

BZA 31-64 - David W. Randel re-
quests variance to allow deletion
of 5 parking spaces for property
at 1404 S. Seneca

ACTION

DATE *6-23-64*
COMMITTEE *App*

M.A.P.C. _____

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

July 6, 1964

Mr. Owen J. Redmond, Jr., Attorney
619 West Douglas
Wichita, Kansas

Dear Mr. Redmond:

Re: Case No. BZA 31-64

On June 25, 1964, we advised you that the Board of Zoning Appeals had approved your application for a variance of off-street parking requirements in connection with the construction of an addition to a hardware store located at the southeast corner of Dooley and Seneca.

We also advised that the Board's decision might be appealed to the City Commission provided that such appeal was filed on or before July 3, 1964. The City Clerk has advised that no appeal was filed on or before that date, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ber

Attachment

cc: David W. Randel
1404 South Seneca

Glen Lytle, Superintendent
of Central Inspection

R E S O L U T I O N N O . B Z A 31-64

WHEREAS, David W. Randel, 1404 South Seneca, Wichita, Kansas, by Owen J. Redmond, Jr., Attorney, 619 West Douglas, Wichita, Kansas, requests a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, from the requirement of 27 off-street parking spaces under Section 28.04.140, Code of the City of Wichita, Kansas, to 22 off-street parking spaces, in connection with the construction of an addition to the hardware store now located on property legally described as follows:

Lots 27, 28, 29 and 30, Franklin Yike Addition,
in the City of Wichita, Sedgwick County, Kansas,

and generally located on the east side of Seneca in an area north of Harry Street; and

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, in regular meeting consider said application on the 23rd day of June, 1964; and

WHEREAS, the Board of Zoning Appeals has found that the request for a variance arises from a condition which is found to be unique and not ordinarily found in the same zoning district inasmuch as the Board of Zoning Appeals has on several occasions in the past considered uniqueness as to the use of property rather than its physical characteristics, and hardware stores, furniture stores and similar type uses do not create as much traffic as drive-in restaurants, drive-in banks, etc., and consequently less off-street parking is required; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, as approved, will not adversely affect the rights of adjacent property owners inasmuch as none appeared in protest and adequate bumper guards will be provided to prevent overhang of automobiles beyond property lines of subject property; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the applicant in view of the fact that the addition will be used as a stock room and no additional space is going to be utilized for retail sales; and

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

WHEREAS, as shown above, each of the four conditions required by Section 2.12.590.2, 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 the variance from 27 to 20 off-street parking spaces be granted, subject to the following conditions and requirements:

1. The existing curb cut approaches on the north and south sides of the existing parking lot shall be eliminated and a new 24-foot curb cut approach shall be constructed on Seneca in line with the 24-foot driveway. The new 24-foot curb cut approach shall be constructed from a point 19 feet south of the south line of the existing hardware store to a point 19 feet north of the south property line.


2. The new 24-foot curb cut approach shall be constructed prior to the time the proposed addition to the building is occupied.
3. The new curb cut (including the elimination of the two existing curb cuts) shall be constructed without cost to the City of Wichita or any public utility.
4. All off-street parking spaces, as shown on the plan, shall be widened from 8 feet 6 inches to 9 feet, and shall be 19 feet in length.
5. The two off-street parking spaces in front of the new addition, as shown in the plot plan, shall be eliminated.
6. The existing concrete block structure used for storage of sand on the south property line toward the east end of the lot, shall be eliminated in order to provide for two additional off-street parking spaces.
7. The variance shall be from 27 to 20 spaces rather than from 27 to 22 off-street parking spaces, due to the fact that two spaces in front of the new addition have been eliminated.
8. All parking spaces shall have adequate markings for channelization and movement of vehicles.
9. A new plot plan showing all the changes made in Items 1 through 8 shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for construction of the new addition. The plot plan shall also contain the width and length of all off-street parking stalls and the width of all driveways and curb cuts.

ADOPTED at Wichita, Kansas, this 23rd day of June, 1964.



Claude Moore, Vice Chairman

ATTEST:


Jack H. Galbraith, Secretary

R E S O L U T I O N N O . B Z A 3 1 - 6 4

WHEREAS, David W. Randel, 1404 South Seneca, Wichita, Kansas, by Owen J. Redmond, Jr., Attorney, 619 West Douglas, Wichita, Kansas, requests a Variance pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, from the requirement of 27 off-street parking spaces under Section 28.04.140, Code of the City of Wichita, Kansas, to 22 off-street parking spaces, in connection with the construction of an addition to the hardware store now located on property legally described as follows:

Lots 27, 28, 29 and 30, Franklin Yike Addition,
in the City of Wichita, Sedgwick County, Kansas,

and generally located on the east side of Seneca in an area north of Harry Street; and

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, in regular meeting consider said application on the 23rd day of June, 1964; and

WHEREAS, the Board of Zoning Appeals has found that the request for a variance arises from a condition which is found to be unique and not ordinarily found in the same zoning district inasmuch as the Board of Zoning Appeals has on several occasions in the past considered uniqueness as to the use of property rather than its physical characteristics, and hardware stores, furniture stores and similar type uses do not create as much traffic as drive-in restaurants, drive-in banks, etc., and consequently less off-street parking is required; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, as approved, will not adversely affect the rights of adjacent property owners inasmuch as none appeared in protest and adequate bumper guards will be provided to prevent overhang of automobiles beyond property lines of subject property; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the applicant in view of the fact that the addition will be used as a stock room and no additional space is going to be utilized for retail sales; and

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

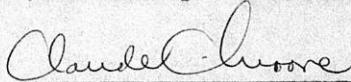
WHEREAS, as shown above, each of the four conditions required by Section 2.12.590.2, Code of the City of Wichita to be present before a variance can be granted, has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that the variance from 27 to 20 off-street parking spaces be granted, subject to the following conditions and requirements:

1. The existing curb cut approaches on the north and south sides of the existing parking lot shall be eliminated and a new 24-foot curb cut approach shall be constructed on Seneca in line with the 24-foot driveway. The new 24-foot curb cut approach shall be constructed from a point 19 feet south of the south line of the existing hardware store to a point 19 feet north of the south property line.


2. The new 24-foot curb cut approach shall be constructed prior to the time the proposed addition to the building is occupied.
3. The new curb cut (including the elimination of the two existing curb cuts) shall be constructed without cost to the City of Wichita or any public utility.
4. All off-street parking spaces, as shown on the plan, shall be widened from 8 feet 6 inches to 9 feet, and shall be 19 feet in length.
5. The two off-street parking spaces in front of the new addition, as shown in the plot plan, shall be eliminated.
6. The existing concrete block structure used for storage of sand on the south property line toward the east end of the lot, shall be eliminated in order to provide for two additional off-street parking spaces.
7. The variance shall be from 27 to 20 spaces rather than from 27 to 22 off-street parking spaces, due to the fact that two spaces in front of the new addition have been eliminated.
8. All parking spaces shall have adequate markings for channelization and movement of vehicles.
9. A new plot plan showing all the changes made in Items 1 through 8 shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for construction of the new addition. The plot plan shall also contain the width and length of all off-street parking stalls and the width of all driveways and curb cuts.

ADOPTED at Wichita, Kansas, this 23rd day of June, 1964.



Claude Moore, Vice Chairman

ATTEST:



Jack H. Galbraith, Secretary

June 25, 1964

Mr. Owen J. Redmond, Jr., Attorney
619 West Douglas
Wichita, Kansas

Dear Mr. Redmond:

Re: Case No. BZA 31-64

This is to advise you that at its regular meeting of June 23, 1964, the Board of Zoning Appeals of the City of Wichita considered your request for a variance to allow 22 off-street parking spaces rather than 27 as required under the ordinance, in connection with the construction of an addition to a hardware store, generally located at the southeast corner of Dooley and Seneca.

After discussion and consideration, it was the action of the Board of Zoning Appeals to approve this request subject to the following conditions and requirements:

1. The existing curb cut approaches on the north and south sides of the existing parking lot shall be eliminated and a new 24-foot curb cut approach shall be constructed on Seneca in line with the 24-foot driveway. The new 24-foot curb cut approach shall be constructed from a point 19 feet south of the south line of the existing hardware store to a point 19 feet north of the south line of the property.
2. The new 24-foot curb cut approach shall be constructed prior to the time the proposed addition to the building is occupied.
3. The new curb cut shall be constructed without cost to the City of Wichita or any public utility.
4. All off-street parking spaces, as shown on the plan, shall be widened from 8 feet 6 inches to 9 feet, and shall be 19 feet in length.

Page 2 - Owen J. Redmond, Jr.
June 25, 1964

5. The two off-street parking spaces in front of the new addition, as shown in the plot plan, shall be eliminated.
6. The existing concrete block structure used for storage of sand on the south property line toward the east end of the lot, shall be eliminated in order to provide for two additional off-street parking spaces.
7. The variance shall be from 27 to 20 spaces rather than from 27 to 22 off-street parking spaces, due to the fact that two spaces in front of the new addition have been eliminated.
8. A new plot plan showing all the changes made in items 1, 2, 3, 4 and 5, shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for construction of the new addition. The plot plan shall also contain the width and length of all off-street parking stalls and the width of all driveways and curb cuts.
9. All parking spaces shall have adequate markings for channelization and movement of vehicles.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before July 3, 1964.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If none has been filed on or before the above date, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: David W. Randel, 1404 South Seneca
Glen Lytle, Superintendent of Central Inspection
Robert G. Finch, City Clerk

OWEN J. REDMOND, JR.
ATTORNEY AT LAW
616 WEST DOUGLAS
WICHITA 18, KANSAS
May 27, 1964

TELEPHONE
AMHERST 7-0828



Wichita Sedgwick County Planning Commission
City Building Annex
Main & Douglas
Wichita, Kansas

Re: Application for Variance, David
W. Randel

Dear Sirs:

Reference is made to the application for variance heretofore filed for the property at 1404 South Seneca, Wichita, Kansas, and the following is submitted for your consideration.

"That the variance desired arises from some condition which is not ordinarily found in the same building district" Prior to the application for additional construction on the building at 1404 South Seneca, Wichita, Kansas, the petitioner, David W. Randel, was engaged in the hardware business and also as a contractor in the building of service stations. Because of the gas wars in this area, the building of service stations has come to a halt and Mr. Randel has been required to look to his hardware store only for his source of income.

The hardware store located above has adequate parking space under the city ordinance for the building as it then existed. However, due to the fact that hardware stores do not require parking spaces that other businesses, such as grocery stores require, and the hardware store as situated here, has had an increase in the assessed valuation, and when Mr. Randel has to depend solely upon his hardware store, he needs additional space for stocking of items held for sale and the additional stocking only will supplement the stock as it now exists and will not cause an increase in the number of parked cars in the area for which a variance is desired, and under all of the conditions, the variance requested,

the number of parking spaces which can be provided will be adequate to handle the flow of traffic in and to this hardware store. It should be noted here that no parking is allowed on the street immediately adjacent to the store.

At the granting of the permit for the variance will not adversely affect the rights of adjacent property owners and residences.

The property immediately to the west is Seneca Street upon which no parking is permitted. The property to the North is a barber shop and is completely blocked from this property by the fact that this property is built up to the North and there can be no ingress or egress from the barber shop property here. To the East is valley, and across that is a trucking firm and a steel fence is erected around the trucking firm parking lot, and to the South is a private residence, and there is a steel fence erected between the parking lot of the hardware store immediately to the South of this residence which would be no adverse effect to the granting this variance to the property either to the North or to the South, as the parking is adequate and no parking is allowed on Seneca.

That the strict application of the enforcement of the zoning ordinance would constitute an unnecessary hardship upon the property owner represented in this appeal.

The strict application and the enforcements of the provisions of the zoning ordinance if applied to this would require either that Mr. Randel terminate his hardware business or that he purchase additional property in order to comply with the provisions of the zoning ordinance and his business would not justify such a purchase at this time. However, if subsequently his business would increase to justify such an expenditure, then he will be willing to invest additional funds for the purchase of real property within the six hundred foot area in order to increase his business and comply with the city code, but to ~~make~~ him purchase the said property at this time would work an undue hardship upon him at the business at the location where it is at the present time.

That the variance desired is not against the public interest as the business operated here is a hardware store running on Seneca Street which has no parking and to allow

the variance for a hardware store would not be against the public interest and would not be a precedent established that would apply to other businesses but simply to hardware stores and said variance would, in fact, be to the public interest as it would promote the hardware business of Mr. Randel on South Seneca.

Respectfully submitted,



Owen J. Redmond, Jr.

OJR/rj

SECRETARY'S REPORT

CASE NO. BZA 31-64

APPLICANT: David W. Randel, 1404 South Seneca

AGENT: Owen J. Redmond, 619 West Douglas

GENERAL LOCATION: Southeast corner of Dewey and Seneca

ZONING: Property in question - "LC"
North - "LC"
East - "E"
South - "LC"
West - "LC"

LAND USE: Property in question - hardware store and parking
North - single family and barber shop
East - motor freightway warehouse and light manufacturing
South - single family
West - single family

REQUEST: Variance pursuant to Section 2.12.590.2, Code of the City of Wichita to allow the applicant to provide 22 off-street parking spaces for his hardware store rather than 27 spaces as required by the Code.

JURISDICTION: The Board has the authority to consider the variance request under Section 2.12.590.2, Code of the City of Wichita. The Board may grant the variance request when all four of the following conditions are found to exist:

1. The variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

COMMENTS BY THE SECRETARY

The applicant has submitted a statement of justification which is included as Attachment #1 to this report. A plot plan showing the parking layout has also been submitted; however, copies of the plan are not being mailed out with this report, but will be available at the hearing for the Board's review.

As indicated on the plot plan, the applicant is proposing to add on to the existing hardware store with a new 43 x 28 foot addition. The applicant is now providing 22 off-street parking spaces for the existing hardware store and will be required to provide 5 additional spaces for the new addition.

As pointed out in the statement of justification, the applicant is of the opinion that 22 off-street parking spaces will be adequate parking facilities for the existing hardware store, including the new addition. It is also pointed out that the new addition will be used as a stock room rather than retail sales space.

In discussing the off-street parking requirements with the Traffic Engineering Division, it was determined that the proposed off-street parking spaces, as shown on the plot plan, should be widened from 8 feet 6 inches to 9 feet, and that the two spaces in front of the new addition should be eliminated, in view of the fact that there is not adequate turning space. It was also determined that the existing curb cuts on the north and south sides of the parking lot should be eliminated and a new 24-foot curb cut should be constructed in the center of the lot on Seneca, so that the curb cuts would be in line with the proposed driveway.

On the south side of the parking lot toward the east end, there is a concrete block structure which is used as a container for sand. The applicant has shown two parking spaces in this location. If the variance is granted, this concrete structure should be eliminated in order to provide for the two parking spaces.

UNIQUENESS

The Secretary is of the opinion that there is nothing which is unique from a physical standpoint as far as this request is concerned. However, on several occasions the Board has considered uniqueness as to the use of the property rather than as to its physical characteristics. Consequently, the Secretary is of the opinion that uniqueness can be found to exist on the basis that hardware stores, furniture stores and similar type uses do not create as much traffic as drive-in restaurants, drive-in banks, etc., and therefore, should not be required to provide as much off-street parking space. Of course, this does depend upon the circumstances in each case.

The Secretary has viewed the property on several occasions and has never seen more than 3 cars parked in this off-street parking lot.

ADJACENT PROPERTY

The Secretary is of the opinion that the granting of the variance should in no way affect adjacent property owners.

HARDSHIP

The Secretary is of the opinion that the applicant would be burdened with unnecessary hardship if the variance is not granted, in view of the fact that the addition will be used as a stock room and no additional space is going to be utilized for retail sales space. Consequently, the demand for off-street parking facilities should not increase.

PUBLIC INTEREST

The Secretary is of the opinion that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION OF THE SECRETARY

Based upon the foregoing review of this case, it is the opinion of the Secretary that all four conditions necessary to the granting of a variance can be found to exist; therefore, it is recommended that the variance from 27 to 20 off-street parking spaces be granted, subject to the following conditions and requirements:

1. The existing curb cut approaches on the north and south sides of the existing parking lot shall be eliminated and a new 24-foot curb cut approach shall be constructed on Seneca in line with the 24-foot driveway. The new 24-foot curb cut approach shall be constructed from a point 19 feet south of the south line of the existing hardware store to a point 19 feet north of the south property line.
2. All off-street parking spaces, as shown on the plan, shall be widened from 8 feet 6 inches to 9 feet, and shall be 19 feet in length.
3. The two off-street parking spaces in front of the new addition, as shown in the plot plan, shall be eliminated.
4. The existing concrete block structure used for storage of sand on the south property line toward the east end of the lot, shall be eliminated in order to provide for two additional off-street parking spaces.

5. The variance shall be from 27 to 20 spaces rather than from 27 to 22 off-street parking spaces, due to the fact that two spaces in front of the new addition have been eliminated.
6. A new plot plan showing all the changes made in items 1, 2, 3, 4 and 5, shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for construction of the new addition. The plot plan shall also contain the width and length of all off-street parking stalls and the width of all driveways and curb cuts.
7. All parking spaces shall have adequate markings for channelization and movement of vehicles.

Attachment #1 - Statement of justification

SECRETARY'S REPORT

CASE NO. BZA 31-64

APPLICANT: David W. Randel, 1404 South Seneca

AGENT: Owen J. Redmond, 619 West Douglas

GENERAL LOCATION: Southeast corner of Dewey and Seneca

ZONING: Property in question - "LC"
North - "LC"
East - "E"
South - "LC"
West - "LC"

LAND USE: Property in question - hardware store and parking
North - single family and barber shop
East - motor freightway warehouse and light manufacturing
South - single family
West - single family

REQUEST: Variance pursuant to Section 2.12.590.2, Code of the City of Wichita to allow the applicant to provide 22 off-street parking spaces for his hardware store rather than 27 spaces as required by the Code.

JURISDICTION: The Board has the authority to consider the variance request under Section 2.12.590.2, Code of the City of Wichita. The Board may grant the variance request when all four of the following conditions are found to exist:

1. The variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

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Case No. BZA 31-64

COMMENTS BY THE SECRETARY

The applicant has submitted a statement of justification which is included as Attachment #1 to this report. A plot plan showing the parking layout has also been submitted; however, copies of the plan are not being mailed out with this report, but will be available at the hearing for the Board's review.

As indicated on the plot plan, the applicant is proposing to add on to the existing hardware store with a new 43 x 28 foot addition. The applicant is now providing 22 off-street parking spaces for the existing hardware store and will be required to provide 5 additional spaces for the new addition.

As pointed out in the statement of justification, the applicant is of the opinion that 22 off-street parking spaces will be adequate parking facilities for the existing hardware store, including the new addition. It is also pointed out that the new addition will be used as a stock room rather than retail sales space.

In discussing the off-street parking requirements with the Traffic Engineering Division, it was determined that the proposed off-street parking spaces, as shown on the plot plan, should be widened from 8 feet 6 inches to 9 feet, and that the two spaces in front of the new addition should be eliminated, in view of the fact that there is not adequate turning space. It was also determined that the existing curb cuts on the north and south sides of the parking lot should be eliminated and a new 24-foot curb cut should be constructed in the center of the lot on Seneca, so that the curb cuts would be in line with the proposed driveway.

On the south side of the parking lot toward the east end, there is a concrete block structure which is used as a container for sand. The applicant has shown two parking spaces in this location. If the variance is granted, this concrete structure should be eliminated in order to provide for the two parking spaces.

UNIQUENESS

The Secretary is of the opinion that there is nothing which is unique from a physical standpoint as far as this request is concerned. However, on several occasions the Board has considered uniqueness as to the use of the property rather than as to its physical characteristics. Consequently, the Secretary is of the opinion that uniqueness can be found to exist on the basis that hardware stores, furniture stores and similar type uses do not create as much traffic as drive-in restaurants, drive-in banks, etc., and therefore, should not be required to provide as much off-street parking space. Of course, this does depend upon the circumstances in each case.

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Case No. BZA 31-68

The Secretary has viewed the property on several occasions and has never seen more than 3 cars parked in this off-street parking lot.

ADJACENT PROPERTY

The Secretary is of the opinion that the granting of the variance should in no way affect adjacent property owners.

HARDSHIP

The Secretary is of the opinion that the applicant would be burdened with unnecessary hardship if the variance is not granted, in view of the fact that the addition will be used as a stock room and no additional space is going to be utilized for retail sales space. Consequently, the demand for off-street parking facilities should not increase.

PUBLIC INTEREST

The Secretary is of the opinion that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION OF THE SECRETARY

Based upon the foregoing review of this case, it is the opinion of the Secretary that all four conditions necessary to the granting of a variance can be found to exist; therefore, it is recommended that the variance from 27 to 20 off-street parking spaces be granted, subject to the following conditions and requirements:

1. The existing curb cut approaches on the north and south sides of the existing parking lot shall be eliminated and a new 24-foot curb cut approach shall be constructed on Seneca in line with the 24-foot driveway. The new 24-foot curb cut approach shall be constructed from a point 19 feet south of the south line of the existing hardware store to a point 19 feet north of the south property line.
2. All off-street parking spaces, as shown on the plan, shall be widened from 8 feet 6 inches to 9 feet, and shall be 19 feet in length.
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Case No. BZA 31-64

5. The variance shall be from 27 to 20 spaces rather than from 27 to 22 off-street parking spaces, due to the fact that two spaces in front of the new addition have been eliminated.
6. A new plot plan showing all the changes made in items 1, 2, 3, 4 and 5, shall be submitted to the Traffic Engineer for his approval prior to the time a permit is issued for construction of the new addition. The plot plan shall also contain the width and length of all off-street parking stalls and the width of all driveways and curb cuts.
7. All parking spaces shall have adequate markings for channelization and movement of vehicles.

Attachment #1 - Statement of justification

CASE NO. BZA ³¹ 64

21 NOTICES MAILED JUNE 5, 1964 FOR MEETING JUNE 23, 1964

David W. Randel
1404 South Seneca

John & Nellie B. McGettrick
1057 North Market

Owen J. Redmond, Jr.
619 West Douglas

Frank T. Frase
1015 Irving

Cities Service Oil Company
202 West First Street

Thomas E. Wilmoth
331 Alice
Haysville, Kansas

Joe Barry aka Joe Berry aka Joseph Theodore Barry &
Delphia Barry
1409 South Seneca

Jones Truck Lines, Inc.
1407 South Walnut

Beulah Shelton
1717 South Market

First National Bank in Wichita, Trustee,
(under agreement with Anna L. Hill)
102 West Douglas

Karl R. and Rose Durfee Smith
2742 East 2nd Street

Rilla Bell Werner
1906 Looman

Nick Waters
1960 North 135th Street West

Ray Maslen; Elza Ray Maslen; Joseph W. Maslen;
Karen Irene Maslen
2219 Wellington Place

Hubert Stunkard
1010 Dooley

Floyd D. & Marie J. DeWitt
3325 South Oak

Orval Glenn & Katherine Barrows
1402 South Seneca

David William & Viola Mae Randel
1404 South Seneca

Earl H. Heinemann, Jr. & Neva Marie Heinemann
1418 South Seneca

Charles E. and Hazel L. Parlier
1420 South Seneca

Ray & Doris Hornbeek
1430 South Seneca

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

June 5, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 31-64

An application has been filed by David W. Randel, 1404 South Seneca, by Owen J. Redmond, Jr., attorney, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a variance to reduce the present requirement of 27 parking spaces to 22 parking spaces, on property legally described as follows:

Lots 27, 28, 29 and 30, Block 13, Franklin Yike Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of Seneca in an area north of Harry Street.

This application has been assigned Case No. BZA 31-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 23, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

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

June 5, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 31-64

An application has been filed by David W. Randel, 1404 South Seneca, by Owen J. Redmond, Jr., attorney, pursuant to Section 2.12.590.2, Code of the City of Wichita, requesting a variance to reduce the present requirement of 27 parking spaces to 22 parking spaces, on property legally described as follows:

Lots 27, 28, 29 and 30, Block 13, Franklin Yike Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the east side of Seneca in an area north of Harry Street.

This application has been assigned Case No. BZA 31-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 23, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 31-64
FILED 5-26-64

APPLICATION FOR VARIANCE

I. Name of Applicant David W. Randel
Mailing Address 1404 South Seneca, Wichita, Kansas Phone AM 5-4321
Name of Authorized Agent Owen J. Redmond, Jr.
Mailing Address 619 West Douglas, Wichita Phone Am 7-0233
Relationship of applicant to property is that of Owner
(owner, tenant, lessee, other)

II. The variance requested is Planned improvements require 27 parking spaces and only 22 are available, and it is requested that five (5) spaces be deleted
for property located 1404 South Seneca, Wichita, Kansas

and legally described as: Lots 27, 28, 29 and 30 in Block 13, Franklin Yike Addition to Wichita, Sedgwick County, Kansas
in the City of Wichita; and which is presently zoned LC
(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.

David W. Randel
Applicant
Owen J. Redmond, Jr.
Authorized Agent

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, _____ (a.m. - p.m.), _____, 19____, together with appropriate fee of \$50.00.

T21-402



Signed _____

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

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Mailing Address 1404 South Seneca, Wichita, Kansas Phone AM 5-4321

Name of Authorized Agent Owen J. Redmond, Jr.

Mailing Address 619 West Douglas, Wichita Phone AM 7-0233

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David W. Randel
Applicant
Owen J. Redmond, Jr.
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, _____ (a.m. - p.m.), _____, 19____, together with appropriate fee of \$50.00.

CERTIFICATE OF OWNERSHIP

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Callahan Guarantee Title Co., Inc., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the office of the Register of Deeds, Sedgwick County, Kansas, of:

Lots 27, 28, 29, and 30, in Block 13, Franklin Yike Addition to Wichita, Sedgwick County, Kansas;

and the property within a 200 foot radius thereof.

Description	Owner
In Franklin Yike Addition to Wichita	
Block 12:	
Lots 13 & 14, 15 & 16	✓ Hubert Stunkard 1010 Dooley
Lots 17 & 18	✓ Nick Waters 1960 North 135 Street West
Lots 19 & 20	✓ Karl R. Smith & Rose Durfee Smith 2742 East 2nd Street
Block 13:	
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10	✓ Jones Truck Lines, Inc. 1407 South Walnut
Lots 11 & 12	✓ Thomas E. Wilmoth 331 Alice, <i>Haysville</i>
Lots 13 & 14	✓ Frank T. Frase 1015 Irving
Lots 19 & 20	✓ John McGettrick & Nellie B. McGettrick 1057 North Market
Lots 21 & 22	✓ Ray Hornbeek and Doris Hornbeek 1430 South Seneca
Lots 23 & 24	✓ Charles E. Parlier & Hazel L. Parlier 1420 South Seneca
Lots 25 & 26	✓ Earl H. Heinemann, Jr., & Neva Marie Heinemann 1418 South Seneca
Lots 27 & 28, 29 & 30	✓ David William Randel & Viola Mae Randel 1404 South Seneca
Lots 31 & 32	✓ Orval Glenn Barrows & Katherine Barrows 1402 South Seneca

Description	Owner
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In East University Addition to Wichita

Block A:

Lots 13 & 14	✓ Floyd D. DeWitt & Marie J. DeWitt 3325 South Oak
Lots 15 & 16	C. L. Donner & Bessie Donner No Address <i>no address found</i>

Block F:

Lots 1 & 2	✓ Ray Maslen; Elza Ray Maslen; Joseph W. Maslen; ✓ Karen Irene Maslen, 2219 Wellington Place, and ✓ Rilla Bell Werner, 1906 Looman
Lots 3 & 4	✓ First National Bank in Wichita, Trustee, (under agreement with Anna L. Hill) 102 West Douglas
Lots 5 & 6	✓ Beulah Shelton 1717 South Market
Lots 7, 8, 9 & 10	✓ Joe Barry aka Joe Berry aka Joseph Theodore Barry, & Delphia Barry 1409 South Seneca
Lots 11 & 12	Marguerite Perry <i>no address found</i> No Address
Lots 13 & 14	✓ Cities Service Oil Company 202 West First Street

WITNESS our Hand and Seal at Wichita, Kansas, this 20th day of May, 1964, at 7:00 o'clock A. M.

CALLAHAN GUARANTEE TITLE CO., INC.

By *John DeWitt*
Vice President

No. 743

Form 22-21

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		

DESCRIPTION	AMOUNT

Name _____

Address _____

Type _____

Due Date _____

Comments: _____

Date _____

By _____

See

Traffic Engineer.

change front entrance to
center & one approach.
Widen stalls to 9' then 24' between
would suffice.

27 spaces needed - if lease agreement
with Jones is provided for remaining
spaces they must be surfaced as per
ordinance.

1407 Walnut was built 1958 &
parking space of 1 to 3 employees
was required @ that time.

David Smith

*

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