

2004 Sec 11-13-84

Shot 11-14-84

Record

Case No. BZA 54-84 - 619 East
William Properties, L.P.,
requests a variance to reduce
the required number of off -
street parking spaces from 150
spaces to 100 spaces on property

POSTED
7-30-84

ACTION

B.Z.A. 54-84 Approved 8-28-84
DATE

200'4 Sec 11-13-84
Shot 11-17-84
Record ✓

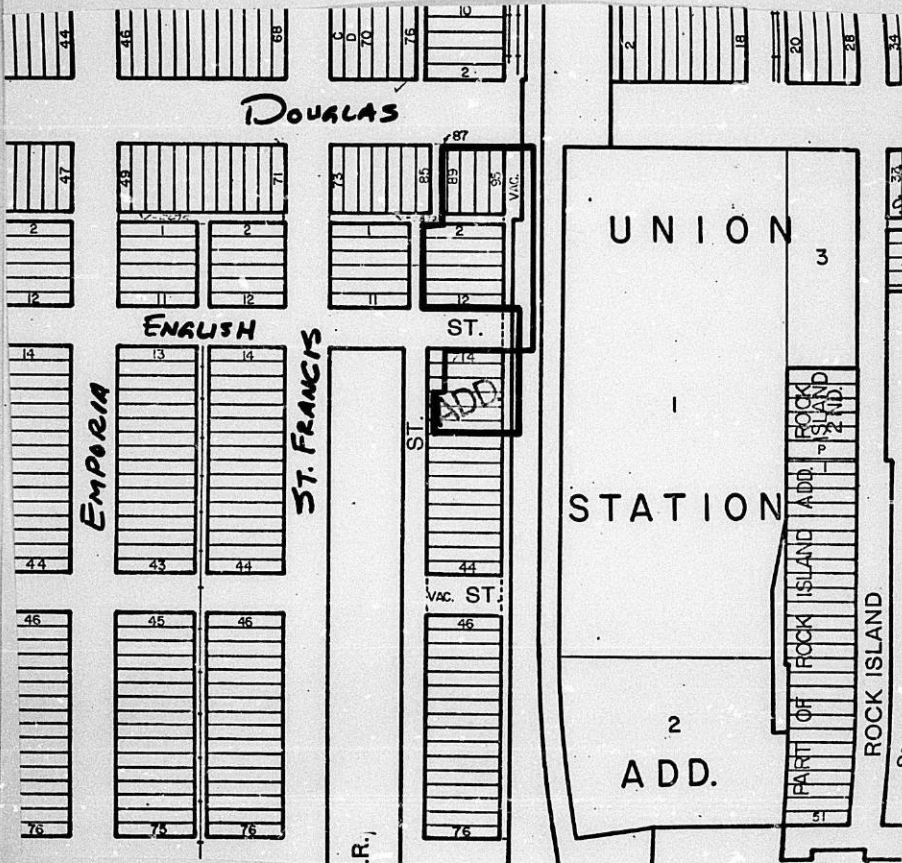
Case No. BZA 54-84 - 619 East
William Properties, L.P. requests a variance to reduce the required number of off-street parking spaces from 150 spaces to 109 spaces on property

Map No. 5547-C

BZA 54-84
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E E S E W "C#E" N E
3. Land Use: East airland South Comm
West Comm North Comm
4. Area (is) (is not) platted.



LOS ANGELES, CHICAGO, LOGAN, OH
MCKEON, TX, LOCUST GROVE, GA
U.S.A.

Shoemaker
No. 2153C

November 6, 1984

David E. Norris
624 East Douglas
Wichita, Ks. 67202

Re: BZA 54-84 - Request for Variance

Dear Mr. Norris:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 28, 1984.

This approval was subject to your submitting an off-street parking plan with the maximum number that would be provided. In accordance with the plan submitted on October 23, 1984, at least 115 spaces can be provided on the property.

This copy of the resolution is being provided for your information and files. If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Encl.

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

David E. Norris

824 E. Douglas Wichita, KS 67202 (316) 267-5327

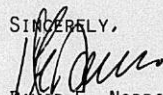
OCTOBER 22, 1984

MR. JACK H. GALBRAITH
THE CITY OF WICHITA
BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

DEAR JACK:

ENCLOSED PLEASE FIND ITEMS PER YOUR REQUEST
OF AUGUST 31, 1984. I TRUST YOU WILL ADVISE ME
IF YOU NEED ANY FURTHER INFORMATION.

SINCERELY,


DAVID E. NORRIS

DEN/sb

ENCLOSURE

RECEIVED

OCT 23 1984

METROPOLITAN PLANNING
ROUTE _____

THE CITY OF WICHITA



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

August 31, 1984

619 East William Properties, L. P.
624 East Douglas
Wichita, Ks.

Re: BZA 54-84 - Request for Variance

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on August 28, 1984 your request for a variance was considered. It was the action of the Board to approve your request subject to the following conditions:

1. No utilization of the basement shall be used for habitable space, but shall be used primarily for access to plumbing, heating, air conditioning ducts and pipes to serve the other floors. If at any time in the future alterations are made for other use, off-street parking shall be provided.
2. Under no circumstances shall any of the area in the buildings be used for restaurants, private clubs, theaters, taverns or public assembly purposes. Provided however, public assembly areas deemed to be accessory areas to uses established on the property, will be permitted.
3. Prior to release of the resolution, the applicant shall provide an off-street parking plan showing the exact number of spaces to be provided which shall be not less than 15 spaces.

A Resolution setting forth the official action is being prepared and will be mailed to you as soon as you have complied with condition 3 above.

THE CITY OF WICHITA 2

If you have any questions, please call our office.

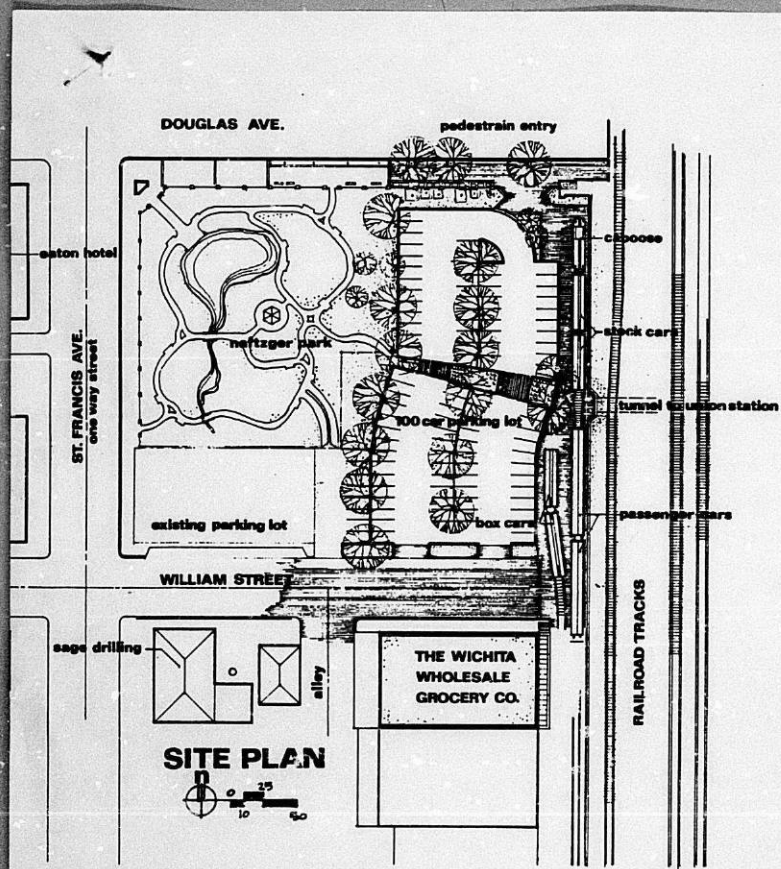
Sincerely yours,



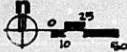
Jack H. Galbraith
Secretary

GEL:sad

cc: David Norris, 624 East Douglas, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk



SITE PLAN



BUILDING INFORMATION

Square Footage Data

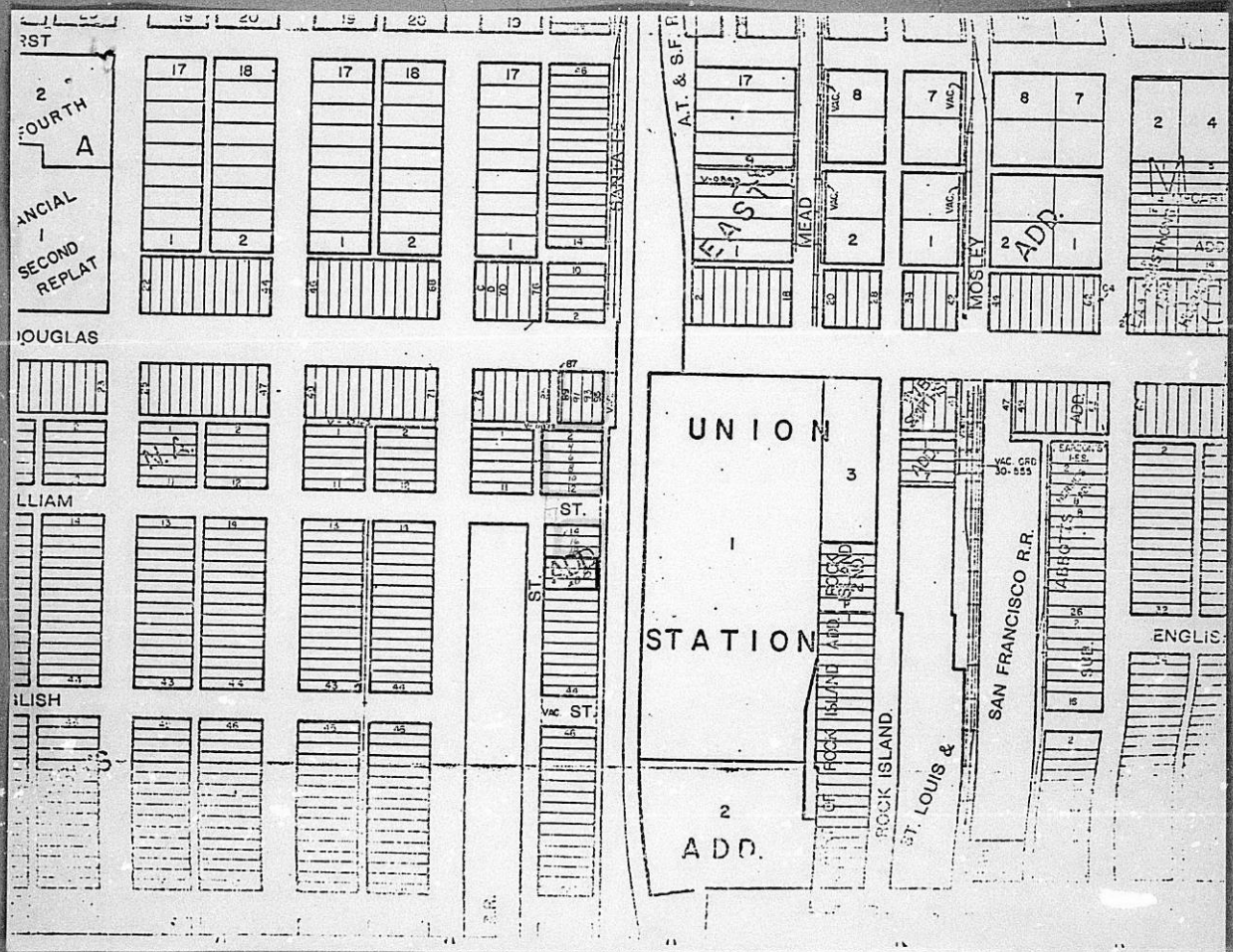
First Floor	8272
Second Floor	8400
Third Floor	8460
Fourth Floor	8460
Total	33592
Basement	9022

Building Height

4 1/2 stories or approx. 73'

Available Parking

100 cars



RESOLUTION NO. BZA 54-84

WHEREAS, 619 East William Properties, L.P., 624 East Douglas, 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 from 150 spaces to 100 spaces on property zoned the "E" Light Industrial District and legally described as follows:

Lot 87 except the west 20 feet thereof, lots 89, 91, 93 and 95 all on Douglas Avenue, in N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas; Lots 2, 4, 6, 8, 10 and 12 on Fifth Avenue, now Santa Fe, in N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas; also the alley abutting on the south said Lot 87, except the west 20 feet thereof, and Lots 89, 91, 93, and 95 on said Douglas Avenue in said N. A. English's Addition, and also beginning at the north-east corner of said Lot 95 on Douglas Avenue, in said N.A. English's Addition; thence east on the south line of Douglas Avenue, 52 feet; thence south parallel to the east line of Fifth Avenue, now Santa Fe, 356 feet to the south line of William Street extended to the east; thence west on said extended south line of said William Street, 22 feet to the east line of said Santa Fe; thence north on said east line of Santa Fe, 70 feet to the north line of William Street extended to the east; thence west 30 feet to the southeast corner of Lot 12 on Fifth Avenue now Santa Fe, in said N.A. English's Addition; thence north along the west line of said Santa Fe, 286 feet to the point of beginning; together with Lots 14, 16, and 18, on Fifth Avenue, now Santa Fe Avenue, except the west 35 feet thereof, N.A. English's Addition to the City of Wichita, Sedgwick County Kansas, together with the west 29 feet of vacated Fifth Street adjoining on the east; and Lots 20, 22, and 24, except the west 10 feet thereof, for street, on Fifth Avenue, now Santa Fe Avenue, N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas, together with the west 29 feet of vacated Fifth Avenue, now Santa Fe adjoining said lots on the east. Generally located at the end of William Street both on the north and south side of William and on the south side of Douglas just west of the railroad underpass (619 East William and 208 South Commerce).

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of August 28, 1984, 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 original structure was constructed prior to the requirements of off-street parking and the applicant is providing over 65% of the requirement of the zoning ordinance. Also, the property is located in close proximity to public transportation and the "D" Central Business District where no parking would be required; 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 owner will be providing the number of off-street parking spaces to accommodate the number of employees based on a one space per each employee. This should accommodate the use without creating problems with the adjacent property owners; 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 that additional land for off-street parking is unavailable in the general area that can be utilized over a long period of time and to require the owner to obtain additional buildings to be removed for parking would create an extreme hardship; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of off-street parking should not create on-street congestion at this location when the number of spaces should accommodate the demand for this use; 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 applicant will be providing over 65% of that required by ordinance and with the availability of public transportation and proximity to the CBD where no parking would be required, this should comply with the intent of the regulations; 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 from 150 spaces to 100 spaces on property zoned the "E" Light Industrial District and legally described as:

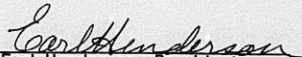
Lot 87 except the west 20 feet thereof, lots 89, 91, 93 and 95 all on Douglas Avenue, in N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas; Lots 2, 4, 6, 8, 10 and 12 on Fifth Avenue, now Santa Fe, in N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas; also the alley abutting on the south said Lot 87, except the west 20 feet thereof, and Lots 89, 91, 93, and 95 on said Douglas Avenue in said N. A. English's Addition, and also beginning at the northeast corner of said Lot 95 on Douglas Avenue, in said N.A. English's Addition; thence east on the south line of Douglas Avenue, 52 feet; thence south parallel to the east line of Fifth Avenue, now Santa Fe, 356 feet to the south line of William Street extended to the east; thence west on said extended south line of said William Street, 22 feet to the east line of said Santa Fe; thence north on said east line of Santa Fe, 70 feet to the north line of William Street extended to the east; thence west 30 feet to the southeast corner of Lot 12 on Fifth Avenue, now Santa Fe, in said N.A. English's Addition; thence north along the west line of said Santa Fe, 286 feet to the point of beginning; together with Lots 14, 16, and 18, on Fifth Avenue, now Santa Fe Avenue, except the west 35 feet thereof, N.A. English's Addition to the City of Wichita, Sedgwick County Kansas, together with the west 29 feet of vacated Fifth Street adjoining on the east; and Lots 20, 22, and 24, except the west 10 feet thereof, for street, on Fifth Avenue, now Santa Fe Avenue, N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas, together with the west 29 feet of vacated Fifth Avenue, now Santa Fe adjoining said lots on the east. Generally located at the end of William Street both on the north and south side of William and on the south side of Douglas just west of the railroad underpass (619 East William and 208 South Commerce).

be approved subject to the following conditions:

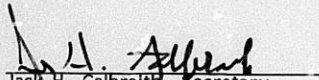
1. No utilization of the basement shall be used for habitable space, but shall be used primarily for access to plumbing, heating, air conditioning ducts and pipes to serve the other floors. If at any time in the future alterations are made for other use, off-street parking shall be provided.

2. Under no circumstances shall any of the area in the buildings be used for restaurants, private clubs, theaters, taverns or public assembly purposes. Provided however, public assembly areas deemed to be accessory areas to uses established on the property, will be permitted.
3. Prior to release of the resolution, the applicant shall provide an off-street parking plan showing the exact number of spaces to be provided which shall be not less than 115 spaces.

ADOPTED AT WICHITA, KANSAS, this 28th day of August, 1984.


Earl Henderson, President

ATTEST:


Jack H. Galbraith, Secretary

August 31, 1984

619 East William Properties, L. P.
624 East Douglas
Wichita, Ks.

Re: BZA 54-84 - Request for Variance

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on August 28, 1984 your request for a variance was considered. It was the action of the Board to approve your request subject to the following conditions:

1. No utilization of the basement shall be used for habitable space, but shall be used primarily for access to plumbing, heating, air conditioning ducts and pipes to serve the other floors. If at any time in the future alterations are made for other use, off-street parking shall be provided.
2. Under no circumstances shall any of the area in the buildings be used for restaurants, private clubs, theaters, taverns or public assembly purposes. Provided however, public assembly areas deemed to be accessory areas to uses established on the property, will be permitted.
3. Prior to release of the resolution, the applicant shall provide an off-street parking plan showing the exact number of spaces to be provided which shall be not less than ____ spaces.

A Resolution setting forth the official action is being prepared and will be mailed to you as soon as you have complied with condition 3 above.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

GEL:sad

cc: David Norris, 624 East Douglas, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE August 21, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator

SUBJECT BZA 54-84: East of William Street
 both on the North and South side of
 Douglas just west of the railroad
 underpass (619 E. Douglas and 208
 S. Commerce)

On Monday, August 20, CPO Neighborhood Council "L" considered the captioned case, a request for a zoning variance to reduce the required number of off-street parking spaces from 150 to 100 spaces on property zoned "E" Light Industrial District. The Council voted 6-0 to recommend approval of the requested variance subject to staff recommendations.

The applicant, David E. Norris, was present to describe the request and respond to questions from the Council. No area residents or property owners were present. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 54-84 is considered on Tuesday, August 28.

Stanley J. Scott

Stanley J. Scott
CP Coordinator

SJS:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED
AUG 22 1984
METROPOLITAN PLANNING
ROUTE _____

RE: AGENDA ITEM NO. 7

SECRETARY'S REPORT
CASE NO. BZA 54-84

APPLICANT: 619 East William Properties, L.P., 624 East Douglas, Wichita, Kansas.

AGENT: David E. Norris, 624 East Douglas, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking from 150 spaces to 100 spaces.

GENERAL LOCATION: On the south side of 600 block of East Douglas just west of the railroad underpass, including property south of William Street.

ZONING: Subject property and all adjacent properties are zoned the "E" Light Industrial District.

LAND USE: Subject property is occupied by a four-story warehouse building and a vacant piece of ground between Douglas and William. Property to the west is a park and a parking lot and to the south are other industrial buildings. To the east is the railroad, and the converted railway terminal building (now offices). To the north are commercial and residential properties.

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 conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required number of off-street parking spaces from 150 spaces to 100 spaces in order to convert the existing warehouse to a division office building for TYMSHARE, INC. The existing building is a four-story building containing approximately 33,600 square feet of floor area plus a 9,000 square foot basement. The basement is of such height that it is not habitable space for office and will be used primarily for utility distribution space for duct work, etc., for plumbing, heating and cooling purposes only. At the present time, the fourth floor is not to be occupied, but is included in the variance request for the parking reduction.

The applicant indicates that the tenant anticipates a maximum of 100 employees at this location. It should also be noted that the property is in close proximity to public transportation and it is just one block from the "D" Central Business District that does not require off-street parking for office and commercial uses. Nearly 3,000 square feet of the area is to be utilized for computer space which has been demonstrated in past cases that this reduces the total demand for parking versus general office space demand.

When you consider the conversion of an existing building that was built prior to any off-street parking requirement of the zoning ordinance, it places the developer in a very difficult position if land is not available for parking. In this case, the applicant will be providing at least 100 off-street parking spaces on the property in lieu of the required 150 spaces. In addition, the owner has acquired, on a short term basis, additional parking that cannot be guaranteed over a long period of time so should not really be a consideration for the variance.

Other variances have been granted in the general area for the conversion of existing buildings. Most of these have been for residential and office uses on the north side of 600 block of East Douglas.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the original structure was constructed prior to the requirements of off-street parking and the applicant is providing over 65% of the requirement of the zoning ordinance. Also, the property is located in close proximity to public transportation and the "D" Central Business District where no parking would be required.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the owner will be providing the number of off-street parking spaces to accommodate the number of employees based on a one space per each employee. This should accommodate the use without creating problems with the adjacent property owners.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as that additional land for off-street parking is unavailable in the general area that can be utilized over a long period of time and to require the owner to obtain additional buildings to be removed for parking would create an extreme hardship.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of off-street parking should not create on-street congestion at this location when the number of spaces should accommodate the demand for this use.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as applicant will be providing over 65% of that required by ordinance and with the availability of public transportation and proximity to the CBD where no parking would be required, this should comply with the intent of the regulations.

RECOMMENDATION:

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

1. No utilization of the basement shall be for habitable spaces, but shall be used primarily for access to plumbing, heating, air conditioning ducts and pipes to serve the other floors. If at any time in the future alterations are made for other use, off-street parking shall be provided.
2. Under no circumstances shall any of the area in the buildings be used for restaurants, private clubs, theaters, taverns or public assembly purposes. Provided however, public assembly areas deemed to be accessory areas to uses established on the property, will be permitted.
3. Prior to release of the resolution, the applicant shall provide an off-street parking plan showing the exact number of spaces to be provided which shall be not less than _____ spaces.

August 14, 1984

Edgar William Dwire, Attorney
P. O. Box 2082
Wichita, Kansas 67201

Re: BZA 54-84

Dear Ed;

Jack Galbraith has asked that I respond to your letter of August 10, 1984 in regards to parking variances in the "Old Town" area.

For your information, this department has processed four previous cases since 1979 for off-street parking variances. Three cases were for property located on the north side of Douglas in the 600 block. Variances were granted as follows:

Case No. BZA 68-79 - 22 spaces to 0 spaces - for residential use
Case No. BZA 6-81 - 45 spaces to 8 spaces - for office
Case No. BZA 12-81 - 63 spaces to 22 spaces - for office & residential

One case was for the conversion of the building on the southeast corner of Commerce and William.

Case No. BZA 50-81 - 9 spaces to 0 spaces - office & residential

All of these previous cases were for the conversion of existing buildings to new uses and were acted on by the Board in 1979 and 1981.

If we can be of further assistance, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

Malone, Dwire and Jones
Attorneys at Law

P.O. BOX 2092 · 305 WEST CENTRAL
WICHITA, KANSAS 67201
(316) 265-4248

EDGAR WM. DWIRE
WARREN G. JONES
DOUGLAS A. FLETCHER

COUNSEL
E. L. IPATI MALONE

August 10, 1984

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

RE: Case No. BZA 54-84

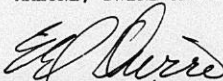
Dear Mr. Galbraith:

I have received a notice of the request for variance to reduce the required number of off-street parking spaces in the above entitled case number.

Could you please tell me the number and location of other variances that have been granted to reduce or waive parking spaces in what is generally designated as the Old Town Area, and such requests that have been granted within a one block area of what is designated as the Old Town Area.

Very truly yours,

MALONE, DWIRE AND JONES


Edgar Wm. Dwire

EWD:bb

RECEIVED

AUG 13 1984

METROPOLITAN PLANNING

ROUTE

BZA CASE NO. 54-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>16</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>19</u>	TOTAL NOTICES SENT <u>8-9-84</u>

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

August 7, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 54-84

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 619 East William Properties, L.P., 624 East Douglas, 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 150 spaces to 100 spaces on property zoned the "E" Light Industrial District. A legal description of the applicant's property is as follows:

Lot 87 except the west 20 feet thereof, lots 89, 91, 93 and 95 all on Douglas Avenue, in N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas; Lots 2, 4, 6, 8, 10 and 12 on Fifth Avenue, now Santa Fe, in N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas; also the alley abutting on the south said Lot 87, except the west 20 feet thereof, and Lots 89, 91, 93, and 95 on said Douglas Avenue in said N. A. English's Addition, and also beginning at the north-east corner of said Lot 95 on Douglas Avenue, in said N.A. English's Addition; thence east on the south line of Douglas Avenue, 52 feet; thence south parallel to the east line of Fifth Avenue, now Santa Fe, 356 feet to the south line of William Street extended to the east; thence west on said extended south line of said William Street, 22 feet to the east line of said Santa Fe; thence north on said east line of Santa Fe, 70 feet to the north line of William Street extended to the east; thence west 30 feet to the southeast corner of Lot 12 on Fifth Avenue, now Santa Fe, in said N.A. English's Addition; thence north along the west line of said Santa Fe, 286 feet to the point of beginning; together with Lots 14, 16, and 18, on Fifth Avenue, now Santa Fe Avenue, except the west 35 feet thereof, N.A. English's Addition to the City of Wichita, Sedgwick County Kansas, together with the west 29 feet of vacated Fifth Street adjoining on the east; and Lots 20, 22, and 24, except the west 10 feet thereof, for street, on Fifth Avenue, now Santa Fe Avenue, N.A. English's Addition to the City of Wichita, Sedgwick County, Kansas, together with the west 29 feet of vacated Fifth Avenue, now Santa Fe adjoining said lots on the east. Generally located at the end of William Street both on the north and south side of William and on the south side of Douglas just west of the railroad underpass (619 East William and 208 South Commerce).

This application has been assigned Case BZA 54-84. It will be considered by the Board of Zoning Appeals on August 28, 1984 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

CASE NO. 54-84

CITY OF WICHITA, KANSAS

FILED 7-30-84

APPLICATION FOR VARIANCE

I. Name of Applicant 619 E. William Properties, L.P.

Mailing Address 624 E. Douglas, Wichita, Ks. Phone 316-267-5327

Name of Authorized Agent David E. Norris

Mailing Address 624 E. Douglas, Wichita, Ks. Phone 316-267-5327

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

II. The variance requested is to reduce the required number of off street parking from 150 to 100 spaces

at the east end of William and on the south side of Douglas
for property located A (619 E. William & 208 S. Commerce)

and legally described as: See Attached

in the City of Wichita; and which is presently zoned Light Industrial

- 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. 36-596); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant 619 E. William Properties, L.P.

Authorized Agent [Signature]

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, appropriate fee of 3.00 (as p.in.). July 30, 1984, together with 150.00

Signed [Signature]

619 E. William Merchants Building

Lot 14, 16, and 18, on Fifth Avenue, now Santa Fe Avenue, except the west 35 feet thereof, N. A. English's Addition to the City of Wichita, Sedgwick County Kansas, together with the west 29 feet of vacated Fifth Street adjoining on the east.

Parking Lot - Old Salvation Army Site

Lot 87 except the west 20 feet thereof, lots 89, 91, 93 and 95 all on Douglas Avenue, in N. A. English's Addition to the City of Wichita, Sedgwick County, Kansas; Lots 2, 4, 6, 8, 10 and 12 on Fifth Avenue, now Santa Fe, in N. A. English's Addition to the City of Wichita, Sedgwick County, Kansas; also the alley abutting on the south said Lot 87, except the west 20 feet thereof, and Lots 89, 91, 93, and 95 on said Douglas Avenue in said N. A. English's Addition, and also beginning at the northeast corner of said Lot 95 on Douglas Avenue, in said N. A. English's Addition; thence east on the south line of Douglas Avenue, 52 feet; thence south parallel to the east line of Fifth Avenue, now Santa Fe, 356 feet to the south line of William Street extended to the east; thence west on said extended south line of said William Street, 22 feet to the east line of said Santa Fe; thence north on said east line of Santa Fe, 70 feet to the north line of William Street extended to the east; thence west 30 feet to the southeast corner of Lot 12 on Fifth Avenue, now Santa Fe, in said N. A. English's Addition; thence north along the west line of said Santa Fe, 286 feet to the point of beginning.

208 Commerce Street

Lots 20, 22, and 24, except the West 10 feet thereof, for street, on Fifth Avenue, now Santa Fe Avenue, N. A. English's Addition to the City of Wichita, Sedgwick County, Kansas, together with the west 29 feet of vacated Fifth Avenue, now Santa Fe adjoining said lots on the east.



David E. Norris

824 E. Douglas Wichita, KS 67202 (316) 287-5327

July 26, 1984

Board of Zoning Appeals
City of Wichita
455 N. Main
Wichita, Kansas 67202

Gentlemen:

By this letter I wish to request that the Board consider and grant a variance in zoning for my property located at 619 E. William.

As you can see my property is located in the "Old Town" part of Wichita which is in the process of renovation. The area is currently zoned light industrial in accordance with the historic uses of the area. Current zoning demands that I have 150 parking spaces to meet the requirements for my 33,592 square feet of office spaces. Of course, to meet building code requirements and to get my construction prints approved, I must show that parking is available for my building.

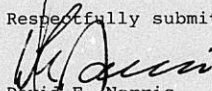
I have leased some spaces from Sage Drilling, but there is no guarantee of the permanency of this arrangement.

It is my belief that if this variance request is granted the area will be enhanced by the completion of my redevelopment program. Bus lines and public and private parking are available within reasonable distances from my building. By bringing "Civilians" back into the area I feel the character of the area has definitely improved. This improvement should also have positive repercussions on the rest of Old Town and Downtown.

Board of Zoning Appeals
July 26, 1984
Page 2

Please consider the needs as outlined in this request to provide a variance of parking requirements from 150 to 100 spaces for 619 E. William.

Respectfully submitted,



David E. Norris

DEN/sb

Enclosures

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
Odd lots 73 through 85, inclusive, & vacated alley adjoining, Douglas Ave., N. A. English Addition	Board of Park Commissioners 455 N. Main 67202
Lot 87, except the west 20 feet thereof, Lots 89, 91, 93 & 95, Douglas Ave., N. A. English's Addition; Lots 2, 4, 6, 8, 10 & 12, Fifth Ave., now Santa Fe, N. A. English's Addition; also the alley abutting on the south of said lot 87, except the west 20 feet thereof and lots 89, 91, 93 & 95, Douglas Ave., N. A. English's Addition and also beginning at the northeast corner of said lot 95 Douglas Ave., N. A. English's Addition; thence east on the south line of Douglas Ave., 52 feet; thence south parallel to the east line of Fifth Ave., now Santa Fe, 356 feet to the south line of William Street extended to the east; thence west on said extended south line of said William Street, 22 feet to the east line of said Santa Fe; thence north on said east line of Santa Fe, 70 feet to the north line of William Street, extended to the east; thence west 30 feet to the southeast corner of lot 12 on Fifth Ave., now Santa Fe, N. A. English's Addition; thence north along the west line of said Santa Fe, 286 feet to the point of beginning.	D 619 East William Properties 624 E. Douglas 67202
Lots 14, 16 & 18, Fifth Ave., now Santa Fe Ave., except the west 35 feet thereof, N. A. English's Addition, together with the west 29 feet of vacated Fifth Street adjoining on the east.	Same as above
The east 25 feet of the west 35 feet of lots 14, 16 & 18, Fifth now Santa Fe, N. A. English's Addition	S. J. Glaves aka Jack Glaves 617 E. Williams 67202
	M. Meredith Hill 120 S. Market 67202

Property DescriptionProperty Owner

Lots 20, 22, & 24, except the west 10 feet & west 29 feet of vacated Fifth Ave., now Santa Fe, N. A. English's Addition	D 619 East William Properties 624 E. Douglas 67202
Lots 1, 3 & 5, & adjoining vacated alley, Fourth Ave., now St. Francis, N. A. English Addition	D Board of Park Commissioners 455 N. Main 67202
Lots 7, 9 & 11, Fourth now St. Francis, N. A. English's Addition	✓ Carey House Square Inc. 523 E. Douglas 67202
The West 130 feet of odd lots 13 through 27, Fourth Ave. now St. Francis, N. A. English's Addition	<i>Book B</i> City of Wichita 455 N. Main 67202
The west 130 feet of lots 29 & 31, Fourth Ave., now St. Francis, N. A. English's Addition	✓ Sage Drilling Co., Inc. 202 S. St. Francis 67202
The west 130 feet of lots 33 through 43, except the north half of vacated English St., on Fourth Ave., now St. Francis, N. A. English's Addition	Same as above
Lots 26 & 28, except the west 10 feet, Santa Fe, N. A. English's Addition.	✓ Delbert F. Crowl Sr. Edith P. Crowl Route 1 Benton, Ks. 67017
Lots 30 & 32, except the west 10 feet, Santa Fe, N. A. English's Addition.	Same as above
Lot 34, except the west 10 feet & except the north 6 inches, & Lot 36, except the west 10 feet, Santa Fe, N. A. English's (N6" see Deed Book 327, Page 493 re: party wall for lateral support for the bldg. on lot 32 adjoining lot 34) Lots 38 & 40, except the west 10 feet, Fifth now Santa Fe, N. A. English's Addition	✓ Mary L. McGill 202 Bonnie Brae 67207 Same as above
Part of lot 1, Union Station Addition described as beginning at the northwest corner of said lot 1; thence N89°56'E along the north line of said lot 1, 73 feet to a point 322.44 feet west of the NE corner of said lot 1; thence S0°00'E 367 feet; thence N89°56'E 195.44 feet; thence S00°00'E 214 feet; thence N89°56'E 69.1 feet; thence S00°E 316.3 feet to the south line of said lot 1, said point being 39.87 feet west of the SE corner of said lot 1; thence S89°22'W along the south line (continued on next page)	D City of Wichita 455 N. Main 67202

Property DescriptionProperty Owner

of said lot 1, 335.91 feet to the SW corner of said lot 1; thence northerly on a curve to the right having a radius of 1883.87 feet, 36.02 feet to the PT of said curve; thence N0°05'W along the west line of said lot 1, 864.61 feet to the point of beginning.

Lot 1, except that part described above & except beginning at the Northeast corner of said lot 1; thence S0°00'E along the east line of said lot 1, 447.02 feet; thence S89°56'W 3.22 feet; thence S0°02'21"E 192.55 feet; thence S5°57'34"W 143.12 feet; thence S0°02'25"W 115.01 feet to the SE corner of said lot 1; thence S89°22'W along the south line of said lot 1, 39.87 feet; thence N0°E 316.3 feet; thence S89°56'W 69.1 feet; thence N0°E 581 feet to the north line of said lot 1; thence N89°56'E along the north line of said lot 1, 127 feet to the point of beginning, together with all of lots 2 & 3, Union Station Addition.

Multimedia Cablevision Inc.
705 N. Broadway
67214

Lots C & D, Douglas Ave., J. R. Mead's Addition

Herbert Moses
Esther Moses
422 S. Vassar Ave.
67218

Lot 70, Douglas Ave., J. R. Mead's Addition

Otto Woermke
Erna Woermke
Address unknown

Lot 72, Douglas Ave., J. R. Mead's Addition

HTP Partners
One Main Place
100 N. Main
67202

Lots 74 & 76, Douglas Ave., J. R. Mead's Addition

Edgar William Dwire
Janice M. Dwire
Box 2082
67201

Richard L. Hilton
Jacqueline C. Hilton
612 E. Douglas
67202

Beginning 62 feet west of the southeast corner of lot 2, Fifth Ave., now Santa Fe; thence north 136.9 feet; thence west 25 feet; thence south to Douglas Ave.; thence east to point of beginning & beginning 37 feet west of the southeast corner of lot 2; thence north 136.9 feet; thence west 25 feet; thence south 136.9 feet; thence east to point of beginning, being part of even lots 2 through 10, Fifth Ave., now Santa Fe, J. R. Mead's Addition.

David E. Norris
624 E. Douglas
67202

Property Description

Property Owner

<p>The west 23 feet of even lots 2 through 10, Fifth now Santa Fe, J. R. Mead's Addition.</p>	<p>✓ LaVurne J. Unruh 8350 N. Oliver 67220</p>
<p>The East 37 feet of even lots 2 through 10, Fifth now Santa Fe, J. R. Mead's Addition, and 5.3 feet adjoining on the east.</p>	<p>✓ Harry Lankford 3921 E. English 67218</p>
<p>The East 25 feet of the west 48 feet of even lots 2 through 10, Fifth now Santa Fe, J. R. Mead's Addition.</p>	<p>✓ Durrell Armstrong 704 E. Douglas 67202</p>

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

Lot 14, 16, and 18, Fifth Ave., now Santa Fe Ave., except the west 35 feet thereof, N. A. English's Addition to the City of Wichita, Sedgwick County, Kansas, together with the west 29 feet of vacated Fifth Street adjoining on the east.

Lot 87, except the west 20 feet thereof, lots 89, 91 and 93 & 95, all on Douglas Ave., N.A. English's Addition to the City of Wichita, Sedg. Co., Ks., Lots 2, 4, 6, 8, 10 and 12, Fifth Ave., now Santa Fe, N. A. English's Addition to the City of Wichita; also the alley abutting on the south said lot 87, except the west 20 feet thereof and lots 89, 91, 93 & 95 on said Douglas Ave., in said N.A. English's Addition, and also beginning at the northeast corner of said lot 95, Douglas N.A. English's Addition; thence east on the south line of Douglas Ave., 52 feet; thence south parallel to the east line of Fifth Ave., now Santa Fe, 356 feet to the south line of William Street extended to the East; thence west on said extended south line of said William Street, 22 feet to the east line of said Santa Fe; thence north on said east line of Santa Fe, 70 feet to the north line of William Street extended to the east; thence west 30 feet to the southeast corner of lot 12, Fifth Ave., now Santa Fe N.A. English's Addition; thence north along the west line of said Santa Fe, 286 feet to the point of beginning. &

Lots 20, 22, & 24, except the west 10 feet thereof for street, on Fifth Ave., now Santa Fe Ave., N.A. English's Addition to the City of Wichita, Sedg. Co., Ks., together with the west 29 feet of vacated Fifth Ave., now Santa Fe adjoining said lots on the east.

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 30th day of July, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.
By *Mary Seale*
Sr. Vice President

619 E. William Merchants Building

Lot 14, 16, and 18, on Fifth Avenue, now Santa Fe Avenue, except the west 35 feet thereof, N. A. English's Addition to the City of Wichita, Sedgwick County Kansas, together with the west 29 feet of vacated Fifth Street adjoining on the east.

Parking Lot - Old Salvation Army Site

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208 Commerce Street

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137'

136'

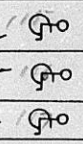
35'

150'

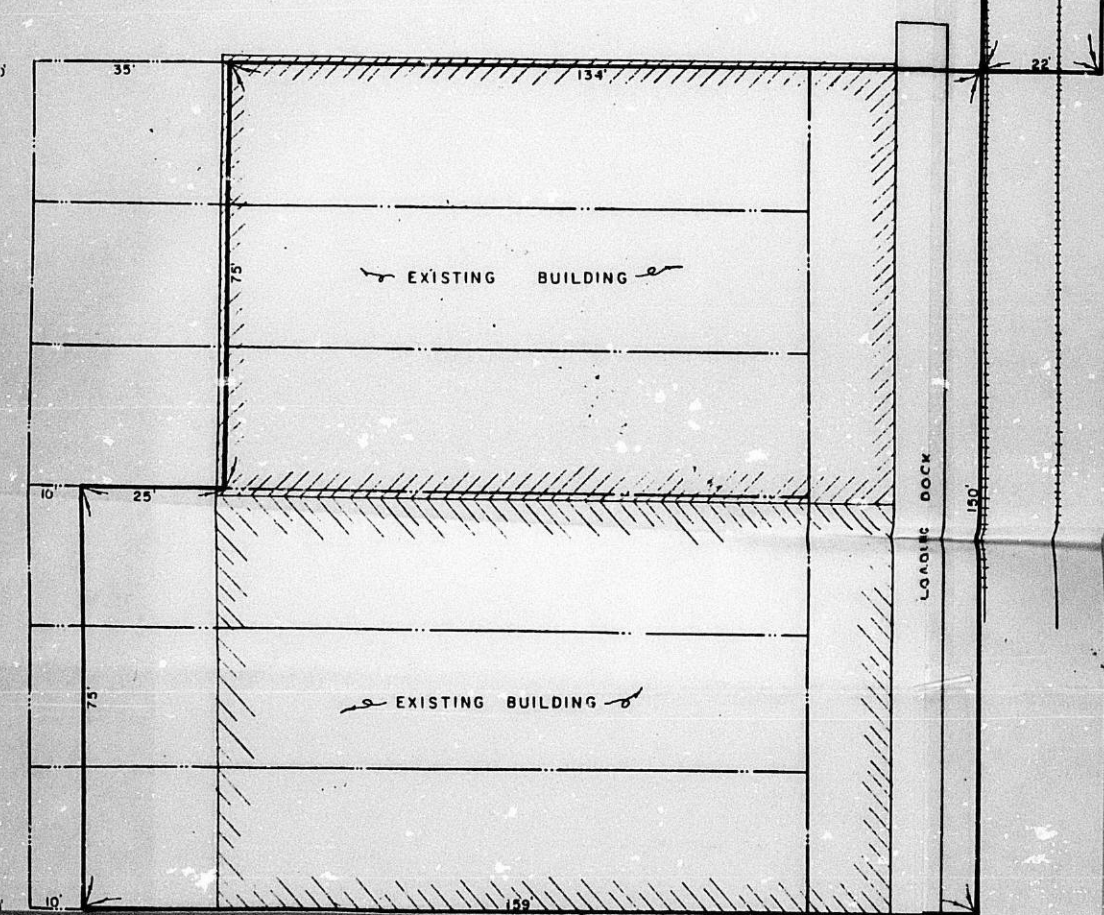
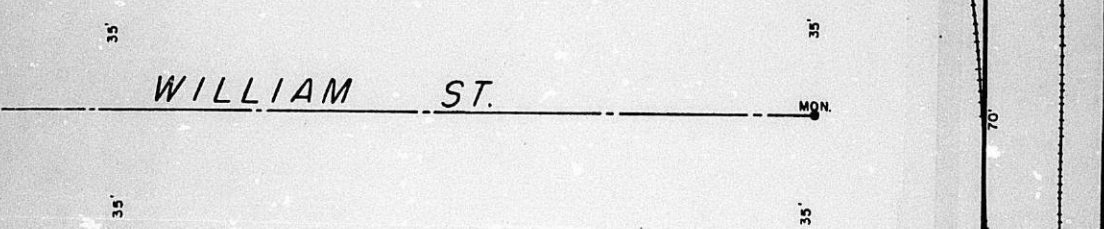
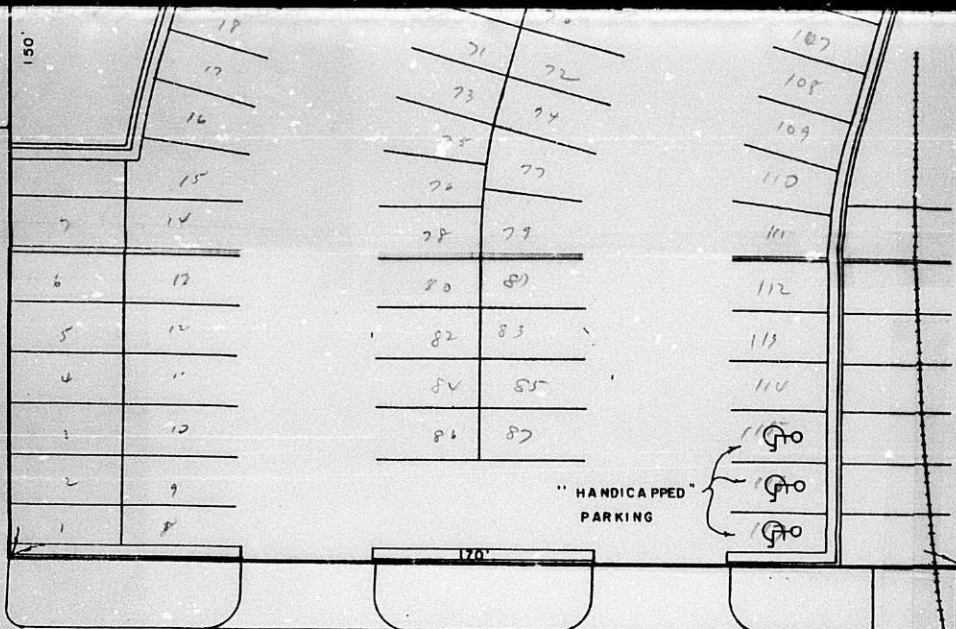
95'

36			88
35			89
34	37	38	90
33	39	40	91
32	41	42	92
31	43	44	93
30	45	46	94
29	47	48	95
28	49	50	96
27	51	52	97
26	53	54	98
25	55	56	99
24	57	58	100
23	59	60	101
22	61	62	102
21	63	64	103
20	65	66	104
19	67	68	105
18	69	70	106
17	71	72	107
16	73	74	108
15	75	76	109
14	77		110
13	79		111
12	80	81	112
11	82	83	113
10	84	85	114
9	86	87	

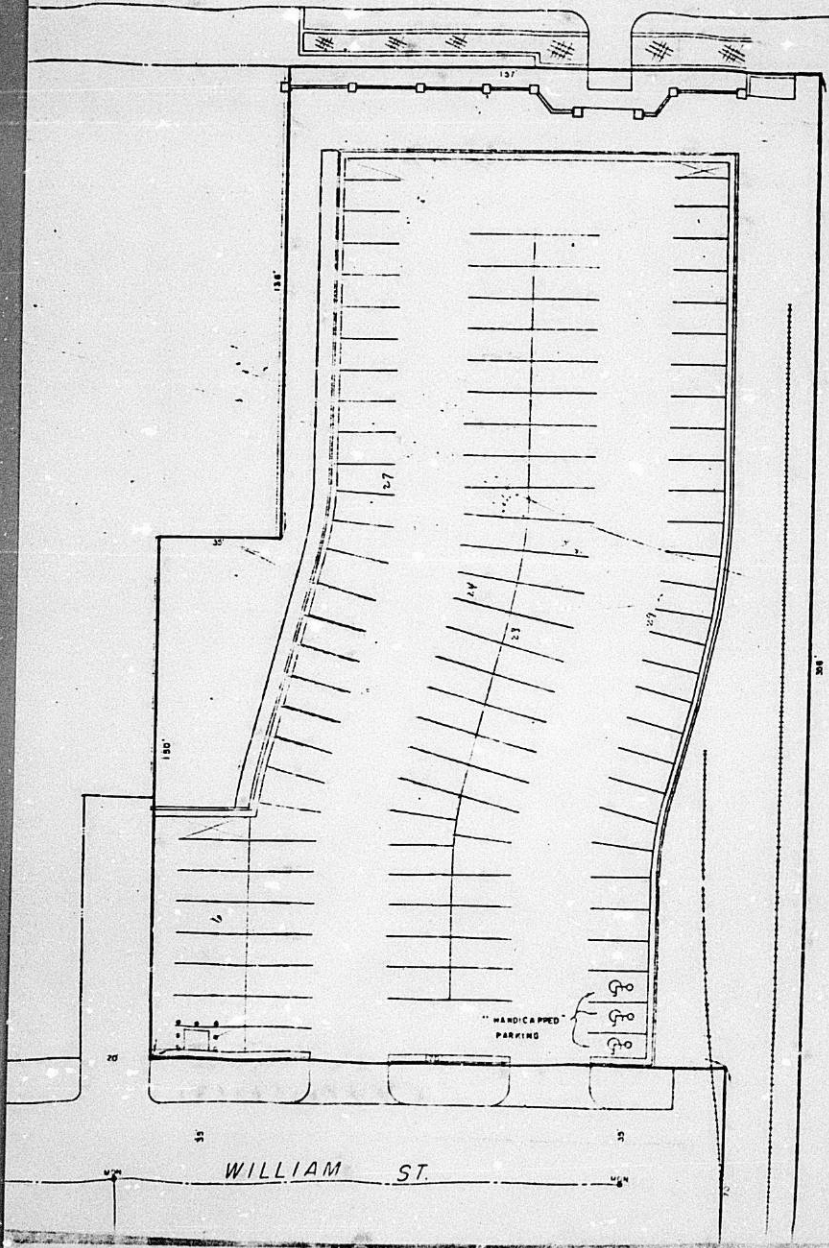
"HANDICAPPED"
PARKING



170'

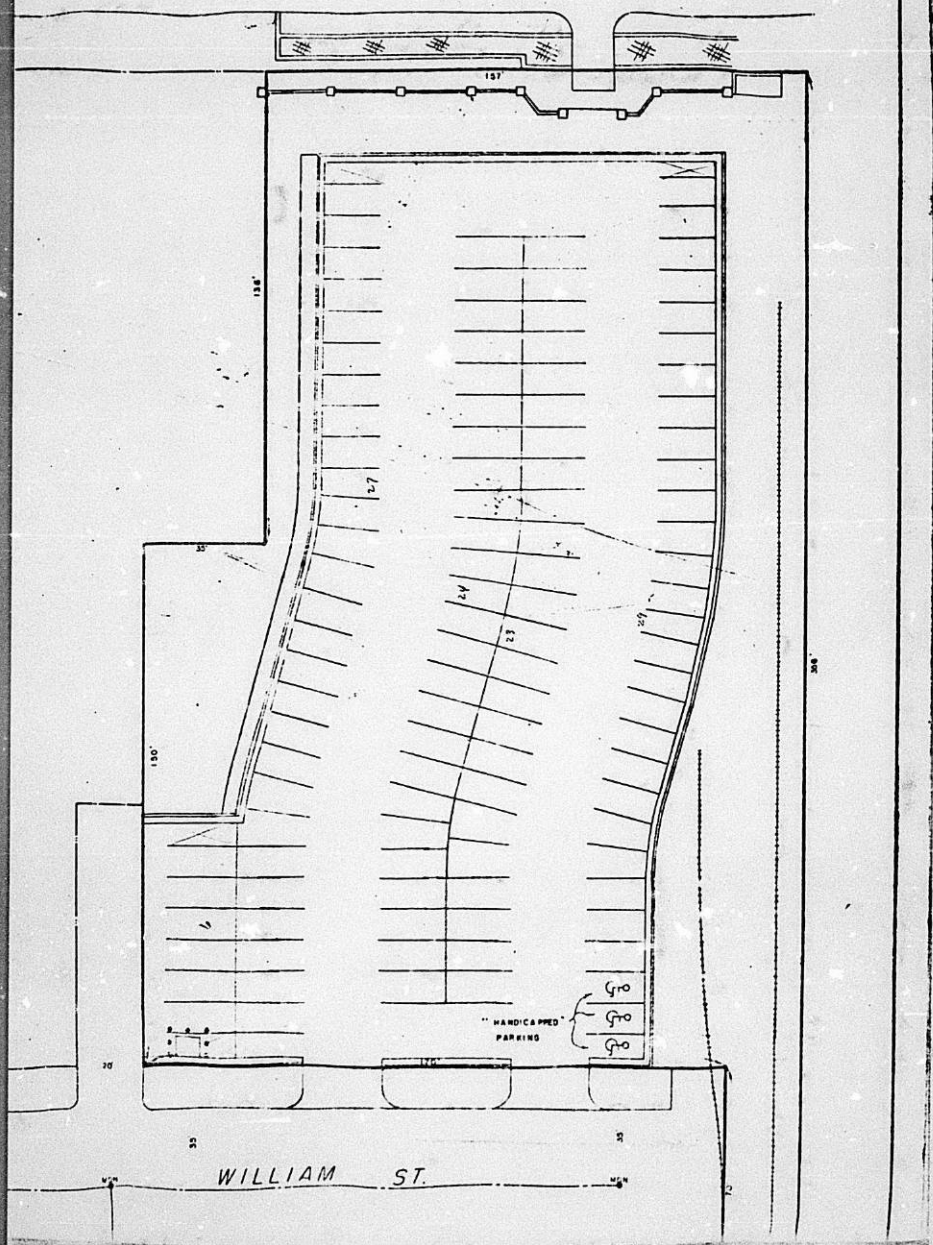


AVE.



WILLIAM ST.

AVE.



WILLIAM ST.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-1

PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION	AMOUNT
CITY BZA VAR.	\$ 150 ⁰⁰

NAME 619 E. William PROPERTIES, L.P.

ADDRESS 24 E Douglas

FUND 155-40071-003 DUE DATE

COMMENTS

DATE 1/30/1984 BY H Lytle

*

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

Roll # 2