

BZA COMMITTEE

Approved 10-22-68

~~RE.~~

BZA-28-68 - William H. Steffens re-
quests Exception to permit off-street
parking lot on property zoned "RB"
on the north side of 16th Street be-
tween Harvard & Gentry.

POSTED
10-1-68

MAPP ✓
C.I. ✓
11-21-68

ACTION

BZA COMMITTEE

DATE

Approved 10-22-68

~~_____~~

~~_____~~

BZA-28-68 - William H. Steffens re-
quests Exception to Permit Off-street
parking lot on property zoned "RB"
on the north side of 16th Street be-
tween Harvard & Gentry.

November 27, 1968

Mr. Grey Dresie
815 Union National Building
Wichita, Kansas 67202

Subject: Case No. 28-68 -
Request for an Exception

Dear Mr. Dresie:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 22, 1968, in connection with your request for an exception to permit the construction of an off-street parking lot on property zoned "RB" and generally located on the north side of 16th Street between Harvard and Gentry.

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

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:js
Attachment
cc: William H. Steffens
536 South Yale
Wichita, Kansas 67218

Robert Feldner, Supt.
of Central Inspection

Ralph Eberly,
City Clerk

RESOLUTION NO. BZA 28-68

WHEREAS, William H. Steffens, 536 South Yale, by Grey Dresie, 815 Union National Building, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction of an off-street parking lot on property zoned "RB" Four Family District, and legally described as follows:

Beginning at the northeast corner of Lot 1, Block 1, Trombold Addition to Wichita, Sedgwick County, Kansas, thence south 100 feet along the east line of said Addition; thence west 68 feet; thence north 100 feet to the north line of said Addition and thence east to the point of beginning. Generally located on the north side of 16th Street between Harvard and Gentry.

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 October 22, 1968, 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 construction of an off street parking lot on property zoned the "RB" Four-Family 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 construction of an off-street parking lot on property zoned the "RB" Four Family District and legally described as follows:

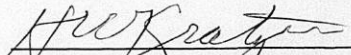
Beginning at the northeast corner of Lot 1, Block 1, Trombold Addition to Wichita, Sedgwick County, Kansas, thence south 100 feet along the east line of said Addition; thence west 68 feet; thence north 100 feet to the north line of said Addition and thence east to the point of beginning. Generally located on the north side of 16th Street between Harvard and Gentry.

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 so 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 six feet.
7. A five to eight foot fence shall be constructed adjacent to the north, south and east property lines, said fence to be constructed of a solid or semi-solid masonry, architectural tile, louvered or staggered redwood or rough sawed cedar.
8. 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 October, 1968.


H. W. KRATZER, Chairman

ATTEST:


JACK H. GALBRAITH, Secretary

October 23, 1968

Mr. Grey Dresie
815 Union National Bldg.
Wichita, Kansas 67202

Subject: Case No. BZA 28-68 -
Request for an Exception

Dear Mr. Dresie:

At the regular meeting of the Board of Zoning Appeals on October 22, 1968, your request for an exception to permit the construction of an off-street parking lot on property zoned "RB" and generally located on the north side of 16th Street between Harvard and Gentry, was considered.

The action of the Board was to approve the request for an exception subject to the eight conditions recommended in the Secretary's Report, with an amendment to Condition #7 to provide for a 5 to 8 foot fence instead of a 6 to 8 foot fence.

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,

Jack H. Galbraith
Secretary

JHG:js

cc: William H. Steffens, 536 S. Yale, Wichita, Kansas 67218
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 28-68

APPLICANT: William H. Steffens, 536 South Yale, Wichita, Kansas

AGENT: Grey Dresie, 815 Union National Building, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita, to permit the construction of an off-street parking lot on property zoned "RB" Four Family District.

GENERAL LOCATION: North side of 16th Street between Harvard and Gentry.

LAND USE: Subject property is vacant as is that to the west, to the north are four-plexes, with single family homes to the east and south.

ZONING: Subject property is zoned "RB" Four-family as is that to the north and south, to the west is "B" Multi-family with "AA" Single family zoning to the east.

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 providing the conditions as set out under Section 28.04.145 can be met.

Comments by the Secretary

The applicant is in the process of constructing a garden apartment complex on land adjacent on the west to the application area and desires to utilize this land for off-street parking for residents.

A plot plan approved by the Traffic Engineer has been submitted which provides for 19 parking spaces in this area in addition to other off-street parking on the total site. It should be pointed out that the plan as submitted indicates parking in the front yard setback however, the applicant has filed BZA Case No. 22-68 requesting the 20 foot front yard setback be reduced to 0 feet.

Recommendation

It is the opinion of the Secretary that this is a logical and proper application and it is, therefore, recommended that the application 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 so 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 six feet.
7. A 6 to 8 foot fence shall be constructed adjacent to the north, south and east property lines, said fence to be constructed of a solid or semi-solid masonry, architectural tile, louvered or staggered redwood or rough sawed cedar.
8. 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 Street
Wichita, Kansas 67202

October 2, 1968

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 28-68

An application has been filed by William H. Steffens, 536 South Yale, Wichita, Kansas by Grey Dresie, 815 Union National Bldg., Wichita, Kansas pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the construction of an off-street parking lot on property zoned "RB" Four Family District, and legally described as follows:

Beginning at the northeast corner of Lot 1, Block 1, Trombold Addition to Wichita, Sedgwick County, Kansas, thence south 100 ft. along the east line of said addition; thence west 68 feet; thence north 100 feet to the north line of said addition and thence east to the point of beginning. Generally located on the north side of 16th Street between Harvard and Gentry.

This application has been assigned Case No. BZA 28-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 22, 1968, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. CALBRAITH
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. B2A 28-68
FILED 9-24-68

APPLICATION FOR EXCEPTION

Contract Purchaser

I. Name of Applicant William H. Steffens
Mailing Address 536 South Yale ¹⁸ Phone MU 66-160
Name of Authorized Agent Grey Dresie ✓
Mailing Address 815 Union National Building Phone AM7-4231
Relationship of applicant to property is that of Contract Purchaser
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.145, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of Off-street parking
_____ on property zoned
RB, located North side 16th St. between Harvard & Gentry
_____ and legally described as: _____
_____, in the City of Wichita.

2.12.590.c

(Give metes and bounds description below if appropriate).

*use for
propel*

Beginning at the Northeast corner of Lot 1, Block 1, Trombold
Addition to Wichita, Sedgwick County, Kansas, thence South 100 ft.
along the East line of said Addition; thence west 68 ft; thence
north 100 ft. to the north line of said addition and thence
east to the place of beginning.

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 WH Steffens
Authorized Agent Grey Dresie

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 10:15 (a.m.) - p.m.), Sept. 24, 1968, together with appropriate fee of \$50.00.

Signed Joyce Smith

STATEMENT OF W. H. STEFFENS IN SUPPORT
OF REQUEST FOR EXCEPTIONS

Applicant is in the process of building an apartment house on the realty known as

Lot 1, Block 1, Trombold Addition to
the City of Wichita, Sedgwick County,
Kansas

This property comprises a tract 68'x100' in the extreme northeast corner of the property. There is a drainage easement running through this property which prevents it from having any buildings constructed on it.

The plot in question is suitable only for off-street parking to be used in conjunction with the proposed apartment house. This requested exception conforms in all respects to 28.04.145 of the Zoning Code which deals with off-street parking exceptions. It is located within the boundaries and consequently much closer than the required 600 feet required in subparagraph 142 of the above ordinance. It is contemplated that the parking area will be used for passenger vehicles only; that there will be no signs erected thereon, that are not necessary for the proper operation of the parking facility and there will be no fee charged for parking facilities. All parking areas, including ingress and egress, will be operated as provided in subparagraph 3.1 of the above ordinance and will be maintained in good condition as provided therein. It will be noted that the curb cut is not less than is required by City Ordinance. Proper guards will be installed to prevent the extension or overhanging of vehicles beyond property lines or parking spaces and parking areas will be adequately marked. The parking is not located within a front yard.

It is the opinion of the applicant that the Board of Zoning Appeals has jurisdiction of this request for exceptions by reason of the ordinance above referred to.

It is the applicant's opinion that a maximum amount of off-street parking should be provided in order to keep all parking within the property premises and off the streets. Keeping such parking off the streets will most certainly be of benefit to adjacent property owners.

It is the further opinion of the applicant that because this exception does fall within the ordinance as above set out, and because the granting of the exception will result in a benefit to adjacent property owners, as well as to the applicant, that the spirit of Title 28 will be observed, public safety and welfare secured, and substantial justice by granting the exception requested.

O W N E R S H I P L I S T

Lot	Addition	Property Owner
1	Trombold Addition	Walter S. Trombold and Charlotte E. Trombold 1700 N. Harvard, Wichita, Kansas 67208
2 exc N 100'	Dorsett Addition	Pearl E. Albaugh 3810 E. 16th St. Wichita, Kansas 67208
3 & W. 30' of 4	"	G. Alan Roth and Virginia F Roth, 3820 E. 16th St. Wichita, Kansas, 67208
E 30' of 4 all of 5	"	Cordelia Schroeder and Harriett Bulmer, 3826 E. 16th St., Wichita, Kansas, 67208
6	"	Mary Virginia Mahor, 1719 Gentry Wichita, Kansas, 67208
4, 5, 6 & 7	University Courts 2nd Addition	University Courts No. 2, Inc. Address unknown
Beginning 202.25' W. and 185' S. of the NE corner of the SW $\frac{1}{4}$ of Sec. 11-27-1E, thence S. 130', thence W. 140', thence N 130', thence E. 140' to beginning		Kansas District of Lutheran Church, Missouri Synod. Address unknown
Beginning 202.5' W. and 315' S. of the NE corner of the SW $\frac{1}{4}$ of Sec. 11-27-1E, thence S. 70', thence W. 140', thence N 70', thence E. 140' to beginning		Larry B. Kent and Virginia Kay Kent, 320 S. Bluff, Wichita, Kansas, 67218

We, The Security Abstract and Title Company, Inc.,
hereby certify the foregoing to be a true and correct list of property
owners within a 200 foot radius of the following property to-wit:

Beginning at the Northeast corner of lot 1, ^{Block 1,} Trombold's Addition
to Wichita, Sedgwick County, Kansas, thence South along the East
line of said lot 1, a distance of 100 feet, thence West 68 feet,
thence North 100 feet to the North line of said lot 1, thence
East 68 feet to the place of beginning.

as shown by the last deeds on file in the Office of the Register of Deeds
of Sedgwick County, Kansas, on this 23rd day of September, 1968 at 7:00
o'clock A M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Luisa Debroed*
Vice President

Order No. 157647

Form 20-21

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	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		\$50.00

DESCRIPTION	AMOUNT
<i>B3-a Application</i>	

Name

W. A. Steffens

Address

536 So. Yale

Type

871C

Due Date

Comments:

Date

9-24-68

By

Joyce Smith

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1