

Case No. BZA 30-77 - DALE MANS
requests an exception to permit
the placement of a mobile home on
property generally located on the
east side of Meridian between 45th
and 47th Streets South

ACTION

B2A 30-77 COMMITTEE

Approved

DATE

7-26

M.A.P.C.

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

K3
POSTED
7-8-77
C.H.
SEMP
R.C.I. 4
C.H.
7-28-77

CASE NO. BZA 30-77 - DALE MANS
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and 47th Streets South

Map No. 5342
 Sec. 1B
 Twp. 28
 Range 1E

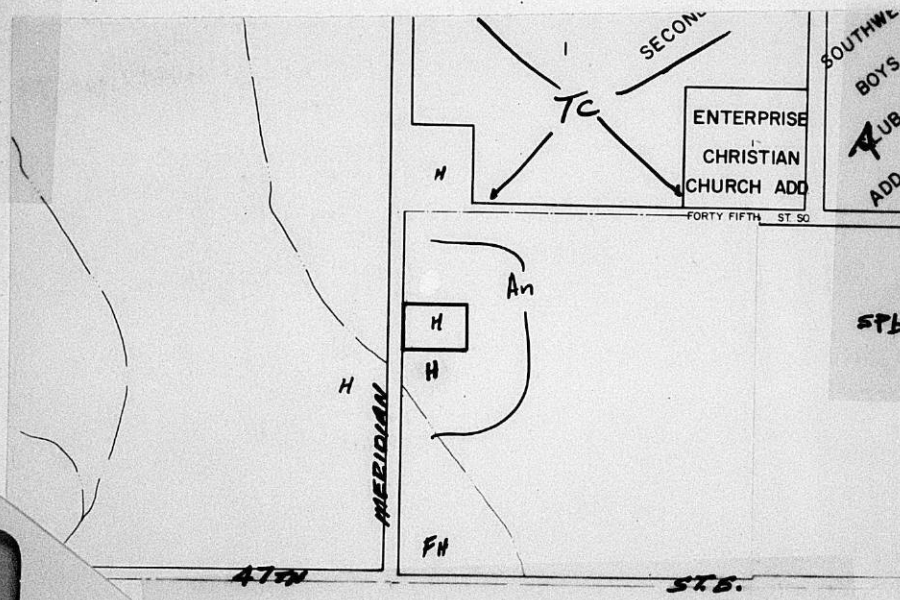
BZA- 30-77
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.89 (165 ft. by 233 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East UNDEVELOPED South UNDEVELOPED
 West UNDEVELOPED North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



HASTINGS, MINN. LOS ANGELES,
 LOGAN OH. WASHINGTON, TX. U. S. A.

Smyland
 No. 2-153C

RESOLUTION NO. BZA 30-77

WHEREAS, Dale Mans, 4636 S. Meridian, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the placement of a mobile home on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

The north half of the west 263.6 feet of the south half of the north half of the southwest quarter of the southwest quarter of Section 18, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. Generally located on the east side of Meridian in an area between 45th and 47th Streets South.

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of July 26, 1977, 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, after public hearing of this application, determined that a hardship does exist inasmuch as the applicant's in-laws are both in poor health and dependent upon the applicant and his wife to care for most of their needs; and

WHEREAS, the Board of Zoning Appeals has authority to permit a mobile home, on property zoned "AA" Single Family, subject to conditions outlined in Title 26, 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 for installation of a mobile home, on property zoned the "AA" Single Family and legally described as follows:

The north half of the west 263.6 feet of the south half of the north half of the southwest quarter of the southwest quarter of Section 18, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. Generally located on the east side of Meridian in an area between 45th and 47th Streets South.

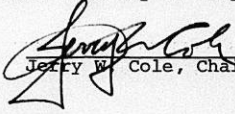
subject to the following conditions:

1. The mobile home may remain on the property only as long as it is occupied by either or both of the applicant's in-laws.
2. The applicant shall report annually, during the first two weeks of January, to the Central Inspection Division, as to whether or not his in-laws are still occupying the mobile home.
3. The location of the mobile home shall conform to all setback and height requirements of the "AA" Single Family Dwelling District and the requirements of Title 26 of the City Code.

ADOPTED AT WICHITA, KANSAS, this 26th day of July, 1977.

ATTEST:


Larry Dobson, Assistant Secretary


Jerry W. Cole, Chairman

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

455 North Main Street
Tenth Floor, City Hall

August 10, 1977

Mr. Dale Mans
4636 South Meridian
Wichita, Kansas 67217

Re: Case No. BZA 30-77
Request for Exception

Dear Mr. Mans:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on Tuesday, July 26, 1977, in connection with your request to permit the establishment of a mobile home on property zoned the "AA" Single Family Dwelling District, and generally located on the east side of Meridian in an area between 45th and 47th Streets.

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

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

Yours very truly,

Larry Dobson
Assistant Secretary

LD:bh

cc: Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Housing and Zoning Administrator

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Tenth Floor, City Hall
455 N. Main Street

July 27, 1977

Mr. Dale Mans
4636 S. Meridian
Wichita, Kansas 67217

Re: Case No. BEA 30-77
Request for Exception

Dear Mr. Mans:

At the regular meeting of the Board of Zoning Appeals on July 26, 1977, your request for an exception to permit the establishment of a mobile home on property zoned the "AA" Single Family Dwelling District, and generally located on the east side of Meridian in an area between 45th and 47th Streets South was considered.

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

1. The mobile home may remain on the property only as long as it is occupied by either or both of the applicant's in-laws.
2. The applicant shall report annually, during the first 2 weeks of January, to the Central Inspection Division, as to whether or not his in-laws are still occupying the mobile home.
3. The location of the mobile home shall conform to all setback and height requirements of the "AA" Single Family Dwelling District and the requirements of Title 26 of the City Code.

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.

Yours very truly,

LD:bh

cc: Don Gisick, City Clerk
Robert Feldner, Supt., Central Insp.
Joe Donnelly, Housing & Zoning Administrator
Larry Dobson, Assistant Secretary

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE July 25, 1977



TO Larry Dobson, Secretariat for BZA
FROM Sarah Gilbert, CPO Administrative Aide
SUBJECT BZA 30-77



At the July 18 meeting of CPO Council Area "C", Dale Mans explained to the Council why he was requesting the exception.

Since it seems necessary for health reasons to have Mrs. Mans' parents closer to the services Mr. and Mrs. Mans are willing to provide for them and since there were no objections from residents in the area, the Council voted unanimously to recommend approval of the request.

Please relay this information to the BZA when the case is considered on July 26.

Thank you.

Sarah Gilbert
Sarah Gilbert
CPO Administrative Aide

SG:rh

SECRETARY'S REPORT
CASE NO. BSA 30-77

APPLICANT: Dale Mans, 4636 S. Meridian, Wichita, Kansas.

AGENT: None

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the establishment of a mobile home on property zoned the "AA" Single Family Dwelling District.

GENERAL LOCATION: East side of Meridian in an area between 45th and 47th Streets South.

LAND USE: Subject property is developed with a mobile home as a single family residence. South is a single family home. East, west, and north are all undeveloped farm land.

ZONING: Subject property is zoned the "AA" Single Family Dwelling District, as are the properties to the north, south and east. Property to the west is located outside of the City limits and is zoned "R-1" Suburban Residential in the County.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.182.3 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the placement of a mobile home on subject property zoned the "AA" Single Family Dwelling District.

The Board of Zoning Appeals has the authority to permit, as an exception, the placement of a mobile home on any property in any district on a temporary basis, provided that the applicant can show due cause that a hardship exists and that this hardship cannot reasonably be alleviated without the granting of this permit.

The applicant is desirous of placing his in-law's mobile home at the southeast corner of subject property. He states that both the father-in-law and mother-in-law are in poor health and unable to do many things for themselves. The father-in-law is 73 years old, has had one leg amputated and has had a stroke. The mother-in-law is 69 years old and just recently had a heart attack. They are unable to go anywhere without transportation and help. They now live approximately 7 miles from the applicant's home, and he would like to move them on to his property so he and his wife can care for them.

SECRETARY'S REPORT

Case No. E3A 30-77

Page 2

Subject property has 165 feet of frontage and is 232 feet deep. The applicant has submitted a site plan showing the proposed location of the mobile home and how it would be connected to electricity, gas, septic system and water supply. The Office of Central Inspection and Health Department have approved the proposed plan.

RECOMMENDATION:

If the Board determines that there is a hardship in this case and that the hardship cannot be reasonably alleviated without the granting of the exception, the following conditions are suggested as conditions of approval:

1. The mobile home may remain on the property only as long as it is occupied by either or both of the applicant's in-laws.
 2. The applicant shall report annually, during the first two weeks of January, to the Central Inspection Division, as to whether or not his in-laws are still occupying the mobile home.
 3. The location of the mobile home shall conform to all setback and height requirements of the "AA" Single Family Dwelling District and the requirements of Title 26 of the City Code.
-

^D notices sent to applicant and adjacent property owners

10 notices sent to MAPC members

1 notice sent to CPO

~~2~~ total notices sent on BZA 30-77, July 5, 1977

21

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

July 5, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 30-77

An application has been filed by Dale Mans, 4636 South Meridian, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the placement of a mobile home on property zoned the "AA" Single Family Dwelling District and legally described as follows:

The north half of the west 263.6 feet of the south half of the north half of the southwest quarter of the southwest quarter of Section 18, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. Generally located on the east side of Meridian in an area between 45th and 47th Streets South.

This application has been assigned Case No. BZA 30-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 26, 1977, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant DALE MANS
Mailing Address 4636 S. MERIDIAN Phone 5247850
Name of Authorized Agent _____
Mailing Address _____ Phone _____
Relationship of applicant to property is that of DALE MANS
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of 14 X 70 MOBILE HOME RT on property zoned AA, located 4636 S. MERIDIAN and legally described as: N 1/2 W 263.1 FT S 1/2 N 1/2 SW 1/4 SW 1/4 SEC 18-28-1E, in the City of Wichita.

- 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 all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
 - 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.

Applicant Dale Mans

Authorized Agent _____

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 445 (a.m. - P.M.), 6-27, 19 77, together with appropriate fee of \$50.00

subj. to receiving abstract list by

T9-403 6-29-77

Signed Larry Dobson

5342

E. side of Meridian in an area between 45th and 47th streets South

City planing dept
zone change but to Ward ship

6/27/77
Dale Mans

I would like to request permission
to move my Father & Mother home
on my property at 4636 S. Meridian
due to their age and conditions.

Father & Mother is 73 years old and has
had to have one leg amputated and
at some time have plastic tube put
in to replace right arduary. He also
had a stroke and is unable to do
hardly anything.

Mother & Mother is 69 years old and had
a heart attack after much age and
is unable to do her house work or
much of any thing.

With these conditions where my mother
is able to get to store or any where
without transportation and help. we
feel that it has become necessary to
see if we can move them on our
property so we can see after them
more closely.

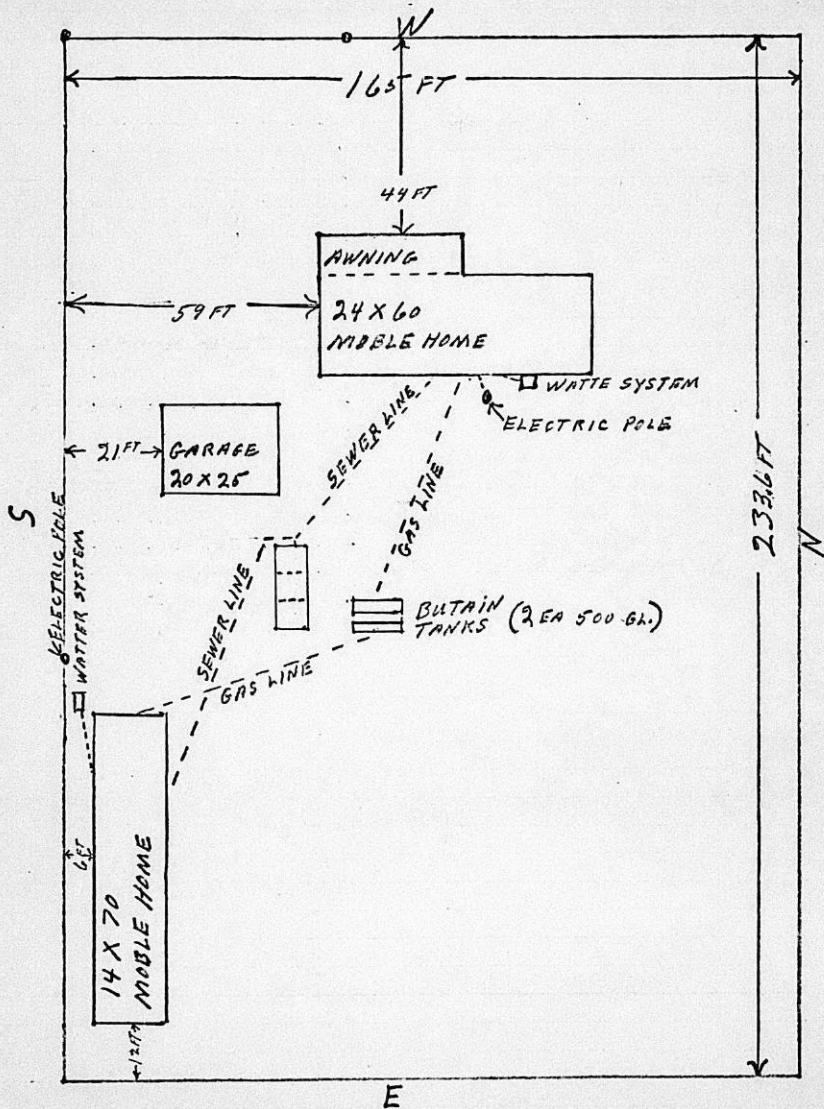
Dale Mans
5247850

7 miles away now
Storms

4636 S. MERIDIAN
DALE MANS (5247850)

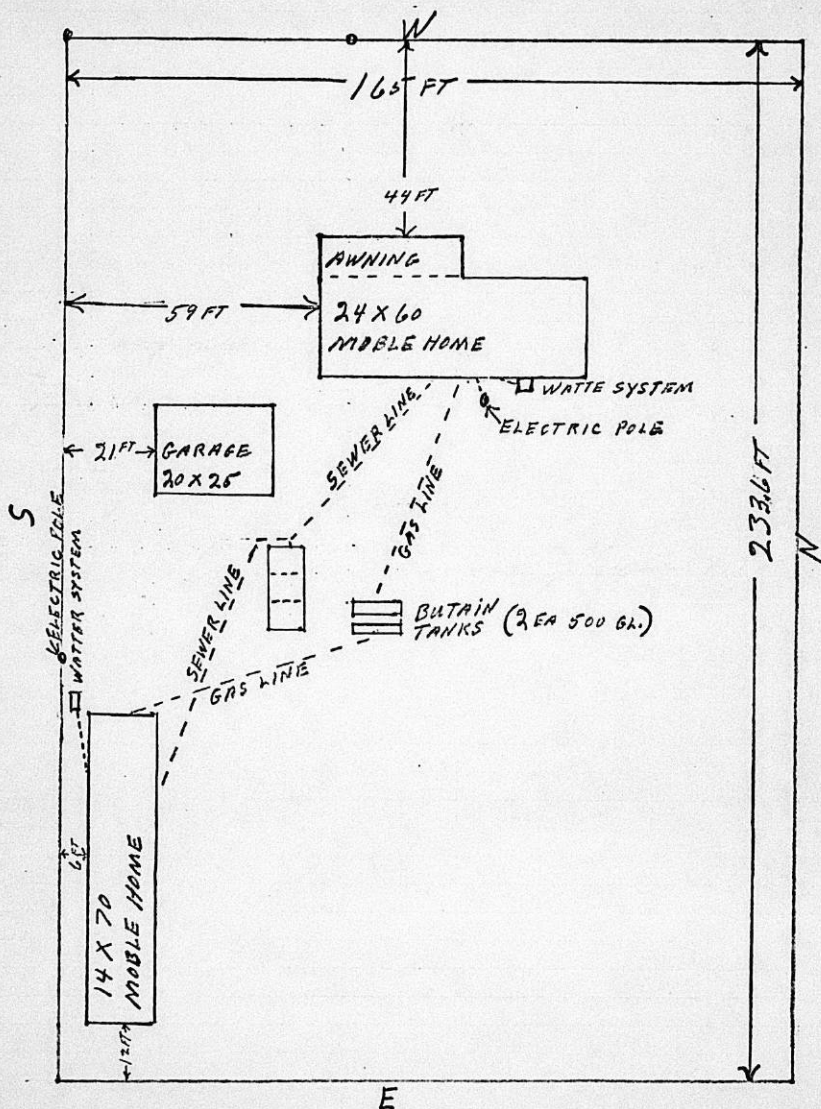
6-11-77

(1" = 25')



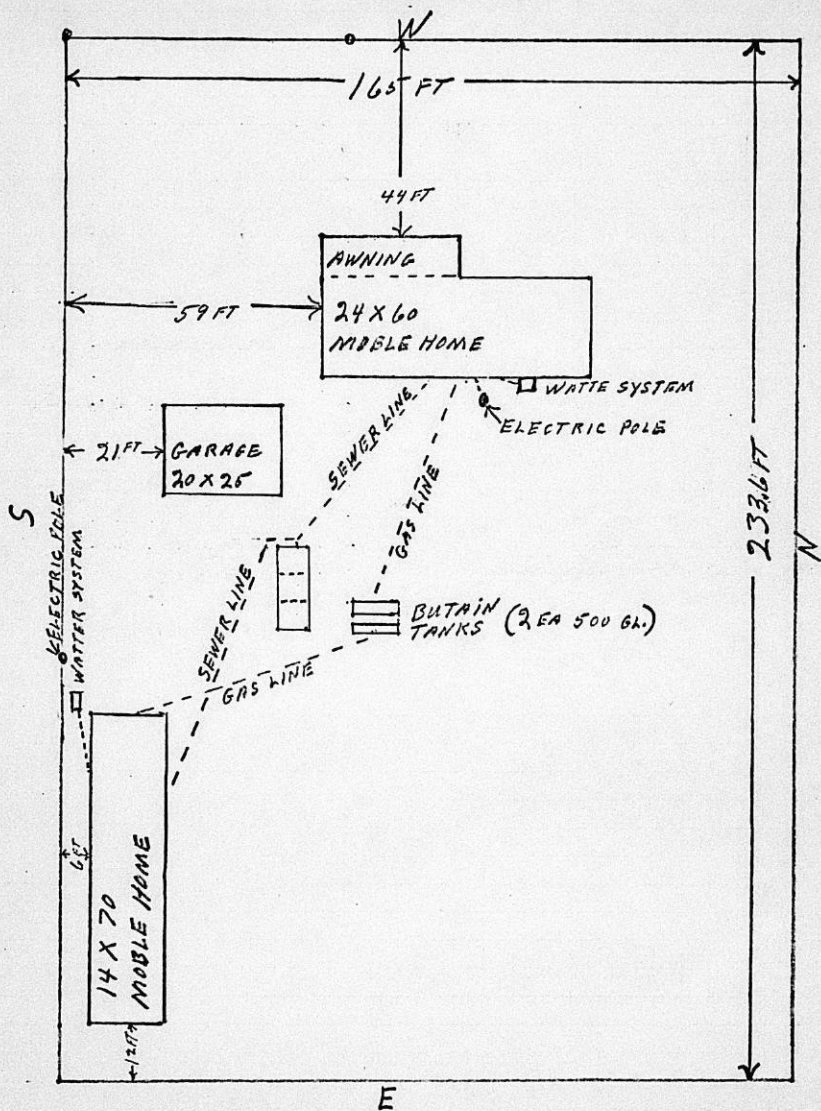
4636 S. MERIDIAN
DALE MANS (5247850)

6-11-77
(1" = 25')



B2/A 30-77

4636 S. MERIDIAN
DALE MANS (5247850) 6-11-77
(1" = 25')



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

All of the owners within 200 feet of:

The North Half of the West 263.6 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.



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

<u>TRACT DESCRIPTION</u>	<u>OWNER & ADDRESS</u>
The North Half of the West 263.6 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 28 South, Range 1 East of the 6th P.M., Sedg. Co., Ks.	✓ Willie D. & LaVona M. Mans 4636 South Meridian Wichita, Kansas 67217
South Half of the West 263.6 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 28 South, Range 1 East	✓ Ernie W. & Alice B. Meeks 4650 South Meridian Wichita, Kansas 67217
North Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.	✓ Herbert Virgil & Lena P. Peebler 4756 South Meridian Wichita, Kansas 67217


 COMPANY, INC.



-2-

TRACT DESCRIPTIONOWNER & ADDRESS

North 185 feet of the South 340 feet of the West 281 feet of the North Half of the Southwest Quarter of Section 18, Township 28 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas.

Frank Lohkamp
4351 South Meridian
Wichita, Kansas 67217
✓ Tax Notice sent to:
% John Downer
✓ 4540 South Meridian
Wichita, Kansas 67217

Tract described as beginning at a point 50 feet East and 30 feet North of the Southwest corner of the North Half of the Southwest Quarter of Section 18, Township 28 South, Range 1 East, thence East a distance of 231.4 feet, thence North 125 feet, thence West 231.4 feet, thence South 125 feet, to point of beginning.

Francis D. & Joann Lohkamp
✓ 4560 South Meridian
Wichita, Kansas 67217

Lot 1, ORINDGREFF 2ND ADDITION

Harold J. & Eva A. Orindgreff
✓ 1756 North Young
Wichita, Kansas 67212



South 200 feet of the East 200 feet of the North Half of the Southeast Quarter of Section 13, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.

W. W. Garvey Trust Number Three
W. W. Garvey Trust Number Four
Emily J. G. Bonavia
✓ % Edmund R. Learned
R. H. Garvey Building
Wichita, Kansas 67202

The North 30 acres of the East Half of the South Half of the Southeast Quarter of Section 13, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.

Patricia J. & Richard L. Mills
✓ 4659 South Meridian
Wichita, Kansas 67217

Dated at Wichita, Kansas, this 28th day of June, 1977, at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

By

Asst. Sec. *Anita Gray*

Tracer No. 39306

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.
Cil Wall	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
B21 Excavation	25000

Name: Dale Mann
 Address: 4636 S. Woodbine
 Type: M 407123 Due Date: _____
 Comments: _____

Date: 6-27-77 By: ld