

Case No. BZA 4-81 - USD 259, Sedgwick County, State of Kansas, requests a variance to reduce the south diagonal side yard setback from 25' to 10', to reduce the south front yard setback to 0' for off-street parking purposes

POSTED
3/5/91

ACTION

BZA
4-81

DATE 3-24-81

COMMITTEE APPROVED

M.A.P.C. _____

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

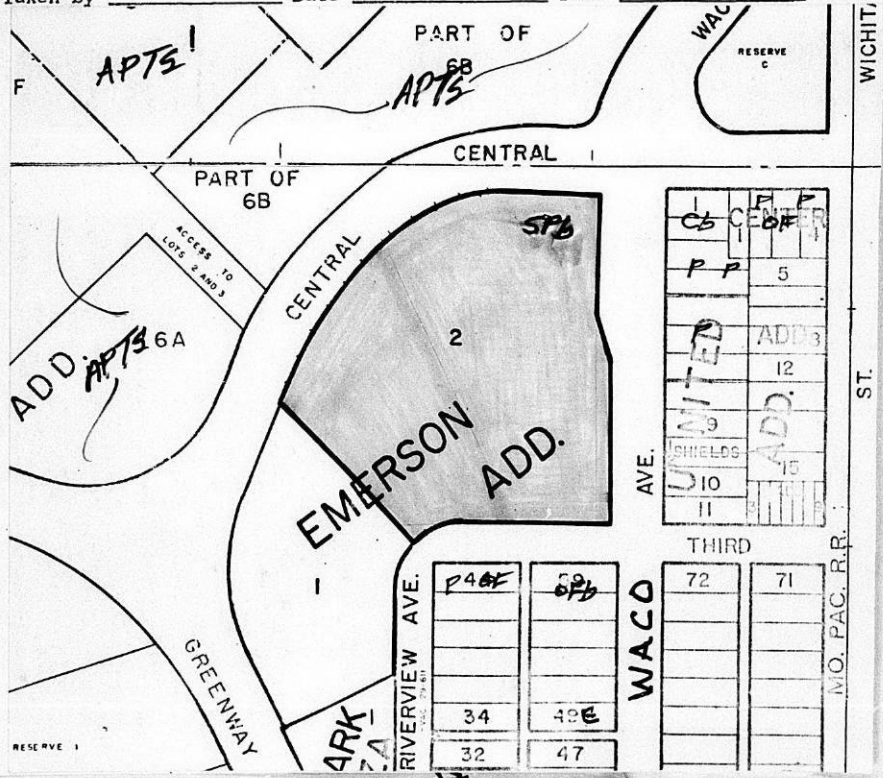
14 Sec. 4-29-81
200 4-10-81
4-29-81
4-27-81
Check to
Revised

Map No. 54-47
 Sec. 20-27
 Twp. _____
 Range 1E

BZA- 4-81
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
- Acres: 7.11 (575 ft. by 590 ft.)
 - Adjoining Zoning: E _____ S _____ W _____ N _____
 - Land Use: East CLUB & PARKING LOTS South OFFICE & OFFICE BLDG
 West APARTMENTS North APARTMENTS
 - Sketch Plan Land Use is for: _____
 - Present Land Use if for: _____
 - Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



RIVERVIEW AVE.	48E	57B
	34	48E
	32	47

CB CENTER	PP	5
UNITE	ADD.	12
SHIELDS	ADD.	15
U10		
11		

THIRD	72	71

4-81

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

February 27, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 4-81

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 USD 259, Sedgwick County, State of Kansas, 426 South Broadway, 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 required number of off-street parking spaces from 91 to 69 to reduce the front yard setbacks from 20 feet to 0 feet for off-street parking purposes only; and to reduce the southwest side yard setback from 25 feet to 10 feet, on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Third Street and west of Waco.

This application has been assigned Case No. BZA 4-81. It will be considered by the Board of Zoning Appeals on March 24, 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

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

February 27, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 4-81

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 USD 259, Sedgwick County, State of Kansas, 428 South Broadway, 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 required number of off-street parking spaces from 91 to 69 to reduce the front yard setbacks from 20 feet to 0 feet for off-street parking purposes only; and to reduce the southwest side yard setback from 25 feet to 10 feet, on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Third Street and west of Waco.

This application has been assigned Case No. BZA 4-81. It will be considered by the Board of Zoning Appeals on March 24, 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

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

February 27, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 4-81

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 USD 259, Sedgwick County, State of Kansas, 428 South Broadway, 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 required number of off-street parking spaces from 91 to 69 to reduce the front yard setbacks from 20 feet to 0 feet for off-street parking purposes only; and to reduce the southwest side yard setback from 25 feet to 10 feet, on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Third Street and west of Waco.

This application has been assigned Case No. BZA 4-81. It will be considered by the Board of Zoning Appeals on March 24, 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

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

February 27, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 4-81

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 USD 259, Sedgwick County, State of Kansas, 428 South Broadway, 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 required number of off-street parking spaces from 91 to 69 to reduce the front yard setbacks from 20 feet to 0 feet for off-street parking purposes only; and to reduce the southwest side yard setback from 25 feet to 10 feet, on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Third Street and west of Waco.

This application has been assigned Case No. BZA 4-81. It will be considered by the Board of Zoning Appeals on March 24, 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

March 31, 1981

Phillip S. Frick
700 Fourth Financial Center
Wichita, Kansas

Re: Case No. BEA 4-81
Request for Variance

Dear Mr. Frick:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 24, 1981.

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

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:sad
enclosure

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Unified School District No. 259, 428 South Broadway, Wichita

RESOLUTION NO. BZA 4-81

WHEREAS, Unified School District No. 259, 428 South Broadway, 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 91 to 69; to reduce the front yard setback from 20' to 0' for off-street parking purposes only; and to reduce the southwest side yard setback from 25' to 10', on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

Lot 2, Emerson Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Third Street and west of Waco.

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 March 24, 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 not located adjacent to a residential neighborhood and that the extension of "C" Commercial zoning on the property would eliminate the requirement of the yard variances; 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 adjacent properties do not require front yard setbacks and require only a 5' side yard setback; 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 site is limited and the variance requested is reasonable for the type of use proposed; 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 variances will not affect the use of public property or adjacent properties; 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 intent of the yard requirements is to protect residential properties which are not adjacent and the reduction of the required off-street parking for a special use is justifiable; 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.

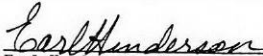
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required off-street parking spaces from 91 to 69; to reduce the front yard setback from 20' to 0' for off-street parking purposes only; and to reduce the southwest side yard setback from 25' to 10', on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

Lot 2, Emerson Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Third Street and west of Waco.

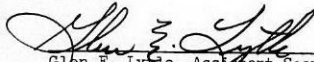
be approved subject to the following conditions:

1. The variance to reduce the off-street parking from 91 to 69 be granted only for a data processing center and any change of occupancy to any other use will be subject to compliance with the parking requirements.
2. The variance to reduce the front yard setback from 20' to 0' shall be for off-street parking and circulation drives only.

ADOPTED AT WICHITA, KANSAS, this 24th day of March, 1981.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

March 27, 1981

Phillip S. Frick
700 Fourth Financial Center
Wichita, Kansas

Re: Case No. BZA 4-81
Request for Variance

Dear Mr. Frick:

At the regular meeting of the Board of Zoning Appeals on March 24, 1981, your request for a variance to reduce the required off-street parking spaces from 91 to 69; to reduce the front yard setback from 20 feet to 0 feet for off-street parking purposes only; and to reduce the south-west side yard setback from 25 feet to 10 feet was considered.

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

- a. The variance to reduce the off-street parking from 91 to 69 be granted only for a data processing center and any change of occupancy to any other use will be subject to compliance with the parking requirements.
- b. The variance to reduce the front yard setback from 20 feet to 0 feet shall be for off-street parking and circulation drives only.

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.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad
cc: Unified School District No. 259, 428 South Broadway, Wichita

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE March 18, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, Administrative Aide III

SUBJECT BZA 4-81: North Side of Third
Street, West of Waco

On Monday, March 18, CPO Neighborhood Council "L" considered the captioned case, a variance request to reduce the required number of parking spaces and the required front and sideyard setbacks on property zoned "B" Multiple Family Dwelling District.

Council "L" voted 4-0 to recommend the following:

- 1) approval of the reduction in the required number of off-street parking spaces from 91 to 69;
- 2) amendment of the requested 20 to 0 feet reduction in the required front yard setback to 10 feet for the purpose of providing landscaping;
- 3) approval of the requested 25 to 10 feet reduction in the required sideyard setback.

In making its recommendation, the Council expressed concern that the area be landscaped in a manner consistent with the parkway nature of Central west of Waco. Neither the applicant, nor area residents or property owners were present.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 4-81 is considered March 24.

Stan Scott
Stan Scott
Administrative Aide III

SS:cm

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

RECEIVED

MAR 18 1981

METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 4-81

APPLICANT: Unified School District No. 259, 428 South Broadway, Wichita, Kansas

AGENT: Phillip S. Frick, 700 Fourth Financial Center, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking spaces from 91 to 69; to reduce the front yard setback from 20 feet to 0 feet for off-street parking purposes only; and to reduce the southwest side yard setback from 25 feet to 10 feet.

GENERAL LOCATION: On the north side of Third Street and west of Waco.

ZONING: Subject property is zoned "B" Multiple-family as are the properties to the north and west. Property to the south and east is zoned "C" Commercial.

LAND USE: Subject property is a large lot that a portion of the property is occupied by Emerson School adjacent to Waco and Central. Property to the north and west are apartments and to the south is an office building.

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 three separate variances on the property in order to construct a data processing center. The property is zoned a combination of "B" Multiple-family and "C" Commercial zoning. The proposed use is permitted by special permit in the "B" zoning district and has been approved by the Board of City Commissioners.

The applicant states that the request to reduce the required off-street parking from 91 spaces to 69 spaces is justified on the basis that a large portion of the building will be computer space and storage that will not have the usual number of employees that occupy general office space. It is anticipated by the applicant that there will be a maximum of 45 employees in the facility, and a conference-work room with a maximum capacity of 30.

The request for a variance of the front yard setback from 20 feet to 0 feet for off-street parking purposes only and the request for a variance of the side yard setback from 25 feet to 10 feet are justified on the basis that if all of the property were zoned "C" Commercial neither variance would be required.

UNIQUENESS:

It is the opinion of the Secretary that the requested variances may arise from conditions unique to this property inasmuch as the property is not located adjacent to a residential neighborhood and that the extension of the "C" Commercial zoning would eliminate the need for two of the requested variances.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance will not adversely affect the rights of adjacent property owners inasmuch as the adjacent property to the south would require only a 5 foot side yard setback and no front yard setback for off-street parking purposes.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of Title 28 (Zoning Ordinance) would constitute an unnecessary hardship upon the applicant inasmuch as the site is limited and the variance requested that can not be resolved by a zoning change is a reasonable request based on the number of employees.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variances would not affect the public interest inasmuch as the variances should not affect the use of public property or adjacent properties.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variances requested would not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the intent of the yard requirements are to protect residential properties of which none would be adjacent and the reduction of the off-street parking for a special use is justifiable.

RECOMMENDATION:

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

1. The variance to reduce the off-street parking from 91 to 69 be granted only for a data processing center and any change of occupancy to any other use will be subject to compliance with the parking requirements.
2. The variance to reduce the front yard setback from 20 feet to 0 feet shall be for off-street parking and circulation drives only.

BZA CASE NO. 4-81

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

3 NOTICES SENT TO ADJOINING PROPERTY OWNERS

15 TOTAL NOTICES SENT 2-27-81

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

February 27, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 4-81

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 USD 259, Sedgwick County, State of Kansas, 428 South Broadway, 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 required number of off-street parking spaces from 91 to 69 to reduce the front yard setbacks from 20 feet to 0 feet for off-street parking purposes only; and to reduce the southwest side yard setback from 25 feet to 10 feet, on property zoned the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Third Street and west of Waco.

This application has been assigned Case No. BZA 4-81. It will be considered by the Board of Zoning Appeals on March 24, 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

APPLICATION FOR VARIANCE

I. Name of Applicant USD 259, Sedgwick County, State of Kansas

Mailing Address 428 South Broadway, Wichita, KS Phone 268-7831

Name of Authorized Agent Phillip S. Frick

Mailing Address 700 Fourth Financial Center
Wichita, KS 67202 Phone 267-6371

Relationship of applicant to property is that of _____
(Owner, Tenant, Lessee, Other)

II. The variance requested is Per Exhibit A

*Wichita on
north side
of Third Street*

for property located Northwest corner of Third and Waco, Wichita,
*on the north side of Third Street and
KS West of Waco*

and legally described as: Lot 2, Emerson Addition, Wichita,
Sedgwick County, Kansas

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

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.

USD 259 Sedgwick County, State of Kansas
Applicant

Phillip S. Frick
Authorized Agent Phillip S. Frick

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:00 (a.m. - p.m.), February 20 1981
together with appropriate fee of ~~\$50.00~~
150.00

[Signature]
Signed

EXHIBIT A

The variance requested is as follows:

- a. To reduce the south diagonal side yard setback from 25 feet to 10 feet.
- b. Reduce the south front yard setback to 0 feet for off-street parking purposes only.
- c. Calculation of required parking spaces to be based on net square feet of building area rather than gross (which reduces required parking spaces from 91 to 69).

LAW OFFICES

FOULSTON, SIEFKIN, POWERS & EBERHARDT

700 FOURTH FINANCIAL CENTER

BROADWAY AT DOUGLAS

WICHITA, KANSAS 67202

(316) 267-6371

ROBERT C. FOULSTON (1899-1947)
GEORGE SIEFKIN (1899-1984)

COUNSEL
STUART R. CARTER

GEORGE B. POWERS
JOHN F. EBERHARDT
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT H. PARTHIDGE
ROBERT M. SIEFKIN
RICHARD C. HARRIS
GERALD SAWATZKY
ROBERT L. HOWARD
CHARLES J. WOODIN
NIREL L. STOUT
BENJAMIN C. LANGEL
JERRY G. ELLIOTT
WILLIAM H. DYE
PHILLIP E. PRICE
STANLEY G. ANDEEL
FREDERICK L. HAAG
RICHARD D. EWT

DARRELL L. WANTA
WILLIAM R. SHAFKON
HARVEY R. SORENSEN
CHRISTOPHER P. CHRISTIAN
MICHAEL KIM MOORE
JAMES M. ARMSTRONG
MARY KATHLEEN BARDOCK
CHARLES P. SPFLANDT
JAMES D. OLIVER
M. KAY ROYCE
NICHOLAS E. DAILY
LINDA C. CONSTABLE
LARRY G. RAPP
R. DOUGLAS REAGAN
GLORIA G. FLENTJE
MARK G. AYERS
JAY F. FOWLER
RICHARD C. MORRIS

February 20, 1981

Metropolitan Area Planning Department
City Hall - 10th Floor
455 North Main Street
Wichita, Kansas 67202

RE: Emerson Addition
BZA application

Gentlemen:

On behalf of U.S.D. No. 259 I am enclosing herewith an application for variance relating to a portion of Lot 2, Emerson Addition. There are enclosed the following items:

1. Completed application form.
2. Filing fee in the amount of \$150.00.
3. Certified ownership list.
4. Two plot plans in duplicate showing the structure to be constructed and its location on the property.

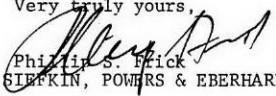
The requested variances regarding the set-backs we believe are self-explanatory. The variance regarding parking requirements is based upon the following information. The computation of parking spaces was determined by considering 70% to 75% of the gross building area as net useable area and dividing that by 250 feet. The 80 parking spaces planned on this addition are based on the existing plans plus future additions. The total gross square feet anticipated on this property

Metropolitan Area Planning Department
February 20, 1981
Page Two

is 26,800. It is anticipated that the owner will have 45 employees together with a conference-work room which will on occasion have 14 to 30 persons in it for a total of 75 potential occupants. There is a substantial amount of area in the computer room, input output room, mechanical equipment room and storage where very few personnel are involved. Accordingly, it is our belief that the projected number of parking places are quite adequate for a building utilized for these purposes.

We would appreciate your placing this on the next BZA agenda which we believe is March 25, 1980.

Very truly yours,


Phillip S. Frick
of FOULSTON, SIEFKIN, POWERS & EBERHARDT

PSF/ms

Enclosures

cc: Wendell Parks

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	-	Emerson Addition	✓ Chisholm Crossing Development Corp., in care of Al Kamas, 612 Douglas Bldg., 104 S. Broadway, 67202
2	-	"	<i>Dup</i> Unified School District No. 259, 428 S. Broadway, 67202
North 33 ft. of 38 & the south 8 ft. of 40 on Riverview	-	Waterman's Addition to Waterman's Addition	✓ Harold Perry & Shirley Ann Perry, 6406 E. 11th, 67206
40 exc. the south 8 ft., and all of 42 on Riverview	-	"	"
44 on Riverview, exc. that part platted as Emerson Addition	-	"	✓ Urban Renewal Agency of Wichita, 455 N. Main, 67202
55, 57, & 59 on Waco	-	"	<i>Dup</i> Harold Perry & Shirley Ann Perry, 6406 E. 11th, 67206
6A	1	Park Plaza 1st Addition	River Park Plaza I, Ltd. Address Unknown

LotProperty Owner

That part of Lots 4, 5, and 6B, Block 1, Park Plaza 1st Addition, described as: Beginning at the northerly corner of said lot 5; then along the northeasterly line of lot 5 bearing S 44°00' E, a distance of 193.46 ft.; then continuing along the northeasterly line of lot 5 bearing N 46°00' E, a distance of 142.88 ft.; then continuing along the northeasterly line of said lot 5 bearing S 44°00' E, a distance of 332.77 ft.; then continuing along the northeasterly line of lot 5 bearing N 46°00' E a distance of 72.40 ft.; then continuing along the northeasterly line of lot 5 bearing S 83°34' E a distance of 30 ft. to the easterly corner of lot 5; then along the easterly lines of lots 5, 4, & 6B, being a curve to the right whose chord has a bearing of S 23°14'00" W through a central angle of 33°34'00" and having a radius of 894.93 ft. a distance of 524.29 ft.; then on tangent to last course being the easterly line of said lot 6B bearing S 40°00' W a distance of 4.60 ft. to the P.C. of a curve to the left; then along said curve to the left having a radius of 409.26 ft. and through a central angle of 26°22'14" a distance of 188.35 ft. to a point of reverse curvature; then along said curve to the right having a radius of 50 ft. and through a central angle of 76°22'14" a distance of 66.64 ft.; then on tangent to the last course being the south line of lot 6B bearing N 90°00' W a distance of 82.85 ft.; then bearing N 0°0' E a distance of 260.39 ft.; then bearing N 44°00' W a distance of 308.44 ft.; then bearing N 46°00' E a distance of 100 ft.; then bearing N 44°00' W a distance of 37.5 ft.; then bearing N 46°00' E a distance of 65.0 ft.; then bearing N 44°00' W a distance of 197.07 ft. to a point on the northwesterly line of aforesaid lot 5; then along the northwesterly line of lot 5 bearing N 48°40'55" E a distance of 29.88 ft.; then continuing along the northwesterly line of lot 5 bearing N 42°12' E a distance of 148 ft.; then continuing along the northwesterly line of lot 5 bearing N 22°57'45" E a distance of 22.38 ft. to point of beginning

~~River Park Plaza II, Ltd.~~
Address Unknown

Lot

Property Owner

That part of Lots 4, 5, & 6B, Block 1, Park Plaza 1st Addition, described as: Beginning at the southernmost corner of lot 6B; then along the southwesterly line of lot 6B bearing N 44°00' W a distance of 283.88 ft. to the westerly corner thereof; then along the northwesterly line of lot 6B bearing N 46°00' E a distance of 347.78 ft. to the southwesterly line of aforementioned lot 4; then along the southwesterly line of lot 4 bearing N 44°00' W a distance of 135 ft.; then continuing along the southwesterly line of lot 4 bearing N 46°00' E a distance of 15 ft.; then continuing along the southwesterly line of lot 4 bearing N 44°00' W a distance of 280.80 ft. to the westerly corner of lot 4; then along the northwesterly line of lot 4 bearing N 59°34'45" E a distance of 70.93 ft.; then continuing along the northwesterly line of lot 4 bearing N 62°34' E a distance of 139.45 ft.; then continuing along the northwesterly line of lot 4 bearing N 57°42'15" E a distance of 142 ft.; then continuing along the northwesterly line of lot 4 and lot 5 bearing N 48°40'55" E a distance of 192.56 ft.; then bearing S 44°00' E a distance of 197.07 ft.; then bearing S 46°00' W a distance of 65 ft.; then bearing S 44°00' E a distance of 37.5 ft.; then bearing S 46°00' W a distance of 100 ft.; then bearing S 44°00' E a distance of 308.44 ft.; then bearing S 0°0' E a distance of 260.39 ft. to a point on the south line of lot 6B, said point being the P.C. of a curve to the left whose tangent bears N 90°0' W; then along said curve to the left, being the south line of lot 6B, having a radius of 544.72 ft. and thru a central angle of 62°27' 04" a distance of 593.73 ft. to point of beginning

River Park Plaza I, Ltd.
Address Unknown



SECURITY IS KNOWING
Title Insurance • Escrow Closings • Abstracts

page 4

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of

All of Lot 2 lying West of the North-South
20 foot Utility Easement in Lot 2, in Emerson
Addition, Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 19th day of February, 1981, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Sable

Vice-President

Order No. 296190
GE

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 2 21

PAYMENT NOTICE
 City of Wichita

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

DESCRIPTION	AMOUNT
<i>10000000</i>	<i>10000000</i>

NAME *Wichita Falls*

ADDRESS *10000000*

FUND *10000000* DUE DATE *10-1-50*

COMMENTS

DATE *10/1/50* BY *J. J. [unclear]*

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 2