

BZA 25-67 - Meridian Avenue Baptist Church requests Variance to reduce side yard setback on the east side of Meridian in an area between 1st & 2nd

1372  
COMMITTEE

Approved 8-29-67  
9-26-67

M.A.P.C.

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

527

POSTED  
1-18-68  
M.A.P.C. ✓  
CENTRAL ✓

# ACTION

~~Deferred~~

DATE  
8-22-67  
9-26-67

*Bza* COMMITTEE  
*Bza*

~~Deferred~~  
Approved

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

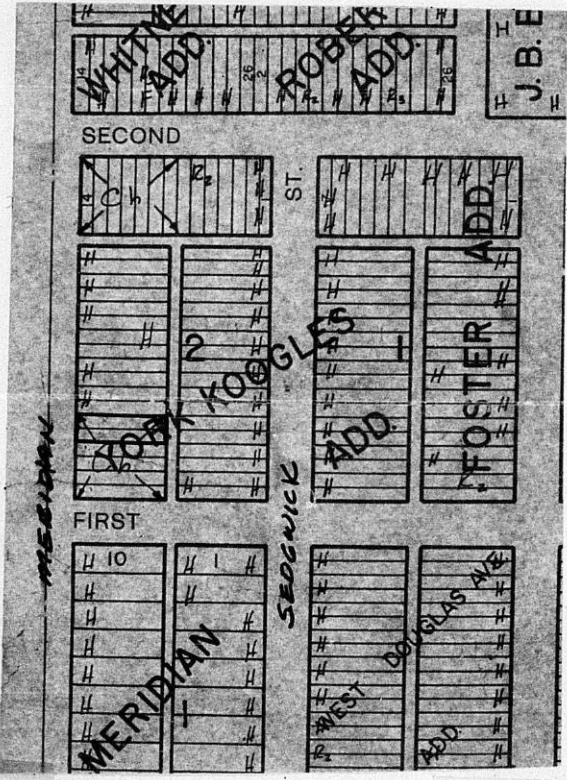
BZA 25-67 - Meridian Avenue Baptist Church requests Variance to reduce side yard setback on the east side of Meridian in an area between 1st & 2nd

Map No. 5347  
 Sec. 19  
 Twp. 27  
 Range 1E

BZA 25-67  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
1. Acres: 0.14 ( 50 ft. by 160 ft.)
  2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  3. Land Use: East SINGLE FAM South CHURCH  
 West SINGLE FAM North SINGLE FAM
  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 \_\_\_\_\_



October 5, 1967

Mr. Dale Cooper, Attorney  
140 South Dellrose  
Wichita, Kansas 67218

Dear Mr. Cooper:

Re: BZA 25-67 - Request for Variance

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 26, 1967, in connection with your application for a variance of the side yard setback on church property located generally on the east side of Meridian in an area between 1st and 2nd Streets. 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,

John D. Gist  
Planner II

JDG:ber  
Enclosure

cc: Meridian Avenue Baptist Church  
200 North Meridian 67203

Karl Boyd, Chairman, Trustee Board  
Meridian Avenue Baptist Church  
1729 North Colorado 67212

Glen Lytle  
Superintendent of Central Inspection

Ralph Eberly  
City Clerk

R E S O L U T I O N   N O .   B Z A 2 5 - 6 7

WHEREAS, Meridian Avenue Baptist Church, 200 North Meridian, Wichita, Kansas, by Karl Boyd, Chairman, Trustee Board, 1729 North Colorado, Wichita, Kansas, requests a variance as provided in Section 2.12.590.2, Code of the City of Wichita, to reduce the required 25-foot side yard setback to 6.5 feet, on property zoned "A" Two Family Residential, and legally described as:

Lots 27 and 28, Block 2, in York & Koogle's  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the east side of Meridian  
in an area between 1st and 2nd Streets.

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 its meeting of August 22, 1967, consider said application, and at that time deferred action on the application until its meeting of September 26, 1967; and

WHEREAS, the Board of Zoning Appeals did, at its meeting of September 26, 1967, reconsider said application; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "A" Two Family Residential;  
and

WHEREAS, the Board of Zoning Appeals has found that the variance requested arises from such condition which is unique to the property in question and 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 residential structure will serve as an accessory structure to the main use of the property and will not be utilized as often nor have as many people as the main structure on the site; also, the garage for the residence to the north sets between the two structures and, therefore, there is approximately 30 feet between the residence to the north and the structure proposed for use for church facilities; 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 the adjacent property owners inasmuch as there will be no exit or entrances on the north side of the structure which would interfere with the privacy of the property to the north and also inasmuch as the garage for the residence to the north is in between the north residence and the structure proposed to be used for church facilities; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as the church is now overcrowded in its present facility and without the use of this additional structure would be unable to carry on a youth program and senior citizen program and provide the type of necessary services which are expected of a church; and

WHEREAS, the Board of Zoning Appeals found the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as the minimum setback is still provided for circulation around the structure and as long as the structure remains in its present form there should be no problem; and

WHEREAS, the Board of Zoning Appeals found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance); and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, to be present before a variance can be granted, have been found to exist;

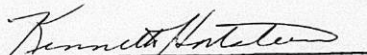
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this request for a variance of the side yard setback from 25 feet to 6.5 feet on property zoned "A" Two Family Residential, and legally described as:

Lots 27 and 28, Block 2, in York & Koogle's  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the east side of Meridian  
in an area between 1st and 2nd Streets,


be approved, subject to the following conditions:

1. The variance shall be approved for the existing structure only, and any additions, enlargements, or extensions to the existing structure shall maintain the required 25-foot setback.
2. In the event the structure is substantially destroyed or removed, any new construction on the property shall maintain the required 25-foot side yard setback.
3. No exits or entrances shall be permitted on the north side of the structure.
4. Installation of bumper guards along the north property line.
5. Opaque the existing windows along the north side of the house.
6. Construct a fence from the northeast corner of the house to tie into the existing fence to the east.
7. Properly maintain existing and required fence.

ADOPTED AT WICHITA, KANSAS, this 26th day of September, 1967.

  
Kenneth Hartstein, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

RESOLUTION NO. BEA 25-67

WHEREAS, Meridian Avenue Baptist Church, 200 North Meridian, Wichita, Kansas, by Karl Boyd, Chairman, Trustee Board, 1729 North Colorado, Wichita, Kansas, requests a variance as provided in Section 2.12.590.2, Code of the City of Wichita, to reduce the required 25-foot side yard setback to 6.5 feet, on property zoned "A" Two Family Residential, and legally described as:

Lots 27 and 28, Block 2, in York & Koogle's Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the east side of Meridian in an area between 1st and 2nd Streets.

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 its meeting of August 22, 1967, consider said application, and at that time deferred action on the application until its meeting of September 26, 1967; and

WHEREAS, the Board of Zoning Appeals did, at its meeting of September 26, 1967, reconsider said application; and

WHEREAS, the Board of Zoning Appeals has jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the property is zoned "A" Two Family Residential; and

WHEREAS, the Board of Zoning Appeals has found that the variance requested arises from such condition which is unique to the property in question and 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 residential structure will serve as an accessory structure to the main use of the property and will not be utilized as often nor have as many people as the main structure on the site; also, the garage for the residence to the north sets between the two structures and, therefore, there is approximately 30 feet between the residence to the north and the structure proposed for use for church facilities; 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 the adjacent property owners inasmuch as there will be no exit or entrances on the north side of the structure which would interfere with the privacy of the property to the north and also inasmuch as the garage for the residence to the north is in between the north residence and the structure proposed to be used for church facilities; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as the church is now overcrowded in its present facility and without the use of this additional structure would be unable to carry on a youth program and senior citizen program and provide the type of necessary services which are expected of a church; and

WHEREAS, the Board of Zoning Appeals found the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as the minimum setback is still provided for circulation around the structure and as long as the structure remains in its present form there should be no problem; and

WHEREAS, the Board of Zoning Appeals found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance); and

WHEREAS, each of the five conditions required by Section 2.12.590.2, Code of the City of Wichita, to be present before a variance can be granted, have been found to exist;

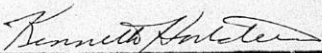
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals that this request for a variance of the side yard setback from 25 feet to 6.5 feet on property zoned "A" Two Family Residential, and legally described as:

Lots 27 and 28, Block 2, in York & Koogle's Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Meridian in an area between 1st and 2nd Streets.

be approved, subject to the following conditions:

1. The variance shall be approved for the existing structure only, and any additions, enlargements, or extensions to the existing structure shall maintain the required 25-foot setback.
2. In the event the structure is substantially destroyed or removed, any new construction on the property shall maintain the required 25-foot side yard setback.
3. No exits or entrances shall be permitted on the north side of the structure.
4. Installation of bumper guards along the north property line.
5. Opaque the existing windows along the north side of the house.
6. Construct a fence from the northeast corner of the house to tie into the existing fence to the east.
7. Properly maintain existing and required fence.

ADOPTED AT WICHITA, KANSAS, this 26th day of September, 1967.

  
Kenneth Hartstein, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

September 27, 1967

Mr. Dale Cooper, Attorney  
140 South Dellrose  
Wichita, Kansas 67218

Dear Mr. Cooper:

Re: BZA 25-67 - Request for Variance

At the regular meeting of the Board of Zoning Appeals on September 26, 1967, your request for a variance of the side yard setback on church property located generally on the east side of Meridian in an area between 1st and 2nd Streets, was reconsidered:

It was the action of the Board to approve such variance of the required side yard setback from 25 feet to 6.5 feet, subject to the following:

1. The variance shall be approved for the existing structure only, and any additions, enlargements, or extensions to the existing structure shall maintain the required 25-foot setback.
2. In the event the structure is substantially destroyed or removed, any new construction on the property shall maintain the required 25-foot side yard setback.
3. No exits or entrances shall be permitted on the north side of the structure.
4. Installation of bumper guards along the north property line.
5. Opaque the existing windows along the north side of the house.
6. Construct a fence from the southeast corner of the house to tie into the existing fence to the east.
7. Properly maintain existing and required fence.

Page 2 - Mr. Dale Cooper  
September 27, 1967

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

If you have any questions, please call.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:ber

cc: Meridian Avenue Baptist Church  
200 North Meridian 67203

Karl Boyd, Chairman, Trustee Board  
Meridian Avenue Baptist Church  
1729 North Colorado 67212

Glen Lytle, Superintendent  
of Central Inspection

Ralph Eberly  
City Clerk

August 23, 1967

Meridian Avenue Baptist Church  
200 North Meridian  
Wichita, Kansas 67203

Gentlemen:

Re: Case No. BZA 25-67 - Request for  
variance of side yard setbacks

At the regular meeting of the Board of Zoning Appeals on August 22, 1967, your request for a variance of the side yard setbacks on property zoned "A" Two Family Residential and generally located on the east side of Meridian in an area between 1st and 2nd Streets was considered.

It was the action of the Board to defer this matter until the next regular meeting on September 26, 1967, 1:30 p.m., so that you will have an opportunity to meet with the City staff to determine all the problems that might be involved in order to use the structure as proposed. For your information so that the time element will be as short as possible, the next closing date for Board of Zoning Appeals applications is August 29, 1967, for the September 26, 1967 meeting. Therefore, it will be necessary for you to file any additional applications necessary by August 29, 1967, so that they may be properly advertised and placed on the September 26th agenda.

I would suggest that you contact our office and set up an appointment so that this matter can be resolved.

Very truly yours,

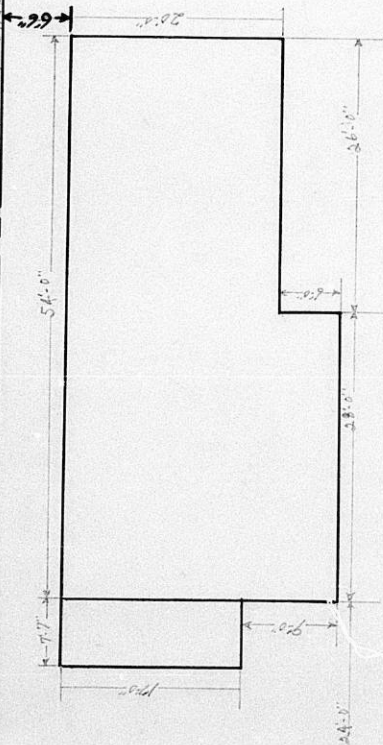
Ronald A. Williamson  
Assistant Secretary

RAW:kkq

cc: Karl Boyd, 1729 North Colorado, Wichita  
Mrs. Bert Stephens, 216 N. Meridian, Wichita  
Mrs. Edward Coslett, 205 North Sedgwick, Wichita  
Glen Lytle, Superintendent, Central Inspections  
Ralph Eberly, City Clerk



PROPERTY LINE (NORTH)

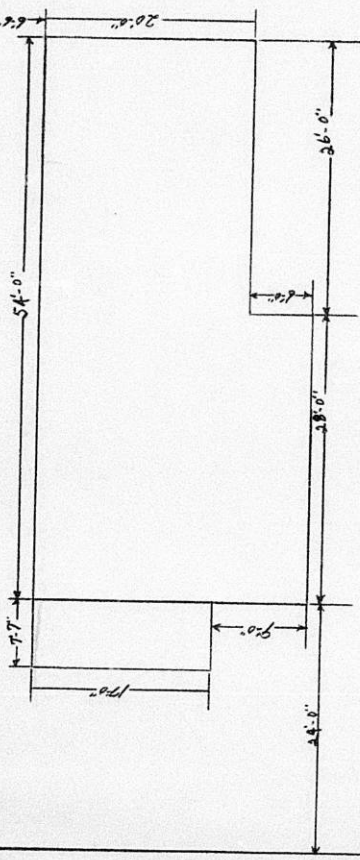


50'-0"

LOT 27 AND 28 BLOCK 42, YORK AND KNIGHTS ADDITION  
METHUEN AVENUE, EAST CHURCH PROPERTY  
315 MERRIMAN, WICHITA, KANSAS  
SCALE 1/8" = 1'-0"  
KARL EBYO CHARTERED SURVEYOR

175'-0"

PROPERTY LINE (NORTH)



175'-0"

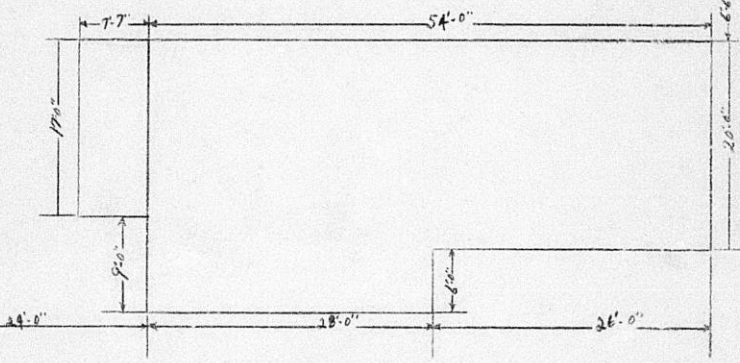
LOT 27 AND 28 BLOCK 13 YORK AND KNOXES AT  
MERCIDIAN AVENUE EAST, CORNER  
34th & 35th ST. IN CITY OF  
SEATTLE, WASHINGTON

MERCIDIAN AVENUE  
SIDE WALK



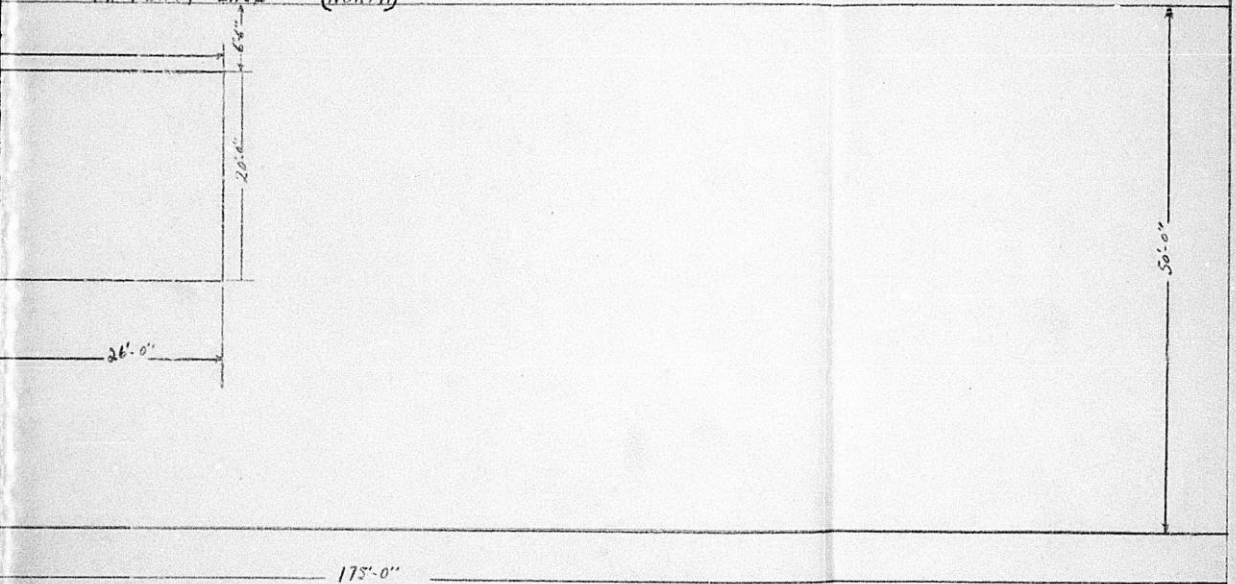
MERIDIAN AVENUE  
SIDE WALK

PROPERTY LINE (NORTH)



175'-0"

PROPERTY LINE (NORTH)



175'-0"

LOT 27 AND 28 BLOCK 2 YORK AND KOGGLES ADDITION  
MERIDIAN AVENUE BAPTIST CHURCH PROPERTY  
112 N. MERIDIAN WICHITA KANSAS  
SCALE 3/4" = 1 FOOT  
KARL ROYD CHAIRMAN OF BOARD

SECRETARY'S REPORT

CASE NO. BZA 25-67

APPLICANT: Meridian Avenue Baptist Church, 200 North Meridian,  
Wichita

AGENT: Karl Boyd, Chairman, Trustee Board, 1729 North Colorado,  
Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.2, Code of the City  
of Wichita, to reduce the required side yard setbacks from  
25 feet to 6.5 feet for an existing dwelling which is to  
be utilized for a Youth and Activity Center in conjunction  
with the adjacent Church.

GENERAL LOCATION: East side of Meridian in an area between 1st and  
2nd Streets

ZONING: Subject property as well as all surrounding property is  
zoned "A" Two Family

LAND USE: Subject property as well as that to the north, east, and  
west is developed for single family to the south is a  
church

JURISDICTION:

The Board has jurisdiction to consider the variance request under  
the provisions outlined in Section 2.12.590.2, 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 ad-  
versely affect the rights of adjacent property owners or resi-  
dents.
3. That the strict application of the provisions of Title 28 of  
which variance is requested will constitute unnecessary hard-  
ship 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.
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY

The Meridian Avenue Baptist Church which is located on the property adjacent to the south has purchased subject property for expansion of church related activities such as Sunday School church classes, youth meetings and activities, senior citizen meetings, and indoor recreation for youth and senior citizens of the church. The problem is that any structure used for church purposes adjacent to a residential district must maintain a 25 foot sideyard setback in order to be in conformance with the ordinance. Since subject property has been developed as a conventional single family type dwelling, it maintains only a 6 foot 6 inch side yard setback and, therefore, in order to use the structure for the church activities the applicants must have a variance from the required 25 foot setback down to 6 foot 6 inches.

Attached is the applicants statement of justification.

Uniqueness

It is the opinion of the Secretary that this is a unique situation inasmuch as the residential structure which is proposed to be utilized for church activities will serve as an accessory structure to the main use of the property and will not be utilized as often nor have as many people as the main structure on the site. Also the garage for the residence to the north sets between the two structures and, therefore, there is approximately 30 feet between the residence to the north and the structure proposed for use for church activities.

Adjacent Property

It is the opinion of the Secretary that the granting of the variance would not adversely affect the rights of the adjacent property owners inasmuch as there will be no exit or entrances on the north side of the structure which would interfere with the

privacy of the property to the north and also inasmuch as the garage for the residence to the north is in between the north residence and the structure proposed to be used for church activities.

#### Hardship

It is the opinion of the Secretary that if the variance were not granted it would constitute an unnecessary hardship upon the property owner inasmuch as the church is now overcrowded in their present facility and without the use of this additional structure would be unable to carry on a youth program and senior citizen program and provide the type of necessary services which are expected of a church.

#### Public Interest

It is the opinion of the Secretary that the granting of the variance would not be opposed to the public interest inasmuch as the minimum setback is still provided for circulation around the structure and as long as the structure remains in its present form there should be no problem.

#### Spirit and Intent

It is the opinion of the Secretary that the granting of the variance would not be opposed to the spirit and intent of Title 23 inasmuch as the application does meet the four previous requirements.

#### Recommendation

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance of the required side yard setback from 25 feet to 6.5 feet can be found to exist and, therefore, it is recommended that the variance be approved subject to the following conditions:

1. The variance shall be approved for the existing structure only, and any additions, enlargements, or extensions to the existing structure shall maintain the required 25 foot setback.
2. In the event the structure is substantially destroyed or

removed, any new construction on the property shall maintain the required 25 foot side yard setback.

3. No exits or entrances shall be permitted on the north side of the structure.

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

August 1, 1967

NOTICE TO ADJOINING PROPERTY OWNERS

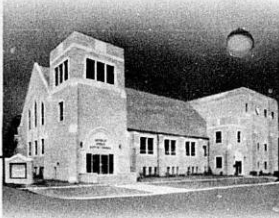
Case No. BZA 25-67

An application has been filed by Meridian Avenue Baptist Church 200 North Meridian, Wichita, by Karl Boyd, Chairman Trustee Board, 1729 North Colorado, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a variance to reduce the required side yard from 25 feet to 6.5 feet on property zoned "A" Two Family Residential and legally described as follows:

Lots 27 and 28, Block 2, in York & Koogle's  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the east side of Meridian  
in an area between 1st and 2nd Streets.

This application has been assigned Case No. BZA 25-67, 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 E. Galbraith  
Secretary



## *Meridian Avenue Baptist Church*

MERIDIAN AVENUE AT FIRST STREET  
(MAILING ADDRESS: 200 NORTH MERIDIAN AVENUE)

WICHITA, KANSAS 67203  
PHONE (316) WH 3-0934

H. WAYNE FINK, PASTOR

July 25, 1967

City of Wichita  
The Board of Zoning Appeals  
City Building  
204 South Main  
Wichita, Kansas

Gentlemen:

The Meridian Avenue Baptist Church, 200 North Meridian Avenue, Wichita, Kansas, hereby requests a variance from the specific terms of Title 28 (Zoning Ordinance) relating to the use of our property at 212 North Meridian Avenue, Wichita, Kansas, said property being a one-family dwelling which we would like to use for church-related activities such as Sunday Church School Classes; youth meetings and activities; senior citizen meetings and activities; and indoor recreation for youth and senior citizens of our church and immediate community.

Such a variance will not be contrary to the public interest; in fact, it will prove highly beneficial to the public interest inasmuch as the proposed use of the said property will provide much needed services to the community. A literal enforcement of the provisions of Title 28 will result in an unnecessary hardship upon Meridian Avenue Baptist Church in that it will force us to curtail our present program and indefinitely



postpone our hopes and plans of extending our ministry to include a greater segment of our immediate community. If the variance is granted the spirit of Title 28 (Zoning Ordinance) shall be upheld at all times, public safety and welfare secured, and substantial justice done. Furthermore, such variance shall not permit any use of said property not permitted in the pertinent zoning district.

As required by paragraph 2 VARIANCES, section 2.12.590 Same-JURISDICTION, SECTION 2.12.560 - 2.12.610, CODE OF THE CITY OF WICHITA, EFFECTIVE August 20, 1965, we hereby state the following:

(a) The variance requested arises from a unique condition to the property in question inasmuch as the extent of our intended services to the community dictate the need for additional space which said property will provide; furthermore, no facilities for the purposes intended are found in the same zone; and the unique condition has not been created by any undue actions of Meridian Avenue Baptist Church.

(b) The granting of the permit for variance will not adversely affect the rights of adjacent property owners or residents. The granting of this request for variance will have a wholesome effect upon the welfare of the community and will in no way infringe upon the rights of adjacent property owners or residents.

(c) Strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon Meridian Avenue Baptist Church. We are now over-crowded in our present building;

our youth program is becoming increasingly active involving more and more youth of our community and demanding greater, more adequate facilities; we feel the need to provide more week-day services to the people of our community; we feel the need to provide a meeting place and recreational center for the senior citizens of our community; and we need additional space for Sunday Church School Classrooms. Without the use of said property all these hopes of expanded services to our community would have to be drastically reduced, and in many instances, indefinitely postponed, thus denying the Meridian Avenue Baptist Church the opportunity and privilege of fulfilling her mission and purpose in existing as a service institution.

(d) The variance desired will not have an adverse affect upon the public health, safety, morals, order, convenience, prosperity, or general welfare of the community. The intended use of said property will not greatly affect public health, safety, order, convenience, prosperity, or general welfare, and to the extent it does, the affect will be definitely good, not adverse. The intended use of the property will have a decided effect upon the morals of the community, and this will be a force for the good, for Christian principles of love, mercy, justice and brotherhood (which have motivated this request for variance) will be an integral part of every program and activity made possible by the use of said property as requested.

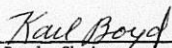
July 25, 1967

(e) To the best of our knowledge the granting of the variance desired will in no way oppose the general spirit and intent of Title 28 (Zoning Ordinance) but will in every way uphold its spirit and intent to the fullest.

Thank you for your kind and just consideration of this statement justifying our request for variance.

Respectfully submitted,

Meridian Avenue Baptist Church  
Applicant

  
\_\_\_\_\_  
Karl Boyd, Chairman  
Board of Trustees  
Authorized Agent

KB/dls

## APPLICATION FOR VARIANCE

1. Name of Applicant Meridian Ave. Baptist Church  
 Mailing Address 200 N. Meridian 67203 Phone WH 30934  
 Name of Authorized Agent Karl Boyd Chairman Board  
 Mailing Address 1729 N. Colorado Wichita, Kansas 67212 Phone WH 36822  
 Relationship of applicant to property is that of owner  
 (owner, tenant, lessee, other)
- II. The variance requested is to reduce the required  
to change and property from  
side yard setback from 25' to 6.5'  
A residence to a Church Annex

for property located at 212 N. Meridian on the E  
side of Meridian in area bet 1st & 2nd  
Streets  
 and legally described as: Lot 27 & 28 Block 2

York and Koogle addition

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

(Give metes and bounds description below if appropriate):

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
  - 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;
  - That he has been advised of his right to appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
  - That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

Meridian Avenue Baptist Church  
 Applicant

Karl Boyd Chairman Board of Trustees  
 Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,  
4:00 (a.m.  p.m.), July 21, 1967, together with  
 appropriate fee of \$50.00.

Ronald C. Williamson  
 Signed

STATEMENT JUSTIFYING THE VARIANCE REQUEST

The Meridian Avenue Baptist Church is submitting a statement justifying the variance requested.

Property at 212 North Meridian be used for Sunday School Classes, Youth Center and activities, Sunday and weekday evenings.

We don't feel that the granting of the Permit for Variance will affect the rights of the adjacent property owners.

That the variance desired will not affect public health, safety, morals, order, or general welfare.

That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance).

Meridian Avenue Baptist Church  
Applicant

Karl Boyd  
Karl Boyd, Chairman, Trustte Board)  
Authorized Agent

## OWNERSHIP LIST

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNER</u>
19	2	York & Koogles	X S. G. Firestone <i>no address found</i>
20	2	"	D Same
21	2	"	D Same
22	2	"	X Gerald V. McNew and Bernice M. McNew <i>no address found</i>
23	2	"	D Same
24	2	"	D Same
25	2	"	X Vera Ellen Blake <i>no address found</i>
26	2	"	D Same
27	2	"	✓ Meridian Avenue Baptist Church 200 N. Meridian 67203
28	2	"	D Same
29	2	"	D Same
30	2	"	D Same
31	2	"	D Same
32	2	"	D Same
33 (W. 65 ft)	2	"	✓ Ben W. Prier & Nellie Prier 215 S. Meridian 67213
34 "	2	"	D Same
33 (E. 100 ft)	2	"	✓ Harold G. Hughes and Blanche Hughes 201 N. Sedgwick 67203
34 "	2	"	D Same
35	2	"	✓ Della Welker 203 N. Sedgwick 67203
36	2	"	D Same

- continued - 2

<u>LOT</u>	<u>BLOCK STREET</u>	<u>ADDITION</u>	<u>PROPERTY OWNER</u>
37	2	York & Koogles	✓ Edward M. Coslett and Chlo G. Coslett 205 N. Sedgwick 67203
38	2	"	ⓓ Same
39	2	"	✓ Dwight Lyman Patton and Lillian D. Patton 823 S. Clifton 67218
40	2	"	ⓓ Same
41	2	"	X Esta Oldfather <i>no address found</i>
42 (S½)	2	"	ⓓ Same
42 (N½)	2	"	✓ Kenneth T. Massey and Vera E. Massey 763 N. McComas 67203
43	2	"	ⓓ Same
44	2	"	✓ Ralph Loyd and Sylvia E. Loyd 215 N. Sedgwick 67203
45	2	"	ⓓ Same
46 (S. 2')	2	"	ⓓ Same
46 (N. 23')	2	"	✓ Lee P. Hays and Geraldine Hays 249 N. Sedgwick 67203
1	1	Meridian Park	Paul Chester Dauster ✓ 2415 W. 1st St. 67203
10	1	"	Roscoe Beasley and ✓ Evelyn Beasley 152 N. Meridian 67203
22	Meridian	Suppl. Plat of Part of Diamond Hill	William J. Goebel and ✓ Janet D. Goebel 310 Summittlawn
24	"	"	ⓓ Same
26	"	"	Pearl Gooch and ✓ Pauline Gooch Holland 223 N. Meridian 67203
28	"	"	ⓓ Same
30	"	"	✓ Bernard L. Frisbie and Deloris E. Frisbie 219 N. Meridian 67203
32	"	"	ⓓ Same

- continued - 3

<u>LOT</u>	<u>Block STREET</u>	<u>ADDITION</u>	<u>PROPERTY OWNER</u>
34	Meridian	Suppl. Plat of Part of Diamond Hill	Ed North and ✓ Martha Elizabeth North 211 N. Meridian 67203
36	"	"	D Same
38	"	"	Dale Frey ✓ Parklane Towers 5051 E. Lincoln 67218
40	"	"	D Same
42	"	"	Avis Johns 201 N. Meridian 67203
44	"	"	D Same
1	1	Academy Park	Art J. Veach and Betty L. Veach 159 N. Meridian 67203

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We hereby certify the foregoing to be a correct list of property owners within a radius of 200 feet of Lots 27 and 28, Block 2, in York & Koogle's Addition to Wichita, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, this 17th day of July A. D. 1967 at 7 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Annex O. Brown*

Vice President.

Order No. 145314.  
(KPB)

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	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
2777 - Insurance	\$50.00

Name *Photo Records*

Address *1117 N. Hillside*

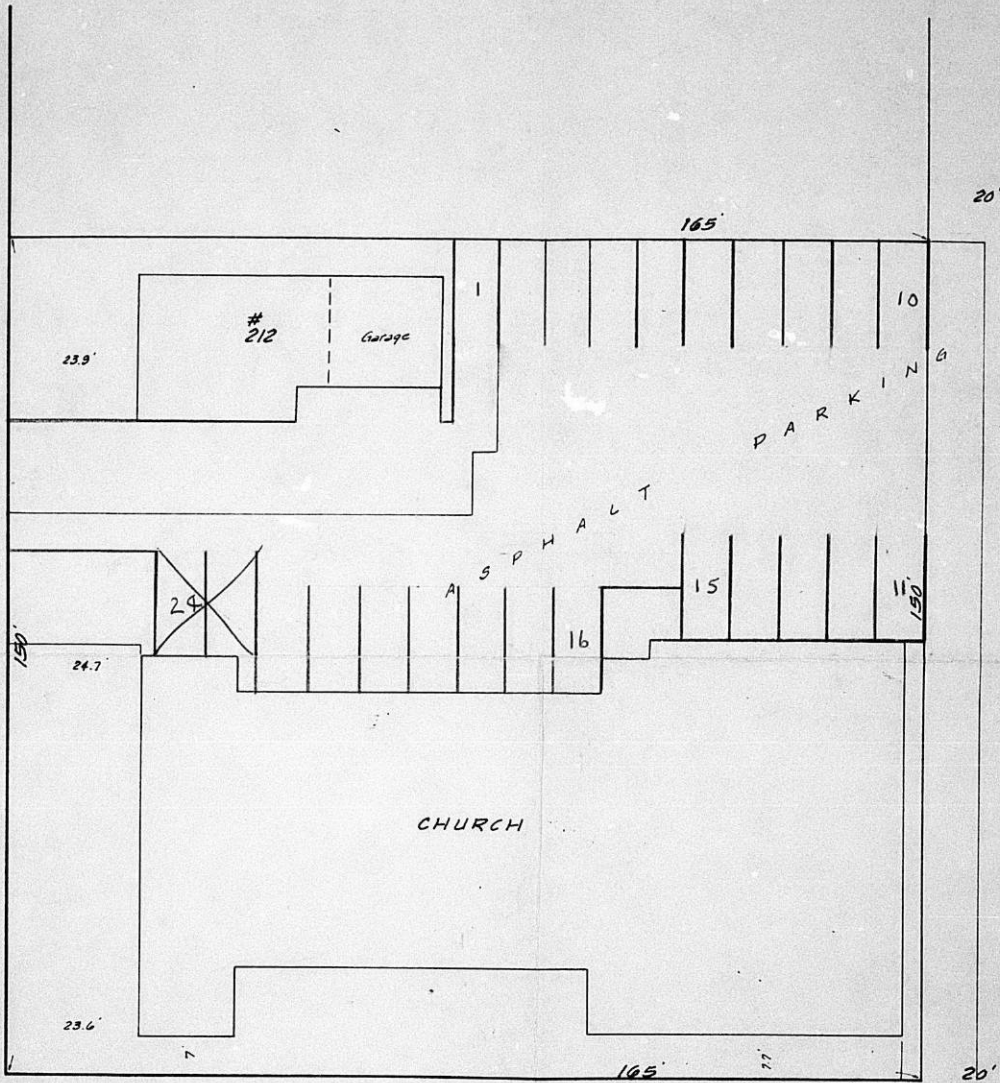
Type *Photo* Due Date

Comments:

Date *7-21-67* BY *H. [Signature]*

AVE.

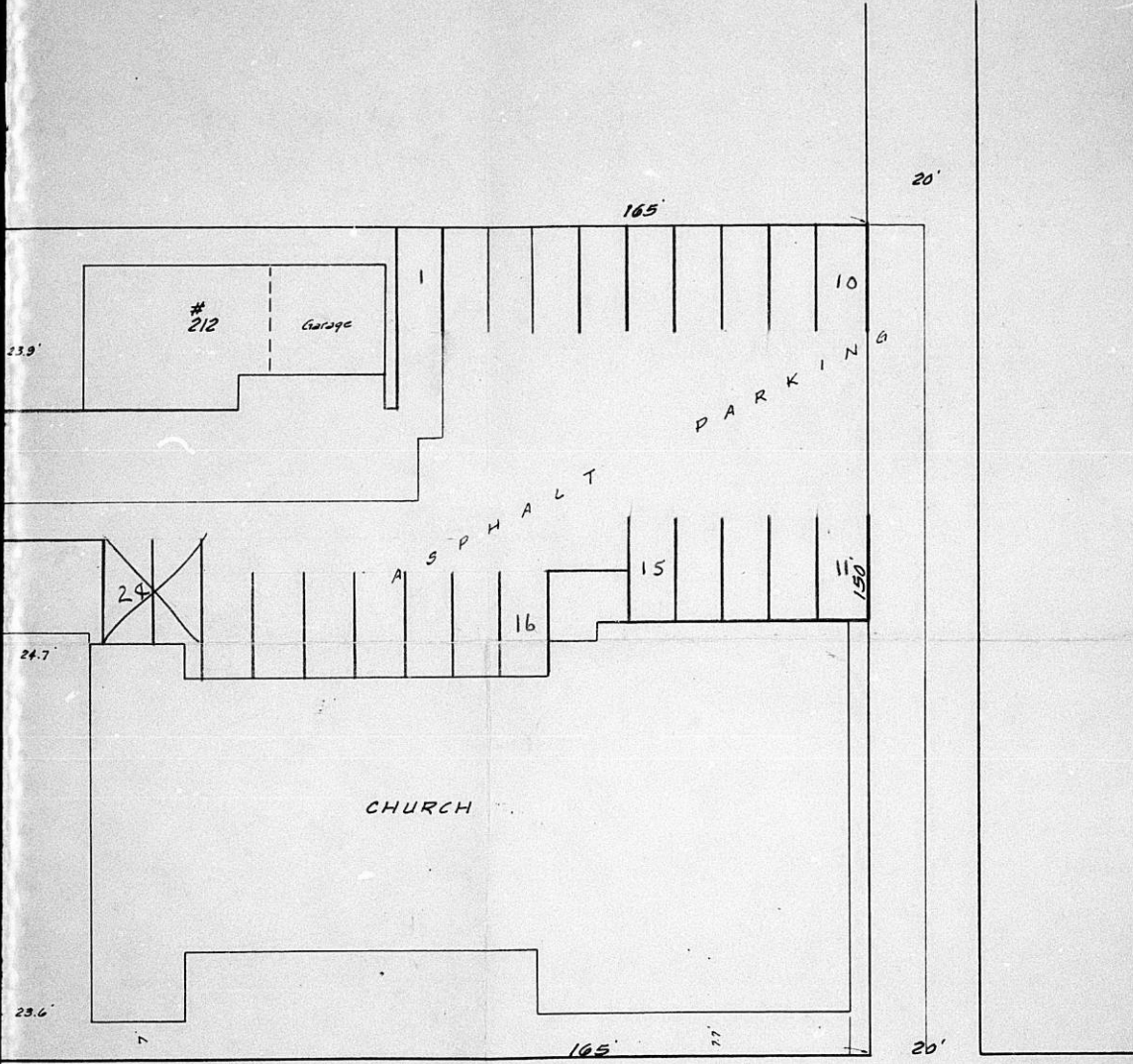
MERIDIAN



1ST.

ST.

LOTS 27-28-29-30-31-32, BLOCK 2,  
YORK & KOOGLE'S ADDITION



1 ST.

ST.

27-28-29-30-31-32, BLOCK 2,  
& KOOGLE'S ADDITION



Baughman Co. 9-6-67