD ADDITION TO SOUTHWEST VILLAGE,	Jerry L. & Ann M. Gibson 3218 Mt. Carmel Wichita, Kansas 67217
Lot 1 and the North 5 feet of Lot 2, Block 3, THIRD ADDITION TO SOUTHWEST VILLAGE,	Helen Jean McGonigle 3202 Custer Wichita, Kansas 67217
Lot 2, EXCEPT the North 5 feet and the North 2.5 feet of Lot 3, Block 3, THIRD ADDITION TO SOUTHWEST VILLAGE,	Gary D. & Linda M. Warren 3208 Custer Wichita, Kansas 67217
Lot 3, EXCEPT the North 2.5 feet, Block 3, THIRD ADDITION TO SOUTHWEST VILLAGE,	Administrator of Veterans Affairs 901 George Washington Boulevard Wichita, Kansas 67211
Lot 4, Block 3, THIRD ADDITION TO SOUTHWEST VILLAGE,	Milton L. & Sharon K. Barrett 3222 Custer Wichita, Kansas 67217
Lot 5, Block 3, THIRD ADDITION TO SOUTHWEST VILLAGE,	Thomas Fredrick & Lynn T. McCarthy 3228 Custer Wichita, Kansas 67217
Lot 16, Block 3, THIRD ADDITION TO SOUTHWEST VILLAGE,	Eldon F. & Edna F. Sayer 3215 Chase Wichita, Kansas 67217
Lot 17, Block 3, THIRD ADDITION TO SOUTHWEST VILLAGE	Patricia D. Lovgren 3209 Chase Wichita, Kansas 67217



DESCRIPTIONS

RECORD OWNERS

Lot 18, Block 3, THIRD ADDITION TO SOUTHWEST VILLAGE,	✓ James M. & Patricia L. O'Rourke 3203 Chase Wichita, Kansas 67217
Lot 11, Block 24, BUILDERS FOURTEENTH ADDITION,	✓ Verlon L. & Loretta E. Bell 3155 Mt. Carmel Wichita, Kansas 67217
Lot 9, Block 25, BUILDERS FOURTEENTH ADDITION,	✓ Michael D. & Joyce R. Jahnke 3150 Mt. Carmel Wichita, Kansas 67217
Lot 10, Block 25, BUILDERS FOURTEENTH ADDITION,	✓ Harold R. & Marjorie J. Hannaford 3156 Mt. Carmel Wichita, Kansas 67217
Lot 11, Block 25, BUILDERS FOURTEENTH ADDITION,	✓ Glen Ivan & Wanda M. Highland 3155 Custer Wichita, Kansas 67217
Lot 12, Block 25, BUILDERS FOURTEENTH ADDITION,	✓ John J. & Joan M. Garcia 3149 Custer Wichita, Kansas 67217
Lot 8, Block 25, BUILDERS FOURTEENTH ADDITION,	✓ Carl R. & Linda D. Von Fange 3154 Custer Wichita, Kansas 67217



FIDELITY TITLE COMPANY, INC.

Medina A. Satter
By
Administrative Secretary

Tracer No. 73813

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

May 1, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 15-87

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Lando Distributing, Inc. 3203 Custer, Wichita, Kansas 67217 and Mr. and Mrs. Vernon Rogers, 8316 Bekemeyer, Wichita, Kansas 67212 requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a group home for ten handicapped adults on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

The north 4.5 feet of Lot 17, and all of Lot 18, Block 2, Third Addition to Southwest Village Addition to Wichita Sedgwick County, Kansas. Generally located on the southwest corner of Custer and 31st Street South.

This application has been assigned Case No. BZA 15-87. It will be considered by the Board of Zoning Appeals on May 26, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "4B" will consider this case at their meeting to be held on Tuesday, May 19, 1987, at 7 p.m., at the National Guard Armory, 3617 South Seneca. Enter through the Command Entrance at the northwest corner of the building. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

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FIRST-CLASS



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MAY 08 1987

METROPOLITAN PLANNING
ROUTE _____

Glen Ivan & Wanda M. Highland
3155 Custer
Wichita, KS 67217

15-87

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

May 1, 1987

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Glen E. Lytle
Assistant Secretary

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

PRESORTED
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NO SUCH NUMBER
CHISHOLM

Albert & Darlene Keilbarth
3222 Mt. Carmel
Wichita, KS 67217

RECEIVED

MAY 08 1987

METROPOLITAN PLANNING

ROUTE _____

15-87

BOARD OF ZONING APPEALS
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May 1, 1987

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Assistant Secretary

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

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Jerry L. & Ann M. Gibson
3218 Mt. Carmel
Wichita, KS 67217

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MAY 08 1987

METROPOLITAN PLANNING

ROUTE _____

15-87

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
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May 1, 1987

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Assistant Secretary

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1600

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MAY 08 1987

METROPOLITAN PLANNING
ROUTE _____

Carl R. & Linda D. Von Fange
3154 Custer
Wichita, KS 67217

15-87

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 AVAILABLE COPY

FORM 2021

PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION	AMOUNT
City BZA Excort # 2002	

NAME Hess-Rand

ADDRESS 116 Kalamazoo

FUND 75-4010-003 DUE DATE

COMMENTS

DATE April 23, 1947 BY H. Lytle