

BZA 24-67 - Robert E. & Dorothy Dee
Blase request Exception to permit off
street parking in "AA" at the north-
west corner of ~~12th~~ St. & Payne Ave.

POSTED
1-18-68
CITY

ACTION

DISE

Bza COMMITTEE *Approved* 8-22-67

M.A.P.C. _____

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

506

5450

POSTED
1-18-68
MARTIN
CENT. INSP

ACTION

Bza COMMITTEE *Approved* DATE 8-22-67

M.A.P.C. _____

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

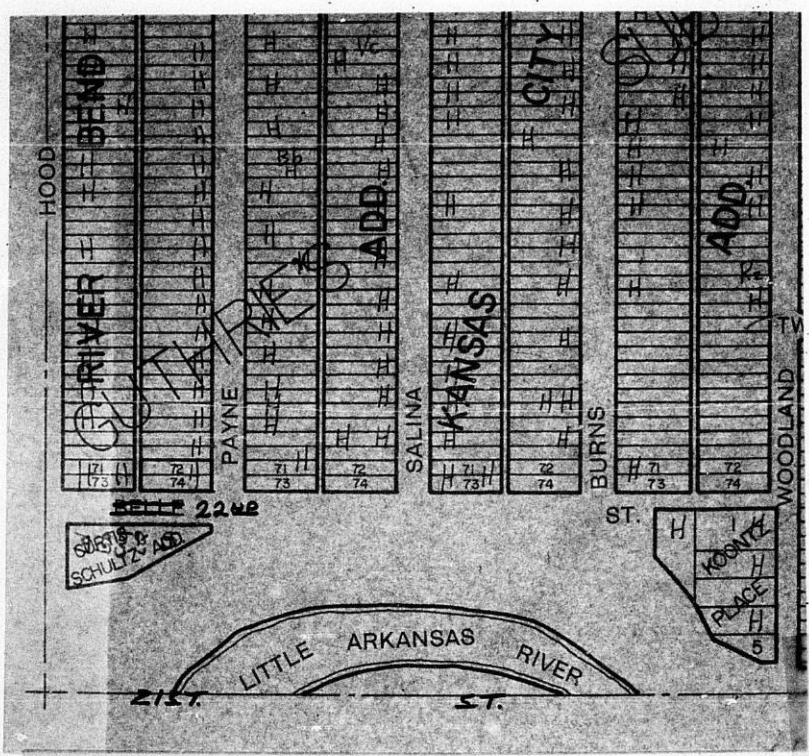
BZA 24-67 - Robert E. & Dorothy Dee
Blaise request Exception to permit off
street parking in ~~the~~ ^{park} at the north-
west corner of ~~the~~ ^{the} St. & Payne Ave.

Map No. 5450
 Sec. 5
 Twp. 27
 Range 1W

B2A 24-67
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: 0.16 (55 ft. by 130 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FARM South GERGES RETAIL STORES
 West SINGLE FARM North SINGLE FARM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



September 6, 1967

Mr. Robert E. Blase
1420 West 22nd Street
Wichita, Kansas 67204

Dear Mr. Blase:

Re: Case No. EZA 24-67 - Request for
Exception to the Zoning Ordinance

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 22, 1967, in connection with your application for an exception to permit the installation or construction of an off-street parking lot on property zoned "AA" Single Family Residential and generally located at the northwest corner of 22nd Street and Payne. 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:kkq

Attachment

cc: Ralph Eberly, City Clerk
Glen Lytle, Superintendent of Central Inspection

RESOLUTION NO. BZA 24-67

WHEREAS, Robert E. & Dorothy Dee Blase, 2101 Woodland, Wichita, by Robert E. Blase, 1420 West 22nd Street, Wichita, Kansas, requests an exception as provided in Section 2.12.590.3, Code of the City of Wichita, to permit the installation or construction of an off-street parking lot for a proposed building on property zoned "AA" Single Family Residential and legally described as follows:

Lots 72 and 74 on Grace (now Payne) Avenue, in River Bend Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Payne and 22nd 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 August 22, 1967, consider said application; and

WHEREAS, the Board of Zoning Appeals has 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 to be located in a "AA" Single Family Residential District 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 or construction of an off-street parking lot on property zoned "AA" Single Family Residential and legally described as follows:

Lots 72 and 74 on Grace (now Payne) Avenue, in River Bend Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Payne and 22nd Street.

subject to the following:

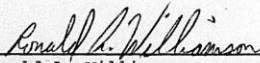
1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicle, equipment, materials, or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
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 debris.

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

ADOPTED AT WICHITA, KANSAS, this 22nd day of August, 1967.


Alan B. Phares
Temporary Chairman

ATTEST:


Ronald A. Williamson
Assistant Secretary

August 24, 1967

Mr. Robert E. Blase
1420 West 22nd Street
Wichita, Kansas 67204

Dear Mr. Blase:

Re: Case No. BZA 24-67 - Request for
Exception to the Zoning Ordinance

At the regular meeting of the Board of Zoning Appeals on August 22, 1967, your request for an exception to permit the installation or construction of an off-street parking lot on property zoned "AA" Single Family Residential and generally located at the northwest corner of 22nd Street and Payne was considered.

It was the action of the Board to approve this request 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 vehicle, equipment, materials, 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 debris.

Mr. Robert E. Blase (BZA 24-67)

Page -2-

August 24, 1967

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

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

Very truly yours,

Ronald A. Williamson
Assistant Secretary

RAW:kkg

cc: Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 24-67

APPLICANT: Robert E. Blase and Dorothy Dee Blase, 2101 Woodland

AGENT: Robert E. Blase, 1420 West 22nd Street, Wichita, Kansas

REQUEST: Exception pursuant to Section 28.04.145, Code of the City of Wichita to permit the installation or construction of an off-street parking lot.

GENERAL LOCATION: Northwest corner of 22nd Street and Payne

LAND USE: Subject property is vacant, to the north and east is single family, west is an attorney's office, and to the south is a small shopping center.

ZONING: Subject property as well as that to the north and east is zoned "AA" Single Family, to the west and south 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 owns the property adjacent to the west, which is zoned Light Commercial. He is planning to construct a building on this site and desires approval of this exception in order to provide additional off-street parking spaces. Inasmuch as the site abuts "LC" zoning to the west and to the south, it is the opinion of the Secretary that this is a logical and proper application and that through proper screening for the properties adjacent to the north and east the parking lot would be compatible.

Recommendation

It is the recommendation of the Secretary that the exception

to permit the installation of an off-street 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 vehicle, equipment, materials, 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 debris.
5. All parking spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent properties and in no event shall lights be permitted to reach a height of greater than 6 feet.
7. A six foot high solid fence constructed of masonry, wood, or louvered redwood shall be erected along the north property line, and a three foot high solid fence shall be erected within one foot of the 25 foot front setback line adjacent to Payne Avenue. The front yard shall remain unpaved and shall be landscaped with trees, shrubs, and grass and shall be maintained compatible with the residential area.
8. Prior to the time the permit is issued for occupancy of the off-street parking lot, the applicants shall submit an off-street parking lot plan to the Traffic Engineer, which plan shall include location of all off-street parking spaces, the width and dimensions of parking spaces, markings for channelization and location of all driveways, width of driveways, etc., for his approval.

9. 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

August 1, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 24-67

An application has been filed by Robert E. Blase and Dorothy Dee Blase, 2101 Woodland, Wichita, by Robert E. Blase, 1420 West 22nd Street, 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 off-street parking lot for a proposed building on the northeast corner of Hood and 22nd Street on property zoned "AA" Single Family Residential and legally described as follows:

Lots 72 and 74 on Grace (now Payne) Avenue, in River Bend Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Payne and 22nd Street.

This application has been assigned Case No. BZA 24-67, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 22, 1967; 1:30 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

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. Bza 24-67
FILED 6-29-67

APPLICATION FOR EXCEPTION

I. Name of Applicant Robert E. Blase and Dorothy Dee Blase
Mailing Address 2101 Woodland 67203 Phone AM 2-80009
Name of Authorized Agent Robert E. Blase
Mailing Address 1420 West 22nd Street 67204 Phone TE 8-7733
~~TE 8-0431~~
Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
2804-145, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of off-street parking for proposed building on NE corner
Hood and 22nd Street on property zoned
AA, located ~~Block 12 and 13, Grace Avenue, North~~
west corner Payne ~~Street~~ and legally described as:
Lots 72 and 74, Grace Avenue, now Payne, in
River Bend 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 Robert E. Blase
Authorized Agent _____

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 3:00 (a.m. p.m.), June 29, 1967, together with appropriate fee of \$50.00.

Signed Betty Shoup
(Received by mail)



OWNERSHIP LIST

<u>LOT</u>	<u>STREET</u>	<u>ADDITION</u>	<u>PROPERTY OWNER</u>
55	Hood	River Bend	X Joel Birch Wooldridge and Mary Maxine Wooldridge <i>no address found</i>
57	"	"	D Same
59	"	"	✓ Administrator of Veterans Affairs. 5500 E. Kellogg. 67218
61	"	"	D Same
63	"	"	D Same
65	"	"	D Same
1 (N. 50 ft)		Robert Blase Add.	X Midland Investment Co. Inc. <i>no address found</i>
1 exc, N. 50 ft.		"	Robert E. Blase and ✓ Dorothy Dee Blase 2302 N. Hood 67204
56 (N. 10 ft)	Payne	River Bend	Stanley Eugene Clifton ✓ Glennie Mae Clifton 2325 Payne 67204
56 (S. 15 ft)	"	"	✓ Cecil V. Pierce and Elva Pierce 2321 Payne 67204
58	"	"	D Same
60	"	"	✓ Harry Street Improvement Co. 208 N. Broadway 67202
62	"	"	D Same
64	"	"	✓ Martha Ruick 1915 Payne 67203
66	"	"	D Same
68	"	"	X Patsy D. Osborne <i>no address found</i>
70	"	"	D Same
72	"	"	D Robert E. Blase and Dorothy Dee Blase 2302 N. Hood 67204
74	"	"	D Same

Page 2

<u>LOT</u>	<u>STREET</u>	<u>ADDITION</u>	<u>OWNER</u>
55	Payne	River Bend	✓ John E. Breising and Betty Gene Breising 2322 Payne 67204
57	"	"	∅ Same
59	"	"	∅ Administrator of Veterans Affairs.
61	"	"	∅ Same
63	"	"	∅ Same
65	"	"	∅ Same
67	"	"	X M. Y. Foster and <i>no address</i> Olive E. Foster <i>found</i>
69	"	"	∅ Same
71	"	"	∅ Same
73	"	"	∅ Same
1		Curtis Schultz	D. F. Christian and Opal E. Christian 2901 Conamore 67216

We hereby certify the foregoing to be a correct list of property owners within a radius of 200 feet of Lots 72 and 74 on Grace (now Payne) Avenue, in River Bend Addition to the City of Wichita, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, this 13th day of July A. D. 1967 at 7 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Gable*
Asst Secy Vice-President.

Order No. 145238.
(KPE)

Form 223-021

PAYMENT NOTICE

City of Wichita

CITY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>Byg. Application</i>	<i>50⁰⁰</i>

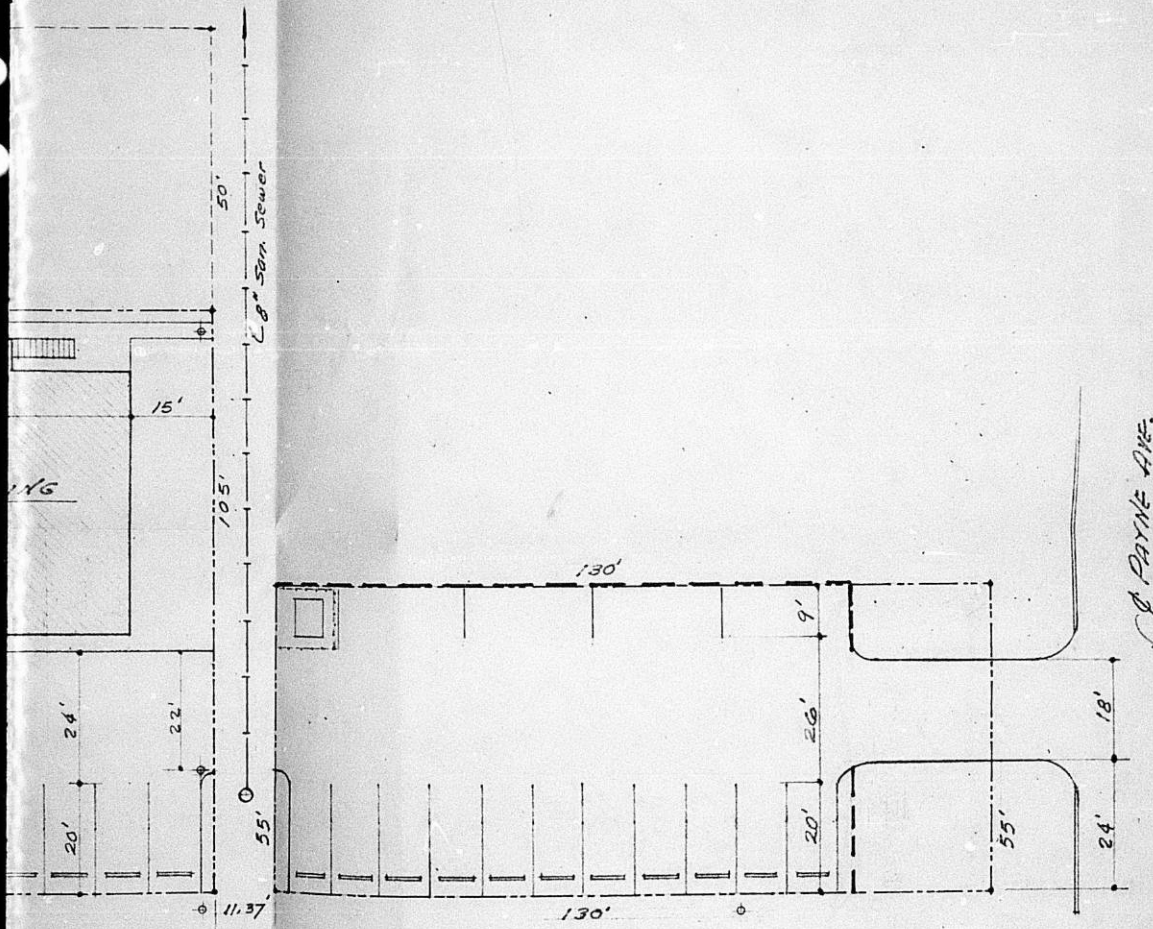
Name *Robert C. Blase*

Address *1430 W. 28th*

Type *R-71-C* Due Date *6-29-67*

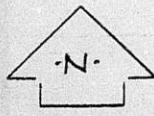
Comments:

Date *6-27-67* By *B. Howers*



22nd STREET

SITE PLAN
Scale 1" = 20'



PAYNE AVE.