

*POSTED*  
*1-12-78*  
*MRD*  
*0-1*  
*1-15-78*

ACTION

DATE 12-20-77

*Approved*

*BZA 51-77* COMMITTEE

M.A.F.C. \_\_\_\_\_

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

Case No. BZA 51-77 - Raymond C. Trimble, requests a variance to reduce the required number of off-street parking spaces from 27 spaces to 23 spaces (southeast corner of Douglas and Clifton

Map No. 5747  
 Sec. 23  
 Twp. 27  
 Range 1E

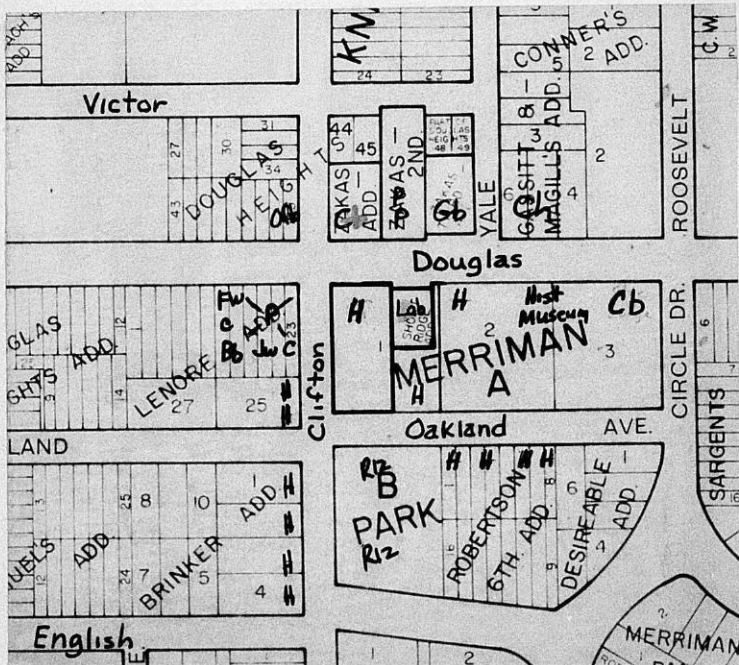
BZA- 51-77  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( 110 ft. by 225 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FAM & LABORATORY South MULTI FAM  
 West CLOTHING STORE North CLOTHING STORE
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

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



*Handwritten note:*  
 Mrs. [unclear]  
 6-19-78

HASTINGS, MIN. LOS ANGELES  
 LOGAN CH. McNERSON, TX U. S. A.

No. 2153C  
**Smearle**

June 28, 1978

Mr. Ray Trimble  
Ray Trimble and Associates  
400 N. Woodlawn, Suite 6  
Wichita, Kansas 67208

Re: Case No. BEA 51-77  
Request for extension  
of time for compliance

Dear Mr. Trimble:

At the regular meeting of the Board of Zoning Appeals on Tuesday, June 27, 1978, your request for an extension of the landscape deadline from the June 1, 1978 requirement was considered.

It was the action of the Board to grant an extension to December 1, 1978.

If you have any questions, please call.

Sincerely yours,

Larry Dobson  
Assistant Secretary

LD:dh

cc: Charles Evanhoe, Hillside Nursery, 2200 S. Hillside, 67211  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

*Dobson*



*Ray Trimble and Associates*  
Commercial and Investment Real Estate

May 30, 1978

Mr. Larry Dobson  
WICHITA - SEDGWICK COUNTY  
456 North Main Street  
Wichita, Kansas 67202

Re: Case No. BZA 51-77

Dear Mr. Dobson:

Please find enclosed a copy of our "courtyard" landscaping plan. If you should require any further information please do not hesitate to contact the undersigned.

Your courtesy and cooperation is sincerely appreciated.

Yours very truly,

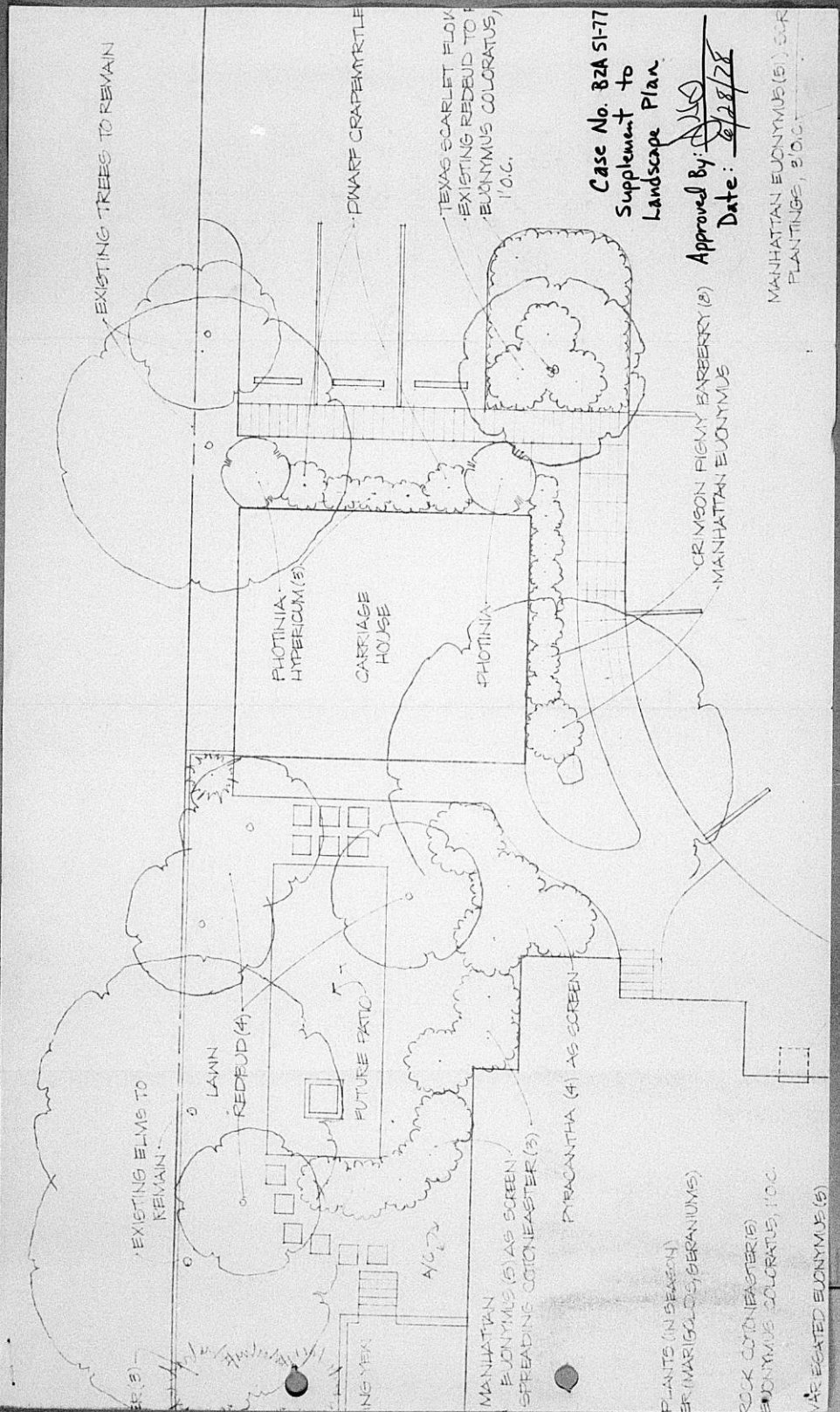
RAY TRIMBLE & ASSOCIATES

*Ray C. Trimble*  
Ray C. Trimble

RCT/gr  
Enclosure



3705 East Douglas / Wichita, Kansas 67218 / (316) 681-1661



Case No. 82A 51-77  
 Supplement to  
 Landscape Plan

Approved By: *[Signature]*  
 Date: 6/28/78

MANHATTAN EUNYMUS (5) SFR  
 PLANTINGS, 2' O.C.

EXISTING TREES TO REMAIN

DWARF CRAPMYRTLE

TEXAS SCARLET FLOW  
 EXISTING REDWOOD TO  
 EUNYMUS COLORATUS  
 1' O.C.

PHOTINIA  
 HYPERICUM (3)

CARRIAGE  
 HOUSE

PHOTINIA

CRIMSON FIGMY BARBERRY (2)  
 MANHATTAN EUNYMUS

EXISTING ELMS TO  
 REMAIN

LAWN  
 REDWOOD (4)

FUTURE PATIO

MANHATTAN  
 EUNYMUS (5) AS SCREEN  
 SPREADING COTONEASTER (3)

PIRACANTHA (4) AS SCREEN

PLANTS (IN SEASON)  
 ERIMARIGOLDS, BERGANIUMS

ROCK COTONEASTER (5)  
 EUNYMUS COLORATUS, 1' O.C.

MANHATTAN EUNYMUS (5)

June 8, 1978

Board of Zoning Appeals

Larry Dobson, Assistant Secretary

Case No. BZA 51-77/ Southeast corner of Douglas and Clifton.

Subject case is an approved variance to reduce the number of required off-street parking spaces from 27 to 23 spaces for an office use at 3705 East Douglas. This variance was granted subject to landscaping being planted by June 1, 1978, in accordance with a submitted plan.

Prior to the June 1 deadline the applicant contacted me saying that he was not going to be able to accomplish the planting by the June 1 date, and asked that an extension of time be granted to December 1, 1978. Attached are letters from the applicant and Hillside Nursery setting forth the circumstances which created this problem.

Most of the foundation landscaping has been planted, but the remainder of the plantings were held up pending the laying of the final layer of the parking areas which has not been installed as of this date.

It is unfortunate that these activities could not have been coordinated to accomplish the desired landscaping by the June 1 date. Now, because of the limited time frames available during the year for successful planting, it will be fall before the remainder of the landscaping can be planted.

The applicant could be required to go ahead and put in the remaining landscaping at this time, which would undoubtedly result in smaller plant materials being used with less chance of survival.

I am sure it is the Board's desire that the landscaping be completed as soon as at all practicable, which according to the nursery doing the work would be the fall planting season. It is therefore recommended that the requested extension to December 1, 1978, be granted.

---

Larry Dobson, Assistant Secretary

LD:vn  
Attachments



*Dobson*

*Ray Trimble and Associates*  
Commercial and Investment Real Estate

May 25, 1978

WICHITA - SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT  
455 North Main Street  
Wichita, Kansas 67202

Attention: Mr. Larry Dobson,  
Assistant Secretary

Re: Case No. BZA 51-77

Dear Mr. Dobson:

Enclosed please find a letter from Mr. Charles Evanhoe, Landscape designer for Hillside Nursery, concerning our problem of planning all scheduled landscaping by the June 1, 1978 deadline.

I have talked with Mr. Evanhoe, and he is forwarding a copy of the landscape design of the future "courtyard" according to original plan.

Completion of all flat work should be finished in adequate time for fall planning. It is our desire to have the June 1, 1978 deadline lifted, and extended to December 1, 1978; and, according to Mr. Evanhoe he would prefer to have the December 1, 1978 deadline subject of wheather permitting.

Please advise as to the probability of a December 1, 1978 extension being granted.

Yours very truly,

RAY TRIMBLE & ASSOCIATES

Ray C. Trimble

RCT/gr  
Enclosure

3705 East Douglas / Wichita, Kansas 67218 / (316) 681-1661



*Hillside  
Nursery*

May 25, 1978

WICHITA - SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT  
455 North Main Street  
Wichita, Kansas 67202

Attention: Mr. Larry Dobson,  
Assistant Secretary

Re: Case No. BZA 51-77

Dear Mr. Dobson:

This letter is in reference to the status of landscaping for Mr. Raymond C. Trimble's property, located at 3705 East Douglas, Wichita, Kansas.

Plantings for Mr. Trimble were originally scheduled for early spring of 1978. By December of 1977 the majority of plant materials for this work had been dug from our fields, and were placed in sawdust storage bins awaiting the opportunity to be placed.

Apparently the weather prevented the paving contractor from applying the final layer of asphalt to the parking lot. We discussed the situation with Mr. Trimble and agreed that, due to their close proximity, it most likely would be damaging to the plantings if they were placed prior to the completion of the parking areas.

Plantings must be accomplished within certain time frames in order to be successful. Installation of balled and burlapped (field grown) materials becomes questionable when temperatures rise in late spring. Also, plant materials can not be stored in sawdust indefinitely or they begin to deteriorate.

In the month of April we discussed these problems with Mr. Trimble and concluded that to avoid a high rate of loss it would be best to plant only those areas that would be unaffected by construction. The remaining plants which were set aside for his landscaping were released for other work while they were still in good condition.



*Hillside*  
*Nursery*

Mr. Larry Dobson  
Re: Case No. BZA 51-77  
May 25, 1978  
Page Two

The next planting season for field grown materials will begin in mid-fall of this year. It is Mr. Trimble's desire to use fairly large sized plants for a more rapid overall landscaping effect. Some container grown plants can be successfully planted in higher temperatures, but a sacrifice must be made in the size of plants available. It at this point seems most logical to postpone the plantings until the fall season.

Should there be any questions regarding this matter, please contact the undersigned.

Sincerely,

HILLSIDE NURSERY

*Charles Evan Iwe/GR*  
Charles Evanhoe,  
Landscape designer.

CE/gr

May 18, 1978

Raymond C. Trimble  
3705 East Douglas  
Wichita, Kansas 67218

Re: Case No. BZA 51-77

Dear Mr. Trimble:

The Board of Zoning Appeals approval of your variance request for a reduction of required off-street parking was subject to four conditions. Condition number (2) of the official Resolution called for the submission of a revised landscape plan to include areas designated as "future court yard" and "future planting areas" on the original plan. We have not received such a plan. Condition number (3) required that planting in accordance with the landscape plan be completed by June 1, 1978.

A check of subject property on May 17, 1978, revealed that, although some planting has been accomplished, the total landscaping shown on the plan is far from being completed.

This reminder is provided to you that in the event these conditions are not met by June 1, 1978, we will be rescheduling your case before the Board of Zoning Appeals with a recommendation that the case be declared null and void.

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

Very truly yours,

Larry Dobson  
Assistant Secretary

LD:bh

cc: Robert Feldner, Superintendent of Central Inspection

RESOLUTION NO. BZA 51-77

WHEREAS, Raymond C. Trimble, 400 North Woodlawn, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 27 spaces to 23 spaces on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

The west 105 feet of Lot 1, Block A, Merriam Park, Sedgwick County, Kansas. Generally located at the southeast corner of Douglas and Clifton (3705 E. Douglas).

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 December 20, 1977, 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 utilization of the office space as proposed would not create as great a parking need as other businesses and offices normally found in the "BB" District; 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 parking needs should be met and existing plant materials can be retained that would otherwise have to be removed; 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 owner represented in the application inasmuch as it would necessitate the removal of mature plant materials to provide four parking spaces which should not be needed by the proposed development; 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 on-street parking will not be required to meet the parking needs of this office facility; 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 proposed tenant mix of 22 persons will not generate the on-site traffic volume normally associated with office development; 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 number of off-street parking spaces from 27 spaces to 23 spaces on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

The west 105 feet of Lot 1, Block A, Merriam Park, Sedgwick County, Kansas. Generally located at the southeast corner of Douglas and Clifton (3705 E. Douglas).

be approved subject to the following conditions:

1. The total tenancy of the site shall not exceed twenty-two persons.
2. A revised landscape plan, including the future court yard area, and future planting areas designated on the present plan, shall be submitted to the Secretary of the Board for his approval prior to the occupancy of the site.
3. Planting in accordance with the approved landscape plan shall be completed by June 1, 1978.
4. The variance shall be granted to this owner only, and any future owner be required to furnish the required parking spaces or obtain a variance therefrom.

ADOPTED AT WICHITA, KANSAS, this 20th day of December, 1977.

  
James Richardson, Chairman

ATTEST:

  
Larry Dobson, Assistant Secretary

BOARD OF ZONING APPEALS

January 5, 1978

Mr. Raymond C. Trimble  
400 N. Woodlawn, Suite 6  
Wichita, Kansas 67208

Re: Case No. BEA 51-77  
Request for Variance

Dear Mr. Trimble:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 20, 1977, in connection with your request for a variance to reduce the number of required off-street parking spaces from 27 spaces to 23 spaces on property zoned the "B" Multiple Family Dwelling District and generally located at the southeast corner of Douglas and Clifton.

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

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

Very truly yours,

Larry Dobson  
Assistant Secretary

LD:bh  
cc: Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

BOARD OF ZONING APPEALS

December 21, 1977

Mr. Raymond C. Trimble  
400 N. Woodlawn, Suite 6  
Wichita, Kansas 67208

Re: Case No. BZA 51-77  
Request for Variance

Dear Mr. Trimble:

At the regular meeting of the Board of Zoning Appeals on December 20, 1977, your request for a variance to reduce the number of required off-street parking spaces from 27 spaces to 23 spaces on property zoned the "B" Multiple Family Dwelling District, and generally located at the southeast corner of Douglas and Clifton was considered.

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

1. The total tenancy of the site shall not exceed twenty-two persons.
2. A revised landscape plan, including the future court yard area, and future planting areas designated on the present plan, shall be submitted to the Secretary of the Board for his approval prior to the occupancy of the site.
3. Planting in accordance with the approved landscape plan shall be completed by June 1, 1978.
4. The variance shall be granted to this owner only, and any future owner be required to furnish the required parking spaces or obtain a variance therefrom.

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.

Mr. Raymond C. Trimble  
December 21, 1977  
Page 2

Please call if you have any questions concerning this matter.

Yours very truly,

Larry Dobson  
Assistant Secretary

LD:bh

cc: Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Housing & Zoning Administrator

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE December 7, 1977



TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Dennis Bishop, CPO Administrative Aide

SUBJECT BZA 51-77 (3705 E. Douglas)

At their December 5, 1977, meeting, CPO Council "G" voted to approve the variance to reduce the required number of off-street parking spaces from 27 to 23 spaces on property zoned the "B" Multiple Family Dwelling District at 3705 E. Douglas.

The applicant was present at the Council "G" meeting and stated the justification for the variance. The Council agreed that a business such as Mr. Trimble's would require fewer parking spaces and that the landscape plan presented by Mr. Trimble would be aesthetically beneficial to the neighborhood.

Please supply this recommendation to the Board of Zoning Appeals when they consider this case on December 20, 1977.

*Dennis L. Bishop*

Dennis Bishop  
CPO Administrative Aide

DB:sm

Noted:

A handwritten signature in dark ink, appearing to read "D. Furnas".

David Furnas  
Citizen Participation Coordinator



SECRETARY'S REPORT  
CASE NO. BZA 51-77

APPLICANT: Raymond C. Trimble, 400 W. Woodlawn, Suite  
6, Wichita, Kansas.

AGENT: Same

REQUST: 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 27 spaces to 23 spaces.

GENERAL LOCATION: Southeast corner of Douglas and Clifton.

ZONING: Subject property is zoned the "B" Multiple  
Family Dwelling District (has been approved  
for "DB" Office District subject to replat-  
ting). South is the "B" District; east is  
"BB" and "B"; north is "LC" Light Commercial;  
and west is "A" Two Family Dwelling District  
and "LC".

LAND USE: Subject property contains a single family  
home (being converted to offices). A labora-  
tory and a single family home occupy prop-  
erties to the east. Property to the south  
is developed with apartments. West is sin-  
gle family development and assorted retail  
commercial development (Happiness Plaza).  
North is the commercial Clifton Square devel-  
opment.

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

SECRETARY'S REPORT

CASE NO. BZA 51-77

Page 2

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 reduce the required number of off-street parking spaces from 27 spaces to 23 spaces in connection with the conversion of a single family residence and carriage house to office space. The required 27 parking spaces is based on the ratio of 1 space for each 250 square feet of floor area.

Subject property, although zoned the "B" Multiple Family Dwelling District, has been approved for the "BB" Office District, subject to replatting of the property. At the public hearing on the above zoning case, there was much conversation and concern expressed about retaining the landscaped residential character of the property in question. It is the applicant's intention to retain as much landscape space as practicable while still providing sufficient parking space to meet the anticipated parking needs of tenants, employees and clientele. To this end, the applicant has submitted a site plan showing his proposed landscaping and parking layout and also has submitted a statement of justification detailing the proposed use of each floor of the 3 story main structure and the carriage house (see attached statement from applicant).

The total proposed tenancy of these two structures is twenty-two people. The anticipated professional make-up of these twenty-two employees is such that, according to the applicant, approximately 50 percent of them would be away from the office during regular working hours meeting with clients.

There are several ways that the additional four parking spaces could be provided on the site, but all of them would take away from existing or proposed landscaping.

UNIQUENESS:

It is the opinion of the Secretary that this may be a unique situation if the office space is actually utilized as proposed, which would not create as great a parking need as other businesses and offices normally found in the "BB" District.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of this variance may not adversely affect the rights of adjacent property owners, if occupancy of the office is carried out as proposed, inasmuch as the parking needs should be met and existing plant materials can be retained that would otherwise have to be removed.

HARDSHIP:

It is the opinion of the Secretary that it is difficult to find that a hardship exists, but that it may be hardship from

SECRETARY'S REPORT

CASE NO. BZA 5K-77

Page 3

an aesthetics standpoint if the applicant is required to remove landscaped area to provide 4 parking spaces that are not needed based on the proposed occupancy of the offices.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired may not adversely affect the public interest if, as planned, on-street parking is not required to meet the parking needs of this office facility.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of this variance may not be opposed to the general spirit and intent of the ordinance if the applicant is able to secure tenants of the professional mix desired, not to exceed the twenty-two mentioned.

RECOMMENDATION:

It is the opinion of the Secretary that it is difficult to offer a specific recommendation since so much of the reasoning involved with this case is based on the applicant's plans and hopes for the type of tenants that will occupy office space here. As far as is known at this writing the only certain tenant is the applicant and his associates who will occupy the first floor of the main structure. It is the recommendation of the Secretary that, if the Board determines that the five conditions exist, the approval of the case should specify maximum occupancy of the buildings and landscaping plans should be finalized and made a condition of approval. The following conditions are suggested.

1. The total occupancy of the site shall not exceed twenty-two persons.
  2. A revised landscape plan, including the future court yard area, and future planting areas designated on the present plan, shall be submitted to the Secretary of the Board for his approval prior to the occupancy of the site.
  3. Planting in accordance with the approved landscape plan shall be completed by June 1, 1978.
-

34 notices sent to adjoining property owners and applicant or agent  
10 notices sent to MAPC member  
1 notice to CPO  
45 total notices sent on BAZ 51-77, 11-28-77

BOARD OF ZONING APPEALS  
TENTH FLOOR, CITY HALL  
455 North Main, Wichita, Kansas 67202

November 28, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 51-77

An application has been filed by Raymond C. Trimble, 400 N. Woodlawn, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to reduce the required number of off-street parking spaces from 27 spaces to 23 spaces on property zoned the "B" Multiple Family Dwelling District, and legally described as follows:

The west 195 feet of Lot 1, Block A, Merriam Park, Sedgwick County, Kansas. Generally located at the southeast corner of Douglas and Clifton (3705 E. Douglas).

This application has been assigned Case No. BZA 51-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 29, 1977, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 263-4516.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. B2A 51-77  
FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant Raymond C. Trimble

Mailing Address 400 North Woodlawn, Suite 6 Phone 681-1661  
67208

Name of Authorized Agent Raymond C. Trimble

Mailing Address 400 North Woodlawn, Suite 6 Phone 681-1661  
67208

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

II. The variance requested is to reduce the required off-street  
parking from 27 spaces to 23 spaces.

for property located 3705 East Douglas

and legally described as: West 105 feet of Lot 1, Block A,  
Merriman Park Addition to the City of Wichita, Sedgwick County, Kansas.

\*Approved for "BB" office classification  
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.

Raymond C. Trimble  
Applicant

\_\_\_\_\_  
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:15 (a.m. p.m.), 11-21 19 77 together with appropriate fee of \$50.00.

S/E Corner Douglas & Clifton

T9-402

Larry Robson  
Signed

The following statement is offered in compliance with Paragraph #3 of the attached Application for Variance.

#### Functional Design

The structure, originally designed as a residential-style building, is divided on both first and second floors into basically four quadrants, all large open rooms. The third floor, which was originally a ballroom, is basically free-span space with a dividing wall in the middle. The lower level, or basement, is primarily mechanical and rough storage area, with approximately 35% being functional for office use.

#### Nature of Occupants and Allocation of Space

The concept of our firm reconditioning this type of building was to provide in one location, various service-related professions who provide a comprehensive service in the areas of investment, development, and estate planning. By the nature of their professions, these service-related people typically operate in the field, away from their respective offices.

#### Breakdown of Proposed Use by Level

Lower Level: This level is currently proposed as a master conference room with availability for general use of the occupants of the building. However, an alternative to this use would be for a private office for two people.

First Floor: This level shall be occupied by Ray Trimble & Associates, a professional service-related business employing four people who all require private offices. One of the four areas shall be allocated as a general reception area for the entire building with the possibility in mind that some of the tenants will not have private secretaries and/or receptionists.

Second Floor: To propose what would be a feasible and yet a functional use for this floor, the maximum occupancy on this level should be no more than a total of seven people.

Third Floor: The third floor is proposed for one tenant only, with a maximum of five people, consisting of two draftsmen, two architects, and one secretary/bookkeeper.

Carriage House: The carriage house has approximately 1,000 square feet of usable space, some of which will be designated as storage area, leaving adequate space to accommodate four desks or four people.

The above proposed tenancy of the structure comprises a total of twenty-two people. Of these tenants, a small majority will be in the office during regular office hours, with the remaining in the field working with clients. The natural Law of Checks and Balances supports my plan both logically and economically. It would be of no benefit to me or my tenants if the parking being proposed was inadequate for the needs and nature of the firms for which it was being used. In support of this statement, it can be shown that at least 50% of sales and service related organizations spend their work day outside the confines of an office during office hours. The proposed twenty-three parking spaces with additional curbing and maintenance for green areas is more expensive both initially and long range than an alternative method of providing a more simple parking design. From my standpoint, what I propose is clearly not approached with economics in mind, but rather is directed toward functional use with an attempt to harmonize with the existing landscape and the aesthetic value of the structure and grounds.

Submitted by Ray Trimble  
Ray Trimble & Associates  
November 21, 1977

O W N E R S H I P   L I S T

Lot	Addition	Property Owner
West 105 ft lot 1, Blk A	Merriman Park	✓ Raymond C. Trimble 400 N. Woodlawn, Suite 6 67208
East 15 ft lot 1, West 95 ft lot 2, Block A	Same	✓ J. W. Buck and Catherine S. Buck 3725 East Douglas    67218
Lot 1	Shortridge Addition	✓ Anita Wallace and Raymond R. Wallace 140 South Old Manor    67218
South Half of lot 1, exc. E 15' & exc. W 10', Block A	Merriman Park	✓ David D. Lott Jr. and Rita C. Lott 3416 Oakland    67218
East 100' lot 2 Block A	Same	✓ Wichita Historical Museum 3751 E. Douglas    67218
N 83' of E 51' lot 1, Blk B	Same	✓ Charles A. Funke and Lillian Funke Address Unknown
200 Clifton Place Condominium		
Apt. 101a		✓ Roach Milton Greeson and Bernice B. Greeson 3411 Oakland    67218
Apt. 102a		✓ Garland M. Hattan and Frieda C. Hattan 402 N. Mission    67206
Apt. 103 a		✓ Marvin A. Rettig and Leatha B. Rettig 3411 Oakland    67218
Apt. 104a		✓ Sally Jane Hamby 3421 Oakland    67218
Apt. 105a		✓ Sidney J. Neff and Elenor Neff 3421 Oakland    67218
Apt. 106a		✓ Jerald R. Jones and Iris M. Jones 6133 East 13th St.    67208
Apt. 201a		✓ Garland M. Hattan and Frieda C. Hattan 402 N. Mission    67206
Apt. 202a		✓ Dorothy Coldsnow 3411 Oakland    67218

200 Clifton Place Condominium

Apt. 203a	✓ Everett E. Jones and Winnie M. Jones 3411 Oakland 67218
Apt. 204a	✓ Myrna R. Salome 3421 Oakland 67218
Apt. 205a	✓ Katharine M. Shelton 3421 Oakland 67218
Apt. 206a	✓ Jeanne S. Naugle 3421 Oakland 67218
Apt. 101b	✓ Gary D. Harms 3610 E. English 67218
Apt. 102b	✓ Mary Jane Koontz 1814 N. Richmond 67203
Apt. 103b	X Margaret L. Cone and Eugene Richard Baker Address Unknown  ✓ John H. Baker, 811 Chipper 67212  ✓ Ethele G. Baker 1923 McFarland 67219
Apt. 104b	✓ James N. Winter and Allegra L. Winter 3620 East English 67218
Apt. 105b	✓ Barbara G. Salter 3620 East English 67218
Apt. 106b	✓ Ethel Franklin 3620 East English 67218
Apt. 201b	✓ Helen T. Foley 3610 East English 67218
Apt. 202b	✓ Jo Anne Callahan 3610 East English 67218
Apt. 203b	✓ Ronald D. Duphorne 3610 East English 67218
Apt. 205b	✓ Charles Clayton Smith and Marjorie F. Smith 3620 East English 67218
Apt. 206b	✓ E. J. Shurtz and Dorothy J. Shurtz 3620 East English 67218

Lot	Addition	Property Owner
1	Robertson's 6th Addition	✓ Charles A. Funke and Lillian Funke Address Unknown
2,3 & 4	Same	Same
lot 13 exc. S 9 ft	Lenore Addition	✓ Happiness Unlimited Inc. 3555 East Douglas 67218
lot 15 exc. S 9 ft	Same	Same
South 9 ft lot 13	Same	✓ Leo A. Rasmussen and Genevieve I. Rasmussen 3344 Oakland 67218
South 9 ft lot 15	Same	Same
lot 17	Same	✓ Happiness Unlimited Inc. 3555 East Douglas 67218
lots 19,21, 23 and N 50' of E 99.65' lot 25	Same	Same
S 50' of East 99.65' lot 25	Same	✓ James F. Clancy and Cyrilene K. Clancy 125 S. Clifton 67218
lot 25 exc. East 100 ft	Same	✓ Leo A. Rasmussen and Genevieve I. Rasmussen 3344 Oakland 67218
lot 1	Zakas Addition	✓ Shirley M. Zakas 3700 East Douglas 67208
lot 1	Zakas Second Addition	Same
lot 1	Zakas Third Addition	Same
lot 35	Douglas Heights Addition	✗ Ruby C. Parks Address Unknown
lots 36,37 and 38	Same	Same
lot 1	Brinker Addition	✓ Thomas Graham Salter and Veda C. Salter 205 S. Clifton 67218
lot 2	Same	✓ Bertha Schweiter 211 S. Clifton 67218

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

A 200 foot radius of: The West 105 feet of  
Lot 1, Block A, Merriman Park, Sedgwick  
County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 18th day of November, 1977 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 258316  
wh

FORM 223-1

PAYMENT NOTICE  
City of Wichita

Plan

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

DESCRIPTION	AMOUNT
B2A Vermin	75000
Asbestos	

NAME *Raymond C. Trumble*

ADDRESS *40 N. Washington Subt*

FUND *1140703* DUE DATE

COMMENTS

DATE *11-1-77* BY *[Signature]*



\*

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