

Case No. EZA 33-81 - Eldon Boisseau & H. Lee Turner - request a variance to reduce the number of required off-street parking spaces from 37 to 35 on property zoned the "BB" Office District and generally located on the west side

*Posted  
9-5-81*

**ACTION**

*6/29* COMMITTEE Approved DATE 9-25-81

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

*1997/11/20  
Checked 9/11/81  
Got 9/21/81  
Revised 9/22/81*

Map No. 5448 B  
 Sec. \_\_\_\_\_  
 Twp. \_\_\_\_\_  
 Range \_\_\_\_\_

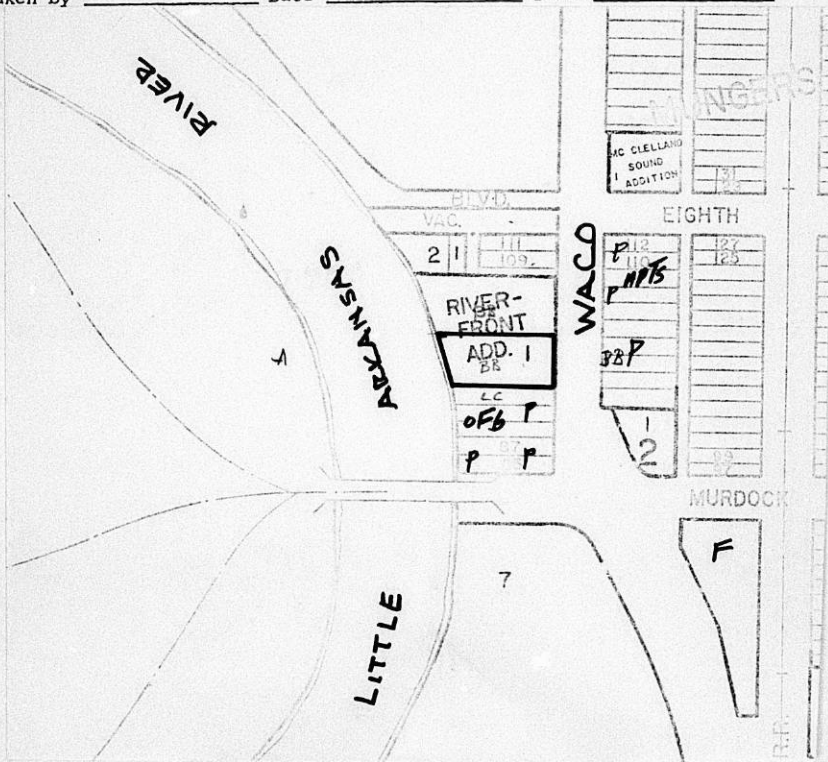
BZA- 33-81  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.41 ( 95 ft. by 189 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East UNDEVELOPED South OFFICE BLDG  
 West ARK. RIVER North UNDEVELOPED
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:

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



LOS ANGELES  
 HARRISBURG  
 HOUSTON  
 MEMPHIS  
 MILWAUKEE  
 MINNEAPOLIS  
 MOBILE  
 NEW ORLEANS  
 NEW YORK  
 OMAHA  
 PHOENIX  
 PORTLAND  
 RICHMOND  
 SAN ANTONIO  
 SAN DIEGO  
 TAMPA  
 WASHINGTON  
 WICHITA

**Splend.**  
 No. 2153C

MDAWM

Miller • Dronberger • Arbuckle • Walker and McLain  
Architects and Engineers • Hutchinson, Kansas 67501 • 1020 North Main Street • Dial 316-663-5421

19 August, 1981

Mr Glen E. Lytle  
Special Assist for Zoning  
City of Wichita

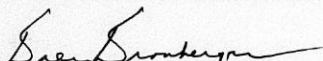
Dear Glen:

In response to your letter to Mr Eldon Boisseau I am enclosing  
a print showing the 35 parking spaces now available on the site.

This plan was submitted to the Building Inspector and I am  
sorry I failed to keep you updated. If you need more copies or  
other information please let me know.

With best regards

Miller, Dronberger, Arbuckle, Walker and McLain

  
Dale Dronberger

KEN G. MILLER, A.I.A.  
DALE DRONBERGER, A.I.A.  
ROBERT ARBUCKLE, P.E.  
MARSHALL WALKER, A.I.A.  
LARRY J. MCLAIN, P.E.

Secretary  
CINDY DALE

Associates  
ALMON I. REEVE, A.I.A.  
JACK C. PETTY  
RICHARD A. SCROGIN  
DAN LINK, A.I.A.  
ATHAPORN ATHAVICHITCHANARAKS  
THOMAS R. SCHWETYE  
RAYMOND W. VANER

cc Mr Eldon Boisseau

RECEIVED  
AUG 21 1981  
METROPOLITAN PLANNING  
ROUTE  Lytle

# THE CITY OF WICHITA



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

August 27, 1981

Eldon L. Boisseau &  
H. Lee Turner  
800 North Main  
Wichita, Kansas 67203

Re: Case No. EZA 33-81  
Request for Variance

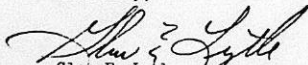
Dear Mr. Boisseau:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 25, 1981.

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

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

Sincerely,

  
Glen E. Lytle  
Assistant Secretary

GEL:sad  
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 33-81

WHEREAS, Eldon L. Boisseau and H. Lee Turner, 800 North Main, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking spaces from 37 to 35 on property zoned the "BB" Office District and legally described as follows:

South 90.07 feet of Lot 1, Riverfront Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Waco approximately 200 feet north of Murdock.

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of August 25, 1981, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the property is located between two existing offices and there is a limited area that can be utilized for parking that is only slightly less than the ordinance requirement; 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 proposed use is for law offices that should not create as great a demand for off-street parking as would other types of offices; 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 design of the building has been completed for several months and a redesign in order to provide space for 2 off-street parking spaces would be prohibitive; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of off-street parking from 37 to 35 is insignificant and should not create any adverse effect on traffic flow due to insufficient parking on the property; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the use of the building for law offices will not demand the parking as would other types of office uses; 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.

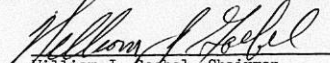
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required off-street parking spaces from 37 to 35 spaces on property zoned the "BB" Office District and legally described as:

South 90.07 feet of Lot 1, Riverfront Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Waco approximately 200 feet north of Murdock.

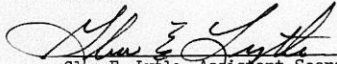
be approved subject to the following condition:

1. The variance to reduce the required off-street parking from 37 to 35 shall apply only as long as the building is used for general office uses.

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

  
William J. Gobel, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE August 21, 1981

RECEIVED

AUG 24 1981

METROPOLITAN PLANNING

ROUTE

TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, Administrative Aide III

SUBJECT EZA 33-81: West side of Waco,  
200 feet north of Murdock

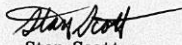
On Monday, August 17, 1981, CPO Neighborhood Council "L" considered the captioned case, a request for a variance to reduce the number of required off-street parking spaces from 37 to 35 on property zoned "BB", Office District. The Council voted 6-0 to recommend denial of the requested variance.

Neither the applicant, nor concerned area residents or property owners were present.

In making their recommendation to deny the requested variance, the Council noted three reasons:

- 1) An area apartment complex owner notified the Council that there is already a problem of vehicles from area businesses parking in spaces designated for tenants of the apartments;
- 2) That the two recommended conditions of the variance in the MAPD staff report, dealing with the use of the building for law offices and a change in the use, would be difficult to assure; and
- 3) The Council feels that a builder or property owner has the responsibility of meeting building regulations prior to construction.

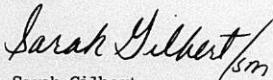
Please provide the Council's recommendation and comments to the Board of Zoning Appeals for their consideration on Tuesday, August 25th.



Stan Scott  
Administrative Aide III

SS:ml

Noted:



Sarah Gilbert  
CP Coordinator

SECRETARY'S REPORT  
CASE NO. BZA 33-81

APPLICANT: Eldon L. Boisseau & H. Lee Turner, 800 North Main,  
Wichita, Kansas.

AGENT: Same

REQUEST: Variance pursuant to Section 2.12.590.B, Code  
of the City of Wichita, to reduce the number of  
required off-street parking spaces from 37 to 35.

GENERAL LOCATION: On the west side of Waco approximately 200' north  
of Murdock.

ZONING: Subject property is zoned "BB" Office District as  
is the property to the north and east. Property  
to the south is "LC" Light Commercial.

LAND USE: Subject property is undeveloped. Properties to  
the north, south and east are offices. To the  
west is the Arkansas River and Riverside Park.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required number of off-street parking spaces from 37 spaces to 35 spaces. The applicant states that the proposed office building is to be for law offices and the parking demand for such use is less than many other types of offices. The applicant also states that the requirement to improve the existing driveway approach from 18 feet to 24 feet causes the loss of two of their proposed off-street parking spaces.

UNIQUENESS:

It is the opinion of the Secretary that this property is somewhat unique inasmuch as the property is located between two existing offices and there is a limited area that can be utilized for parking that is only slightly less than the ordinance requirement.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the proposed use is for law offices that should not create as great a demand for off-street parking as would other types of offices.

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 the design of the building has been completed for several months and a redesign in order to provide space for 2 off-street parking spaces would be prohibitive.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of off-street parking from 37 to 35 is insignificant and should not create any adverse effect on traffic flow due to insufficient parking on the property.

Page 2  
EZA 33-81  
8-25-81

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the use of the building for law offices will not demand the parking as would other types of office uses.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The variance to reduce the required off-street parking from 37 to 35 shall apply only as long as the building is used for law offices.
2. At any time offices are rented, leased or sold for other uses, the required number of off-street parking spaces shall be provided.

August 6, 1981

Mr. Eldon L. Boisseau  
800 North Main  
P. O. Box 397  
Wichita, Kansas

Re: EZA 33-81

Dear Mr. Boisseau:

In review of the information furnished this office relative to a variance request, I find that the site plan shows 37 off-street parking spaces.

Please furnish this office, as soon as possible, with a new site plan showing the arrangement of the 35 off-street parking spaces that can be provided on your property. It would appear to me that in order to comply with parking regulations only 34 spaces could be provided. If 35 spaces are approved, please furnish a plan showing that approval.

Sincerely,

Glen E. Lytle  
Special Assistant for Zoning

GEL:sad

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

AUGUST 5, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. EZA 33-81

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Eldon L. Boisseau and H. Lee Turner, 800 North Main, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the number of required off-street parking spaces from 37 to 35 on property zoned "BB" Office District. A legal description of the applicant's property is as follows:

South 90.07 feet of Lot 1, Riverfront Addition,  
Wichita, Sedgwick County, Kansas. Generally located  
on the west side of Waco approximately 200 feet north  
of Murdock.

This application has been assigned Case No. EZA 33-81. It will be considered by the Board of Zoning Appeals on August 25, 1981, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

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

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

Jack H. Galbraith  
Secretary

BZA CASE NO. 33-81

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

5 NOTICES SENT TO ADJOINING PROPERTY OWNERS

17 TOTAL NOTICES SENT 8-5-81

BOARD OF ZONING APPEALS

CASE NO. 33-81

CITY OF WICHITA, KANSAS

FILED 7-10-81

APPLICATION FOR VARIANCE

I. Name of Applicant Eldon L. Boisseau and H. Lee Turner  
 Mailing Address 800 N. Main Street 67203 Phone 263-2267  
 Name of Authorized Agent Eldon L. Boisseau  
 Mailing Address <sup>D.P.</sup> 800 N. Main Street Phone 263-2267  
 Relationship of applicant to property is that of Owner  
 (Owner, Tenant, Lessee, Other)

II. The variance requested is a reduction in the number of required  
*off-street* parking spaces from 37 to 35.

for property located <sup>on the west side of Ware approximately</sup> ~~in Wichita, Kansas.~~  
200 feet north of Murdock.

and legally described as: the South 90.07 feet of Lot 1,  
<sup>Riverfront</sup> ~~Riverside~~ Addition in the City of Wichita, Sedgwick County, Ke.

in the City of Wichita; and which is presently zoned BB.

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

- 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. 36-596); 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.

Applicant Eldon L. Boisseau  
 Authorized Agent \_\_\_\_\_

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:07 (a.m. - ~~5:00~~) July 10, 1981, together with appropriate fee of 150.00.

Signed [Signature]

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
 SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor 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:

Record Owners within 200 feet of:  
 the South 90 feet of Lot 1, RIVERFRONT  
 ADDITION to Wichita, 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>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
South 90.07 feet of Lot 1,	RIVERFRONT	H. Lee Turner and Eldon L. Boisseau <i>Deb.</i> 800 North Main Wichita, Kansas 67203
Lot 1, except the South 90.07 feet,	RIVERFRONT	Riverfront Investment Company Roger Sherwood and Stephen J. Blaylock, partners 1/2 Roger Sherwood 516 Century Plaza Building Wichita, Kansas 67202
Lots 85, 87 and the South half of Lot 89, on Waco Avenue,	MUNGER'S ORIGINAL TOWN	✓ Paul K. Brooker 815 North Waco Wichita, Kansas 67203
North Half of Lot 89, all of Lots 91 and 93, on Waco Avenue,	MUNGER'S ORIGINAL TOWN	<i>Deb.</i> ✓ Paul K. & Mildred Brooker 912 St. James Street Wichita, Kansas 67206



LOTS AND BLOCKS

ADDITION

OWNERS

The North Half of Lot 107, all of Lot 109 and the South 25 feet of Lot 111, on Waco Avenue, and that part of vacated alley West of said Lots, and that part of Lots 1 and 2 on Walnut Street, described as follows: Beginning at the Southwest Corner of the North Half of said Lot 107; thence North 70 feet; thence West parallel to the North line of said alley and said Lots 1 and 2, to the East Bank of the Little Arkansas River; thence in a Southeasterly direction along the East Bank of said River to a point directly West of place of beginning; thence East to place of beginning,

MUNGER'S ORIGINAL  
TOWN

*dup*

Paul K. Brooker  
815 North Waco  
Wichita, Kansas 67203



A tract in the Southeast Quarter of Section 17, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, and a portion of Lot 111, on Waco Avenue, and a portion of Lots 1 and 2, on Walnut, now Eighth Street, in MUNGER'S ORIGINAL TOWN, now City of Wichita, Sedgwick County, Kansas, described as follows: Beginning 25 feet North of the Southeast Corner of Lot 111, on Waco Street, in MUNGER'S ORIGINAL TOWN, now City of Wichita, thence North 50 feet; thence West to the East Bank of Little Arkansas River; thence Southeasterly along bank of said River to a point directly West of point of beginning; thence East to place of beginning.

Byron W. Boothe  
#4 Highland Road  
Wichita, Kansas 67208

Lots 94, 96, 98, 100, 102 and 104, on Waco Avenue,

MUNGER'S ORIGINAL  
TOWN

LaVerne N. Lambertz,  
Individual and Executrix  
of Estate of Mary Jane  
Lambertz  
812 North Waco  
Wichita, Kansas 67203



LOTS AND BLOCKS

ADDITION

OWNERS

Lots 106, 108, 110  
and 112, on Waco  
Avenue,

MUNGER'S ORIGINAL  
TOWN

Harold & Shirley Ann  
Perry  
6406 East 11th Street  
Wichita, Kansas 67208

Lot 1, Block 2,

PARK PLAZA  
FIRST

*2nd*  
Harold and Shirley Ann  
Perry  
6406 East 11th Street  
Wichita, Kansas 67208

Dated at Wichita, Kansas, this 13th day of January, 1981  
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *C. E. Redden*  
Vice President

Tracer No. 54342



Fidelity  Title  
COMPANY, INC.

RECEIVED

JUL 10 1981

METROPOLITAN PLANNING  
ROUTE  101

Wichita, Kansas  
7 July 1981

Board of Zoning Appeals  
City Hall, 455 N. Main  
Wichita, Kansas 67203

Re: Variance of Title 28

Gentlemen:

As set forth in our Application for Variance, we respectfully request a variance as to the number of required parking spaces from 37 to 35.

We suggest that we meet the variance requirements for the following reasons:

1. We are a law firm and will not have high traffic useage. In fact, some of our people ride the bus to work and share rides.
2. We feel our property is of sufficient value so as to be deserving of a certain size building, one that is compatible with the surrounding buildings. Our building is positioned on the lot in such a way as to line up with the building immediately to the North for appearances and tree preservation. The parking lot is designed such that it will be compatible with and can be used in common with the parking lots next to us.
3. City building requirements necessitated the widening of our entrance from 18 feet (which was previously there) to 24 feet, thus eliminating two parking spaces. Prior to this, our building met all building specs.
4. We do not feel that the granting of this variance would adversely effect the rights of any adjacent property owners or residences, and in fact would support the variance.
5. We feel that this variance will not adversely effect the public health, safety, morals, order, convenience,

LAW OFFICES

TURNER AND BOISSEAU  
CHARTERED

IN KANSAS:

GREAT BEND 67530  
3900 BROADWAY  
316 792-2441

WICHITA 67214  
800 N. MAIN  
P.O. BOX 387  
316 263-2267

TOPEKA 66606  
801 S.W. WESTERN  
913 357-5126

ELDON L. BOISSEAU  
DEBORAH CARNEY  
T. J. CARNEY  
STEVEN C. DAY  
LYNN HURSH  
HAL D. MELTZER  
DENNIS PHELPS  
CHRISTOPHER RANDALL  
HUGH A. RANDALL  
LEE TURNER  
WENDELL A. UHLAND

7 July 1981  
Board of Zoning Appeals  
Page 2

prosperity, or general welfare, and in fact, will present a better unified presentation to the public of the area and should contribute rather than detract to the area.

6. We do not feel that granting this variance will be contrary to the general spirit and intent of Title 28. In fact, this variance would cause no difficulties to anyone.

We thank you for your consideration and if we can be of any further assistance, please advise.

Yours truly,

TURNER & BOISSEAU, Chartered



Eldon L. Boisseau

EB/jl

Enclosure

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

AUGUST 5, 1981

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

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

Jack H. Galbraith  
Secretary

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

AUGUST 5, 1981

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Jack H. Galbraith  
Secretary

**LAMBERTZ COMPANY**

*Established 1955*

812 N. Waco / Wichita, KS 67203 / (316) 265-8537

August 7, 1981

Mr. Jack Galbraith  
Secretary, Board of Zoning Appeals  
Tenth Floor-City Hall  
455 N. Main  
Wichita, Kansas 67202

Dear Jack:

I certainly would recommend that you approve the application made by Boisseau and Turner.

I think it will be an excellent addition to the area.

Cordially yours,



cc: Mr. Eldon Boisseau

**RECEIVED**

AUG 10 1981

METROPOLITAN PLANNING

REAL ESTATE  Counseling  Commercial  Industrial  Offices  Investments  Shopping Centers  Management

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-001      PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Fav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	<u>Planning</u>		

DESCRIPTION	AMOUNT
<i>City of Wichita</i>	<i>11.44</i>

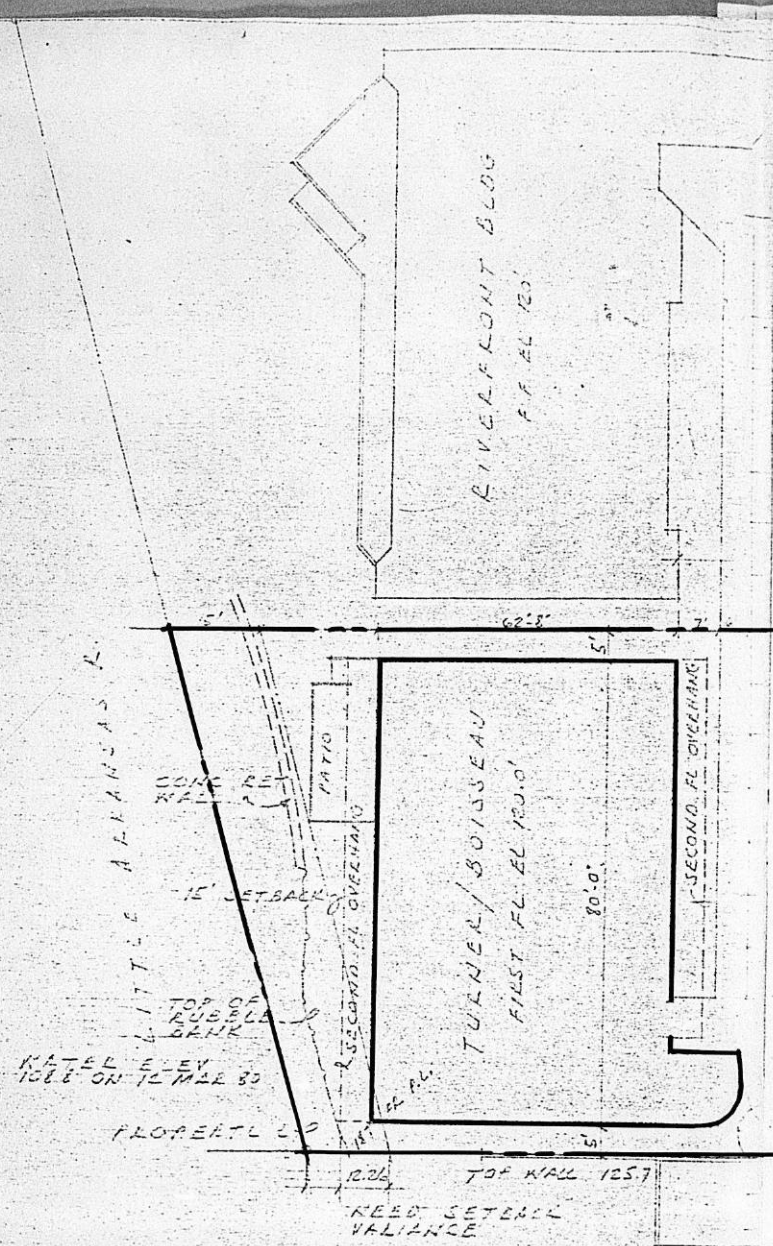
NAME *John J. ...*

ADDRESS *100 N. Main*

FUND *11-4-21-11-11*      DUE DATE *11-11-11*

COMMENTS

DATE *11-11-11*      BY *[Signature]*



57 SPACES	
131' EDGE FROM	
18'	11
18'	7
14'	2
15'	9
16'	10
17'	11
18'	12
23	24
22	27
26	25
26	26
NEW WALL?	

KATEL ELEV  
108.6' ON 12 MAR 83

151 FROM P.L.  
 175 BLDG WIDTH  
 15 SETBACK  
 196.21  
 208.27  
 196.21  
 12.26' NEEDED VARIANCE

N.W. OFFICE  
 TURNER AND  
 CHITA KAN

RIVERFRONT BLDG

F.F. EL 120'

62'-8"

80'-0"

SECOND FL OVERHANG

TURNER/BOUISSEAU

FIRST FL. EL 120.0'

57 SPACES

13' EDGE FRONT

14	8
15	9
16	10
17	11
18	12

1	0
2	0
3	0
4	0
5	0
6	0

20	21	22	23	24	25	26	27	28	29	30	31
----	----	----	----	----	----	----	----	----	----	----	----

NOR. WALL

CON. BRICK WALL

18'

EXITS

WACO

TOP WALL 125.7

LEED CERTAIN ALLIANCE

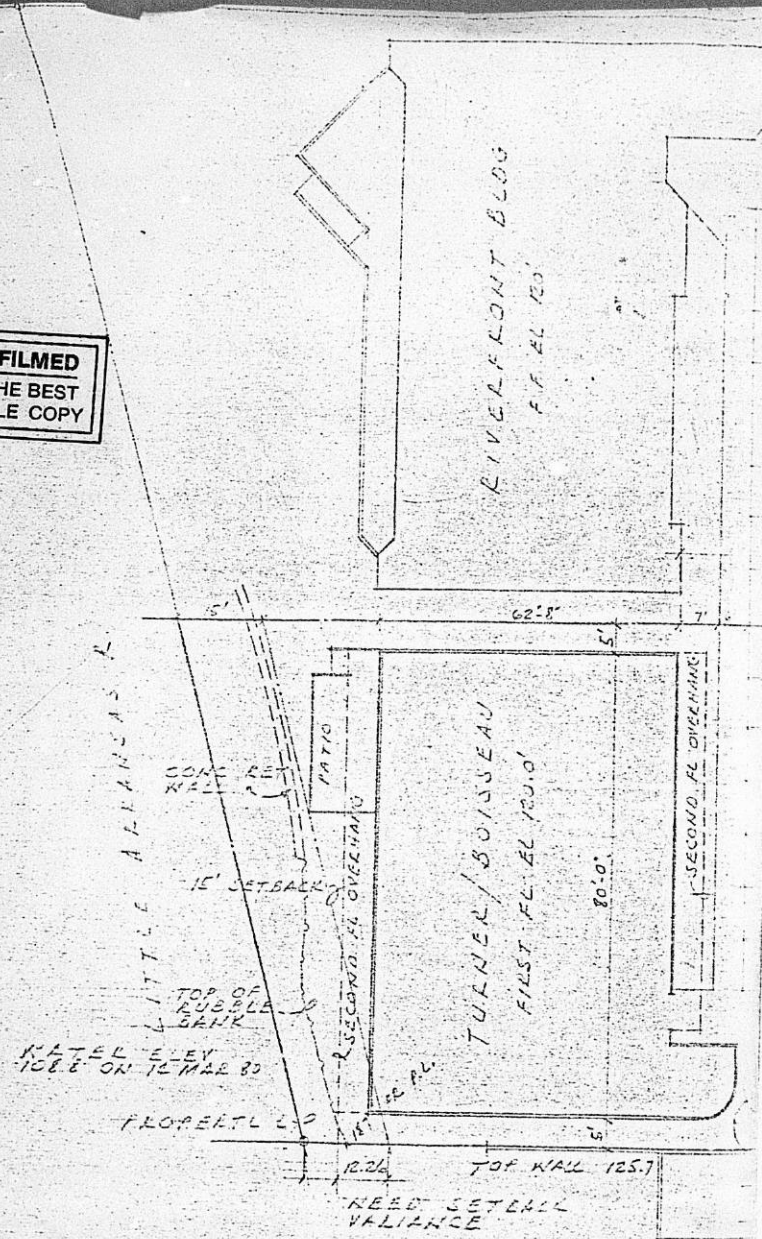
TOP WALL 124.7

SITE PLAN  
SCALE 1" = 20'

BZA 33-81

NEW OFFICE BUILDING FOR  
TURNER AND BOUISSEAU  
CHITRA KANGAS

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

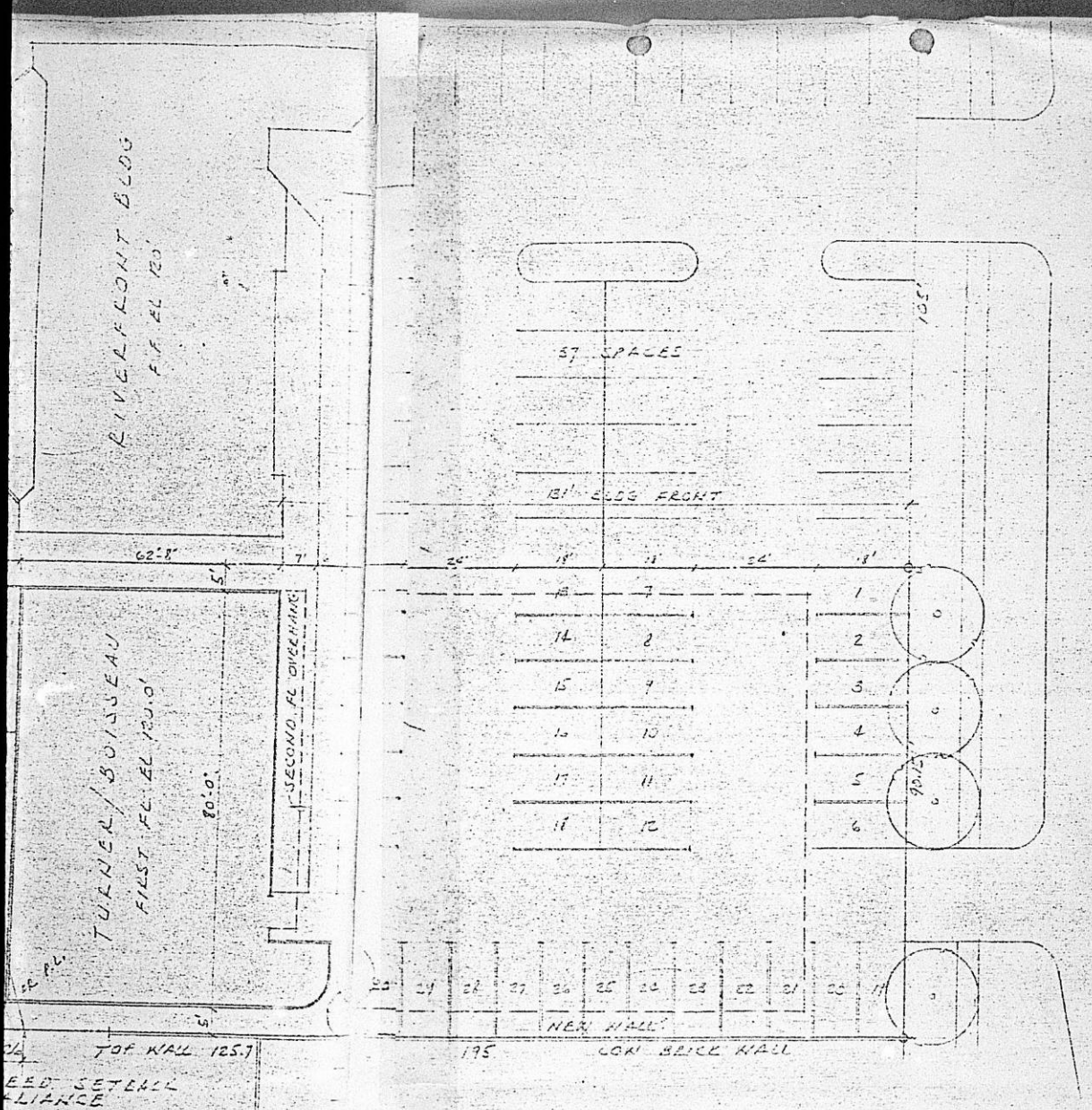


57 SPACES	
131' 6.55' FROM	
13	11
12	7
14	8
15	9
16	10
17	11
18	12

22	24	26	27	28	25	26
NEW HALL						
				195	LOW BL	

151 FROM P.L.  
 22.67 BLDG WIDTH  
 15 SETBACK  
 238.67  
 196.21  
 179.21  
 15.26' NEEDED VARIANCE

N.W. OFFICE  
 TURNER AND  
 CHITKA KAN




57 SPACES

131' EGG FRONT

14	2	1
15	7	2
16	10	3
17	11	4
18	12	5
		6

90'-0"


 SITE PLAN  
 SCALE 1" = 20'

NEW OFFICE BUILDING FOR  
 TURNER AND BOISSEAU  
 CHICAGO, KANSAS

\*

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

Roll # 2