

Case No. BZA 56-77 - Immanuel Lutheran Church requests a variance to reduce the required front yard setback from 20 to 0 feet for off-street parking purposes only on property generally

POSTED  
1-10-78  
✓ 200 - MAP  
✓ 100 - C.I.  
✓ 5-4-78

ACTION

DATE

*Approved* 1-24-78

BZA 56-77 COMMITTEE

M.A.P.C.

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

G4

Map No. 5446  
Sec. 29  
Twp. 27  
Range 7E

BZA- 56-77  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.83 ( 140 ft. by 260 f
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FAM South Single and R-3  
West SINGLE FAM North CHURCH
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: \_\_\_\_\_
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 22, 1978

TO Robert Feldner, Superintendent of Central  
Inspection  
FROM Larry Dobson, Assistant Secretary, Board  
of Zoning Appeals  
SUBJECT Non-compliance with Board of Zoning Appeals  
Conditions

On a recent field check, taken May 17, 1978, the following items were observed to be in apparent violation of BZA action:

1. Case No. BZA 20-77, Mt. Olivet Methodist Church, 3515 South Elizabeth; conditions numbered (2), (4) and (5) of the approved resolution have not been complied with. These conditions deal with landscaping and fencing of a parking area.
2. Case No. BZA 25-77, Omega Landowners Association, c/o Cornelia Calvert, 6032 Legion; this was a case denied by the BZA wherein the applicants were requesting a variance of the screening requirement adjacent to the east property line for a group of sorority houses located at the northwest corner of 21st and Bluff. At least two of the sororities are occupied and no screening has been provided. You received a copy of Robert Lakin's January 26, 1978 response to Randy Putnam concerning a landscape plan submitted to comply with the screening requirements. As of this date we have not received a revised landscape plan for consideration.
3. Case No. BZA 33-77, Plymouth Congregational Church, 202 North Clifton (original applicant was Jo Zakas), for property at the southwest corner of First Street and Clifton; condition number (3) of the approved resolution has not been complied with relative to the planting of trees in the street right-of-way along First and Clifton.
4. Case No. BZA 56-77, Immanuel Lutheran Church, 909 S. Market; landscaping required by condition number (2) of the approved resolution has not yet been planted and a three foot high fence along the east 20 feet of the south property line has not been installed as required by condition number (5).

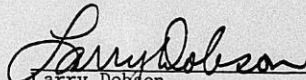
Each of the above stated cases involves non-compliance with landscaping requirements imposed by the Board of Zoning Appeals. If planting of materials is not accomplished immediately, we will be faced with waiting until fall for much of the planting. Would appreciate your taking whatever action is necessary to assure that

Robert Feldner, Superintendent of Central Inspection  
Page 2  
May 22, 1978

the stated areas of non-compliance are brought into compliance with the official resolutions of the Board or in the case of BZA 25-77, that the screening requirements of the ordinance be enforced.

If you have any questions or if I can of any assistance to your staff, please advised.

Sincerely yours,



Larry Dobson  
Assistant Secretary  
Board of Zoning Appeals

LD:bh

cc: Joe Donnelly, Housing and Zoning Administrator

Board of Zoning Appeals

March 6, 1978

Mr. Ted Dankert  
1948 S. Volusia  
Wichita, Kansas 67211

Re: Landscape Plan Associated with Case No.  
BZA 56-77

Dear Mr. Dankert:

I am in receipt of two copies of a landscape plan associated with Case No. BZA 56-77. The Secretary of the Board of Zoning Appeals has reviewed your plan and suggests that you may want to substitute one of the euonymous evergreen shrub varieties for the bridal wreath spirea, which is a deciduous shrub. However, he has approved your plan as submitted and I am forwarding an approved copy of the plan to the Superintendent of Central Inspection.

The planting of the described landscape plan should occur prior to or simultaneous to the paving of the church parking lot.

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

Sincerely yours,

Larry Dobson  
Assistant Secretary

LD:bh

cc: Immanuel Lutheran Church, 909 S. Market, 67211  
Robert Feldner, Supt., Central Inspection

RESOLUTION NO. BZA 56-77

WHEREAS, Immanuel Lutheran Church, 909 South Market, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 91, Lee's Second Addition, and odd numbered lots 93 through 103, on Market, Lee's Addition and surplus adjacent to Lot 91 on the south, Wichita, Sedgwick County, Kansas. Generally located on the west side of Market in an area between Indianapolis and Gilbert.

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 January 24, 1978, 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 church is desirous of providing additional off-street parking in an attempt to improve the on-street parking situation in the neighborhood; and the unavailability of vacant land in the older established neighborhood makes it necessary to fully utilize what land is available; 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 increase of off-street parking will outweigh the loss of some landscaping if the setback is reduced to only 10 feet and the 10 feet is properly landscaped; 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 church is attempting to maximize the utilization of their site so that on-street parking in the neighborhood can be reduced; 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 10 feet will be retained as a landscaped area; 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 a 10 foot landscaped setback will be maintained; 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 required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

Lot 91, Lee's Second Addition, and odd numbered lots 93 through 103, on Market, Lee's Addition and surplus adjacent to Lot 91 on the south, Wichita, Sedgwick County, Kansas. Generally located on the west side of Market in an area between Indianapolis and Gilbert.

be approved subject to the following conditions:

1. The front yard setback shall be reduced from 20 feet to 10 feet for off-street parking purposes only, with no permanent structures erected thereon.
2. The 10 foot setback described in Condition #1 shall remain unpaved except for driveway approaches and shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition. Two copies of a detailed landscape plan of the 10 foot front yard setback shall be submitted to the Secretary of the Board for his approval prior to this Resolution becoming effective.
3. Existing driveways not incorporated into the proposed parking plan shall be removed and the curb returned.
4. All parking spaces and circulation aisles shall be paved with asphalt or concrete and maintained in good condition.
5. A 6 to 8 foot high solid fence constructed of staggered or louvered redwood or cedar shall be constructed along the south property line, except it shall be reduced to 3 foot in height for the east 20 feet.

ADOPTED AT WICHITA, KANSAS, this 24th day of January, 1978.

  
James Richardson, Chairman

ATTEST:

  
Larry Dobson, Assistant Secretary

~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

Tenth Floor, City Hall  
455 North Main Street

January 31, 1978

Mr. T. J. Dankert  
1948 S. Volusia  
Wichita, Kansas 67211

Re: Case No. BZA 56-77  
Request for Variance

Dear Mr. Dankert:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 24, 1978, in connection with your request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and generally located on the west side of Market in an area between Indianapolis and Gilbert.

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 information and files.

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

Very truly yours,



Larry Dobson  
Assistant Secretary

LD:bh  
cc: Immanuel Lutheran Church, 909 S. Market, 67211  
Don Gisick, City Clerk  
Joe Donnelly, Housing and Zoning Administrator  
Robert Feldner, Supt., Central Inspection

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE January 18, 1978



TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 56-77 (909 South Market)

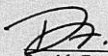
At their January 16, 1978, meeting, members of CPO Council "L" discussed the captioned case. It was the Council's unanimous decision to not oppose granting of the variance on the grounds that the reduced setback would have little effect on the neighborhood.

Please supply this comment to the Board of Zoning Appeals when they consider the case on January 24.

*Gail Williams*  
Gail Williams  
CPO Administrative Aide

CW:rh

NOTED:

  
David Furnas  
CPO Coordinator



January 25, 1978

Mr. T. J. Dankert  
1948 S. Volutsia  
Wichita, Kansas 67211

Re: Case No. BZA 56-77  
Request for Variance

Dear Mr. Dankert:

At the regular meeting of the Board of Zoning Appeals on January 24, 1977, your request for a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only on property zoned the "B" Multiple Family Dwelling District, and generally located on the west side of Market in an area between Indianapolis and Gilbert was considered.

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

1. The front yard setback shall be reduced from 20 feet to 10 feet for off-street parking purposes only, with no permanent structures erected thereon.
2. The 10 foot setback described in Condition #1 shall remain unpaved except for driveway approaches and shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition. Two copies of a detailed landscape plan of the 10 foot front yard setback shall be submitted to the Secretary of the Board for his approval prior to this Resolution becoming effective.
3. Existing driveways not incorporated into the proposed parking plan shall be removed and the curb returned.
4. All parking spaces and circulation aisles shall be paved with asphalt or concrete and maintained in good condition.
5. A 6 to 8 foot high solid fence constructed of staggered or louvered redwood or cedar shall be constructed along the south property line, except it shall be reduced to 3 foot in height for the east 20 feet.

T. J. Dankert  
1-25-78

6. ~~A 3 foot high fence constructed of the same material used for condition #5 shall be erected along the 10 foot setback line except for the points of ingress and egress.~~

NOTE: Screening along the west property line may also be a requirement of obtaining a building permit for the proposed canopy.

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

If you have any questions, please call our office.

Very truly yours,

Larry Dobson  
Assistant Secretary

LD:bh

cc: Immanuel Luther Church, 909 S. Market, 67211  
Don Gisick, City Clerk  
Joe Donnelly, Housing & Zoning Administrator  
Robert Feldner, Supt., Central Inspection

SECRETARY'S REPORT  
CASE NO. BZA 56-77

APPLICANT: Immanuel Lutheran Church, 909 S. Market,  
Wichita, Kansas.

AGENT: T. J. Dankert, 1948 S. Volutsia, Wichita,  
Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B,  
Code of the City of Wichita, to reduce  
the required front yard setback from 20  
feet to 0 feet for off-street parking  
purposes only.

GENERAL LOCATION: West side of Market in an area between  
Indianapolis and Gilbert.

ZONING: Subject property and all surrounding prop-  
erties are zoned the "B" Multiple Family  
Dwelling District.

LAND USE: Subject property is presently utilized as a  
parking lot and undeveloped. North is a  
church. Properties to the east and west  
are developed with single family homes.  
South is a three family structure and a  
single family home.

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. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance of the front yard setback from 20 feet to 0 feet for off-street parking purposes only.

Subject property is to be developed as an off-street parking lot for the Immanuel Lutheran Church which is located on property adjacent to the north. Subject property is already partially paved as a parking lot, part is graveled and the remainder is vacant land. The applicants are proposing to construct a canopy on the south side of their church to accommodate the loading and unloading of people from vehicles during unfavorable weather. In connection with this they are planning to resurface and expand their parking area south of the church.

The parking plan submitted with the application indicates that 69 parking spaces are proposed for subject property. The parking spaces come no closer than 10 feet to the property line, yet asphalt is proposed to extend to the property line so that the church will not have a maintenance problem with a 10 foot deep landscaped area. A wood screening fence is proposed along the south property line. One of the east/west circulation aisles is designed to be 30 feet wide to best utilize the proposed canopy. The normal two-way aisle would be 24 feet wide, which would allow an additional 6 feet of front yard area.

It is the opinion of the Secretary that it is most difficult to justify a complete variance of the front yard setback inasmuch as 10 feet is proposed to be paved so that the church will not have to maintain any landscaping. Therefore, the following comments relative to the granting of a variance are directed toward a reduction to 10 feet instead of 0 feet.

UNIQUENESS:

It is the opinion of the Secretary that it may be unique that a church is desirous of providing additional off-street parking in an attempt to improve the on-street parking situation in the neighborhood; and the unavailability of vacant land in the older established neighborhoods makes it necessary to fully utilize what land is available.

ADJACENT PROPERTY:

It is the opinion of the Secretary that it is difficult to determine that the granting of a variance would not adversely affect the rights of adjacent property owners, but perhaps the increase of off-street parking would outweigh the loss of landscaping if proper screening and some landscaping were provided.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the Zoning Ordinance may constitute an

unnecessary hardship upon the applicant inasmuch as they are attempting to maximize the utilization of their site so that on-street parking in the neighborhood can be reduced.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance to 10 feet would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of a variance may not be opposed to the general spirit and intent of the zoning ordinance if appropriate screening is provided and landscaping is maintained in the front 10 feet.

RECOMMENDATION:

If the Board determines that the five conditions necessary to the granting of a variance can be found to exist, the following conditions are suggested as conditions of approval:

1. The front yard setback shall be reduced from 20 feet to 10 feet for off-street parking purposes only, with no permanent structures erected thereon.
2. The 10 foot setback described in Condition #1 shall remain unpaved except for driveway approaches and shall be landscaped with grass and shrubs and/or trees and shall be maintained in good condition.
3. Existing driveways not incorporated into the proposed parking plan shall be removed and the curb returned.
4. All parking spaces and circulation aisles shall be paved with asphalt or concrete and maintained in good condition.
5. A 6 to 8 foot high solid fence constructed of staggered or louvered redwood or cedar shall be constructed along the south property line, except it shall be reduced to 3 foot in height for the east 20 feet.
6. A 3 foot high fence constructed of the same material used for Condition #5 shall be erected along the 10 foot setback line except for the points of ingress and egress.

NOTE: Screening along the west property line may also be a requirement of obtaining a building permit for the proposed canopy.

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23 notices to adjoining property owners  
10 notices to MAPC members  
1 notice to CPO  
34 total notices sent on BZA 56-77, 12-27-77

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

December 29, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 56-77

An application has been filed by the Immanuel Lutheran Church, 909 South Market, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 91, Lee's Second Addition, and odd numbered lots 93 through 103, on Market, Lee's Addition and surplus adjacent to Lot 91 on the south, Wichita, Sedgwick County, Kansas. Generally located on the west side of Market in an area between Indianapolis and Gilbert.

This application has been assigned Case No. BZA 56-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 24, 1978, 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 Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 56-77

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Immanuel Lutheran Church  
 Mailing Address 909 So Market,  
Wichita, Kansas 67211 Phone 264-2062  
 Name of Authorized Agent T. J. Dankert (chairman of Trustees)  
 Mailing Address 1948 So. Volutsia, Wichita Ks. phone 683-5829  
67211

Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other) Immanuel Lutheran Church

II. The variance requested is To allow Immanuel Lutheran Church to  
convert to parking all of lots 91 Lees second Add. and surplus of  
unplated ground, lots 93-95 Lee's addition on Market, Lots 97-99  
on Market and lots 101-103 Lees addition on Market. *reduce front yard setback from 20' to 0' for off-street parking purposes only*

for property located On South Market, directly South of the Church

Lots 91 on Market Street and Surplus, Lots 93-95--97-99--101-103  
all on Market Street Lee's addition

and legally described as: Lot 91, Market Street Lee's Add. and

surplus of unplated ground, Lots 93-95 Lee's add on Market Street.

Lots 97-99 Lee's Add. on Market Street, Lots 101-103 Lee's Add  
on Market Street

in the City of Wichita; and which is presently zoned B Multiple

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 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.

Immanuel Lutheran Church  
 Applicant  
T. J. Dankert  
 Authorized Agent T. J. Dankert Trustee

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 3:30 (a.m. P.M.), 12-27 1977  
 together with appropriate fee of \$50.00.

*W. side of Market in an area between Indianapolis and Gilbert*  
 T9-402

ld  
 Signed

5446

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Immanuel Lutheran Church  
909 So Market,  
Mailing Address Wichita, Kansas 67211 Phone 664-2062

Name of Authorized Agent T. J. Dankert (Chairman of Trustees)

Mailing Address 948 So. Volusia, Wichita, Kas. 67211 Phone 683-5829

Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other) Immanuel Lutheran Church

II. The variance requested is to allow Immanuel Lutheran Church to  
convert to parking all of lots 91 Lees second Add. and surplus of  
unplated ground, lots 93-95 Lees addition on Market, Lots 97-99  
on Market and lots 101-103 Lees addition on Market.

for property located on South Market, directly South of the Church

Lots 91 on Market Street and Surplus, Lots 93-95--97-99--101-103  
all on Market Street Lee's addition  
and legally described as Lot 91, Market Street Lee's Add. and

surplus of unplated ground, Lots 93-95 Lee's add on Market Street,

Lots 97-99 Lee's Add. on Market Street, Lots 101-103 Lee's Add  
on Market Street

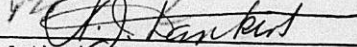
in the City of Wichita; and which is presently zoned B Multiple

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. 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;
- c. 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.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Immanuel Lutheran Church

Applicant



Authorized Agent T. J. Dankert Trustee

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

Immanuel Lutheran Church  
909 South Market  
Wichita, Kansas

To Board of Zoning Appeals,  
City of Wichita.

Attn; Jack Galbraith,

Dear Sir;

We are making application for a VARIANCE pertaining to  
expanding our parking lot.

We presently have a parking lot consisting of lots number  
93-95-97-99 on Market Street.

We have vacated lots 91 and surplus and lots 101 and 103 on  
Market. We are planing to expand our lot to better serve  
the Churches needs.

Presently we have a 20' setback, what we would like permission  
to do is pave the lot to the sidewalk line and set the parking  
back 15 feet from the sidewalk, to give more room for parking  
and wider driveway area. Also less maintanance for our custodian.

All we ask to do is expand our present parking area, and should  
not affect the public in no way. The owner to the South of  
the parking lot will be most happy, and the 6 foot fence will  
be installed soon as possible.

Yours truly,

Immanuel Lutheran Church



T. J. Dankert Chairman of Trustees.

OWNERSHIP LIST

Lot	Addition	Property Owner
93,95 on Market	Lee's Addition	✓ Immanuel Lutheran Church 901 South Market 67211
97,99 on Market	Same	D Immanuel Evangelical Lutheran Church of Wichita 901 S. Market 67211
101,103 on Market	Same	D Immanuel Lutheran Church 901 S. Market 67211
105,107 and all surplus on Market	Same	✓ Margaret Dees Lomax ✓ ✓ Address Unknown <i>1655 Ferrell Dr., 67203</i>
109,111 on Market	Same	✓ Chester J. Flye and Mary E. Flye 1003 South Market 67211
113 on Market	Same	X Alta R. Blankenship ✓ Address Unknown <i>none found</i>
94,96 & 22.86' adj lot 94 on North, Market St.	"	✓ Nestor R. Weigand Jr. 150 N. Market 67202
98,100 Market	Same	✓ Mary Jane Schoonover and Alvin D. Schoonover 2852 S. Walnut 67217
102,104 Market	Same	✓ Edwin F. Perkins and Helen A. Perkins 944 South Market 67211
106, Market	Same	✓ Miles H. Mattley and Mary Mattley 1008 Jefferson 67203
E 51' 108 Market	Same	<i>with no postage recent</i> ✓ Jack Pete DuPrez and Elizabeth M. DuPrez Rose Hill, Kansas 67133
lot 108 exc E 51', Market	Same	X Thelma Melcum ✓ Address Unknown <i>none found</i>
110,112 Market	Same	✓ Lester J. Phillips and Kathleen Phillips 1002 S. Market 67211

Lot	Addition	Property Owner
114, Market	Lee's Addition	✓ Frank R. Linstrot, Jr. and Glennie R. Linstrot 1006 S. Market 67211
S 10' lot 94 all 96, Main	Same	✓ Arline A. Taylor and Lew D. Taylor 932 South Main 67211
98,100,102 N 5' 104 Main	Same	✓ Clyde L. Zinn and Leona K. Zinn 938 South Main 67211
S 20' 104, all 106, Main	Same	X John M. McKinster and ✓✓ Ethel May McKinster Address Unknown <i>none found</i>
108, Main	Same	✓ James A. Cain and <i>reld- no new 67202 found</i> Lynarlin L. Cain 111 West Douglas
W 90' 110, 112, Main	Same	D Chester J. Flye 1003 S. Market 67211
E 50' 110, 112, Main	Same	D Thelma Melcum Address Unknown
lot 114, Main	Same	✓ Connie L. Abshier and Luressie Abshier 1010 S. Main 67211
87,89, Market	Lee's 2nd Addition	D Immanuel Evangelical Lutheran Church 901 S. Market 67211
75,77,79,81 83,85, Market	Same	Same
76,78,80 Market	Same	✓ M. A. Srader 910 South Market 67211
82,84,86 Market	Same	✓ Kohn Chuck Mar and Bok Fong Mar 2124 West Pawnee 67213
88, Market	Same	✓ J. W. Harden and Gladys Harden 920 S. Market 67211
90,92, Market	Same	✓ Richard C. Childers 922 S. Market 67211
S 20' lot 1 all lot 2	Harmon's Addition	X <i>none found</i> Thomas A. Harmon and ✓✓ Jean Fay Harmon Address Unknown
		X <i>none found</i> Virginia H. Gehrbrand and ✓✓ Roger Gehrbrand Address Unknown

8

Lot	Addition	Property Owner
lot 2	Sam Stewart's Addition	Immanuel Evangelical Lutheran Church 901 South Market 67211
lot 4	Same	Floyd Waymire and Thael M. Waymire 924 South Main 67211
lot 6	Same	Immanuel Lutheran Church 901 S. Market 67211
lot 8	Same	Georgia B. Havner 928 S. Main 67211
<p>Lot 91 on Market, Lee's Second Addition and the surplus of unplatted ground which is found lying between Lee's Addition and Lee's 2nd Addition, the same lying West of Market Street and East of the alley adjoining lot 91, Market Street, Lee's 2nd Addition on the South</p>		Immanuel Lutheran Church Inc. 901 South Market 67211
<p>Beg. at the NW corner of lot 94, Main Street Lee's Addition, thence North 19.7 feet to the South line of Reserve in Lee's 2nd Addition, thence East 140 feet; thence South 20.92 feet to the NE corner of said lot 94, thence West 140 feet to the pob; also the North 15 feet of Lot 94 on Main Street, Lee's Addition</p>		Clarence Hatfield, Jr., Alta Marie Hatfield and Kirke E. Hatfield 930 South Main 67211



434 NORTH MAIN  
WICHITA, KANSAS 67202  
267-8371

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

A 200 foot radius of Lot 91, Lee's Second Addition, odd lots 91 thru 103, on Market, Lee's Addition and surplus adjacent lot 91 on the South

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 20th day of December, 1977 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 259339  
wh

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

December 29, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 56-77

An application has been filed by the Immanuel Lutheran Church, 909 South Market, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required front yard setback from 20 feet to 0 feet for off-street parking purposes only, on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 91, Lee's Second Addition, and odd numbered lots 93 through 103, on Market, Lee's Addition and surplus adjacent to Lot 91 on the south, Wichita, Sedgwick County, Kansas. Generally located on the west side of Market in an area between Indianapolis and Gilbert.

This application has been assigned Case No. BZA 56-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, January 24, 1978, 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 Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

**Important!**  
Notice of Hearing  
Enclosed

56-77



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
WASHINGTON

JAMES A. & LYNARLIN L. CAIN  
111 WEST DOUGLAS  
WICHITA, KS. 67202



FORM 223-0

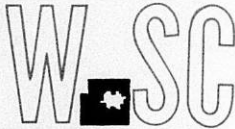
PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev.	Cement	M.S.P.

DESCRIPTION	AMOUNT
BZA Variance	\$ 55.00

NAME T. J. DANKERT	
ADDRESS 1948 So. Volusia 67211	
FUND NH 407103	DUE DATE 12-27-77
COMMENTS	
DATE 12-27-77	BY E. Rubin

WICHITA - SEDGWICK COUNTY

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

*Butty*

**Important!**  
Notice of Hearing  
Enclosed

*resert*

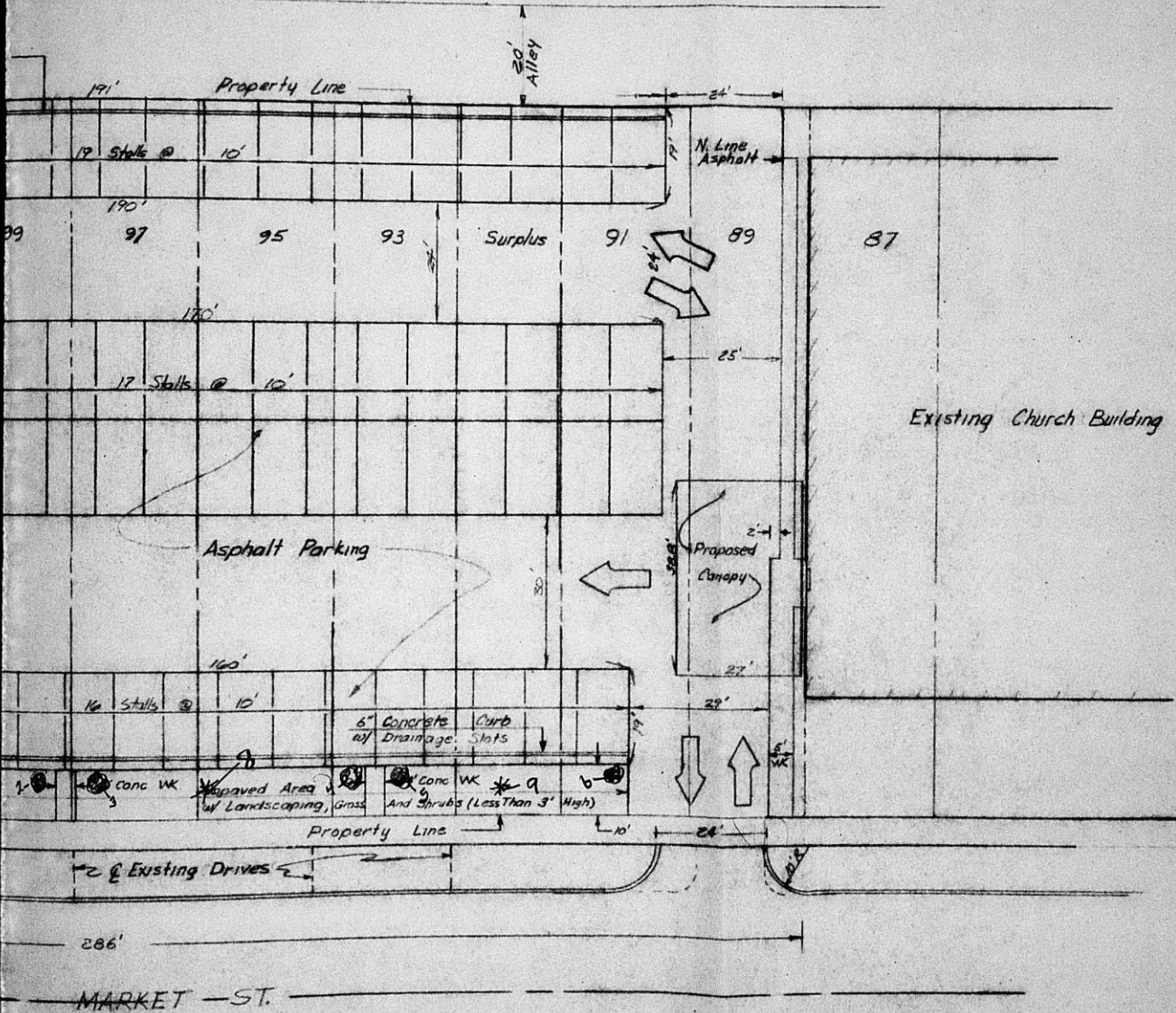
JACK PETE AND ELIZABETH M. DU PREZ  
ROSE HILL, KANSAS 67133

RETURNED FOR POSTAGE  
AFFIX POSTAGE OVER THIS  
NOTICE WHEN REMAILING





Scale: 1" = 20'



Resolution No. BZA-56-77- #2 Landscape Detail -

① 1 Through 6 - ~~Bidal Weath or Simalar Shrubs -~~

\* 7 - Ash Tree Total Height from

\* 8 - Red Bud

\* 9 - Walnut

Note: Remove 3 Existing Drives Not Incorporated  
In Parking Plan & Replace Curb, And  
Modify 2 Existing Drives.

Parking Plan  
Immanuel Lutheran Church

K.O. Taylor, P.E.

12-22-77

Revised 12-30-77

Revised 2-2-78

Landscape Plan Associated with  
Case No. BZA 56-77

Approved by: Jack H. Schmitt

Date: 3/6/78

\*

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