

Case No. BZA 34-82 - Farm Credit Banks of Wichita - requests a variance of the required number of off-street parking spaces from 1040 spaces to 350 spaces on property zoned the "E" Light Industrial District and generally located on the west side of...

*Posted  
8-6-82*

**ACTION**

DATE 8-24-82  
COMMITTEE Approved

*BZA  
8-24-82*

MEMBER: \_\_\_\_\_  
~~RECORD~~

*5447A*

*200'4 Sec 9-15-82  
Checked 9-15-82  
Shor 9-23  
Recorded 9-27-82*

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BZA  
3482

# ACTION

Posted  
8-6-82

COMMITTEE

Approved  
4-0

DATE

8-24-82

~~M.A.P.C.~~

~~B.C.C. / B.C.C.C.~~

Case No. BZA 34-82 - Farm Credit Bank  
of Wichita - requests a variance of  
the required number of off-street park-  
ing spaces from 1040 spaces to 350  
spaces on property zoned the "I<sub>1</sub>" Light  
Industrial District and generally  
located on the west side of

5447A

200' 4 Sec 9-15-82  
Checked 9-15-82  
Shot 9-23  
Recorded 9-29-82

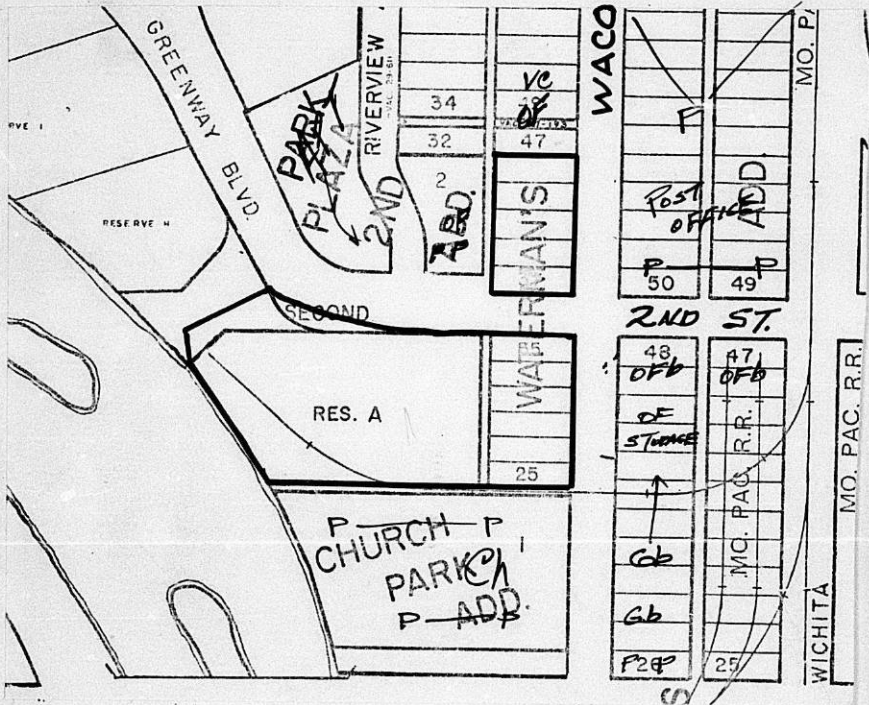
superseded by  
BZA 14-88

Map No. 5447  
 Sec. 20  
 Twp. 27  
 Range 1E

BZA- 34-82  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
- Acres: \_\_\_\_\_ ( 560 (IRREGULAR) ft. by 700 ft.)
  - Adjcing Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  - Land Use: East OFFICE, STORAGE South CHURCH  
 West OFFICE North OFFICE
  - Sketch Plan Land Use is for: \_\_\_\_\_
  - Present Land Use if for: UNDEVELOPED
  - Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



STANDARD  
 No. 2-153C  
 HASTINGS, MN.  
 LOS ANGELES, CHICAGO, LOGAN, OH.  
 McCREGOR, TX, LOCUST GROVE, GA.  
 U.S.A.

2-24-88

July 21, 1982 BCC on July 20, 1982 reviewed the parking requirements in the Urban Renewal Plan Designation Supplement #4. Parking was to be governed by zone ordinance or as varied by the BZA.

UR Supplement - 1040 cars.  
Their determined need 350 thru 1995 -

509 employees by the year 1987  
534 1990

Total 260,000 sq ft of office space.  
180,000 will be used as office space

45% of staff will to work, ride the bus or be passengers of other cars.

Design of parking structure will accommodate future expansion if needed

Variance 1040 to 350  
Variance doesn't have customer demand.

The reduction shall only apply for occupancy by Fair Credit Banks  
180,000 sq ft to be utilized as office space

This file reviewed for CID on 2-24-88  
JHS

August 25, 1982

Farm Credit Banks of Wichita  
151 North Main  
Wichita, Ks. 67202

Re: Case No. FEA 34-82  
Request for Variance

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 24, 1982.

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,

Glen E. Lytle  
Assistant Secretary

OEL:sad  
Enclosure

cc: SVERDRUP Corporation, 801 North 11th, St. Louis, Missouri 63101  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 34-82

WHEREAS, Farm Credit Banks of Wichita, 151 North Main, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 1040 spaces to 350 spaces on property zoned the "E" Light Industrial Districts and legally described as follows:

Lot 1, Block 1, and Lot 1, Block 2, Farm Credit Banks of Wichita Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Waco from 236 feet north of Second Street to 271 feet south of Second Street.

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 24, 1982, 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 proposed structure will be occupied by a use that does not have the demand for customer parking that is normally associated with most office uses, and also the property is located in close proximity to the Central Business District in which no parking is required and the property is readily accessible to mass transportation; 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 applicant has adequate land to provide an additional amount of parking in a parking structure should the demand for same arise; 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 requirement to provide off-street parking in excess of that needed for employees of the bank would impose an unnecessary expense for the construction and financing of the facility; 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 employees not served by off-street parking on the site will utilize off-street parking in the area as is presently the case for many office buildings situated in the Central Business District; 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 ordinance is to provide adequate off-street parking for all types of uses, where this facility can be considered a special use and require less parking than a multi-use office structure; 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.

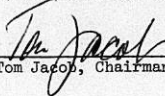
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 1040 spaces for a maximum building area of 260,000 square feet of floor area to 350 spaces on property zoned the "E" Light Industrial District and legally described as:

Lot 1, Block 1, and Lot 1, Block 2, Farm Credit  
Banks of Wichita Addition to Wichita, Sedgwick  
County, Kansas. Generally located on the west  
side of Waco from 236 feet north of Second Street  
to 271 feet south of Second Street.

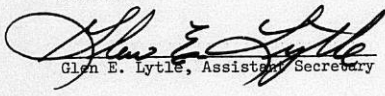
be approved subject to the following conditions:

1. The reduction shall apply only to occupancy by the Farm Credit Banks of Wichita. (Subsequent or alternate or partial uses shall provide parking at the ratio required by the City Code unless otherwise authorized by separate proceedings of the Board of Zoning Appeals).
2. Additional floor space intended for person occupancy shall provide parking as required by the City Code unless otherwise authorized by separate proceedings of the Board of Zoning Appeals.
3. At least 350 off-street parking spaces shall be provided on the property in accordance with all applicable regulations prior to the occupancy of the building.

ADOPTED AT WICHITA, KANSAS, this 24th day of August, 1982.

  
\_\_\_\_\_  
Tom Jagob, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

FARM CREDIT BANKS OF WICHITA  
WICHITA, KANSAS

CITY OF WICHITA, KANSAS  
METROPOLITAN AREA PLANNING COMMISSION  
BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE/PARKING REQUIREMENTS

STATEMENT OF JUSTIFICATION

1. INTRODUCTION

This Statement of Justification is submitted with our application for variance in accordance with the Instruction to Applicants information issued by the Board of Zoning Appeals; and supports our request for issuance of a variance from Section 28.04.141 of the Code of The City of Wichita, Kansas. Paragraph 3.9 of the above section establishes parking requirements for office buildings which we believe to be in excess of both our existing and future needs.

This variance request addresses the property recently purchased by the Farm Credit Banks of Wichita, from The City of Wichita, to be known as Farm Credit Banks Addition, Lot 1 - Block 1 and Lot 1 - Block 2 once the final plat is approved and filed (two copies of the plat are enclosed with this application for variance). The subject property is located immediately north of Wichita's central business district, in the Wichita NDP Urban Renewal Area, and is shown in Exhibit A. The Farm Credit Banks of Wichita intend to construct a new district headquarters office building as well as to provide parking for all of their employees on this property.

Interpretation of the zoning ordinance requirements suggests that parking spaces for over 1,000 cars are necessary. Specifically, the ordinance calls for one parking space per 250 square feet of building area. We believe that this requirement is excessive with respect to our intended use and the following documentation is offered to support this contention.

II. EXISTING CONDITIONS/FUTURE REQUIREMENTS

The Farm Credit Banks are moving from their existing ten-story, 100,000 square foot building at 151 North Main Street which they have occupied since 1972.

The Banks do not serve individual customers as do commercial banks such as the "First National Bank." Individuals do not make deposits, maintain safe deposit boxes, or apply for loans in our Wichita headquarters building. Rather, customer contact occurs in association offices located throughout the four-state area served by the Wichita District. Therefore, short-term customer accommodations and the associated parking need, such as walk-in or drive-in banking facilities, will not be a design consideration.

In order to gauge future office space and parking requirements, a study was conducted of the Banks' space allocation procedures and standards and employment projections to the year 1995. Current employment at the Farm Credit Banks is about 330 persons, and this is expected to increase to about 470 persons by 1984, 509 in 1987, 534 in 1990, and 696 in 1995.

Programming of space requirements for the new building indicates a facility of approximately 260,000 square feet will be required to meet the Banks' operational needs by 1995. Of this total area, approximately 180,000 square feet will be developed as office space. The remainder of the area is allocated to core circulation and lobby areas, and joint support functions such as a training facility, an employee cafeteria, and service and storage areas.

It is from the 260,000 square foot figure that a parking requirement of 1,040 cars is derived. However, closer examination of the Banks' space requirements shows that only 180,000 square feet of the total 260,000 square feet will eventually be occupied as office space. At move-in (scheduled for late 1984), the Banks will occupy about 145,000 square feet of the office space available leaving about 35,000 square feet for future expansion. However, using the 180,000 square foot office space allocation as the basis for determining the number of parking spaces yields a need for 720 spaces.

We believe that even this number is excessive, as it is derived from a zoning standard designed, of necessity, to accommodate a variety of land uses and activities, some of which are much more auto-related/intensive than the operations of the Farm Credit Banks.

The Banks have conducted a study of their future parking needs as part of their overall space planning program. We find that at least 122 employees are accommodated in the Banks' 122-car, on-site garage; another 68 are on the

Banks' parking waiting list and thus are presumed to park in nearby public garages and lots, and the remaining 140 employees (approximately 45 percent of the total current staff) walk to work, ride the bus, or are auto passengers. This total current requirement of 190 spaces (122 on-site plus 68 off-site) represents the equivalent of 1 space per 512 square feet of our existing building area or over double the ratio required by the zoning ordinance.

Based on our current and projected staffing requirements, we feel confident that parking provisions for 350 vehicles will adequately address our long-term parking needs. While we are quite confident with our current staffing projections, we are not overlooking the fact that our current planning may require adjustment sometime in the future. As a result, we have decided that the design of our parking structure will be such that it will accommodate future expansion if parking demands dictate the need.

The construction of a 1,040-car garage as stipulated by the zoning ordinance would provide parking far in excess of what can reasonably be needed by the Banks. Even in 1995, the last year for which the Banks' employment has been projected, there would, under the ordinance, be more spaces (50 percent more) than employees. On the other hand, under the Banks' optimistic employment assumptions and assuming construction of a 350-car parking facility, the projected number of employees per space in 1995 and the square footage of building area per parking space will still be much less than we currently experience in our existing facility (see Exhibit B). Construction of a parking facility of the size called for by the zoning ordinance would impose a financial burden on the Banks in terms of construction, financing, and maintenance costs for the large unused portion of the facility. In combination with the land use restrictions (e.g., 20 percent of the land in public, open space) that are required by Disposition Supplement No. 4 to the General Urban Renewal Plan for the Wichita NDP Urban Renewal Area, it means, we feel, unnecessarily severe development constraints.

We believe the requested variance is consistent with the intent and spirit of Title 28 in that our facility will accommodate the parking needs generated by the intended land use. By the foregoing we have demonstrated that the

granting of this variance will not adversely affect adjoining land uses and activities, or the rights of adjacent property owners or residents, since the proposed project will be, to the extent practical, a self-sufficient development. Nor do we believe that granting this variance will have an adverse effect on the public health, safety, morals, order, convenience, prosperity, or general welfare.

We feel the Board of Zoning Appeals recognizes that the parking requirements may be excessive for a specific use since we understand that variances have been granted recently for at least two developments in the immediate area.

We believe that our headquarters facility will be an impetus to the area's redevelopment, and therefore, we respectfully request favorable consideration be given our application.

THE FEDERAL LAND BANK OF WICHITA

J. K. Perry  
J. K. Perry, Senior Vice President

8-16-82  
Date

FEDERAL INTERMEDIATE CREDIT BANK OF WICHITA

Charles N. Thorpe  
Charles N. Thorpe, Senior Vice President

8/16/82  
Date

WICHITA BANK FOR COOPERATIVES

Dee T. Boswell, Jr.  
Dee T. Boswell, Jr., Vice President

8/16/82  
Date



FARM CREDIT BANKS OF WICHITA  
EMPLOYEE/PARKING RELATIONSHIP

	NO. OF EMPLOYEES	PARKING SPACES PROVIDED	EMPLOYEES PER SPACE PROVIDED	NO. OF SF/ PARKING SPACE
1982	330	122*	2.7	820
1984	460	350	1.3	566
1990	526	350	1.5	593
1995	686	350	1.96	721

Zoning Standard: 1 space per 250 square feet of building area.

\* Existing parking provision in existing building. If waiting list (68) is added, employee per space ratio is 1.7 and No. of SF/Space is 512.

PERSONNEL FORECASTING

Based on historical growth from 1972-1982 certain percentages became obvious even though the growth rate was an uneven progression. The same rate of growth was compared to the 1982-1990 projections with this indicating a close correlation of growth trend. By using an average of growth percentages we feel that it is prudent to use a 5.5% factor to forecast personnel from 1990 until 1995 for expansion space even though the proposed building design concept is open ended for future expansion and cost effectiveness.

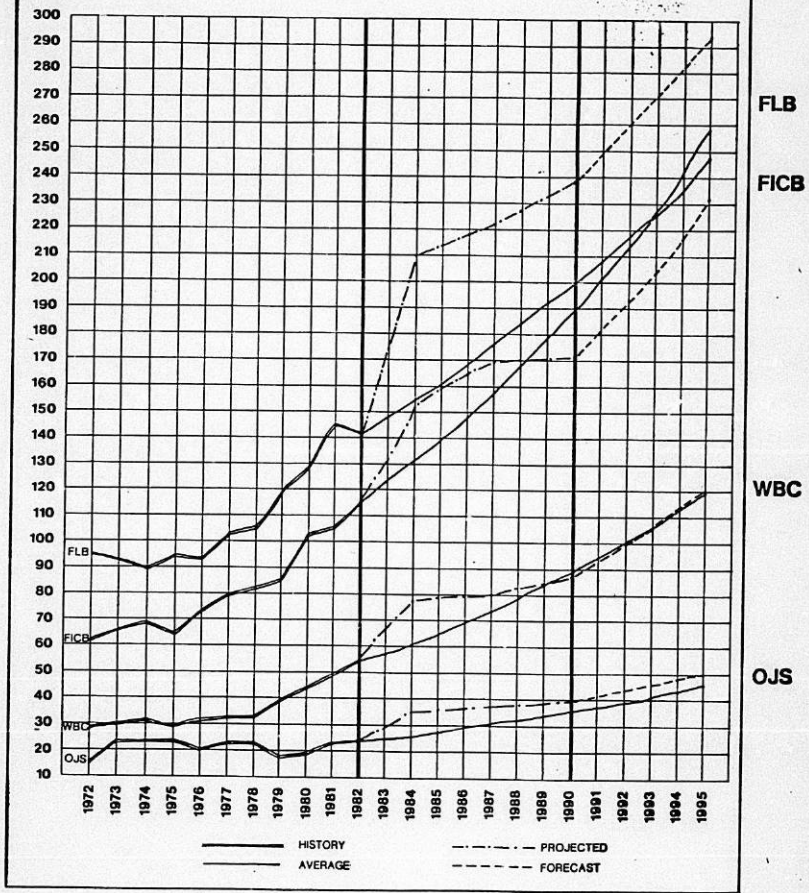
1972 - 1982 PERSONNEL GROWTH WITH YEARLY PERCENTAGE CHANGE

	<u>WBC</u>	<u>FICB</u>	<u>FLB</u>	<u>OJS</u>
1972	28	62	94	15
1973	29 3.6%	66 6.5%	92 -2.2%	22 46.7%
1974	30 3.4%	67 1.5%	89 -3.4%	22 0.0%
1975	29 -3.4%	64 -4.7%	94 5.6%	22 0.0%
1976	30 3.4%	72 12.5%	93 -1.1%	20 -10.0%
1977	31 3.3%	78 8.3%	101 8.6%	21 5.0%
1978	32 3.2%	80 2.6%	104 3.0%	22 5.0%
1979	37 15.6%	84 5.0%	118 13.5%	17 -29.0%
1980	43 16.2%	101 20.2%	127 7.6%	19 11.8%
1981	48 11.6%	104 3.0%	145 14.2%	22 15.8%
1982 March	49 2.1%	112 7.7%	143 -1.4%	23 4.5%
1982 May	54 10.2%			
Average Yearly Increase	6.3%	6.3%	4.4%	5.0%

PROGRAMMED PERSONNEL PROJECTIONS VS. AVERAGE PERCENTAGE YEARLY GROWTH  
 BASED ON DATE FROM 1972 to 1982

	<u>WBC 6.3%</u>		<u>FICB 6.3%</u>		<u>FLB 4.4%</u>		<u>OJS 5%</u>	
1982	54	54	116	116	141	141	24	24
1983		57		123		147		25
1984	70	61	152	131	210	154	35	26
1985		65		139		160		28
1986		69		148		168		29
1987	80	73	169	157	223	175	37	31
1988		78		167		183		32
1989		83		178		191		34
1990	86	88	171	189	237	199	39	35
1991		94		201		208		37
1992		100		214		217		39
1993		106		227		226		41
1994		112		241		236		43
1995	120	119	232	257	294	247	50	45

### PERSONNEL GROWTH



**THE CITY OF WICHITA**

**OFFICE OF CITIZEN PARTICIPATION**

**DATE** August 18, 1982



**TO** Glen Lytle, Special Assistant for Zoning

**FROM** Stan Scott, Administrative Aide III

**SUBJECT** BZA 34-82: West Side of Waco  
from 236 Feet North of Second  
Street to 271 feet south of  
Second Street.

On Monday, August 16th, CPO Neighborhood Council Area "L" considered the captioned case, a request for a variance of the required number of off-street parking spaces from 1040 spaces to 350 spaces on property zoned "E" Light Industrial. The Council voted 8-0 to recommend approval of the requested variance.

Dennis Bopp and Martin Ufford, representing the applicant, Farm Credit Banks of Wichita, appeared before the Council to explain their request for a variance and respond to questions from the Council. No area residents or property owners were present regarding the request. Staff reported that one area property owner, Hal Perry, the Allied Building, had requested that the Council be notified that he was strongly opposed to the variance. Council members were provided the notice to adjoining property owners and a map of the area.

While the Council did vote to recommend approval of the requested variance, concern was expressed with regard to the significant reduction in the required number of parking spaces. The applicant indicated that the new building would have more parking spaces per employee than their current facility, noting that the Farm Credit Banks encourage use of MTA and car-pooling. The Council was also concerned with the use of surface parking.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 34-82 is considered on Tuesday, August 24th.

Stan Scott  
Administrative Aide III

Noted:

Sarah Gilbert  
CP Coordinator

**RECEIVED**

AUG 19 1982

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 34-82

APPLICANT: Farm Credit Banks of Wichita, 151 North Main,  
Wichita, Kansas.

AGENT: SVERDRUP Corporation, 801 North 11th, St. Louis,  
Missouri

REQUEST: Variance pursuant to Section 2.12.590.B, Code  
of the City of Wichita, to reduce the required  
number of spaces from 1040 spaces to 350 spaces.

GENERAL LOCATION: On the west side of Waco from 236 feet north of  
Second Street to 271 feet south of Second Street.

ZONING: Subject property is zoned the "E" Light Industrial  
District as is the property to the east. To the  
south and west is "C" Commercial and to the north  
"E" Light Industrial.

LAND USE: Subject property is vacant. Property to the  
south is a church. Property to the east is  
offices and post office, and to the north  
commercial and local licensing project. To the  
west is the river and "E" Light Industrial  
across the river.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance from the required number of off-street parking spaces for the construction of an office building on the south side of Second Street and west of Waco Avenue. The property is located in the "E" Light Industrial District which requires that off-street parking spaces be provided for office and commercial uses based on the requirement of one off-street parking space for each 250 square feet of floor area in the facility.

The applicant is proposing to construct a new office building to house the three banks of the Farm Credit Bank of Wichita. Preliminary estimates indicate that the building will contain approximately 260,000 square feet of floor area of which 180,000 square feet will be utilized as office space. The remainder of the floor area will be taken up by joint use support functions of the three banks, such as a training facility, employee cafeteria and storage areas, plus the area used for core circulation and lobby areas.

It should also be noted that the Farm Credit Banks of Wichita serve a four state area and customers of the banks are served by association offices throughout the district. Individual customers do not make deposits, apply for loans or have safe deposit boxes in the bank as do the commercial banks. Therefore the need for customer parking is essentially non-existent.

It is anticipated that, upon completion of the building, the Banks will occupy only 145,000 square feet of the office space in the building. Based on the projected employment, there will be about 470 persons by 1984 and will increase to 696 by 1995.

The proposed building is located in close proximity to the "D" Central Business District in which no off-street parking would be required. Consideration to this and the type of usage proposed for the structure may warrant a reduction in the need for parking.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the proposed structure will be occupied by a use that does not have the demand for customer parking that is normally associated with most office uses, and also the property is located in close proximity to the Central Business District in which no parking would be required and is readily accessible to mass transportation.

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 applicant has adequate land to provide an additional amount of parking in a parking structure should the demand for same arise.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the requirement to provide off-street parking in excess of that needed for employees of the bank would impose an unnecessary expense for the construction and financing of the facility.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the employees not served by off-street parking on the site will utilize off-street parking in the area as is presently the case for many buildings situated in the Central Business District.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the ordinance is to provide adequate off-street parking for all types of uses, where this facility can be considered a special use and require less parking than a multi-use office structure.

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 for a reduction in the number of required off-street parking spaces from 1,040 to 350 based on a maximum of 260,000 of floor area in the facility, with 180,000 square feet thereof utilized for office space. This shall not include floor area within the structure used for garage space. Approval shall be subject to:

1. The reduction shall apply only to occupancy by the Federal Credit Bank. (Subsequent or alternate or partial uses shall provide parking at the ratio required by City Code unless otherwise authorized by separate proceedings of the Board of Zoning Appeals.
2. Additional floor space intended for person occupancy shall provide parking as required by City Code unless otherwise authorized by separate proceedings of the Board of Zoning Appeals.

FARM CREDIT BANKS OF WICHITA  
WICHITA, KANSAS

CITY OF WICHITA, KANSAS  
METROPOLITAN AREA PLANNING COMMISSION  
BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE/PARKING REQUIREMENTS

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

This Statement of Justification is submitted with our application for variance in accordance with the Instruction to Applicants information issued by the Board of Zoning Appeals; and supports our request for issuance of a variance from Section 28.04.141 of the Code of The City of Wichita, Kansas. Paragraph 3.9 of the above section establishes parking requirements for office buildings which we believe to be in excess of both our existing and future needs.

This variance request addresses the property recently purchased by the Farm Credit Banks of Wichita, from The City of Wichita, to be known as Farm Credit Banks Addition, Lot 1 - Block 1 and Lot 1 - Block 2 once the final plat is approved and filed (two copies of the plat are enclosed with this application for variance). The subject property is located immediately north of Wichita's central business district, in the Wichita NDP Urban Renewal Area, and is shown in Exhibit A. The Farm Credit Banks of Wichita intend to construct a new district headquarters office building as well as to provide parking for all of their employees on this property.

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It is from the 260,000 square foot figure that a parking requirement of 1,040 cars is derived. However, closer examination of the Banks' space requirements shows that only 180,000 square feet of the total 260,000 square feet will eventually be occupied as office space. At move-in (scheduled for late 1984), the Banks will occupy about 145,000 square feet of the office space available leaving about 35,000 square feet for future expansion. However, using the 180,000 square foot office space allocation as the basis for determining the number of parking spaces yields a need for 720 spaces.

We believe that even this number is excessive, as it is derived from a zoning standard designed, of necessity, to accommodate a variety of land uses and activities, some of which are much more auto-related/intensive than the operations of the Farm Credit Banks.

The Banks have conducted a study of their future parking needs as part of their overall space planning program. We find that at least 122 employees are accommodated in the Banks' 122-car, on-site garage; another 68 are on the

Banks' parking waiting list and thus are presumed to park in nearby public garages and lots, and the remaining 140 employees (approximately 45 percent of the total current staff) walk to work, ride the bus, or are auto passengers. This total current requirement of 190 spaces (122 on-site plus 68 off-site) represents the equivalent of 1 space per 512 square feet of our existing building area or over double the ratio required by the zoning ordinance.

Based on our current and projected staffing requirements, we feel confident that parking provisions for 350 vehicles will adequately address our long-term parking needs. While we are quite confident with our current staffing projections, we are not overlooking the fact that our current planning may require adjustment sometime in the future. As a result, we have decided that the design of our parking structure will be such that it will accommodate future expansion if parking demands dictate the need.

The construction of a 1,040-car garage as stipulated by the zoning ordinance would provide parking far in excess of what can reasonably be needed by the Banks. Even in 1995, the last year for which the Banks' employment has been projected, there would, under the ordinance, be more spaces (50 percent more) than employees. On the other hand, under the Banks' optimistic employment assumptions and assuming construction of a 350-car parking facility, the projected number of employees per space in 1995 and the square footage of building area per parking space will still be much less than we currently experience in our existing facility (see Exhibit B). Construction of a parking facility of the size called for by the zoning ordinance would impose a financial burden on the Banks in terms of construction, financing, and maintenance costs for the large unused portion of the facility. In combination with the land use restrictions (e.g., 20 percent of the land in public, open space) that are required by Disposition Supplement No. 4 to the General Urban Renewal Plan for the Wichita NDP Urban Renewal Area, it means, we feel, unnecessarily severe development constraints.

We believe the requested variance is consistent with the intent and spirit of Title 28 in that our facility will accommodate the parking needs generated by the intended land use. By the foregoing we have demonstrated that the

granting of this variance will not adversely affect adjoining land uses and activities, or the rights of adjacent property owners or residents, since the proposed project will be, to the extent practical, a self-sufficient development. Nor do we believe that granting this variance will have an adverse effect on the public health, safety, morals, order, convenience, prosperity, or general welfare.

We feel the Board of Zoning Appeals recognizes that the parking requirements may be excessive for a specific use since we understand that variances have been granted recently for at least two developments in the immediate area.

We believe that our headquarters facility will be an impetus to the area's redevelopment, and therefore, we respectfully request favorable consideration be given our application.

THE FEDERAL LAND BANK OF WICHITA

J. K. Perry  
J. K. Perry, Senior Vice President

8-16-82  
Date

FEDERAL INTERMEDIATE CREDIT BANK OF WICHITA

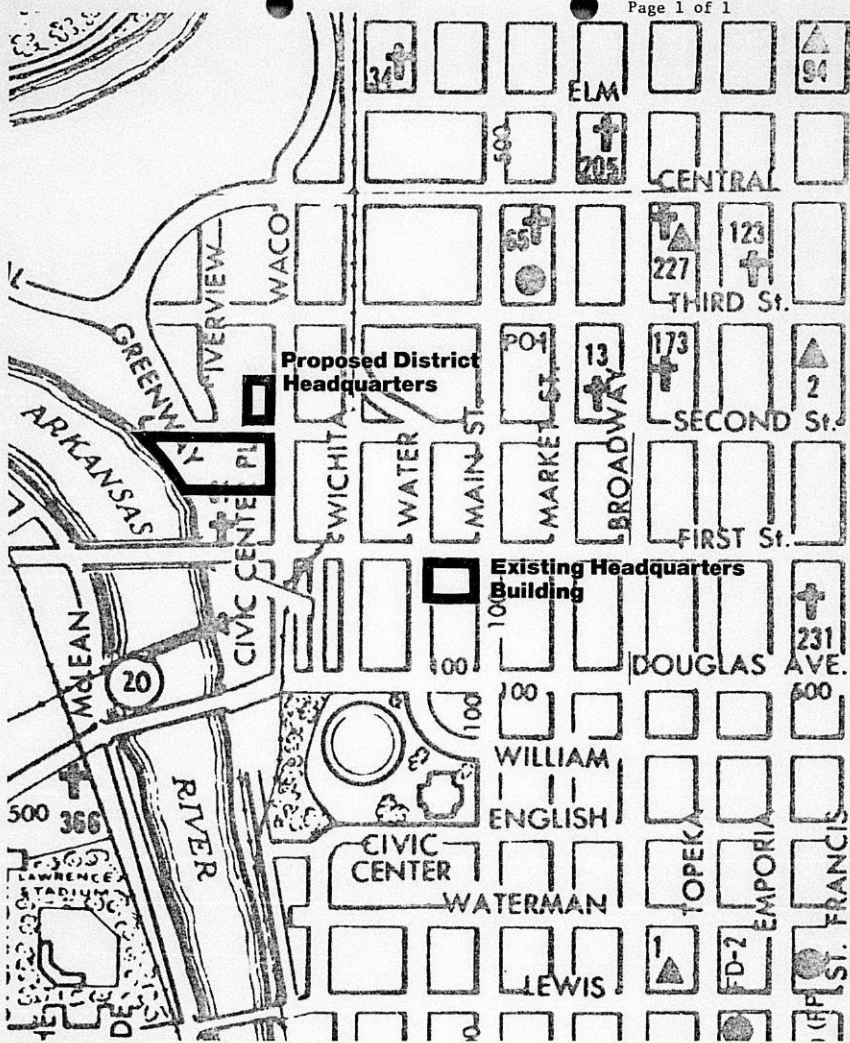
Charles N. Thorpe  
Charles N. Thorpe, Senior Vice President

8/16/82  
Date

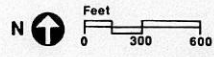
WICHITA BANK FOR COOPERATIVES

Dee T. Boswell, Jr.  
Dee T. Boswell, Jr., Vice President

8/16/82  
Date



### Farm Credit Banks of Wichita New Building Project



Sverdrup

FARM CREDIT BANKS OF WICHITA  
EMPLOYEE/PARKING RELATIONSHIP

	NO. OF EMPLOYEES	PARKING SPACES PROVIDED	EMPLOYEES PER SPACE PROVIDED	NO. OF SF/ PARKING SPACE
1982	330	122*	2.7	820
1984	460	350	1.3	566
1990	526	350	1.5	593
1995	686	350	1.96	721

Zoning Standard: 1 space per 250 square feet of building area.

\* Existing parking provision in existing building. If waiting list (68) is added, employee per space ratio is 1.7 and No. of SF/Space is 512.

BZA CASE NO. 34-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

19 NOTICES SENT TO ADJOINING PROPERTY OWNERS

32 TOTAL NOTICES SENT 8-4-82

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

August 4, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 34-82

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 Farm Credit Banks of Wichita, 151 North Main Street, 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 of the required number of off-street parking spaces from 1040 spaces to 350 spaces on property zoned the "E" Light Industrial District. A legal description of the applicant's property is as follows:

Lots 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 and 45 on Waco Avenue, all of Reserve A, and the vacated portion of Second Street lying West of the West right-of-way line of Greenway Boulevard adjacent to said Reserve A, in Waterman's Addition to Waterman's Addition, Wichita, Sedgwick County, Kansas. (Being replatted as Lot 1, Block 1, and Lot 1, Block 2, Farm Credit Banks of Wichita Addition to Wichita, Sedgwick County, Kansas.) Generally located on the west side of Waco from 236 feet north of Second Street to 271 feet south of Second Street.

This application has been assigned Case No. BZA 34-82. It will be considered by the Board of Zoning Appeals on August 24, 1982 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. 34-82

CITY OF WICHITA, KANSAS

FILED 7-26-82

APPLICATION FOR VARIANCE

I. Name of Applicant FARM CREDIT BANKS OF WICHITA  
151 North Main Street  
Mailing Address Wichita, Kansas 67202 Phone 316-266-5140

Name of Authorized Agent SVERDRUP CORPORATION  
801 North Eleventh  
Mailing Address St. Louis, MO 63101 Phone 314-436-7600

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

II. The variance requested is the reduction of the number of <sup>off street</sup> vehicle

parking spaces required by City Zoning Ordinance, Title 28,04.141,  
Paragraph 3.9 From 1040 <sup>to 350</sup> spaces  
on the west side of Waco from 236 feet north of  
for property located <sup>at</sup> Second Street and Waco Avenue to 271 feet  
south of second street.

*see  
order*

and legally described as: Reserve A and odd numbered lots 25  
through 45 inclusive of Watermans Addition to Watermans

*see  
order*

Addition, Sedgwick County, Wichita, Kansas (Being replatted  
as Lot 1, Blk 1, and Lot 1, Blk 2, FARM CREDIT  
BANKS OF WICHITA, ADDN TO W. Sedg. Co., Ks.)  
in the City of Wichita; and which is presently zoned "E".

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 FARM CREDIT BANKS OF WICHITA

Authorized Agent DE Bopp  
D. E. Bopp, AIA  
Sverdrup Corporation  
Project Manager

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:00 (a.m.-p.m.), JULY 26, 1982 together with appropriate fee of 150.00.

Signed [Signature]

**FARM CREDIT BANKS OF WICHITA**

**THE FEDERAL LAND BANK OF WICHITA  
FEDERAL INTERMEDIATE CREDIT BANK OF WICHITA  
WICHITA BANK FOR COOPERATIVES**

**151 NORTH MAIN — WICHITA, KANSAS 67202**



Correspondence No. 7856-S116  
July 23, 1982

City of Wichita  
Board of Zoning Appeals  
City Hall - Tenth Floor  
455 North Main Street  
Wichita, Kansas 67202

Attention: Mr. Glen Lytle  
Office of the Secretary  
Board of Zoning Appeals

Gentlemen:

Subject: Farm Credit Banks of Wichita  
Application for Variance -  
Parking Requirements

The enclosed material is submitted on behalf of the Farm Credit Banks of Wichita, to request a variance to the parking requirements established by The City of Wichita's Zoning Ordinance for the property located at the corner of Second Street and Waco Avenue known as the Farm Credit Banks of Wichita Addition Lot 1 - Block 1 to be Lot 1 - Block 2.

Since the property is being purchased from The City of Wichita under the general urban renewal plan, we have requested waiver, by the City, of the parking requirements outlined in Disposition Supplement No. 4. On July 20, 1982, the Wichita City Commission authorized the Director of Administration to issue a written waiver of the Urban Renewal Plan parking requirements for our project.

Although we have just completed programming the space requirements for the new building and are in the very early stages of schematic design, we have made arrangements for the Architect to prepare a general concept of the land/parking development to be submitted prior to the Zoning Board's hearing scheduled for August 24, 1982. The concept plan will supplement the materials we are submitting with this letter.

City of Wichita  
Page Two  
July 23, 1982

We appreciate your attention to this matter and respectfully request favorable consideration be given this application for variance.

Respectfully submitted,

FARM CREDIT BANKS OF WICHITA

*DE Bopp*

D. E. Bopp, AIA  
Sverdrup Corporation  
Project Manager

Enclosures

- o Application for Variance
- o Certified Abstract
- o Statement of Justification
- o Property Plat
- o Filing Fee
- o Disposition Supplement No. 4 Waiver
- o Agent Authorization

# THE CITY OF WICHITA



DEPARTMENT OF ADMINISTRATION  
CONTRACTS ADMINISTRATION DIVISION  
CITY HALL - THIRTEENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4367

July 21, 1982

D. E. Bopp, A.I.A.  
Sverdrup Corporation  
Project Manager  
Farm Credit Banks of Wichita  
151 N. Main  
Wichita, Kansas 67202

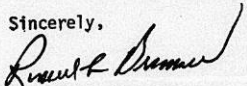
Dear Mr. Bopp:

I am writing in response to your recent correspondence No. 7856-S106 requesting a waiver of the parking requirements of the Urban Renewal Plan Disposition Supplement No. 4. This matter was considered by the Wichita Board of City Commissioners at its July 20, 1982 meeting; the City Commission approved the request for waiver of the parking requirements.

In accordance with that action you may consider this the written waiver of the parking requirements of Disposition Supplement No. 4 to the general Urban Renewal Plan of the Wichita NDP Urban Renewal Area.

Specific parking requirements for your project will be governed by the City's zoning ordinances or as varied by the Board of Zoning Appeals.

Sincerely,

  
Russell L. Brenner  
Director of Administration

RLB/WEI/gt

**FARM CREDIT BANKS OF WICHITA**

THE FEDERAL LAND BANK OF WICHITA  
FEDERAL INTERMEDIATE CREDIT BANK OF WICHITA  
WICHITA BANK FOR COOPERATIVES

151 NORTH MAIN - WICHITA, KANSAS 67202



Correspondence No. 7856-S106  
July 12, 1982

City of Wichita  
455 North Main  
Wichita, Kansas 67202

Gentlemen:

Subject: Farm Credit Banks of Wichita Addition  
General Urban Renewal Plan  
Request for Waiver of Parking Requirements

In accordance with Disposition Supplement No. 4 to the General Urban Renewal Plan for Wichita NDP Urban Renewal Area, we are hereby requesting waiver of the parking provision requirements outlined in the aforementioned document.

Application of the requirements of Disposition Supplement No. 4 to our project would indicate a need to provide parking for approximately 1,040 vehicles while our planning and staffing projections indicate parking provisions for approximately 350 vehicles should adequately meet our needs through 1995.

The difference between our anticipated needs and the requirement of the Disposition Supplement imposes a definite and quite serious hardship to our project both in terms of cost and anticipated land use.

We, therefore, respectfully request favorable consideration be given this request for waiver.

Respectfully submitted,

Farm Credit Banks of Wichita

*D.E. Bopp*  
D. E. Bopp, A.I.A.  
Sverdrup Corporation  
Project Manager

July 23, 1982

FARM CREDIT BANKS OF WICHITA  
WICHITA, KANSAS

METROPOLITAN AREA PLANNING COMMISSION  
BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE/PARKING REQUIREMENTS

STATEMENT OF JUSTIFICATION

This Statement of Justification is submitted, with our Application for Variance, in accordance with the Instruction to Applicants information issued by the Board of Zoning Appeals; to request a variance to Section 28.04.141 of the Code of the City of Wichita, Kansas which establishes parking requirements for office buildings (Paragraph 3.9).

This variance request addresses the property being purchased by the Farm Credit Banks of Wichita, from the City of Wichita, located at Second Street and Waco Avenue to be known as Farm Credit Banks of Wichita Addition, Lot 1 Block 1 and Lot 1 - Block 2 once the final plat is approved and filed (two copies of the plat are enclosed with the Application for Variance). The aforementioned property is located immediately outside the City's Central Business District, in the Wichita NDP Urban Renewal Area.

The Farm Credit Banks of Wichita intend to utilize this property for the construction of a new district headquarters office building to replace the facility we currently own and occupy which is located at 151 North Main Street, Wichita, Kansas.

Programming of space requirements for the new building indicates a facility of approximately 260,000 sq. ft. will be required to meet the bank's operational needs. Of this total area, approximately 180,000 sq. ft. will be developed as office space. The remainder of the area is allocated to core circulation and lobby areas and joint use support functions such as a training facility (auditorium), an employee cafeteria and service and storage areas.

We feel it should be noted that the bank's operational activities do not include either walk-in or drive-in banking operations. Client contact occurs in association offices located throughout the four state area served by the Wichita District. Therefore, short term customer accommodations will not be a consideration in the design of the facility.

Based on a general evaluation of parking needs it has been found that the current staff of approximately 330 generates a parking requirement for approximately 190 vehicles, 122 of which are accommodated on site with the remainder being accommodated in private lots and garages located in the immediate vicinity of our existing building.

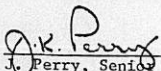
A literal interpretation of the Zoning Ordinance parking requirements would, we believe, indicate a need to provide parking for approximately 1040 vehicles. Based on our current and projected staffing requirements, however, we feel parking provisions for 350 vehicles will adequately meet both our current and future needs.

The construction of a parking facility of the size required by the Zoning Ordinance would impose unnecessary hardship on the banks in terms of the initial cost of construction, financing, and the long term cost of maintaining a large, unused portion of the facility. In addition, development of the property must also comply with the requirements of Disposition Supplement No. 4 to the General Urban Renewal Plan for Wichita NDP Urban Renewal Area in terms of land utilization. This combination of parking requirements and land use restrictions impose unnecessarily severe constraints on the project.

There is no indication that the granting of this variance will adversely affect the rights of adjacent property owners or residents; nor is it believed that granting this variance will have an adverse affect on the public health, safety, morals, order, convenience, prosperity or general welfare.

We firmly believe the requested variance is consistent with the general intent and spirit of Title 28 in that it is intended to accommodate the parking needs generated by the intended land use and, therefore, respectfully request favorable consideration be given our application.

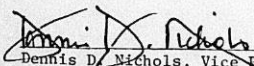
THE FEDERAL LAND BANK OF WICHITA

  
\_\_\_\_\_  
J. Perry, Senior Vice President Date

THE FEDERAL INTERMEDIATE CREDIT BANK OF WICHITA

\_\_\_\_\_  
Charles N. Thorpe, Senior Vice President Date

WICHITA BANK FOR COOPERATIVES

  
\_\_\_\_\_  
Dennis D. Nichols, Vice President Date

THE CITY OF WICHITA



DEPARTMENT OF ADMINISTRATION  
CONTRACTS ADMINISTRATION DIVISION  
CITY HALL - THIRTEENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4367

July 21, 1982

D. E. Bopp, A.I.A.  
Sverdrup Corporation  
Project Manager  
Farm Credit Banks of Wichita  
151 N. Main  
Wichita, Kansas 67202

Dear Mr. Bopp:

I am writing in response to your recent correspondence No. 7856-S106 requesting a waiver of the parking requirements of the Urban Renewal Plan Disposition Supplement No. 4. This matter was considered by the Wichita Board of City Commissioners at its July 20, 1982 meeting; the City Commission approved the request for waiver of the parking requirements.

In accordance with that action you may consider this the written waiver of the parking requirements of Disposition Supplement No. 4 to the general Urban Renewal Plan of the Wichita NDP Urban Renewal Area.

Specific parking requirements for your project will be governed by the City's zoning ordinances or as varied by the Board of Zoning Appeals.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell L. Brenner".

Russell L. Brenner  
Director of Administration

RLB/WEI/gt

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	-	Emerson Addition	✓ City of Wichita, 455 N. Main, 67202
Reserve H	-	Park Plaza 1st Addition	✓ Board of Park Commissioners of the City of Wichita, 455 N. Main, 67202
Reserve I	-	"	"
1	1	Park Plaza 2nd Addition	✓ City of Wichita, 455 N. Main, 67202
1	2	"	"
The south 60 ft. & the north 60 ft. of Lot 1 and Reserve A	-	Church Park Addition	✓ Central Church of Christ of Wichita, Inc., 225 N. Waco, 67202
Lot 1 & Reserve A exc. those portions described immediately above	-	"	✓ Cleveland Avenue Church of Christ, 225 N. Waco, 67202

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
Reserve A	-	Waterman's Addition to Waterman's Addition	✓ Urban Renewal Agency of the City of Wichita, 455 N. Main, 67202
25 & 27	Waco	"	"
29, 31, 33 & 35	Waco	"	"
37, 39, & 41	Waco	"	"
43	Waco	"	✓ The Federal Land Bank of Wichita, Suite 900, 151 N. Main, 67202 AND The Federal Intermediate Credit Bank of Wichita, Suite 500, 151 N. Main, 67202
45	Waco	"	"



<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
Part of 38 beg. at the NW corner of said lot; then south 15.9 ft. to a pt. 8.5 ft. north of the center line of the switch track in Lot 38; then in an easterly direction, on a line parallel to and 8.5 ft. north of the center line of said track, to the east line of Lot 38; then north 5.9 ft. to the NE corner of Lot 38; then west 132 ft. to the pt. of beg.	Waco	Waterman's Addition	The Federal Land Bank of Wichita, Suite 900, 151 N. Main, 67202 AND The Federal Intermediate Credit Bank of Wichita, Suite 500, 151 N. Main, 67202
38 exc. that part described immediately above	Waco	"	Jack H. Greene, 216 N. Waco, 67202
40 & 42	Waco	"	The Federal Land Bank of Wichita, Suite 900, 151 N. Main, 67202 AND The Federal Intermediate Credit Bank of Wichita, Suite 500, 151 N. Main, 67202
44	Waco	"	Ruth <del>Pechin</del> Coody, <u>Address</u> <u>Unknown</u>
46	Waco	"	<del>Glen H. Thomas (Deceased) &amp;</del> Onus P. Thomas, 3200 Cromwell, 67204
48	Waco	"	"
50 exc. the south 9 ft. for street, & all of even lots 52 thru 72 inclusive	Waco	"	The United States Postal Service, 7117 W. Harry, 67209
Old lots 27 thru 43 inclusive	Wichita	"	Garvey Center Inc., Suite 145, R.H. Garvey Bldg., 300 W. Douglas, 67202

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
All of 45, & 47 exc. the north 5 ft. for street	Wichita	Waterman's Addition	Garvey Center Inc., Suite 145, R.H. Garvey Bldg., 300 W. Douglas, 67202
49 exc. the south 9 ft. for street, and all of odd lots 51 thru 69 inclusive	Wichita	"	The United States Postal Service, 7117 W. Harry, 67209

<u>Tract</u>	<u>Property Owner</u>
Tract in the NE $\frac{1}{4}$ of 20-27-1E beg. at the SE corner of Lot 1 in Church Park Addition; then south along the west line of Waco Ave. 122.4 ft.; then west parallel to and 122.4 ft. south of the south line of said Lot 1 to the East bank of the Arkansas River; then northerly along said East bank to the south line of said Lot 1; then East to the pt. of beg.	Urban Renewal Agency of the City of Wichita, 455 N. Main, 67202

page 5

We hereby certify the foregoing to be a true and correct list of the property owners within a 350 foot radius of

Lots 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 and 45 on Waco Avenue, all of Reserve A, and the vacated portion of Second Street lying West of the West Right-of-Way line of Greenway Boulevard adjacent to said Reserve A, in Waterman's Addition to Waterman's 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 July, 1982, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Stalle*  
Vice-President

Order No. 310926  
GE

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-21

**PAYMENT NOTICE**  
City of Wichita

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

DESCRIPTION	AMOUNT

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

FUND \_\_\_\_\_ DUE DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_

\*

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

Roll # 2