

POSTED
4-6-68
M.A.P.C. ✓
C.I. ✓
3-10-68

B2A-3-68 = Motel Enterprises, Inc.
requests variance to increase height
requirement from 25 stories to 30.
North side of Douglas between Webb
St. & Water

ACTION

B2A COMMITTEE Approved DATE 2-27-68

M.A.P.C. _____

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

March 15, 1968

Mr. Robert S. Lightner
Holiday Inns
219 N. Market
Wichita, Kansas 67202

Dear Mr. Lightner;

Subject: Case No. BZA 3-68
Request for Variance.

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 27, 1968, in connection with your request for a variance to increase the permitted maximum height from 25 stories to 30 stories, on property zoned "E" Light Industrial and generally located on the north side of Douglas Avenue between Webb Street and Water Street.

This Resolution reflects the official action of the Board 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,

Jack H. Galbraith
Senior Planner

JHG:skb
Attachment

cc: Motel Enterprises, Inc., 1300 Airport Road 67209
Mr. Sid Platt, Platt Associates, 300 W. Douglas 67202
Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk

R E S O L U T I O N N O . B Z A 3 - 6 8

WHEREAS, Motel Enterprises, Inc., 1300 Airport Road, Wichita, Kansas, by Robert S. Lightner, Holiday Inns, 219 North Market, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted maximum height from 25 stories to 30 stories, on property zoned "E" Light Industrial and legally described as follows:

A tract of 150 feet by 150 feet beginning at a point 200 feet north of the north line of Douglas Avenue and 123 feet west of the west line of Water Street; thence west parallel with the north line of Douglas Avenue 150 feet; thence north parallel with the west line of Water Street 150 feet; thence east parallel with the north line of Douglas Avenue 150 feet; thence south parallel to the west line of Water Street 150 feet to point of beginning, all in the City of Wichita, Sedgwick County, Kansas. Generally located in an area north of Douglas and lying between Webb and Water Streets.

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 consider said application on February 27, 1968; and

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

WHEREAS, the property is zoned "E" Light Industrial; 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 developer proposes to construct a 30-story structure, which is less in height than a possible 25-story office structure based on current 12-foot floor to floor figures; 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 building is to be a part of a planned complex for the area bounded by Douglas, First Street, Water and Webb; and

WHEREAS, the Board of Zoning Appeals has found 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 inasmuch as the overall height of the building will not exceed the height of a 25-story office structure; 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 inasmuch as the proposed development lies within an area where plans have been approved by the Urban Renewal area and on lands where the City of Wichita has vacated Wichita Street; 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); 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 that the request for a variance to increase the permitted maximum height from 25 stories to 30 stories, on property zoned "E" Light Industrial and legally described as follows:

A tract of 150 feet by 150 feet beginning at a point 200 feet north of the north line of Douglas Avenue and 123 feet west of the west line of Water Street; thence west parallel with the north line of Douglas Avenue 150 feet; thence north parallel with the west line of Water Street 150 feet; thence east parallel with the north line of Douglas Avenue 150 feet; thence south parallel to the west line of Water Street 150 feet to point of beginning, all in the City of Wichita, Sedgwick County, Kansas.
Generally located in an area north of Douglas and lying between Webb and Water Streets,


be approved.

ADOPTED AT WICHITA, KANSAS, this 27th day of February, 1968.



H. W. Kratzer, Chairman

ATTEST:



Jack H. Galbraith, Secretary

March 4, 1968

Mr. Robert S. Lightner
Holiday Inns
219 N. Market
Wichita, Kansas 67202

Dear Mr. Lightner;

Subject: BZA 3-68 - Request
for Variance.

At the regular meeting of the Board of Zoning Appeals on February 27, 1968, your request for a variance to increase the permitted maximum height from 25 stories to 30 stories, on property zoned "E" Light Industrial and generally located on the north side of Douglas Avenue between Webb Street and Water Street, was considered. The action of the Board was to approve the variance as requested.

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

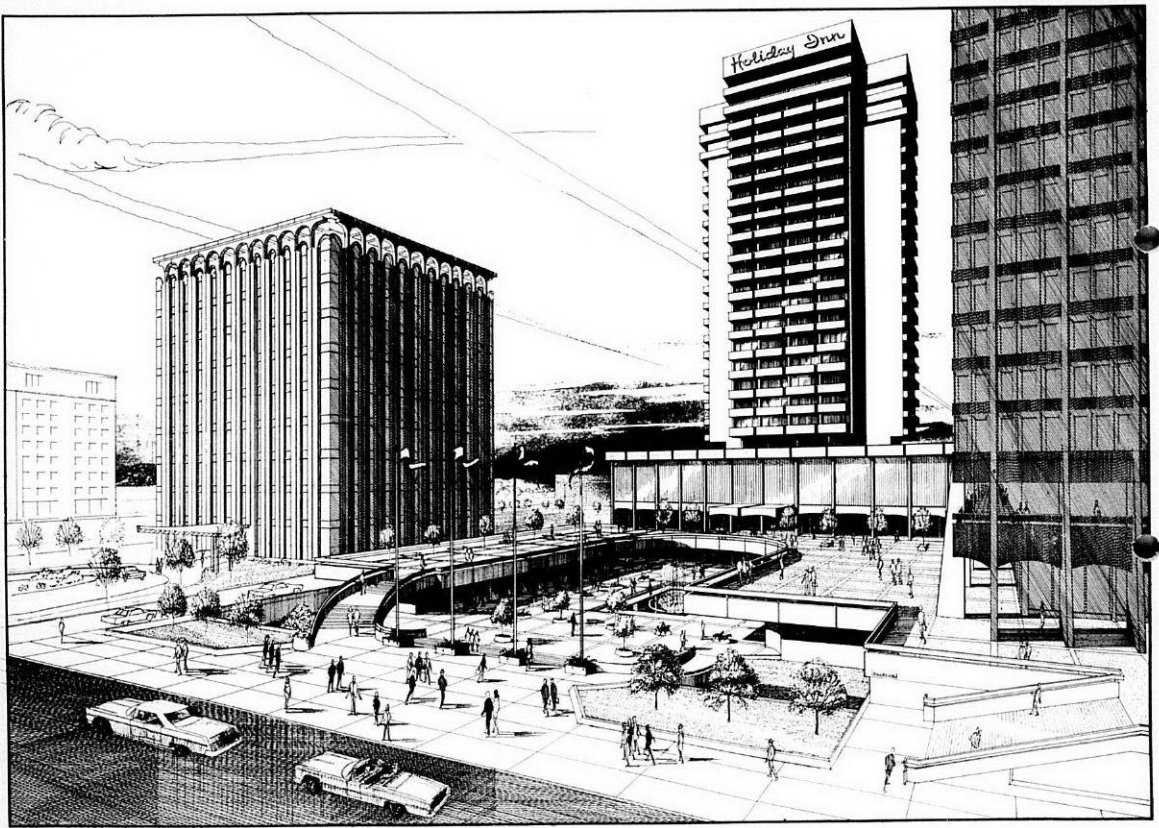
If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:skb

cc: Motel Enterprises, Inc., 1300 Airport Road 67209
Mr. Sid Platt, Platt Associates, 300 W. Douglas 67202
Glen Lytle, Superintendent, Central Inspection
Ralph Eberly, City Clerk



HOLIDAY INN - WICHITA, KANSAS
OUTLINE SPECIFICATIONS

SCOPE OF THE CONTRACT

THIS CONTRACT SHALL BE FOR THE COMPLETE CONSTRUCTION OF A 272 ROOM HOLIDAY INN MOTOR HOTEL AND SHALL INCLUDE ALL COMMERCIAL AREAS AND PARKING GARAGE AS SHOWN ON THE DRAWINGS.

ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL BUILDING CODES AND TO THE MINIMUM CONSTRUCTION STANDARDS OF HOLIDAY INNS OF AMERICA, INC. IN EFFECT DECEMBER 1, 1966. THESE STANDARDS ARE ATTACHED TO AND MADE A PART OF THIS OUTLINE SPECIFICATION.

THE GENERAL CONTRACTOR SHALL BE BONDABLE AND LICENSED TO DO WORK IN THE STATE OF KANSAS. HE SHALL DO ALL WORK NECESSARY TO COMPLETE THE PROJECT AND READY TO RECEIVE ITEMS FURNISHED BY OTHERS.

ITEMS FURNISHED BY OTHERS

ALL TELEPHONES & EQUIPMENT
ALL KITCHEN & BAR EQUIPMENT
ALL VENDING & ICE MACHINES
ALL LAUNDRY EQUIPMENT
ALL FURNITURE AND FURNISHINGS INCLUDING CARPET, DRAPES AND ROOFS.
ALL SIGNS

FOUNDATIONS

DO COMPLETE FOUNDATION WORK IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS AND FOLLOWING THE RECOMMENDATIONS OF THE SOILS ENGINEERS. FOUNDATION WILL BE POINT-BEARING PILES OR CONCRETE PIERS DEPENDANT UPON THE COMPLETE SOILS INVESTIGATION.

STRUCTURAL SYSTEM

IN GENERAL, THE LOWER COMMERCIAL FLOORS AND THE PARKING GARAGE LEVELS WILL BE CAST IN PLACE CONCRETE COLUMNS AND BEAMS WITH CAST IN PLACE CONCRETE FLOORS AROUND THE CENTRAL CORE AREA AND PRE-STRESSED CONCRETE OVER THE LONG SPAN AREA. THE TOWER STRUCTURE, OR TYPICAL ROOF FLOORS WILL IN GENERAL BE LOAD BEARING BRICK MASONRY, REINFORCED AS REQUIRED, AND CONSISTING OF 2 WYTHES OF KING SIZE BRICK SEPARATED BY A 2 1/2" GROUTED CORE. THE FLOOR SYSTEM FOR THE TOWER WILL BE A CAST IN PLACE 5" CONCRETE SLAB. THE ENTIRE CORE HOUSING THE ELEVATORS AND STAIRS WILL BE CAST IN PLACE CONCRETE. THE COMMERCIAL TOP

FLOORS WILL BE CAST IN PLACE CONCRETE COLUMNS, BEAMS, AND FLOORS WITH A STEEL FRAME ROOF STRUCTURE.

EXTERIOR WALL CONSTRUCTION

LOWER COMMERCIAL FLOORS SHALL BE EITHER GLASS STORE FRONT OR MASONRY. GARAGE AREA SHALL BE PIERCED SOLAR BLOCK. TOWER STRUCTURE SHALL BE BRICK MASONRY AT CORNERS AND GLASS SLIDING DOORS AT ROOM UNITS. TOP COMMERCIAL AREA SHALL BE GLASS WITH ALUMINUM FRAMES. ELEVATOR PENTHOUSE TO BE MASONRY.

ROOFING

ROOF SHALL BE 20 YEAR BUILT-UP ROOF OVER RIGID INSULATION TO GIVE A "U" VALUE OF 0.10. PROVIDE 4 - 4" INTERIOR ROOF DRAINS.

INTERIOR WALL CONSTRUCTION

IN GENERAL, INTERIOR WALLS SHALL BE EITHER NON-LOAD BEARING CONCRETE BLOCK MASONRY OR A GYPSUM DRYWALL SYSTEM. ALL WALLS SHALL BE INCOMBUSTIBLE AND FIRE RATED IN ACCORDANCE WITH CODES. WALLS DIVIDING ROOM AREAS FROM PUBLIC AREAS SHALL BE SOUND RATED TO PROVIDE A MINIMUM 50 DB LOSS. (THE BRICK MASONRY WALLS BETWEEN ROOM UNITS HAVE A FIRE RATING OF 3 HOURS AND A SOUND RATING IN EXCESS OF 50 DB.)

INTERIOR WALL FINISHES

CONCRETE MASONRY WALLS IN PUBLIC AREAS, IN GENERAL, SHALL BE VENEER PLASTERED AND COVERED WITH VINYL. CONCRETE MASONRY WALLS, IN GENERAL, IN EMPLOYEE AREAS SHALL BE SEALED AND PAINTED.

DRYWALL SYSTEMS IN PUBLIC AREAS AND IN ALL ROOM UNITS, IN GENERAL, SHALL BE VINYL COVERED. DRYWALL SYSTEMS IN EMPLOYEE AREAS, IN GENERAL, SHALL BE ENAMEL PAINTED.

BRICK WALL SYSTEMS, IN GENERAL, SHALL BE EXPOSED FINISHED FACE BRICK.

TOILET ROOM AND BATH ROOM AREAS TO BE TILE MAINSCOTED.

SPECIAL FINISHES SHALL BE UNDER FURNITURE AND FIXTURES AND BY THE INTERIOR DECORATOR, BUT COORDINATED BY THIS CONTRACTOR.

FLOORS

FLOORS IN PUBLIC AREAS, IN GENERAL, SHALL BE CARPETED. CORRIDORS AND OTHER AREAS IN THE COMMERCIAL AREA SHALL BE EITHER DECORATIVE TILE, TERRAZZO, OR VINYL. ALL CORRIDORS ON ROOM UNIT FLOORS AND ALL ROOM UNITS SHALL BE CARPET. FLOORS FOR TOILET AND BATH ROOM AREAS SHALL BE CERAMIC TILE. FLOORS FOR KITCHEN AREA TO BE QUARRY TILE.

FLOORS IN EMPLOYEES AREA SHALL BE EITHER VINYL ASBESTOS TILE OR PAINTED IN ACCORDANCE WITH THE ROOM FINISH SCHEDULE.

CEILINGS

CEILINGS IN PUBLIC AREAS, IN GENERAL, SHALL BE ACOUSTICAL TILE ON A CONCEALED SUSPENSION SYSTEM. OTHER SUSPENDED CEILINGS SHALL BE GYPSUM BOARD, SPRAYED WITH SIMULATED ACOUSTIC, OR METAL SUSPENSION SYSTEM. ALL CONCRETE CEILINGS SHALL BE SPRAYED WITH SIMULATED ACOUSTIC.

GLASS WALLS

GLASS WALLS ON ALL COMMERCIAL AREAS SHALL ANODIZED ALUMINUM COMMERCIAL STORE FRONT SECTIONS WITH 1/4" PLATE GLASS. GLASS ON THE TOP FLOOR COMMERCIAL AREAS SHALL BE TINTED.

GLASS WALL FOR TYPICAL ROOM UNITS SHALL BE A 3 PANEL ALUMINUM FRAME SLIDING DOOR UNIT WITH 3/16" SHEET GLASS.

CARPENTRY AND MILL WORK

ALL EXPOSED CABINET WORK SHALL BE PHILIPPINE MAHOGANY. ALL PAINTED CABINET WORK AND SHELVING TO BE FIR OR YELLOW PINE. ALL DOORS SHALL BE ROTARY CUT PHILIPPINE MAHOGANY. IN GENERAL, ALL DOORS FROM PUBLIC SPACES TO OTHER AREAS, AND EMPLOYEES DOORS RECEIVING HEAVY USAGE SHALL BE 1 3/4" THICK SOLID CORE DOORS. ALL OTHERS TO BE 1 3/8" HOLLOW CORE.

DECORATIVE GRILLES, BEAMS, ETC. SHALL BE AS DETAILED BY THE INTERIOR DECORATOR.

MISCELLANEOUS METAL

ALL DOOR FRAMES TO BE KNOCK-DOWN TYPE METAL FRAMES, FACTORY NOTISED FOR BUTTS. ALL EXTERIOR SERVICE DOORS TO BE HOLLOW METAL, EXCEPT LOBBY ENTRANCE DOORS TO BE ALUMINUM FRAME GLASS DOORS. ALL FIRE STAIR DOORS TO BE METAL "B" LABEL.

LAUNDRY CHUTES AND TRASH CHUTES SHALL BE 18" ROUND EQUAL TO WILKINSON.

ORNAMENTAL METALS

BALCONY RAILS TO BE WROUGHT IRON AS DETAILED.
STAIR RAILS TO BE GALVANIZED PIPE RAILS.

PAINTING

PAINT FOR ALL SURFACES SHALL BE NATIONALLY RECOGNIZED BRAND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

ELECTRICAL

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES AND AS SHOWN ON THE DRAWINGS COMPLETE WITH AN EMERGENCY SYSTEM.

THIS CONTRACTOR SHALL ALSO PROVIDE A COMPLETE CONDUIT SYSTEM FOR TELEPHONES, TELEVISIONS, HOTEL MESSENGER, AND MUSIC SYSTEMS.

PLUMBING

ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES AND AS SHOWN ON THE DRAWINGS. ALL FIXTURES SHALL BE A NATIONALLY RECOGNIZED MANUFACTURER.

PROVIDE A STANDPIPE AND FIRE PROTECTION SYSTEM AS REQUIRED.

HEATING, VENTILATING AND AIR CONDITIONING

HEATING AND AIR CONDITIONING, IN GENERAL, SHALL BE A HOT AND CHILLED WATER SYSTEM USING A CENTRAL BOILER AND CHILLERS AND INDIVIDUAL FAN COIL UNITS TO GIVE INDIVIDUAL ZONING AND CONTROL THROUGHOUT. ALL PUBLIC AND COMMERCIAL AREAS SHALL BE A $\frac{1}{2}$ PIPE SYSTEM. ALL ROOM UNITS SHALL BE A 2 PIPE SYSTEM WITH 1 KW SUPPLEMENTARY ELECTRIC RESISTANCE HEAT. BOTH SYSTEMS TO PROVIDE INDIVIDUAL TEMPERATURE CONTROL.

ELEVATORS

PROVIDE 3 3,000 POUND CAPACITY PASSENGER ELEVATORS AND 1 3,000 POUND CAPACITY SERVICE ELEVATOR WITH A SPEED OF 700 F.P.M. PASSENGER ELEVATORS SHALL BE FULL COLLECTIVE CONTROLLED.

SWIMMING POOL

SWIMMING POOL SHALL BE REINFORCED CAST-IN PLACE CONCRETE LOCATED ON THE ROOF DECK AREA AS SHOWN ON THE PLANS. SWIMMING POOL SHALL CONFORM TO ALL LOCAL AND NATIONAL CODES AND SHALL BE COMPLETE WITH ALL FILTER, HEATING, AND DECK EQUIPMENT.

REQUIRED CONSTRUCTION STANDARDS FOR HOLIDAY INNS OF AMERICA, INC.

EFFECTIVE DECEMBER 1, 1966

IN THE EVENT LOCAL CODES EXCEED THE BELOW REQUIREMENTS, THE LOCAL CODES SHOULD BE CONSTRUED AS MINIMUM REQUIREMENTS. RESTAURANT, LOUNGE, AND POOL AREAS SHOULD MEET LOCAL AND STATE BOARDS OF HEALTH OR OTHER APPROPRIATE AGENCY. CATEGORIES OF INNS ARE AS FOLLOWS:

- A. CONVENTIONAL. INCLUDES U-2, 1 STORY AND 2 STORY INNS
- B. LOW-RISE. MORE THAN 2 STORIES BUT LESS THAN SEVEN
- C. HI-RISE. SEVEN OR MORE STORIES

A. LOBBY AREA

- 1. FRONT DESK AREA, AS A MINIMUM, TO MEET THE SPECIFICATIONS AS SPECIFIED ON HOLIDAY INNS' STANDARD FRONT DESK DETAIL. ORIGINAL FRONT DESK MUST BE SO DESIGNED THAT THE SAME DESK CAN BE ALTERED TO ACCOMMODATE AN ADDITIONAL 100 ROOMS. INNS ADDING ROOMS MUST REMODEL FRONT DESK TO MEET THESE SPECIFICATIONS. SHOW LOCATION HOLIDEX TERMINAL AND PBX BOARD.
- 2. ENTRANCE DOORS TO THE LOBBY TO BE EITHER STORM DOORS OR REVOLVING DOORS WHERE THE DESIGN TEMPERATURE IS 0 DEGREES OR LOWER.
- 3. WALL FINISH TO BE VINYL FABRIC OR BETTER. VINYL FABRIC WEIGHT SHALL BE A MINIMUM OF 8.5 OUNCES PER SQ. YD. TOTAL THICKNESS .01 TO MEET AS A MINIMUM GOVERNMENT SPEC. CCCW48. WALL AREAS WITHIN 3 FEET EACH SIDE OF ELEVATOR OPENINGS TO BE COVERED WITH POST FORMED HIGH PRESSURE LAMINATE OR OTHER HARD FINISH PERMANENT MATERIAL.
- 4. FLOOR TO BE VINYL ASBESTOS TILE (3/32" THICK) OR BETTER (ASPHALT TILE NOT ACCEPTABLE).

B. MEETING ROOM AREA (THESE REQUIREMENTS APPLY INDIVIDUALLY TO EACH SECTION OF A LARGER MEETING ROOM SEPARATED BY MOVABLE PARTITIONS).

- 1. MEETING ROOMS TO HAVE DIRECT ACCESS TO THE LOBBY, WITH-OUT EXPOSURE TO THE ELEMENTS; ALSO CONVENIENT ACCESS TO KITCHEN OR SERVICE KITCHEN. IT IS PERMISSIBLE FOR LOW-RISE OR HI-RISE INNS TO HAVE MEETING ROOMS ON FLOORS OTHER THAN THE LOBBY FLOOR CONTINGENT ON:

- A. ADEQUATE ACCESS PROVIDED TO EXITS.
 - B. SERVICE KITCHEN PROVIDED.
 - C. IMMEDIATE ACCESS TO PUBLIC REST ROOMS.
2. INDIVIDUAL MEETING ROOMS TO HAVE INDIVIDUALLY CONTROLLED HEAT, AIR CONDITIONING, AND DIMMER CONTROLLED LIGHTING; ALSO AN EFFECTIVE AIR EXHAUST SYSTEM.
 3. AT LEAST ONE MEETING ROOM OR SECTION OF A LARGER ROOM TO BE SO ARRANGED THAT AT LEAST 100 SEATED PERSONS MAY BE AFFORDED VISIBILITY OF A SPEAKER'S TABLE WITH NO OBSTRUCTING COLUMNS OR SUPPORTS.
 4. FLOOR TO BE VINYL ASBESTOS TILE (3/32" THICK) OR BETTER (ASPHALT TILE NOT ACCEPTABLE). RECOMMEND CARPET FOR MEETING ROOMS. PARQUET FLOOR ACCEPTABLE.
 5. WALL FINISH TO BE VINYL FABRIC OR BETTER. SEE VINYL SPECIFICATIONS ABOVE. CEILINGS TO BE TREATED ACOUSTICALLY.
 6. LARGER MEETING ROOMS TO HAVE APPROPRIATELY HIGHER CEILINGS.
 7. WINDOWS TO HAVE BLACKOUT DRAPERIES.
 8. ADEQUATE ELECTRICAL OUTLETS FOR DISPLAY PURPOSES.
 9. PROVISION MADE FOR EFFECTIVE CONTROL OF KITCHEN NOISE.
 10. AN ADEQUATE PUBLIC ADDRESS SYSTEM, INDEPENDENT OF BACKGROUND MUSIC SYSTEM, TO BE PROVIDED. CONTROL FOR BACKGROUND MUSIC TO BE READILY AVAILABLE.

C. PUBLIC REST ROOM AREA

1. TILE TO BE A MINIMUM OF 4" CERAMIC TILE ABOVE FLOOR IN WATER CLOSET AREA. FLOOR TO BE CERAMIC FLOOR TILE.
2. METAL TOILET PARTITIONS AND DOORS, DOUBLE ROBE HOOK ON BACK OF DOORS.
3. NUMBER OF STALLS TO BE AS REQUIRED BY LOCAL OR STATE BUILDING CODE.

D. BAR OR LOUNGE AREA

1. LOUNGE AREA TO HAVE EASY ACCESS TO REST ROOMS.
2. LOUNGE TO CONTAIN INDIVIDUALLY CONTROLLED HEAT, AIR CONDITIONING, AND DIMMER CONTROLLED LIGHTING.

3. FLOOR TO BE VINYL ASBESTOS TILE (3/32" THICK) OR BETTER (ASPHALT TILE NOT ACCEPTABLE).
4. WALL FINISH TO BE VINYL FABRIC OR BETTER. SEE VINYL SPECIFICATIONS ABOVE.
5. COAT RACK TO BE PROVIDED.
6. BAR TO BE LOCATED FOR CONVENIENT FOOD SERVICE FROM KITCHEN UNLESS FOOD NOT TO BE SERVED.
7. ADEQUATE VENTILATION PROVIDED.

E. RESTAURANT AND DINING AREA

1. TO CONTAIN INDIVIDUALLY CONTROLLED HEAT, AIR CONDITIONING, AND DIMMER CONTROLLED LIGHTING.
2. TO CONTAIN EASY ACCESS TO REST ROOMS.
3. FLOOR TO BE VINYL ASBESTOS TILE (3/32" THICK) OR BETTER (ASPHALT TILE NOT ACCEPTABLE).
4. WALL FINISH TO BE VINYL FABRIC OR BETTER. SEE VINYL SPECIFICATIONS ABOVE.
5. SEATS IN RESTAURANT AND COFFEE SHOP COMBINED TO BE AS FOLLOWS:
 - A. 100 OR LESS ROOMS - 1 SEAT PER ROOM
 - B. 101 - 200 ROOMS - .75 SEATS PER ROOM WITH A MINIMUM OF 100 SEATS.
 - C. MORE THAN 200 ROOMS - JUDGED ON AN INDIVIDUAL BASIS.
6. COAT RACK TO BE PROVIDED.
7. ADEQUATE, CONCEALED WAITRESS STATIONS.

F. KITCHEN

1. FLOOR TO BE QUARRY TILE. GREASEPROOF ASPHALT TILE ACCEPTABLE PROVIDED AT LEAST 1/8" THICK, BUT NOT RECOMMENDED.
2. SIX FOOT WAINSCOT, MINIMUM, THROUGHOUT OF CERAMIC TILE, WITH COVE BASE.
3. TEMPERED MAKE UP AIR REQUIRED IF DESIGN TEMPERATURE IS BELOW 0°F. OR ABOVE 97°, NEGATIVE PRESSURE SHALL BE MAINTAINED IN KITCHEN AREA.

4. KICK AND HAND PLATES ON KITCHEN DOORS.

6. RENTAL UNITS

1. MINIMUM SIZES ARE: ONE-BED ROOMS 12' x 14', (168 SQ.FT.), EXCLUSIVE OF BATH AND FOYER-CLOSET AREA. ONE-BED ROOMS MAY NOT EXCEED 50% OF TOTAL NUMBER OF ROOMS IN THE INN. TWO-BED ROOMS 12' x 18' (216 SQ.FT.) MINIMUM SIZE EXCLUSIVE OF BATH AND FOYER-CLOSET AREA.

2. SHOW A TYPICAL ROOM LAYOUT FOR EACH BASIC TYPE OF ROOM, WITH FURNISHINGS PLACEMENT INDICATED.

A. TWO UPHOLSTERED CHAIRS

B. TABLE AND LAMP

C. DESK-DRESSER-LUGGAGE RACK UNIT

D. DRESSER LAMP

E. DRESSER CHAIR

F. BED (ONE 54" x 80" BED IN 12' x 14' ROOMS; TWO BEDS 54" x 80" IN 18' ROOMS. SUITES MAY UTILIZE SOFA BEDS IN SUITE LAYOUTS, BUT NOT TO EXCEED 5% OF TOTAL ROOMS IN THE INN).

G. NIGHTSTAND

H. READING LIGHT EACH BED

I. TELEVISION, 19" MINIMUM SIZE

J. MIRROR

K. VANITY STOOL

L. BLACKOUT DRAPERIES

LAYOUT SHOULD SHOW NECESSARY ELECTRICAL OUTLETS AND TV ANTENNA HOOK-UPS FOR THESE ITEMS. ONE LUGGAGE RACK TO BE AVAILABLE FOR LUGGAGE IN ONE-BED ROOMS; TWO LUGGAGE RACKS IN TWO-BED ROOMS.

3. WALLS BETWEEN UNITS (CONTENTIONAL INNS) TO BE 8" DENSE BLOCK. SIX INCH BLOCK OR LIGHT-WEIGHT BLOCK NOT ACCEPTABLE. LOW-RISE AND HI-RISE PARTITION WALLS TO BE OF FIRE-PROOF CONSTRUCTION. SOUND RATING SHALL BE 51 DECIBELS OR BETTER.

4. WALL FINISH TO BE PAINTED PLASTER/SHEETROCK OR BETTER. VINYL FABRIC STRONGLY RECOMMENDED.
5. FLOOR COVERING TO BE WALL TO WALL CARPET WITH PAD.
6. DOORS LEADING TO EXTERIOR OF BUILDING TO BE 20 GAUGE METAL INSULATED DOORS, PROPERLY WEATHERSTRIPPED. INTERIOR CORRIDOR DOORS TO BE SOLID CORE WOOD AND SOUND STRIPPED, OR INSULATED METAL AND SOUND STRIPPED.
7. HARDWARE FOR RENTAL UNIT DOORS TO BE CORBIN. NO SUBSTITUTES ACCEPTED. RENTAL UNIT ENTRANCE LOCK TO BE #190-9225; BATH LOCK TO BE #250-5740. CONNECTING DOOR LOCK TO BE #450. ALL LOCKSETS TO BE US 26D SATIN CHROME FINISH. DOOR FRAMES TO HAVE ADJUSTABLE STRIKE PLATE.
8. RENTAL UNIT GLASS TO BE INSULATING TYPE WHEN DESIGN TEMPERATURE IS 0° DEGREES OR LESS. INSULATING TYPE RECOMMENDED FOR DOWNTOWN LOCATIONS OR INNS IN CLOSE PROXIMITY TO HIGHWAYS OR AIRPORTS FOR SOUND TRANSFER REDUCTION.
9. INDIVIDUAL ROOM TEMPERATURE CONTROL SHALL BE USED SO THAT HEATING AND COOLING IS AVAILABLE AS GUEST DESIRES.
10. WALL MOUNTED CHROME CLOTHES RACK WITH NON-REMOVABLE WOOD HANGERS. MINIMUM SIZE IS 2'6" EXCEPT RESORT LOCATIONS WHERE MINIMUM IS 4'.
11. PROVISION MADE FOR DIRECT ACCESS TO OUTSIDE FRESH AIR.
12. CONNECTING ROOMS TO BE CONNECTED BY 2 SOLID CORE DOORS, SOUND STRIPPED.
13. INTERIOR CORRIDOR INNS MUST HAVE 1/2" ROCK WOOL INSULATION IN WALLS BETWEEN CORRIDOR AND THE ROOM FOYER.
14. TWO ROOMS PER 100 ROOMS TO BE EQUIPPED FOR HANDICAPPED GUESTS. THESE ROOMS SHOULD CONTAIN AS A MINIMUM THOSE FACILITIES OUTLINED ON THE HOLIDAY INN STANDARD HANDICAPPED ROOM DRAWING. ADDITIONS SHOULD INCLUDE ENOUGH HANDICAPPED ROOMS TO GIVE THE TOTAL INN A 2 PER 100 ROOMS RATIO.

H. RENTAL UNIT BATH AND DRESSING AREA

1. BATH AREA FLOOR TO BE 1" x 1" OR 1" x 2" CERAMIC TILE 1/4" x 1/4" MANUFACTURERS DESIGNATED FLOOR TYPE CERAMIC TILE IS ALSO ACCEPTABLE. BATH AREA BASE TO BE CERAMIC TILE. WALLS ON TUB AREA TO BE CERAMIC TILE FROM TUB TO CEILING. WALL BEHIND WATER CLOSET TO BE CERAMIC TILE TO 1/4' HIGH. MARBLE THRESHOLD AT DOOR 2" MINIMUM WIDTH NOT TO EXCEED 5/16" ABOVE CERAMIC TILE.

2. DRESSING AREA FLOOR TO BE VINYL ASBESTOS TILE (3/32" THICK) WITH RUBBER COVE BASE OR CARPETED. (NO ASPHALT TILE ACCEPTED).
3. FOLDING DOOR (WOVNFOLD OR BETTER) TO SEPARATE BACH-DRESSING AREA FROM REMAINDER OF UNIT OR ALL FIXTURES CONTAINED WITHIN BATHROOM.
4. 250 WATT HEAT LAMP OR EQUIVALENT TO BE PROVIDED WHEN DESIGN TEMPERATURE IS 3° OR LOWER.
5. TUBS TO BE ACID RESISTANT CAST IRON. MINIMUM SIZE 5'. (TUB-SHOWER COMBINATION REQUIRED). CERTAIN TYPES OF QUALITY STEEL TUBS WILL BE ACCEPTED. SPECIFICATIONS FOR SAME MUST BE SUBMITTED TO AND APPROVED BY H.I.A.
6. BRASS (MINIMUM 17 GAUGE) AND PLUMBING FIXTURES SHALL BE FIRST LINE AS MANUFACTURED BY NATIONALLY KNOWN MANUFACTURER. SEPARATE CONTROLS FOR HOT AND COLD WATER. NO DIAL TYPE JOINT HOT AND COLD FAUCETS PERMITTED.
7. EACH FIXTURE SHALL HAVE STOPS.
8. WATER CLOSET TO BE TANK TYPE, LOCKING TANK COVER, OPEN FRONT WHITE SOLID PLASTIC SEAT WITH LID, WITH SELF-SUSTAINING HINGES. ELONGATED TYPE TO BE USED WHERE DOOR CLEARANCE WILL ALLOW.
9. DOMESTIC HOT WATER FOR RENTAL UNITS SHALL HAVE CIRCULATING PUMP INSTALLED IN LINE TO PROVIDE INSTANT HOT WATER AT TAP.
10. DRESSING AREA AND BATH TO CONTAIN THE FOLLOWING ITEMS:
 - A. FACIAL TISSUE DISPENSER #TD-59 (RECESSED).
 - B. RESERVE ROLL TOILET TISSUE HOLDER #PH-57.
 - C. TWO 24" TOWEL BARS #TB-56 REQUIRED EXCEPT WHERE LAVATORY, WATER CLOSET AND TUB ARE IN ONE ROOM, THEN ONLY 1-24" IS REQUIRED.
 - D. ONE ROBE HOOK #RH-55.
 - E. SHOWER ROD (5') SR-60.
 - F. BOTTLE OPENER AND CAP CATCHER BOC-64.
 - G. ONE CIRCULAR TOWEL HOLDER TH-53.
 - H. ONE CERAMIC SOAP DISH AND GRAB BAR.

11. A MIRROR, MINIMUM SIZE 36" x 40" LOCATED OVER VANITY.
12. VANITY TOP REQUIRED TO BE POST FORMED HIGH PRESSURE LAMINATE. SUPER CORE, 5 PLY OR 7 PLY OR EQUAL DECK.
13. INDIVIDUAL LIGHT SWITCH TO BE PROVIDED FOR BATH AREA AND INDIVIDUAL LIGHT SWITCH FOR DRESSING AREA.
14. BATH DOOR TO BE HOLLOW GORE OR BETTER, MINIMUM WIDTH 2'6".

1. MISCELLANEOUS AREAS

1. PARKING AND DRIVE AREA TO BE CONCRETE OR ASPHALT (TO MEET STATE HIGHWAY DEPARTMENT REQUIREMENTS) WITH CURBING PROVIDED ON INTERIOR AND EXTERIOR PERIMETERS. TURN DOWN SIDEWALK PERMITTED ON INTERIOR WITH 8' WIDE SIDEWALK. PARKING AREA TO BE LINED WITH 1.25 SPACES PROVIDED FOR EACH UNIT. THIS IS A MINIMUM FIGURE AND ADDITIONAL SPACES MAY BE NEEDED CONTINGENT ON LOCAL CODES, EMPLOYEE PARKING REQUIREMENTS, RESTAURANT POTENTIAL AND MEETING ROOM POTENTIAL. PARKING AREA TO BE ILLUMINATED ADEQUATELY WITH TIME SWITCH OR PHOTO ELECTRICAL CELL CONTROLLED LIGHTING. HI-RISE INNS TO CONTAIN A MINIMUM OF ONE ON PREMISE PARKING SPACE PER GUEST ROOM, SUITABLE FOR SELF PARKING.
2. LINEN ROOM. ADEQUATE SHELVING INDICATED. WALLS PAINTED. FLOOR TO BE PAINTED CONCRETE OR VINYL ASBESTOS TILE.
3. NEON SIGNS. THE 43' GREAT SIGN, THE REGISTERED SERVICE-MARK, IS REQUIRED FOR EACH INN AND IS TO BE LEASED FROM HIA. THE LEASE EXCLUDES STRUCTURAL INNER STEEL, PRIMARY WIRING FROM SOURCE OF SUPPLY UP TO AND INCLUDING A 24 CIRCUIT PANEL AT THE SIGN, LOCAL PERMITS, ETC. A SCRIPT SIGN READING "HOLIDAY INN" IS TO BE LEASED FROM HIA, DESIGN OF THE BUILDING PERMITTING. THE PRIMARY ELECTRICAL AND LOCAL PERMITS ARE EXCLUDED FROM THE LEASE. THESE EXCLUSIONS SHOULD BE INCLUDED IN ARCHITECT'S PLANS. CONTACT THE HIA OUTDOOR ADVERTISING AND SIGN DEPARTMENT FOR COMPLETE DRAWINGS AND SPECIFICATIONS. SIGNS TO BE TIME SWITCH CONTROLLED OR PHOTO ELECTRIC CELL. PLANTER BOX TO HIDE STEEL BENEATH GREAT SIGN.
4. IF TV TOWER IS LOCATED ON COMMERCIAL BUILDING, IT IS TO BE SELF-SUPPORTING WITH NO GUY WIRES.
5. INTERIOR CORRIDORS. MINIMUM WIDTH 6', TO BE CARPETED. WALLS TO BE VINYL FABRIC OR BETTER. SEE VINYL SPECIFICATIONS UNDER A-3.
6. REFRESHMENT AREAS TO BE PROVIDED FOR GUESTS' CONVENIENCE. ONE ICE MACHINE REQUIRED PER 60 UNITS. LOW-RISE AND HI-RISE INNS MUST HAVE ONE ICE MACHINE AND ONE DRINK MACHINE PER FLOOR.

7. EMPLOYEES' REST ROOMS AND DRESSING ROOMS TO BE PROVIDED IN THE COMMERCIAL BUILDING AS WELL AS THE RENTAL UNITS.
8. SWIMMING POOL. MINIMUM SIZE IS 25' x 50' EXCEPT DOWNTOWN HI-RISE OR LOW-RISE INNS WHERE 20' x 40' POOL IS MINIMUM PERMISSIBLE. POOL DRAWINGS ARE TO BE INCLUDED IN PLANS BEFORE APPROVAL FOR PLANS WILL BE GIVEN. POOL PLANS TO INCLUDE THE FOLLOWING:
 - A. COPING TO BE PRECAST CONCRETE WITH NON-SLIP FINISH.
 - B. DECK AROUND POOL TO BE NON-SLIP.
 - C. DRAINAGE FOR DECK AREA TO BE ADEQUATE.
 - D. EXPOSED METAL TO BE CHROMEPLATED BRASS OR BRONZE TO MEET LOCAL CODES.
 - E. LADDERS OR STEPS WILL BE APPROVED.
 - F. FILTRATION EQUIPMENT INCLUDING DISINFECTING DEVICES SHALL BE DEFINED ON DRAWINGS. SAND GRAVEL FILTERS WITH HYPERCHLORINATION RECOMMENDED.
 - G. PHONE REQUIRED IN POOL AREA.
 - H. PAGING AND PIPED MUSIC REQUIRED FOR POOL AREA.
 - I. POOL HEATERS ARE REQUIRED.
 - J. A WATER DEPTH OF 18" MAXIMUM TO BE PROVIDED FOR TOTS. THIS MAY BE A SECTION OF THE SWIMMING POOL SEPARATED BY A WIRE BARRIER, ETC. OR A SEPARATE WADING POOL AT LEAST 10' x 10'. WADING POOL IS NOT REQUIRED IF HEALTH CODES REQUIRE SEPARATE FILTRATION EQUIPMENT FOR THE WADING POOL.
 - K. UNDER WATER POOL LIGHTS.
9. HEATING AND AIR CONDITIONING SYSTEM. STAND BY PUMP REQUIRED. UNION AND CUT-OFF ON SUPPLY AND RETURN AT EACH AIR HANDLING UNIT. 1750 RPM MOTORS TO BE USED ON HOT AND CHILL WATER LINES.
10. MECHANICAL SYSTEMS SUPPLYING PUBLIC AREAS SHALL BE SO DESIGNED TO PROVIDE ADEQUATE OUTSIDE AIR-INTAKE AND POWERED EXHAUST SYSTEM.
11. COVERED WALKWAYS TO BE BUILT SO THAT GUEST MAY GO TO COMMERCIAL BUILDING FROM RENTAL UNITS UNDER COVER. MINIMUM CANOPY WIDTH TO BE 5'.

12. A PORTER'S ROOM IS REQUIRED.
13. ELEVATOR SERVICE TO BE PROVIDED ON ANY INN WHICH WOULD OTHERWISE REQUIRE GUESTS TO WALK MORE THAN ONE FLOOR. AN ELEVATOR TO BE PROVIDED FOR EACH 100 GUEST ROOMS. PLATFORM SIZE TO BE NO SMALLER THAN 6' WIDE AND 5' DEEP. ELEVATOR SPEED MINIMUMS ARE: 7 - 14 STORIES, 300 FEET PER MINUTE. 14 - 20 STORIES, 700 FEET PER MINUTE. 3 - 4 STORIES, 100 FEET PER MINUTE, 5 - 7 STORIES, 250 FEET PER MINUTE, 7 - 12 STORIES, 300 FEET PER MINUTE, 12 - 20 STORIES, 700 FEET PER MINUTE.

DOORS TO BE DOUBLE ACTING. TWO OPERATING PANELS IN EACH CAB. ONE OF THESE ELEVATORS TO DOUBLE FOR A SERVICE ELEVATOR OR A SEPARATE SERVICE ELEVATOR PROVIDED. ADDITIONAL ELEVATORS MAY BE REQUIRED WHEN MEETING ROOMS, RESTAURANTS, AND LOUNGES REQUIRE ELEVATOR SERVICE.

14. SOILED LINEN STORAGE ROOM REQUIRED FOR INNS USING OUTSIDE LAUNDRY.

J. ITEMS TO BE SHOWN ON PLANS AND SPECIFICATIONS

1. INCLUDE A FLOOR PLAN TO SHOW LOCATION OF ALL ITEMS TO BE PLACED IN THE LOBBY SUCH AS BROCHURE RACK, CIGARETTE MACHINE, NEWSPAPER STAND, MAGAZINE RACK, BULLETIN BOARD, MILEAGE MAP, PUBLIC AND HOUSE PHONES, CHURCH DIRECTORY, WATER FOUNTAIN, VENDING MACHINES, TABLES, LAMPS, AND CHAIRS.
2. FRONT CANOPY SO DESIGNED TO PROVIDE SPACE FOR TWO PARKED CARS, WITH ENOUGH SPACE REMAINING FOR MOTORIST TO DRIVE UNDER CANOPY AND ALIGHT FROM CAR WITHOUT EXPOSURE TO ELEMENTS. ACCESS TO THE CANOPY AREA TO BE CLEAR OF OBSTRUCTIONS.
3. LINEN ROOM.
4. EQUIPMENT ROOM.
5. BALCONY RAILINGS, WITH SIZE OF ANCHORS. BOTTLE PROTECTION RAIL REQUIRED ON OUTSIDE CORRIDOR INNS OF 3 OR MORE STORIES (HORIZONTAL RAIL 2" ABOVE CONCRETE SLAB).
6. KITCHEN EQUIPMENT LAYOUT, WHETHER GAS OR ELECTRIC.
7. ROOF AND ROOF INSULATION.
8. EXTERIOR STAIR TREAD FINISHES.
9. WINDOW WALL DETAILS.
10. SHOW ROOM NUMBER ASSIGNMENTS.
11. SHOW ELECTRICAL POWER SOURCE AND LOCATION OF TRANSFORMER.

12. SHOW ELECTRIC SERVICE FOR GREAT SIGN AND OTHER SIGNS AS APPROPRIATE (I.E., SCRIPT, RESTAURANT, LOBBY, ENTRANCE, LOUNGE SIGNS).
13. PARKING AREA LIGHTING.
14. BUILDING EXTERIOR LIGHTING.
15. VENDING AND ICE MACHINE OUTLETS.
16. TV MASTER ANTENNA AND BACKGROUND MUSIC CONDUIT. (PIPED MUSIC IS REQUIRED FOR ALL PUBLIC AREAS.)
17. KITCHEN EQUIPMENT ELECTRICAL AND PLUMBING.
18. LOCATION OF FLOOR DRAINS WITH SIZES.
19. LOCATION AND DISCHARGE, ROOF DRAINS.
20. LOCATION GREASE TRAPS.
21. EXHAUST FANS.
22. EXTERIOR COLOR SCHEMES.
23. INGRESS AND EGRESS, WITH ADJACENT STREETS AND HIGHWAYS LABELED.
24. LOCATIONS OF FIRE EXTINGUISHERS.
25. LOCATION OF DOG KENNEL.
26. TYPE OF PHONE SYSTEM (MANUAL OR AUTOMATIC), DISCUSS WITH LOCAL PHONE COMPANY (LOWER RATES OFTEN PREVAIL IF RENTAL UNITS AND COMMERCIAL BUILDING CONNECTED IN SOME FASHION).
27. DIAGRAM OF WATER SOFTENING EQUIPMENT OR STATEMENT BY THE ARCHITECT THAT WATER SOFTENING EQUIPMENT IS NOT NEEDED.
28. ADEQUATE STORAGE ROOMS.
29. LINEN CHUTE, LOCKABLE IF ACCESSIBLE TO GUESTS.
30. MAIL CHUTE REQUIRED ON HIGH-RISE AND LOW-RISE INNS.
31. COMMUNICATIONS BETWEEN FRONT DESK AND REMOTE DINING ROOM AND LOUNGE CASHIER STATIONS.
32. TRASH CHUTES.

SECRETARY'S REPORT

CASE NO. BZA 3-68

APPLICANT: Motel Enterprises, Inc., 1300 Airport Road, Wichita, Kansas.

AGENT: Robert S. Lightner, Holiday Inns, 219 N. Market, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to increase the permitted maximum height from 25 stories to 30 stories.

GENERAL LOCATION: On the north side of Douglas Avenue between Webb Street and Water Street.

ZONING: Subject property is zoned "E" Light Industrial as are all surrounding properties.

LAND USE: Parking lot and office building to the west, north is vacant east is parking garage, and to the south is the civic center.

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 applicant is requesting a variance to increase the permitted maximum height from 25 stories to 30 stories on property zoned "E" Light Industrial for construction of a Holiday Inn north of the Civic Center.

The applicant, in his statement of justification, has pointed out that inasmuch as their building plans call for an average floor-to-floor height of 8 feet 5 inches, they would in reality, have what would be a comparable 21 story building, with an average floor-to-floor height of 12 feet as most office buildings are constructed. Using these same figures, it is possible that the applicant's proposed 30 story structure with 8.5' floor heights would have an approximate height of 255' whereas a 25 story office structure with 12 foot floors would be 300 feet in height.

In viewing the legal description which lies within an area being platted as Civic Center North, the proposed structure is more than 120 feet back from all public streets with a proposed open mall to the south. It should be pointed out that the "LC" Light Commercial District has a height limitation of 80 feet at the required building setback lines. However, for each additional foot a building is set back from the required setback lines, two additional feet may be added to the structure. It appears, therefore, that the limitation of height in the "E" zone to number of stories rather than number of feet is not consistent.

UNIQUENESS

It is the opinion of the Secretary that there is uniqueness inasmuch as the developer proposes to construct a 30 story structure which is less in height than a possible office structure based on current floor-to-floor figures.

ADJACENT PROPERTY

It is the opinion of the Secretary that the granting of the variance would not adversely affect the rights of the adjacent property owners inasmuch as the proposed building is to be a part of a planned complex for the area bounded by Douglas, First Street, Water and Webb now being platted as Civic Center North.

HARDSHIP

It is the opinion of the Secretary that a hardship would be placed upon the applicant if the request is not granted inasmuch as the overall height of the building as planned will not exceed the overall height of a 25 story office structure.

PUBLIC INTEREST

It is the opinion of the Secretary that inasmuch as the proposed development lies within a development area where plans have been approved by the Urban Renewal Agency and on lands where the City of Wichita has vacated Wichita Street and approved a replat, that the planned complex would in no way have an adverse effect on the public interest.

SPIRIT AND INTENT

It is the opinion of the Secretary that inasmuch as a 25 story office structure could exceed the proposed height of the 30 story motel, that the request is not opposed to the general spirit and intent of the Zoning Ordinance.

RECOMMENDATION

It is the opinion of the Secretary that all five conditions necessary to the granting of the variance of 25 stories to 30 stories can be found to exist and, therefore, it is recommended that the variance be approved.

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

February 15, 1968

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 3-68

An application has been filed by Motel Enterprises, Inc., 1300 Airport Road, Wichita, Kansas 67209, by Robert S. Lightner, Holiday Inns, 219 North Market, Wichita, Kansas 67202, pursuant to Section 2.12.590.B Code of the City of Wichita, requesting a variance to increase permitted maximum height from 2⁵ stories to 30 stories, on property zoned "E" Light Industrial, and legally described as follows:

A tract of 150 feet by 150 feet beginning at a point 200 feet north of the north line of Douglas Avenue and 123 feet west of the west line of Water Street; thence west parallel with the north line of Douglas Avenue 150 feet; thence north parallel with the west line of Water Street 150 feet; thence east parallel with the north line of Douglas Avenue 150 feet; thence south parallel to the west line of Water Street 150 feet to point of beginning, all in the City of Wichita, Kansas.

This application has been assigned Case No. BZA 3-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 27, 1968, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, 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 Street
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A tract of 150 feet by 150 feet beginning at a point 200 feet north of the north line of Douglas Avenue and 123 feet west of the west line of Water Street; thence west parallel with the north line of Douglas Avenue 150 feet; thence north parallel with the west line of Water Street 150 feet; thence east parallel with the north line of Douglas Avenue 150 feet; thence south parallel to the west line of Water Street 150 feet to point of beginning, all in the City of Wichita, Kansas.

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Room 402 City Building Annex
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February 15, 1968

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A tract of 150 feet by 150 feet beginning at a point 200 feet north of the north line of Douglas Avenue and 123 feet west of the west line of Water Street; thence west parallel with the north line of Douglas Avenue 150 feet; thence north parallel with the west line of Water Street 150 feet; thence east parallel with the north line of Douglas Avenue 150 feet; thence south parallel to the west line of Water Street 150 feet to point of beginning, all in the City of Wichita, Kansas.

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Jack H. Galbraith
Secretary



EAST
7411 East Kellogg
Phone MUrray 5-1281

MIDTOWN
1000 N. Broadway
Phone AMherst 7-6211

Holiday Inn of WICHITA

WICHITA, KANSAS

February 5, 1968

Board of Zoning Appeals
City of Wichita
104 South Main
Wichita, Kansas 67202

Gentlemen:

We are applying for a variance to the provisions of Title 28 on height limitations for the construction of a Holiday Inn.

The provision limits the height of buildings in Zone E to 25 stories. Inasmuch as our average floor to floor height is 8'5", we would actually have a building not as tall as a 24-story building with an average floor to floor height of 12', as most office buildings are built today.

We feel that granting this permit will enhance the area, as the Urban Renewal Agency and Garvey Center, Inc. are desirous of having the proposed building built. The variance will not adversely affect the rights of adjacent property owners or residents.

We feel that the strict application of the provisions of Title 28 will constitute an unnecessary hardship upon the property owner represented in the application. In Zone E it is necessary to have 1 for 1 parking for guest rooms on the site, which also raises the height of the building. Additional parking of 1 car for every 250 square feet of public area will be provided in a garage immediately adjacent and to the north of our building.

The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and granting the variance desired will not be opposed to the general spirit and interest of Title 28 zoning ordinance.

Very truly yours,

Robert S. Lightner

RSL:khp

★ YOUR HOST FROM COAST TO COAST[®]

BOARD OF ZONING APPEALS

CASE NO. B293-68

CITY OF WICHITA, KANSAS

FILED 2-5-68

APPLICATION FOR VARIANCE

1. Name of Applicant MOTEL ENTERPRISES, INC.

Mailing Address 1300 Airport Road, Wichita, Kansas ⁰⁹ Phone WH 3-3223

Name of Authorized Agent Robert S. Lightner

Mailing Address Holiday Inns, 219 North Market, Wichita, Kansas ⁰² Phone FO 3-2277

Relationship of applicant to property is that of Lessee
(owner, tenant, lessee, other)

II. The variance requested is to increase the height requirement
from 25 stories to 30 stories

for property located on the north side of Dpuglas Avenue between
Webb Street and Water Street

and legally described as: see attached sheet

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

(Give metes and bounds description below if appropriate):

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 appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
- d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

MOTEL ENTERPRISES, INC.

Applicant

Robert S. Lightner

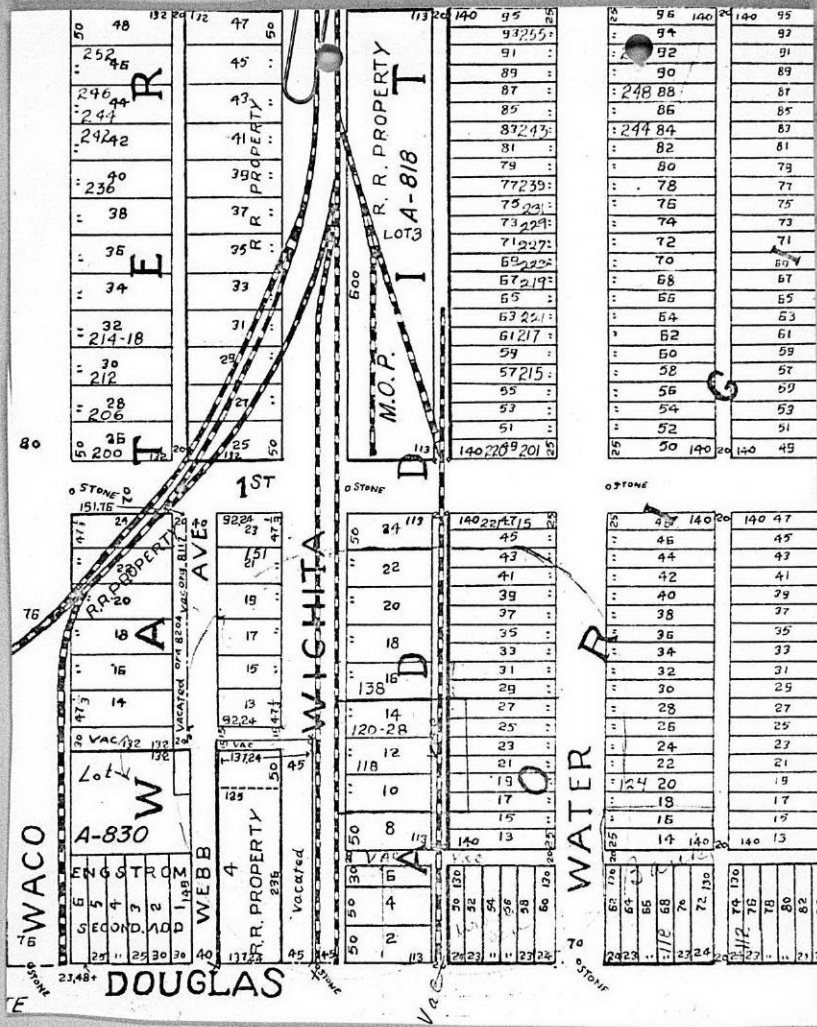
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,
11:4 (a.m.) - p.m.) February 5, 1968, together with
appropriate fee of \$50.00.

Jack H. Galbraith, Sr. Planner
Signed

LEGAL DESCRIPTION

A tract of 150 feet by 150 feet beginning at a point 200 feet north of the north line of Douglas Avenue and 123 feet west of the west line of Water Street; thence west parallel with the north line of Douglas Avenue 150 feet; thence north parallel with the west line of Water Street 150 feet; thence east parallel with the north line of Douglas Avenue 150 feet; thence south parallel to the west line of Water Street 150 feet to point of beginning, all in the City of Wichita, Kansas.



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
)
 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:

Property lying within a radius of 200 ft of:
 Beg at a pt on the East Line of Wichita Street &
 200 ft North of the North Line of Douglas Avenue;
 th North 150 ft; East 150 ft; South 150 ft; West
 150 ft to beg. In the NE $\frac{1}{4}$ Sec 20, Twp 27, R 1 East.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:

LOT	STREET	ADDITION	OWNER
50, 52, 54, 56, 58 & 60,	Douglas	GREIFFENSTEIN'S ORIGINAL TOWN	Urban Renewal Agency of The Wichita, Kansas, Metropolitan Area 104 S. Main
62 & 64 ,	"	"	First Natl Bank in Wichita 105 N. Main
14 & 16 & S 5' Lot 18,	Water	"	First Natl Bank, Wichita 105 N. Main
N 20' of 18, all Lots 20 & 22,	"	"	Daniel F. Rex Park Here, Inc. 120-146 N. Water
24, 26, 28, 30,	"	"	Parkade, Inc. 123 N. Main
32, exc N 10 ft,	"	"	Park Here, Inc. 123 N. Main
N 10' Lot 32, all 34, 36 & 38,	"	"	Urban Renewal Agency of Wichita, Kansas, Metropolitan Area 104 S. Main

7
Fidelity
Title
Company,
inc.



LOT	STREET	ADDITION	OWNER
13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45,	Water	Greiffenstein's Original Town	Urban Renewal Agency of Wichita, Kansas Metropolitan Area 104 S. Main
2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22,	Wichita	<u>Waterman's</u>	Urban Renewal Agency of Wichita, Kansas Metropolitan Area.
E 89.25 ft Lots 13, 15, 17, 19, 21 & 23, lying between W line Wichita St. & E line Webb St. & also E 89.36 ft of large Lot 4 & W $\frac{1}{2}$ vac Wichita St. & S $\frac{1}{2}$ vac E-W Alley adj sd Lot 4 from Douglas Ave. N to ext cen line sd vac E-W alley also prt vac alley adj Lot 13 & large Lot 4, lying E of E line Webb St.	"		Garvey Foundation A. H. Garvey Bldg. 300 W. Douglas
W 4.5 ft of Lots 13, 15, 17 & W 4.5 ft of S 10 ft of Lot 19, Wichita St., together with Lots 14, 16, 18 & S 10 ft of Lot 20 & vac alley adj on E, Waco Ave.			Dwight M. Rounds & Dwight M. Rounds, Tr. & Ralph C. Rounds, Tr. P. O. Box 700, Wichita, Ks.
Beg 149 ft N of NE cor Douglas Ave. & Waco Ave; th N 137 ft; E 158.37 ft; S 137 ft; W to beg & vac alley adj on North.			Carl A. Neslon, Tr. Rebecca Blackwood Rounds Tr. Box 849, Wichita, Ks.
1 & 2,		Engstrom's 2nd.	Hutton-McCormick, Inc. $\frac{1}{2}$ int Kenneth C. Fitch $\frac{1}{4}$ int. Roger B. Fitch $\frac{1}{4}$ int. 2218 Jardine

Dated at Wichita, Kansas this 5th day
of February, 1968 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elie M Farrell
Sec. OEM

Tracer # 86733

Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hoe, Mvr.	Hoe. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION

AMOUNT

BCA case \$50.00

Name Robert Lightner

Address 219 N. Market

Type Due Date

Comments: R-71-C

Date 2-5-68 By S. Brewer

*

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