

POSTED
7-9-81

ACTION

BZA 81
 208
 COMMITTEE
 P24
 M.A.P.C.
 B.C.C./B. CO. C.

DATE
 7-28-81
 8-23-81
 Referred memo
 Approved
 July 40 cont.

Case No. BZA 28-81 - Douglas Avenue
 Assembly of God - requests a variance
 to reduce the front yard setbacks
 adjacent to Douglas & Young Streets
 from 25' to 0' for off-street parking
 purposes only & to eliminate the screen-

5147B

10-27-81
 10-27-81
 11-2-81
 11-6-81
 2004 Sec
 Checked
 Young
 Referred

September 25, 1981

Rev. Gordon B. Morris
758 Chipper Lane
Wichita, Kansas

Re: Case No. REA 28-81
Request for Variance

Dear Mr. Morris:

Attached hereto is a copy of the resolution adopted by the Board of Zoning Appeals on August 25, 1981. Also enclosed, for your information, is a copy of the approved landscape plan for the 15 foot setback adjacent to Young and Douglas.

Please see that the trees are planted this fall as we hope it is not necessary for Central Inspection to have to spend their time seeking compliance with these conditions.

If you have any questions, please give us a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Douglas Avenue Assembly of God Church, 4501 W. Douglas, Wichita 67212
Robert Feldner, Superintendent of Central Inspection (2)
Don Gaisick, City Clerk

RESOLUTION NO. EZA 28-81

WHEREAS, Douglas Avenue Assembly of God Church, 4501 West Douglas, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback adjacent to Young and Douglas Streets from 25' to 0' for off-street parking purposes only, and to eliminate the screening requirement adjacent to the south property line to a depth of 148.6 feet from Young Street on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 10, except the South 221.106 feet of the west 148.6 feet McComas Acres, Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Young and Douglas.

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 25, 1981, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance 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 inasmuch as the property is located on the corner and is an odd shaped parcel; 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 adjacent property owners or residents inasmuch as the property to the south is fenced and should not be affected by the deletion of the screening; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant wishes to provide adequate surfaced parking to accommodate future needs; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the requested variances do not affect public right-of-way or any easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the applicant will provide adequate landscaping to soften the effect of the parking lot; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

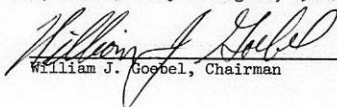
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the front yard setback adjacent to Douglas and Young from 25 feet to 15 feet for off-street parking purposes only and to eliminate the screening requirement adjacent to the south property line to a depth of 148.6' from Young Street on property zoned the "AA" One-family Dwelling District and legally described as:

Lot 10, except the South 221.106 feet of the west 148.6 feet McComas Acres, Wichita, Sedgwick County, Kansas. Generally located on the south-east corner of Young and Douglas.

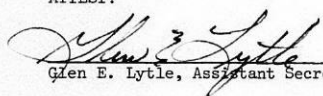
be approved subject to the following conditions:

1. The front yard setback adjacent to Young Street shall be reduced from 25 feet to 15 feet for off-street parking purposes only.
2. The front yard setback adjacent to Douglas shall be reduced to 15 feet for off-street parking purposes only.
3. Prior to the release of the resolution the applicant shall furnish a landscape plan of the 15 foot front yard area adjacent to Young Street and Douglas Avenue to the Secretary for approval.
4. Prior to the issuance of any building permit for new construction the applicant shall replat the property.
5. All parking areas shall be surfaced and striped in conformance to the parking standards as prepared by the Traffic Engineer.
6. Parking barriers shall be provided adjacent to all property lines to prevent vehicles from projecting over public right-of-way.

ADOPTED AT WICHITA, KANSAS, this 25th day of August, 1981.

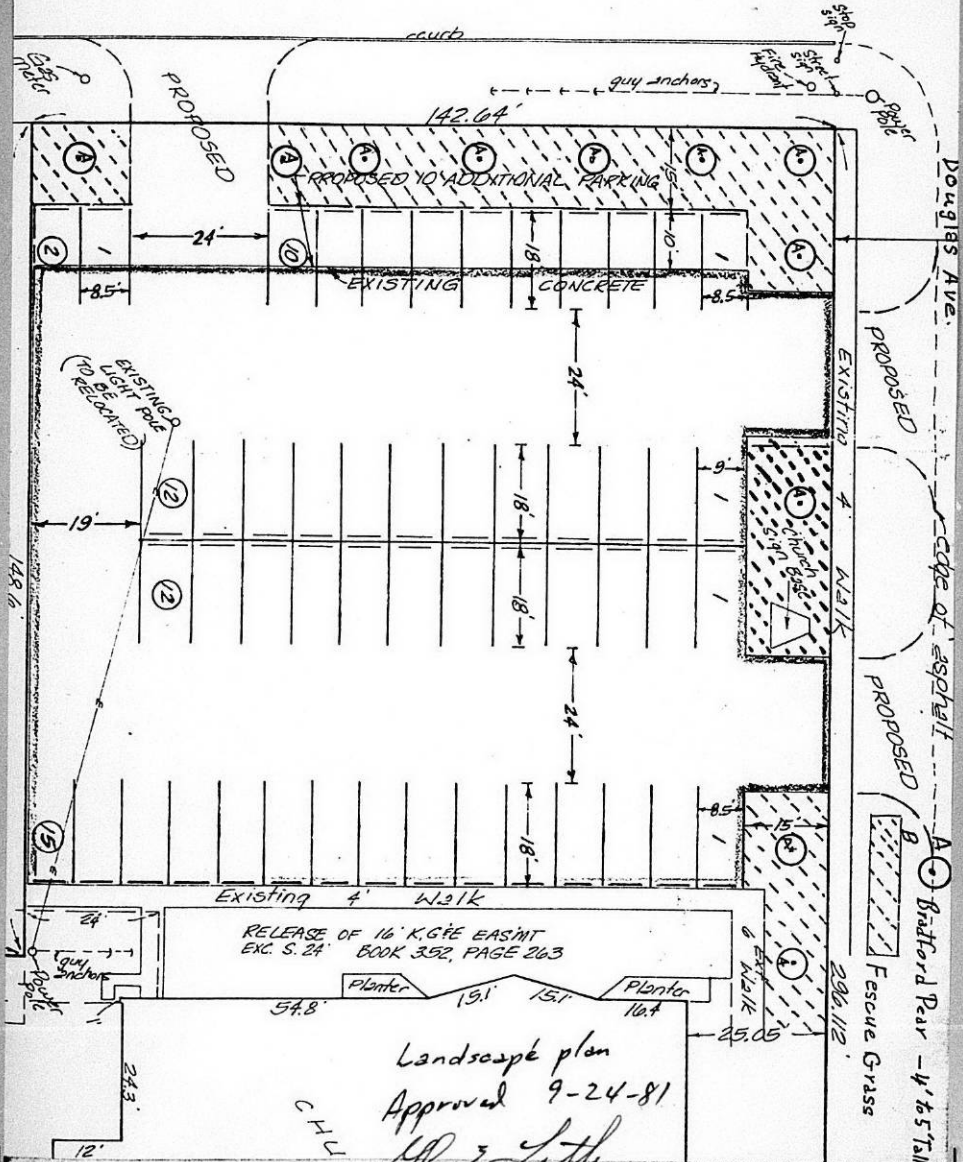

William J. Goebel, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

Douglas Ave -
Assembly of God
1551 W. Douglas

YOUNG AVE.



Landscape plan
Approved 9-24-81
Shu & Lytle

C.H.L.

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

August 27, 1981

Rev. Gordon R. Norris
758 Chipper Lane
Wichita, Kansas

Re: Case No. BZA 28-81
Request for Variance

Dear Rev. Norris:

At the regular meeting of the Board of Zoning Appeals on August 25, 1981, your request for a variance was considered.

It was the action of the Board to approve the request subject to the following conditions:

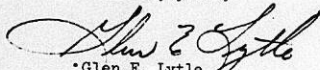
1. The front yard setback adjacent to Young Street shall be reduced from 25 feet to 15 feet for off-street parking purposes only.
2. The front yard setback adjacent to Douglas shall be reduced to 15 feet for off-street parking purposes only.
3. Prior to the release of the resolution the applicant shall furnish a landscape plan of the 15 foot front yard area adjacent to Young Street and Douglas Avenue to the Secretary for approval.
4. Prior to the issuance of any building permit for new construction the applicant shall replat the property.
5. All parking areas shall be surfaced and striped in conformance to the parking standards as prepared by the Traffic Engineer.
6. Parking barriers shall be provided adjacent to all property lines to prevent vehicles from projecting over public right-of-way.

A resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as compliance of condition no. 3 has been met.

THE CITY OF WICHITA 2

If you have any questions, please call our office.

Sincerely yours,



Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Douglas Avenue Assembly of God Church, 4501 West Douglas, Wichita, Ks.
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

SECRETARY'S REPORT
CASE NO. EZA 28-81

APPLICANT: Douglas Avenue Assembly of God Church, 4501 West Douglas, Wichita, Kansas

AGENT: Rev. Gordon R. Norris, 758 Chipper Lane, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the front yard setback adjacent to Douglas and Young from 25 feet to 0 feet for off-street parking purposes only and to eliminate the screening requirement adjacent to the south property line to a depth of 148.6' from Young Street.

GENERAL LOCATION: On the southeast corner of Douglas and Young (4501 West Douglas).

ZONING: Subject property is zoned "AA" One-family Dwelling District as are all adjacent properties except the property immediately south which is zoned the "A" Two-family Dwelling District.

LAND USE: Subject property is occupied by a church. All other adjacent properties are residential except to the east which is another church.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the 25 foot front yard setback, adjacent to both Douglas and Young, for off-street parking purposes only; and also to eliminate the required screening fence adjacent to the south property line to a depth of 148.6 feet from Young Street.

It should be noted that Douglas Avenue is asphalt without curb and gutter, and that Young Street is improved to City standards with curb and gutter. The church has used most of the area for parking for a number of years and has recently begun paving the parking in anticipation of constructing an additional building on the property.

This case was first considered by the Board on July 28, 1981. After considerable discussion over the actual dimensions of the property, the case was deferred to August 25, 1981 so that the applicant could verify the actual dimensions necessary for 4 rows of perpendicular parking.

The applicant has now submitted two site plans, one plan showing 4 rows of parking, which complies with the City of Wichita standards, leaving 15 feet of the yard area to the west for landscaping. The other plan shows the same number of parking spaces, but surfaces all of the required setback.

It is the opinion of the Secretary that the plan utilizing only 10 feet of the required setbacks adjacent to Young and Douglas would be the most satisfactory.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to justify uniqueness other than the applicant wishes to surface all of the front yard setbacks.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance to less than 15 feet will adversely affect the rights of adjacent property owners inasmuch as the parking will be located immediately adjacent to the property lines without any screening or space for landscaping to provide some protection to adjacent properties.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance will not constitute an unnecessary hardship upon the applicant inasmuch as the applicant has adequate property to provide parking without fully reducing the setback adjacent to Young Street.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the variances do not affect the public right-of-way or any easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the regulations is to provide landscaped front yard setbacks in the residential zoning districts.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary for the granting of the variance cannot be found to exist and the application be denied. However, should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The front yard setback adjacent to Young Street shall be reduced from 25 feet to 15 feet for off-street parking purposes only.
2. The front yard setback adjacent to Douglas shall be reduced to 15 feet for off-street parking purposes only.
3. Prior to the release of the resolution the applicant shall furnish a landscape plan of the 15 foot front yard area adjacent to Young Street and Douglas Avenue to the Secretary for approval.
4. Prior to the issuance of any building permit for new construction the applicant shall replat the property.
5. All parking areas shall be surfaced and striped in conformance to the parking standards as prepared by the Traffic Engineer.
6. Parking barriers shall be provided adjacent to all property lines to prevent vehicles from projecting over public right-of-way.

*Notice:
This case was
deferred to the BZA
Meeting of Aug. 25, 1981*

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

JULY 8, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 28-81

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 Douglas Avenue Assembly of God Church, 4501 West Douglas, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the front yard setbacks adjacent to Douglas and Young Streets from 25' to 0' for off-street parking purposes only and to eliminate the screening fence adjacent to the south property line to a depth 148.6' from Young Street on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 10, except the South 221.106 feet of the West 148.6 feet McComas Acres, Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Young and Douglas.

This application has been assigned Case No. BZA 28-81. It will be considered by the Board of Zoning Appeals on ~~July 28~~, 1981, 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 variance 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.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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

Jack H. Galbraith
Secretary

BZA CASE NO. 28-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

18 NOTICES SENT TO ADJOINING PROPERTY OWNERS

31 TOTAL NOTICES SENT 8-5-81

July 29, 1981

Rev. Gordon R. Norris
758 Chipper Lane
Wichita, Kansas 67212

Re: EZA Case 28-81
Request for Variance

Dear Rev. Norris:

At the regular meeting of the Board of Zoning Appeals on July 28, 1981 the Board considered the variance requests of the Douglas Avenue Assembly of God Church at 4501 West Douglas. It was the action of the Board to defer the case until the regularly scheduled meeting of August 25, 1981.

Due to the confusion over the actual dimensions of the property in question, it was the opinion of the Board that this should be resolved prior to their action. This will give you ample time to verify the dimensions necessary for four rows of perpendicular parking west of the present building.

I am enclosing a copy of the parking layout that was presented to the Board based on the dimensions taken from the survey on file with L/B 199. This layout is based on the 140.6 feet that is west of the K.G.&E. easement line that is shown on the survey, which provides 4 rows of parking at 18 foot depth and two aisles at 24 foot making a total dimension of 120 feet. This should leave 20.6 feet of front yard setback adjacent to Young Street.

As discussed at the meeting, the lot split application was filed and not completed in 1974. In accordance with the ownership list furnished by you with your application for a variance, there are presently 3 owners of Lot 10, McComas Acres. Under the provisions of the MAPC Subdivision Rules and Regulations, the lot split procedure is not an acceptable method to resolve the problem. A replat would be necessary at the point in time that the building permit is needed for an additional building on the site.

I would be happy to work with the engineer you may choose to verify the dimensions so that we can resolve the parking situation by the next

meeting. I would appreciate a current survey showing all improvements on the property including buildings, walks, signs, etc. and a layout of the parking by August 13, 1981.

If I can be of any assistance, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Encl.

cc: Robert Feldner, Superintendent of Central Inspection

lytle

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 27, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 28-81 (Southeast corner
of Young and Douglas)

CPO Council "O" considered the captioned case at their July 23rd meeting and voted, 8-0, to recommend approval of the variance request to reduce the front yard setbacks adjacent to Douglas and Young Streets from 25 feet to 0 feet for off-street parking purposes only and to eliminate the screening fence adjacent to the south property line to a depth 148.6 feet from Young Street on property zoned the "AA" One-family Dwelling District at the captioned location.

Three church board members were present to speak in support of the application. No one was present to speak in opposition.

It was noted by one of the Council members and the church board representatives that conversation with property owners near the application area indicated that they supported the proposed variance, that they considered it an improvement to the neighborhood. They also noted that the property owner to the south of the application area objects to the installation of a wood screening fence but supports the retention of the existing chain link fence.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the July 28th meeting.

Shirley Mast

Shirley Mast
Administrative Aide III

SM:m1

RECEIVED

JUL 28 1981

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. EZA 28-61

APPLICANT: Douglas Avenue Assembly of God Church, 4501 West Douglas, Wichita, Kansas

AGENT: Rev. Gordon R. Norris, 758 Chipper Lane, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B; Code of the City of Wichita, to reduce the front yard setback adjacent to Douglas and Young from 25 feet to 0 feet for off-street parking purposes only and to eliminate the screening requirement adjacent to the south property line to a depth of 148.6' from Young Street.

GENERAL LOCATION: On the southeast corner of Douglas and Young (4501 West Douglas).

ZONING: Subject property is zoned "AA" One-family Dwelling District as are all adjacent properties except the property immediately south which is zoned the "A" Two-family Dwelling District.

LAND USE: Subject property is occupied by a church. All other adjacent properties are residential except to the east which is another church.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the 25 foot front yard setback, adjacent to both Douglas and Young, for off-street parking purposes only; and also to eliminate the required screening fence adjacent to the south property line to a depth of 148.6 feet from Young Street.

It should be noted that Douglas Avenue is asphalt without curb and gutter, and that Young Street is improved to City standards with curb and gutter. The church has used most of the area for parking for a number of years and has recently begin paving the parking in anticipation of constructing an additional building on the property.

It is the opinion of the Secretary that the same amount of off-street parking spaces can be provided on the property without reducing the front yard setback adjacent to Young to less than 20 feet. It should also be noted that additional area on the south part of the property could be used for parking.

UNIQUENESS:

It is the opinion of the Secretary that it is difficult to justify uniqueness other than the applicant wishes to surface all of the front yard setbacks.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the parking will be located immediately adjacent to the property lines without any screening or space for landscaping to provide some protection to adjacent properties.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance will not constitute an unnecessary hardship upon the applicant inasmuch as the applicant has adequate property to provide parking without fully reducing the setback adjacent to Young Street.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the variances do not affect the public right-of-way or any easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the regulations is to provide landscaped front yard setbacks in the residential zoning districts.

RECOMMENDATION:

It is the opinion of the Secretary that all five conditions necessary for the granting of the variance cannot be found to exist and the application be denied. However, should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The front yard setback adjacent to Young Street shall be reduced from 25 feet to 20 feet for off-street parking purposes only.
2. The front yard setback adjacent to Douglas shall be reduced to 0 feet for off-street parking purposes only.
3. Prior to the release of the resolution the applicant shall furnish a landscape plan of the 20 foot front yard area adjacent to Young Street to the Secretary for approval.
4. At the time Douglas Avenue is improved, the applicant shall provide street trees in the parking area with the approval of the Landscape and Forestry Division of the Park Department.
5. Prior to the release of the resolution the applicant shall obtain a lot split or replat the property.
6. All parking areas shall be surfaced and striped in conformance to the parking standards as prepared by the Traffic Engineer.
7. Parking barriers shall be provided adjacent to all property lines to prevent vehicles from projecting over public right-of-way.

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

JULY 8, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 28-81

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 Douglas Avenue Assembly of God Church, 4501 West Douglas, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the front yard setbacks adjacent to Douglas and Young Streets from 25' to 0' for off-street parking purposes only and to eliminate the screening fence adjacent to the south property line to a depth 148.6' from Young Street on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 10, except the South 221.106 feet of the West 148.6 feet McComas Acres, Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Young and Douglas.

This application has been assigned Case No. BZA 28-81. It will be considered by the Board of Zoning Appeals on July 28, 1981, 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 variance 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.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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

Jack H. Galbraith
Secretary

BZA CASE NO. 28-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

18 NOTICES SENT TO ADJOINING PROPERTY OWNERS

31 TOTAL NOTICES SENT 7-8-81

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 28-81
FILED 6-26-81

APPLICATION FOR VARIANCE

- I. Name of Applicant Douglas Ave. Assembly of God
Mailing Address 4501 W. Douglas, Wichita, 67209 Phone 943-4193
Name of Authorized Agent Rev. Gordon R. Norris Sr.
Mailing Address 758 Chipper Lane, Wichita, 67212 Phone 722-6254
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)
- II. The variance requested is see attached sheet

for property located 4501 W. Douglas, Wichita, 67209
on the Southeast corner of Young and Douglas
and legally described as: Lot 10, except the South 221.106 feet
of the West 148.6 feet McCOMAS ACRES, Sedgwick County, Kansas

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

- 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. 36-596); and that the appropriate fee is herewith tendered;
 - 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.
 - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

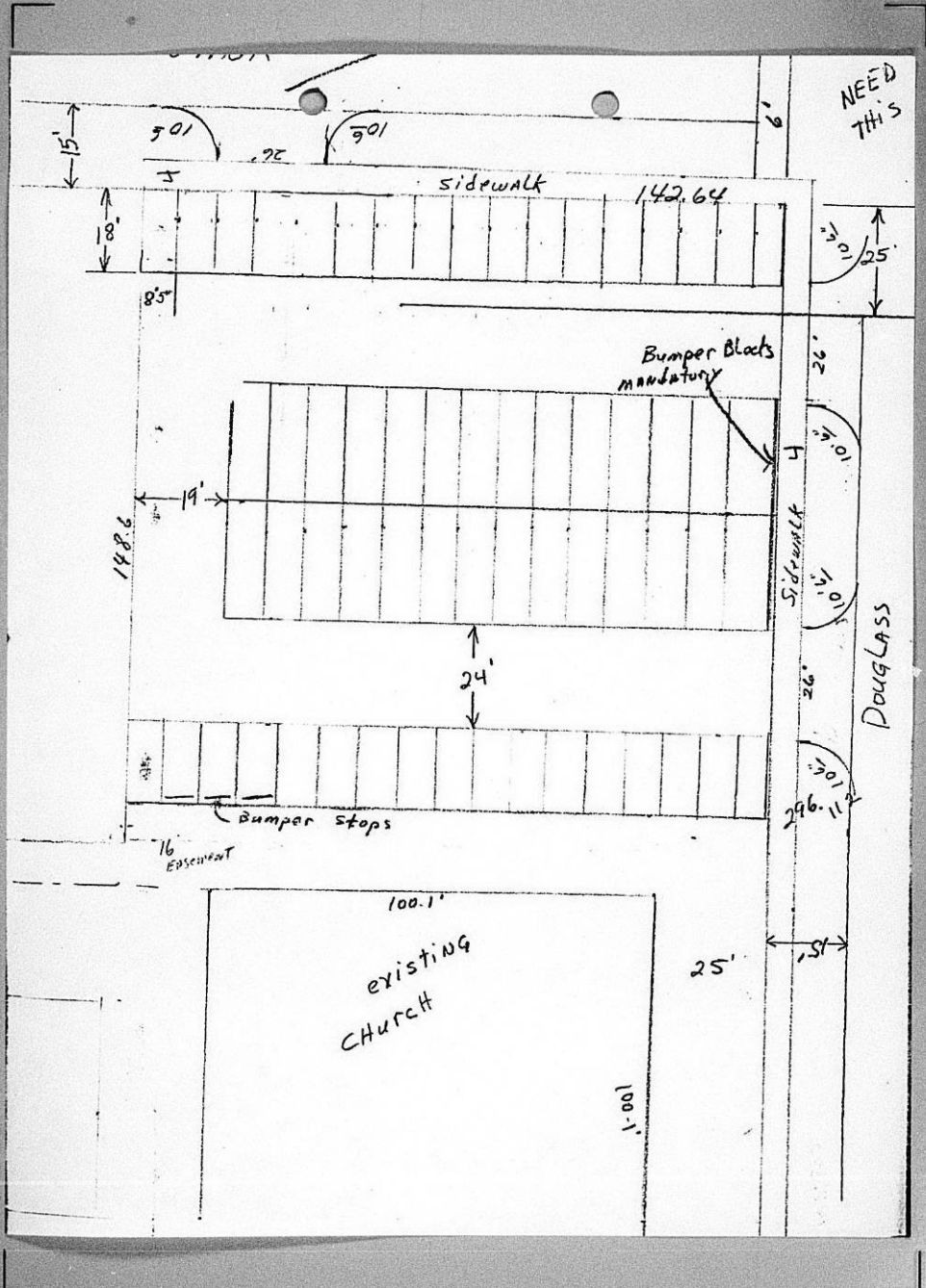
Applicant Douglas Ave. Assembly of God

Authorized Agent _____
Rev. Gordon R. Norris Sr.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 1:30 (a.m.-p.m.), JUNE 26, 1981, together with appropriate fee of 750.00.

Signed G. Lytle

The Variance requested is to reduce the front yard setbacks adjacent to Douglas and Young Streets from 25 feet to 0 feet for off-street parking purposes only and to eliminate the screening fence adjacent to the South property line to a depth 148.6 feet from Young Street.



Douglas Avenue

ASSEMBLY OF GOD

4501 West Douglas
Wichita, Kansas 67209

Gordon R. Norris - Pastor

June 26, 1981

Board of Zoning Appeals
455 N. Main
Wichita, Ks.

Dear Sirs:

It is the desire of Douglas Assembly of God to be a benefit to the community in which it rests. We endeavor to comply to all the directions set in order by our city government. We do appreciate the privilege of this Variance to be set before you for your consideration. We wish for your permission to what in our understanding will be to the betterment not only of our property but surrounding properties also.

Douglas Assembly of God has used its present parking since its first building phase in 1947, the parking is unimproved. We merely wish to pave the existing parking already in use. City code states we must provide paved parking to accommodate our building capacity, one car space for every five seating spaces. Our present zoning, A A permits us to pave up to within 25 feet from the property line on young Street and up to within 6 feet of the property line on Douglas Avenue.

The adjacent properties will be affected to the point of appearance improvement as well as to assure proper water drainage.

The Church has future plans to expand which will demand all of its other space.

To grant this Variance would be an asset to the general welfare of the Church's surrounding community. It will surely eliminate the mud holes, add to its safety by orderly parking, grant convenience and give better appearance of prosperity. We are also sure that paved parking is a convenience always appreciated by its users.

It is not our intent to be contrary to any city codes but it is our aim to build up our community if at all possible, and we believe that it is possible that the paving of this parking will add to the harmony of this community living together with one another.


Therefore we apply for this Variance.

Your favorable consideration is much appreciated.

Douglas Assembly of God & Congregation


Gordon R. Norris - Pastor.

"Where Calvary's Message Reveals Heaven's Light."



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

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
The West 170.5 feet of Lot 1 and 2, except the West 20 feet	McComas Acres	✓ Starkey Developmental Center, Inc. 144 South Young 67209
The West 20 feet of the West 170.5 feet of Lot 1 and 2	"	<i>Det.</i> ✓ Starkey Developmental Center for Retarded, Inc. 144 S. Young 67209
The West 170.5 feet of Lots 3, 4, 5	"	Same as Above
The East 135 feet of the North 80.04 feet of Lot 1	"	✓ Otis Raymond Smallwood Henrietta M. Smallwood % Henrie's Beauty Shop 101 S Tracy 67209
The South 46 feet of the East 135 feet of Lot 1, and the North 34 feet of the East 135 feet of Lot 2	"	✓ Paul C. Holmes Linda D. Holmes 111 S. Tracy 67209
The South 12 feet of the East 135 feet of Lot 2, and the North 68 feet of the East 135 feet of Lot 3	"	✓ Bernadine Hadley Merlin Hadley 821 N. McComas 67203
The East 135 feet of the South 80 feet of the North 114 feet of Lot 2	"	✓ Clarence E. Morton Iris D. Morton 121 S. Tracy 67209
The East 135 feet of the South 58 feet of Lot 3, and the North 22 feet of the East 135 feet of Lot 4	"	✓ Alfred B. McDowell (dec.) Lewata L. McDowell 135 S. Tracy 67209
The South 80 feet of the North 102 feet of the East 135 feet of Lot 4	"	✓ Raymond N. Simon Hildegarde H. Simon 143 S. Tracy 67209

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
The North half of the South half of Lot 9	McComas Acres Addition <i>Doug</i>	Starkey School for Retarded Children, Inc. 144 South Young 67209
South half of the South half of Lot 9	"	Same as Above
North half of Lot 9	"	Same as Above
Lot 10, except the South 221.106 feet of the West 148.6 feet	" <i>Doug</i>	Douglas Avenue Assembly of God 4501 West Douglas 67212
The South 74 feet of the West 148.6 feet of Lot 10	"	Charles W. Shumway Grace Shumway 132 S. Young 67209
The West 148.6 feet of the North 75.553 feet of the South 147.553 feet of Lot 10	"	Marshall J. Rardin (dec.) Eve E. Rardin Address Unknown
The North 73.553 feet of the South 221.106 feet of the West 148.6 feet of Lot 10	"	Same as above
The South 58 feet of the North 96 feet of Lot 12	"	Administrator of Veterans Affairs 5500 East Kellogg 67218
The South 58 feet of the North 154 feet of Lot 12	"	Paul W. Allen Doris Allen 135 South Young 67209
Lot 1	Replat of Lot 11 and the North 38 feet of Lot 12, McComas Acres Addition	Cecil G. Keller Hazel B. Keller 101 S. Young 67209
Lot 2	"	Lawrence F. Roth Geraldine R. Roth 123 South Young 67209

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 6	Douglas	Sabin Subdivision of the East half of Block 21 and all of Block 22 Parkwilde Addition	Stanley C. White Claudia M. White 4602 West Douglas 67212
Lot 7	"	"	Same as above
Lot 8	"	"	Same as above
Lot 9	"	"	Same as above
Lots 10 and 11	"	"	<i>Deft.</i> Administration of Veterans Affairs 5500 East Kellogg 67218
Lot 12	"	"	Terry A. Ast Mary Ann Ast 4516 West Douglas 67212
Lot 13	"	"	Same as above
Lot 14	"	"	Same as above
Lots 15 and 16 and vacated ave adjacent	"	"	<i>Deft.</i> Terrence Albert Ast Mary Ann Ast 4516 West Douglas 67212
Lots 17 and 18	"	"	Jesse A. Cotrell Gladys Cotrell 926 Country Acres 67212
Lots 19 and 20	"	"	Same as above
Lots 21 and 22	"	"	Lawrence O. Towns Armeta Ruth Towns 100 South Tracy 67209
Lots 23 and 24	"	"	Paul Chester Dauster Jr. Marilyn V. Dauster 4450 West Douglas 67212

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 25 and 26	Douglas	Sabin Subdivision of the East half of Block 21 and all of Block 22 Parkwilde Addition	Paul Chester Dauster, Jr. Marilyn V. Dauster 4450 West Douglas 67212
Lots 27 and 28	"	"	Voye E. McCarty Alice F. McCarty 4412 West Douglas 67212

We hereby certify the foregoing to be a true and correct
list of the property owners within a 200 foot radius of:

Lot 10, except the South 221.106 feet of
of the West 148.6 feet of McComas Acres
Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the
Register of Deeds of Sedgwick County, Kansas, on the 23rd day of
June, 1981 at 7:00 A.M.

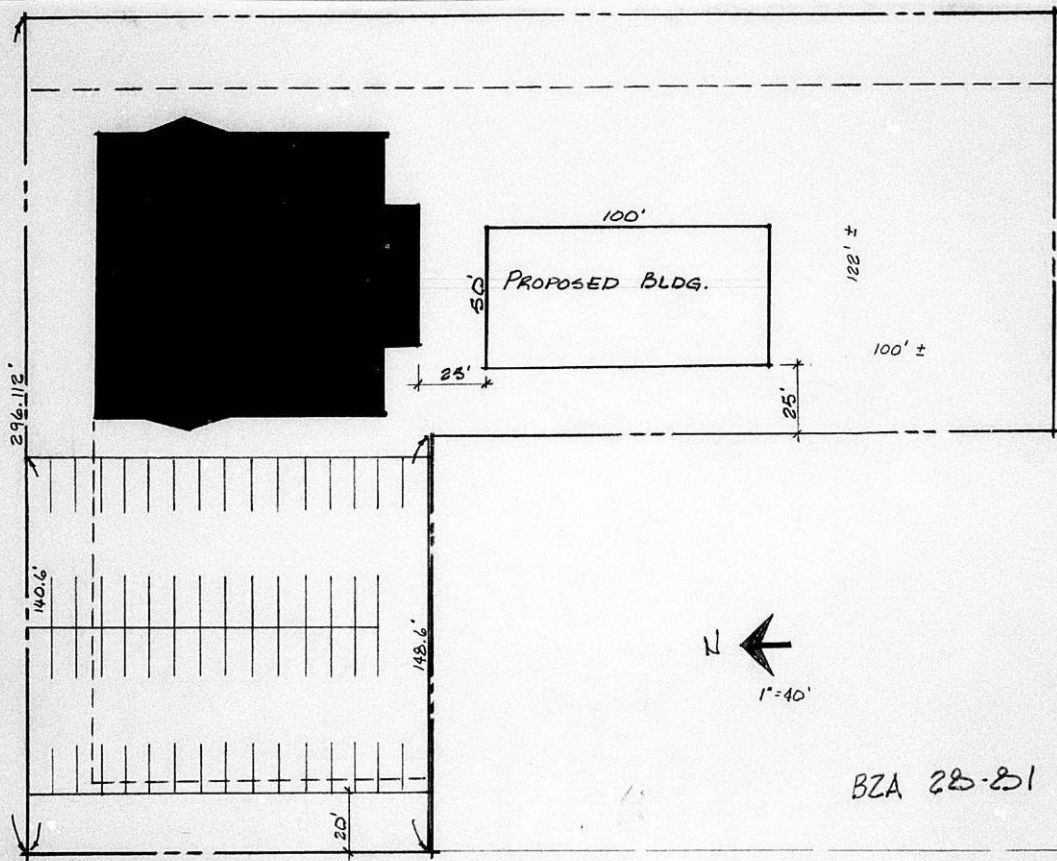
THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Gable
Vice-President

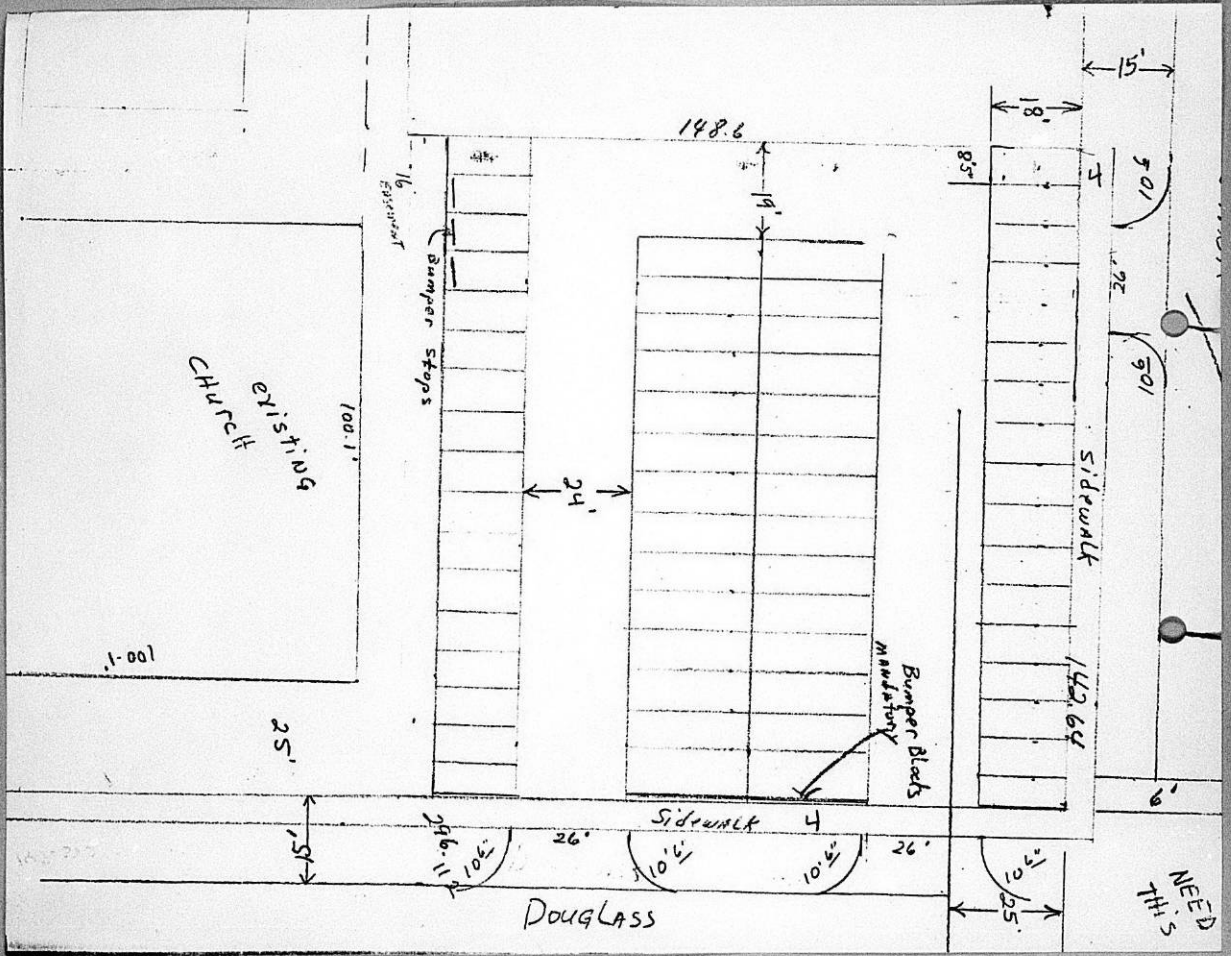
Order No: 299777
AP

DOUGLAS AVE.



YOUNG ST.

BZA 22-251



*

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

Roll # 2