

Case No. BZA 17-82 - Law Company Building Associates - requests a variance to reduce the required off-street parking spaces from 367 to 330 spaces on property zoned the "C" Commercial District and generally

*POSTED  
5-6-82*

*BZA 17-82*  
**BZA**  
**COMMITTEE**

**ACTION**

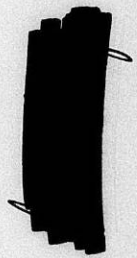
DATE *5-25-82*

*Approved subject to condition*

M.A.P.C. \_\_\_\_\_

B.C.C.A.B.-CO. C. \_\_\_\_\_

*200' Sec 6-29-82*  
*Checked 6-29-82*  
*Shot \_\_\_\_\_*  
*Recorded \_\_\_\_\_*  
*5447D*

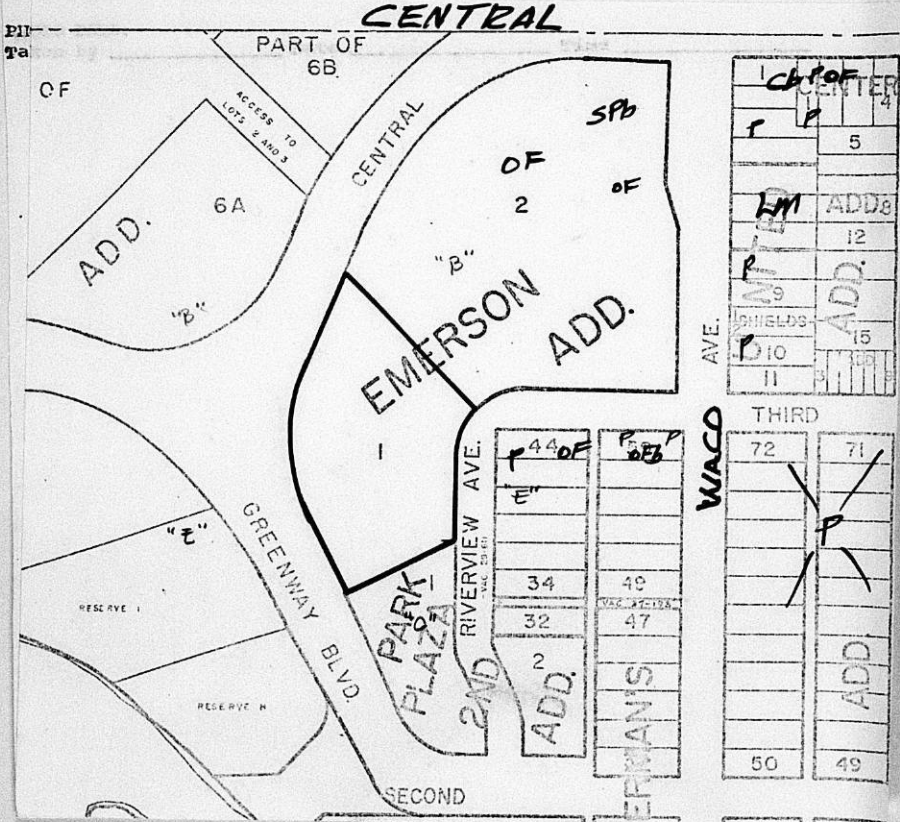


Map No. 5447  
 Sec. \_\_\_\_\_  
 Twp. \_\_\_\_\_  
 Range \_\_\_\_\_

BZA- 17-82  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( 350 (IRREGULAR) ft. by 570 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East OFFICE & PARKING South UNDEVELOPED  
 West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: UNDEVELOPED
6. Area (is) (is not) platted: \_\_\_\_\_



S. H. HENDON  
 No. 2153C  
 108 ANGELUS, CHICAGO, ILL. 60604  
 MEMPHIS, TENNESSEE, TULSA, OKLAHOMA, OK  
 HOUSTON, TEXAS, MOBILE, ALABAMA, GA  
 U.S.A.

May 28, 1962

Law Company Building Associates  
313 South Market  
Wichita, Kansas

Re: Case No. BEA 17-62  
Request for Variance

Gentlemen:

Enclosed are signed copies of the Resolutions adopted by the Board of Zoning Appeals on May 25, 1962.

These Resolutions reflect the official action of the Board to approve the request and sets out the conditions of approval. These are forwarded to you for your information and files.

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

Sincerely,

Jack H. Galbraith  
Secretary

GEL:sad  
Enclosures

cc: B. J. Kingdon, 313 South Market, Wichita, Kansas  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 17-82

WHEREAS, Law Company Building Associates, 313 South Market, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking spaces from 367 to 330 spaces on property zoned the "C" Commercial District and legally described as follows:

Lot 1, Emerson Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of River-view and north 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 May 25, 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 property is located near the Central Business District and the use will be a multi-story office building that the gross floor area includes all vertical penetrations such as elevator shafts, stairwells etc. that is not useable floor space; 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 properties to the north and south have been granted parking variances based on use and location; 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 entire site is being developed with parking and landscaping and there is no other land available in the area for additional parking; 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 variance will not create a problem with any public right-of-way or utility easements; 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 off-street parking spaces for the majority of the area to be utilized for offices on the basis of one space for each 250 square feet of floor area; 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 367 to 330 on property zoned the "C" Commercial District and legally described as:

Lot 1, Emerson Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of River-view and north of Second Street.

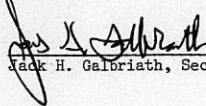
be approved subject to the following conditions:

1. All driveways providing ingress and egress, and all parking spaces shall be surfaced and marked in accordance with the City of Wichita standards.
2. Any future additions will be subject to review and evaluation by the Board of Zoning Appeals.
3. Three copies of a revised site plan in compliance with the access control shall be submitted to the Secretary prior to the release of the Resolution.

ADOPTED AT WICHITA, KANSAS, this 25th day of May, 1982.

  
William J. Goebel, Chairman

ATTEST:

  
Jack H. Gabriath, Secretary

**THE CITY OF WICHITA**

**OFFICE OF** CITIZEN PARTICIPATION

**DATE** May 19, 1992



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

**FROM** Stan Scott, Administrative Aide III

**SUBJECT** BZA 17-82: West side of Riverview,  
North of Second Street

On Monday, May 17th, CPO Neighborhood Council "L" considered the captioned case, a request for a variance to reduce the number of required off-street parking spaces from 367 to 330 on property currently zoned "C", Commercial. The Council voted 6-1 to recommend approval of the requested variance.

Dave Burk, representing the Law Company Building Associates, was present to describe the plans for development of a seven story office building on the site and respond to questions from the Council. No area residents or property owners were present.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 17-82 is considered on Tuesday, May 25th

Stan Scott  
Administrative Aide III

noted:

Sarah Gilbert  
CP Coordinator

**RECEIVED**

MAY 19 1982

METROPOLITAN PLANNING

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

SECRETARY'S REPORT  
CASE NO. BZA 17-82

APPLICANT: Law Company Building Associates, 313 South Market, Wichita, Kansas.

AGENT: B. J. Kingdon, 313 South Market, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking spaces from 367 spaces to 330 spaces.

GENERAL LOCATION: On the west side of Riverview between 2nd and 3rd Streets and east of Greenway Boulevard.

ZONING: Subject property is zoned the "C" Commercial District as is the property to the south. Property to the east is "E" Light Industrial. To the west is "E" Light Industrial and "B" Multiple-family. To the north is "B" Multiple family zoning.

LAND USE: Subject property is vacant. Property to the north is developed as the Board of Education Computer Center. The property to the south is Local Housing Authority apartments. To the east are offices and to the west is Greenway Boulevard and apartments.

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 of the required number of off-street parking spaces from 367 to 330 spaces for the construction of a multi-story office building. This requirement is based on one off-street parking space for each 250 square feet of floor area.

Since the zoning ordinance does not define floor area, it is necessary to use the definition in the Building Code which states - - - "Floor Area is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts." - - - Although the building as designed does not contain what I view as vent shafts or courts, it does contain a fairly substantial amount of space within the building that will not be used for offices, such as elevator shafts, stair wells and a large lobby at the first floor.

In the material submitted by the applicant, it states that when the gross square footage taken up by all vertical floor penetrations (elevator shafts, stairwells, etc.) are deducted, the parking requirement would be reduced to 344 spaces. He further states that based on the net rentable area the requirement would be 319 spaces.

It should be noted that off-street parking is based on the gross floor area and not net rentable area. However, in a one story building no space is taken up by elevator shafts or stairwells, and yet in most multi-story buildings considerable space is taken by such shafts. Taking this into consideration the requested variance is relatively minute.

It is the opinion of the Secretary that a further justification for the reduction of parking would be the proximity of the site to the Central Business District where off-street parking is not a requirement for office buildings. This also relates to the availability of mass transit and ride sharing more common to the central core of the City.

The site plan submitted with the application indicates access to Greenway Boulevard. This is contrary to the complete access control on the west side of the site adjacent to Greenway and Central.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located near the Central Business District and the use will be a multi-story office building that the gross floor area includes all vertical penetrations such as elevator shafts, stairwells etc. that is not useable floor space.

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 properties to the north and south have been granted parking variances based on use and location.

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 entire site is being developed with parking and landscaping and there is no other land available in the area for additional parking.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the variance will not interfere with any easements or public right-of-way.

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 applicant will be providing off-street parking spaces for the majority of the area to be utilized for offices on the basis of one space for each 250 square feet of floor area.

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. All driveways providing ingress and egress, and all parking spaces shall be surfaced and marked in accordance with the City of Wichita standards.
2. Any future additions will be subject to review and evaluation by the Board of Zoning Appeals.
3. Three copies of a revised site plan in compliance with the access control shall be submitted to the Secretary prior to the release of the Resolution.

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

May 5, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 17-82

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 Law Company Building Associates, 313 South Market, 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 off-street parking spaces from 367 spaces to 330 spaces on property zoned "C" Commercial District. A legal description of the applicant's property is as follows:

Lot 1, Emerson Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Riverview and north of Second Street.

This application has been assigned Case No. BZA 17-82. It will be considered by the Board of Zoning Appeals on May 25, 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

BZA CASE NO. 17-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

7 NOTICES SENT TO ADJOINING PROPERTY OWNERS

20 TOTAL NOTICES SENT 5-5-82

BOARD OF ZONING APPEALS

CASE NO. 17-82

CITY OF WICHITA, KANSAS

FILED 4-26-82

APPLICATION FOR VARIANCE

I. Name of Applicant LAW COMPANY BUILDING ASSOCIATES

Mailing Address 313 S. MARKET Phone 265-8584

Name of Authorized Agent B. J. KINGSON

Mailing Address 313 S. MARKET Phone 265-8584

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

II. The variance requested is to reduce the required  
off-street parking spaces from 367 spaces  
to 330 spaces

for property located on the west side of Riverview  
and north of Second Street

and legally described as: Lot 1, EMERSON  
ADDITION TO WICHITA, SEDGWICK  
COUNTY, KANSAS

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

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 LAW COMPANY BUILDING ASSOCIATES

Authorized Agent B. J. Kingson

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

Signed H. Lytle

APPLICATION FOR VARIANCE: Item 3

We hereby petition a variance in Section 28.04.141, 3.9 "Off-Street Parking Lots - Number and Size of Spaces." of Title 28, (Zoning Ordinance), which states as follows:

- 3.9 Office and commercial buildings, including governmental, public utility and other similar buildings, shall provide one space for each two hundred fifty square feet of floor area or one space for every three employees in the largest working shift in a twenty-four hour period, whichever is greater.

As can be seen from the office area calculations submitted, reference Page three our building has a gross square foot area of ninety-one thousand, seven hundred and six (91,706) square feet. If the parking stalls are figured from gross square feet, then we would need to provide three hundred and sixty-seven (367) stalls.

The Uniform Building Code defines floor area as follows:

Floor area is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

If this definition would apply, then our building area "area less shafts" would be eighty-five thousand, seven hundred and forty-eight (85,748) square feet. The parking stalls required for this is three hundred and forty-four (344).

As can be seen from our site plan we have basically paved our entire site for parking and have three hundred and thirty (33) parking stalls, which falls about fourteen (14) automobile stalls short of the building "area less shafts".

Law/Kingdon, P.A., believes that we have designed an unusual building in that the square footage per floor is slightly over eleven thousand, five hundred (11,500). Required rooms and shafts take up a much larger percent of our floor area than a building with a larger area per floor and these are multiplied by eight times in our building.

APPLICATION FOR VARIANCE: Item 3  
April 27, 1982  
Page 2

The occupants of the building will not be using both our required areas, such as stairs or toilets, and their lease areas at the same time.

If certain rooms that we call "uninhabitable rooms", were eliminated from the building area then we will lack but one stall of the required parking. "Uninhabitable rooms" we have defined as janitor, telephone, electrical and mechanical rooms. As can be seen on Page 3, the area less "uninhabitable rooms" is eighty-three thousand, four hundred and fifteen (83,415) square feet. Parking for this would be three hundred thirty-five (335) stalls.

As can be seen on page 3, our net rentable square feet ("area less uninhabitable rooms", toilets and lobby at first floor) is seventy-nine thousand, four hundred and ninety-one (79,491). The parking stalls required for this is three hundred and nineteen (319). We would then have an excess of eleven (11) stalls.

We believe that the number of parking stalls that we have more closely approximates the actual needs of the building and that granting this variance will not adversely effect the public health and safety of the general public, nor oppose the general spirit and intent of Title 28.

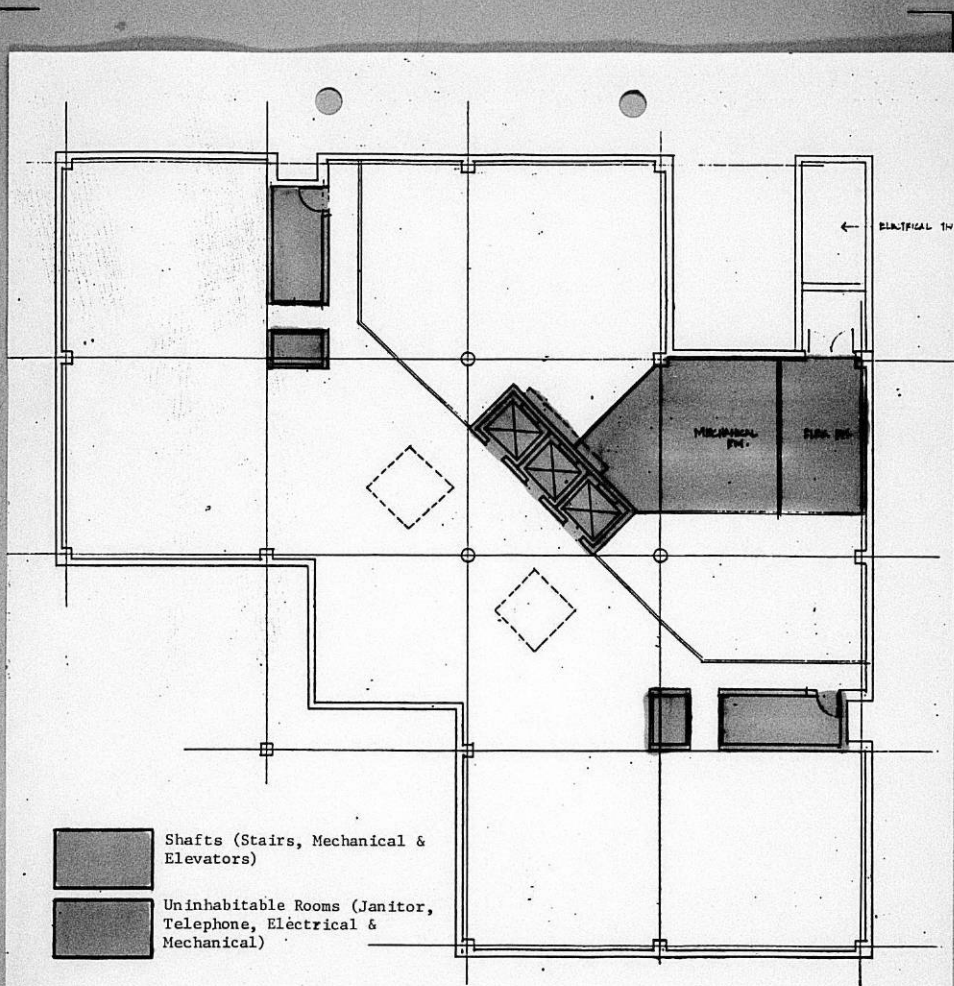
OFFICE AREA CALCULATIONS - 7 STORY CONCEPT

Floor	Gross Area S.F.	Area Less Shafts S.F.	Area Less Uninhabitable Rooms	Net Rentable Area
Basement	11,104	10,433		
First	11,104	10,271	9521	9521
Second	11,520	10,849	9664	8272
Third	11,520	10,849	10,705	10,283
Fourth	11,520	10,849	10,705	10,283
Fifth	11,520	10,849	10,705	10,283
Sixth	11,520	10,849	10,705	10,283
Seventh	11,520	10,849	10,705	10,283
Penthouse	378		10,705	10,283
<b>Total</b>	<b>91,706</b>	<b>85,748</b>	<b>83,415</b>	<b>79,491</b>
Required cars:	367	344	335	319

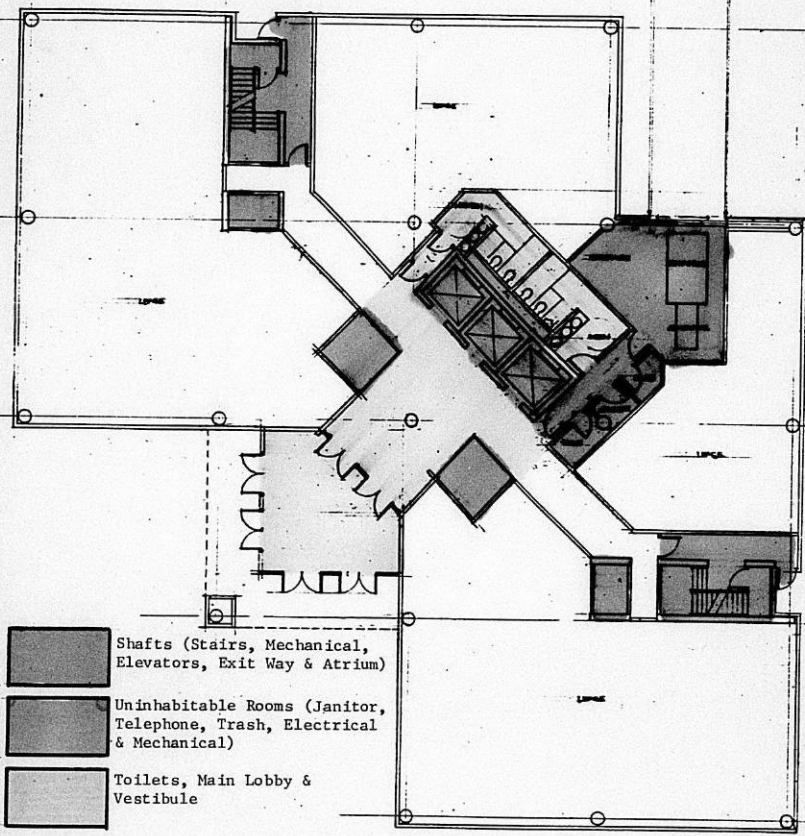
Page 3

Definition of Terms:

Gross Square Feet	All enclosed space measured to the exterior face of glass or wall.
"Area Less Shafts"	The gross square footage less all vertical floor penetrations measured to the center line of the common partition.
Area less Uninhabitable Rooms	"Area less shafts" less all element square footage (i.e., janitor, telephone, electrical/mechanical rooms, trash).
Net Rentable Square Footage	"Area less uninhabitable rooms (i.e., toilets, lobby at first floor).

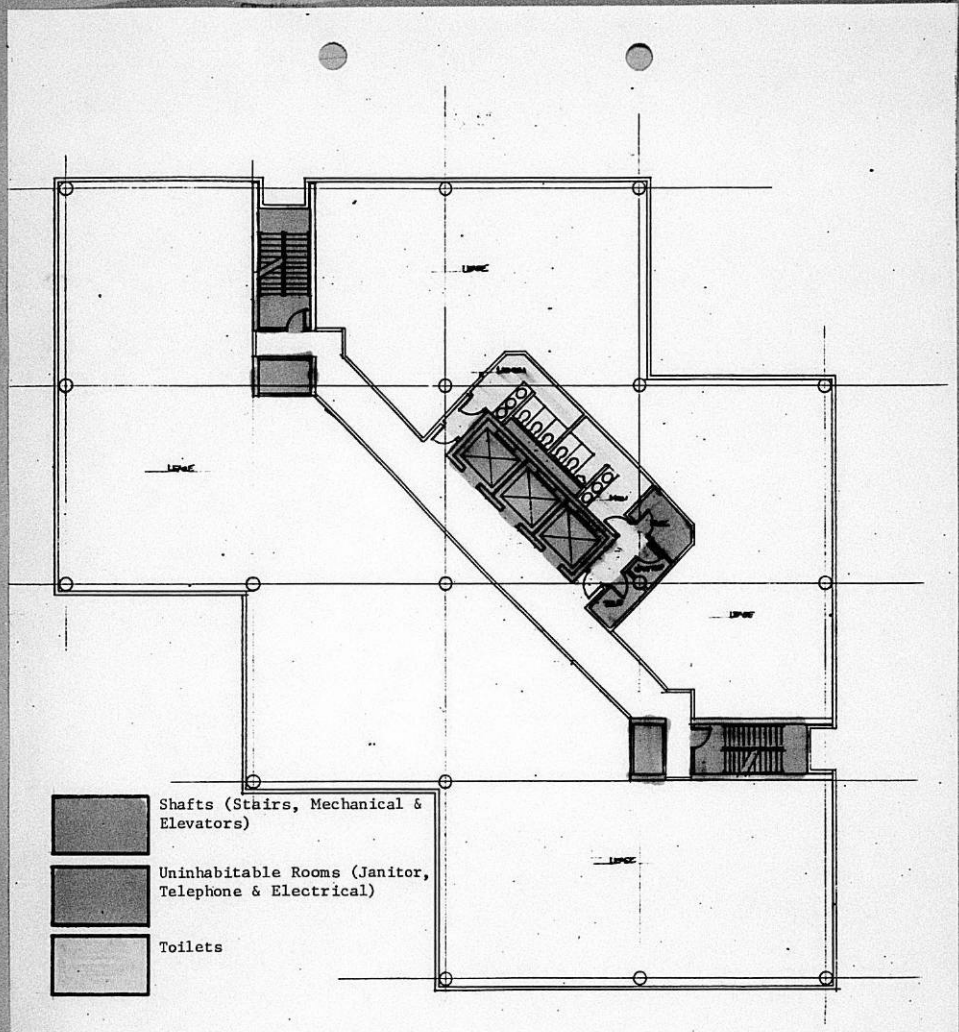


BASEMENT FLOOR PLAN 4-16



- Shafts (Stairs, Mechanical, Elevators, Exit Way & Atrium)
- Uninhabitable Rooms (Janitor, Telephone, Trash, Electrical & Mechanical)
- Toilets, Main Lobby & Vestibule

FIRST FLOOR PLAN 1/8" = 1'-0"



TYPICAL FLOOR PLAN 1/8"=1'-0"

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		Emerson Addition	<i>back</i> The City of Wichita 455 North Main 67202
Lot 2		"	✓ Unified School District # 259 428 S. Broadway 67208
Lot 1	1	Park Plaza Second Addition	D City of Wichita 455 North Main 67202
Lot 2	2	"	Same as above
Lot 32, and Lot 34 and the vacated alley lying between said lots	River, Now Riverview	Watermans Addition to Watermans Addition	✓ Glaco Supply, Inc. 332 Riverview 67203
Lots 36, 38, 40, and 42	"	"	✓ Harold Perry Shirley Ann Perry 6406 East 11th St. 67206
Lot 44	"	"	<i>back</i> Urban Renewal Agency 455 North Main 67202
Reserve H		Park Plaza 1st Addition	<i>back</i> The Board of Park Commissioners of the City of Wichita 455 North Main 67202
Reserve I		"	Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
6 a	1	Park Plaza First Addition	<del>River Park Plaza I, Ltd.</del> <del>Address Unknown</del>

That portion of Lot 6 b as included in the following description: Beginning at the Southernmost corner of Lot 6 b; thence along the Southwesterly line of said Lot 6b bearing North 44°00' West a distance of 283.68 feet to the Westerly corner thereof; thence along the North- westerly line of said lot 6b bearing North 46°00' East a distance of 347.78 feet to the Southwesterly line of Lot 4; thence along the Southwesterly line of said Lot 4 bearing North 44°00' West a distance of 135 feet; thence continuing along the Southwesterly line of said Lot 4, bearing North 46°00' East a distance of 15 feet; thence continuing along the South- westerly line of said Lot 4 bearing North 44°00' West a distance of 280.90 feet to the Westerly corner of Lot 4; thence along the Northwesterly line of said Lot 4 bearing North 59°34'45" East a distance of 70.93 feet; thence continuing along the NWly line of said Lot 4 bearing North 62°34'00" East a distance of 139.45 feet; thence continuing along the NWly line of said Lot 4 bearing North 57°42'15" East, a distance of 142 feet; thence continuing along the NWly line of said Lot 4 and Lot 5 (description continued on following page)	"	Same as above
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<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
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(Description continued  
from previous page: )

bearing North 48°40'55" East, a distance of 192.56 feet, thence bearing South 44°00' East a distance of 197.07 feet; thence bearing South 46°00' West, a distance of 65 feet; thence bearing South 44°00' East, a distance of 37.5 feet; thence bearing South 46°00' West a distance of 100 feet; thence bearing South 44°00' East, a distance of 308.44 feet; thence bearing South 0°0' East, a distance of 260.39 feet to a point on the South line of said Lot 6b, said point being the P.C. of a curve to the left whose tangent bears North 90°0' West; thence along said curve to the left, being the South line of said Lot 6b, having a radius of 544.72 feet, and through a central angle of 62°27'04" a distance of 593.73 feet to the point of beginning.

Lot 1	Block 3	Park Plaza First Addition	✓ Kansas Gas & Electric Co. 201 N. Market 67202
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Page 4

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

Lot 1, Emerson Addition,  
Wichita, Sedgwick County, Kansas

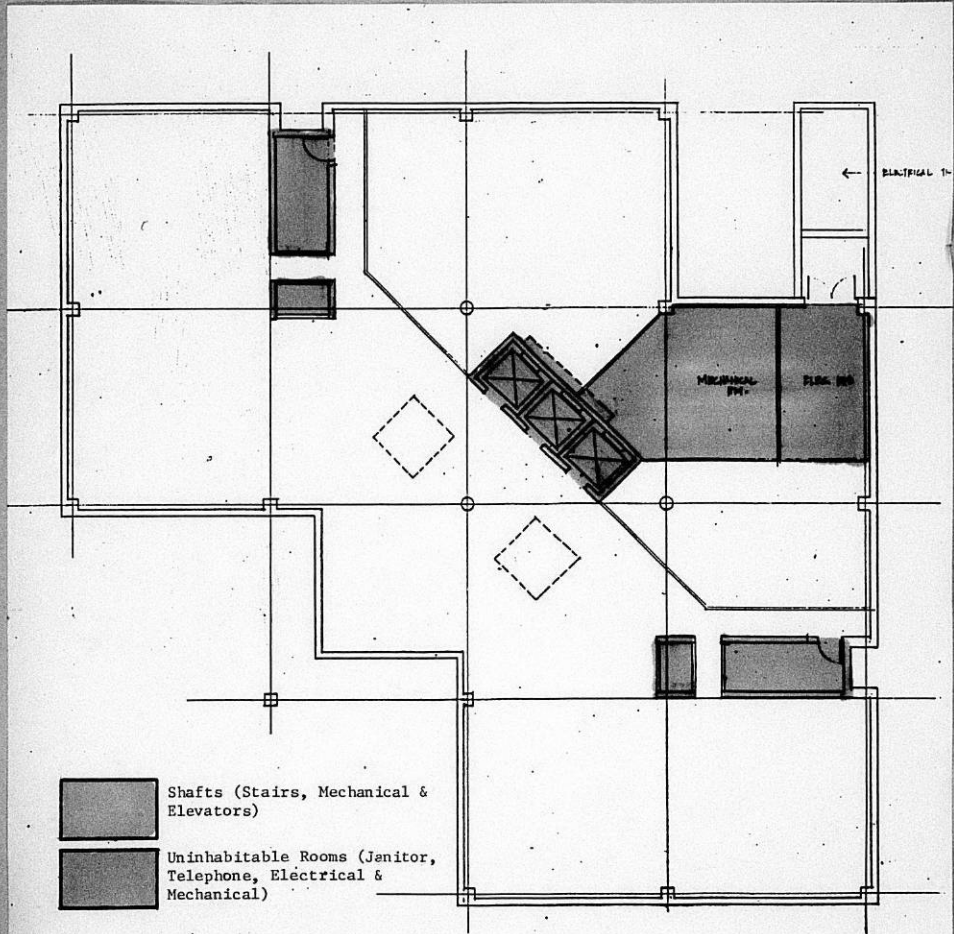
as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas on the 26th day of April, 1982 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

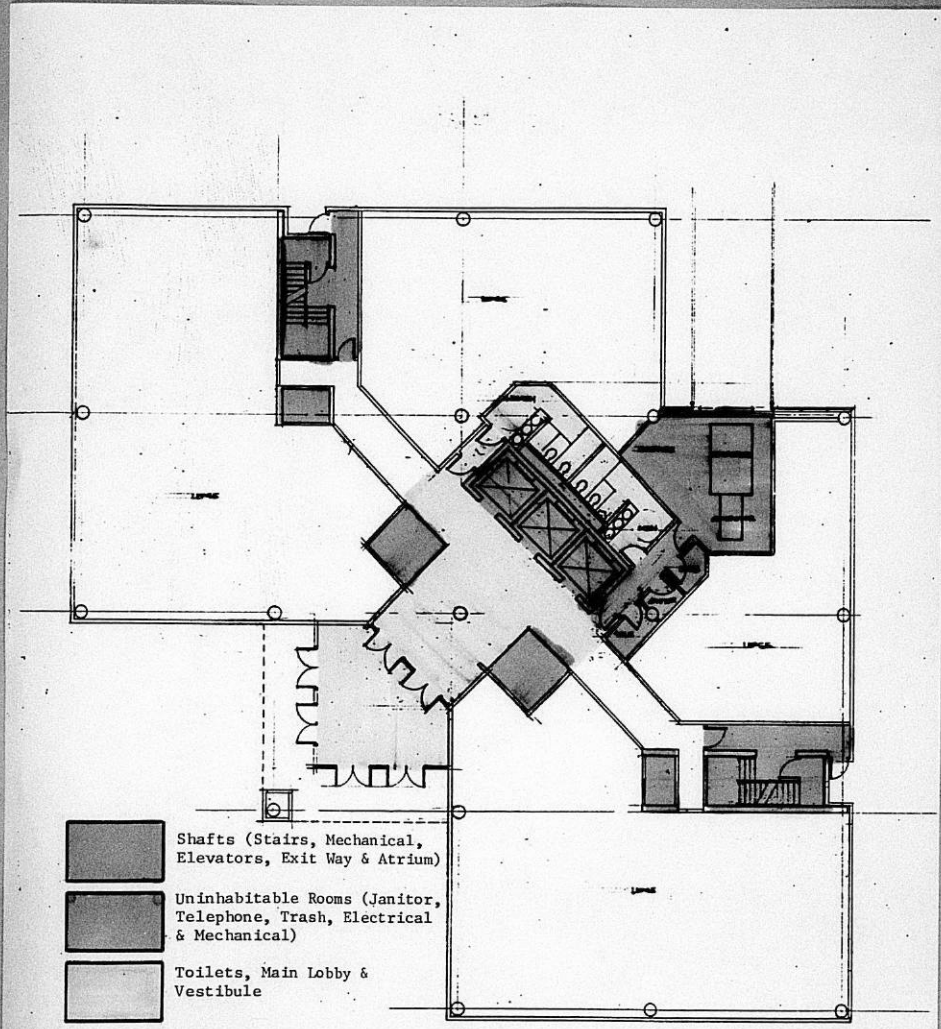
By

*Mary Gable*  
Vice President

Order No. 308780  
AP

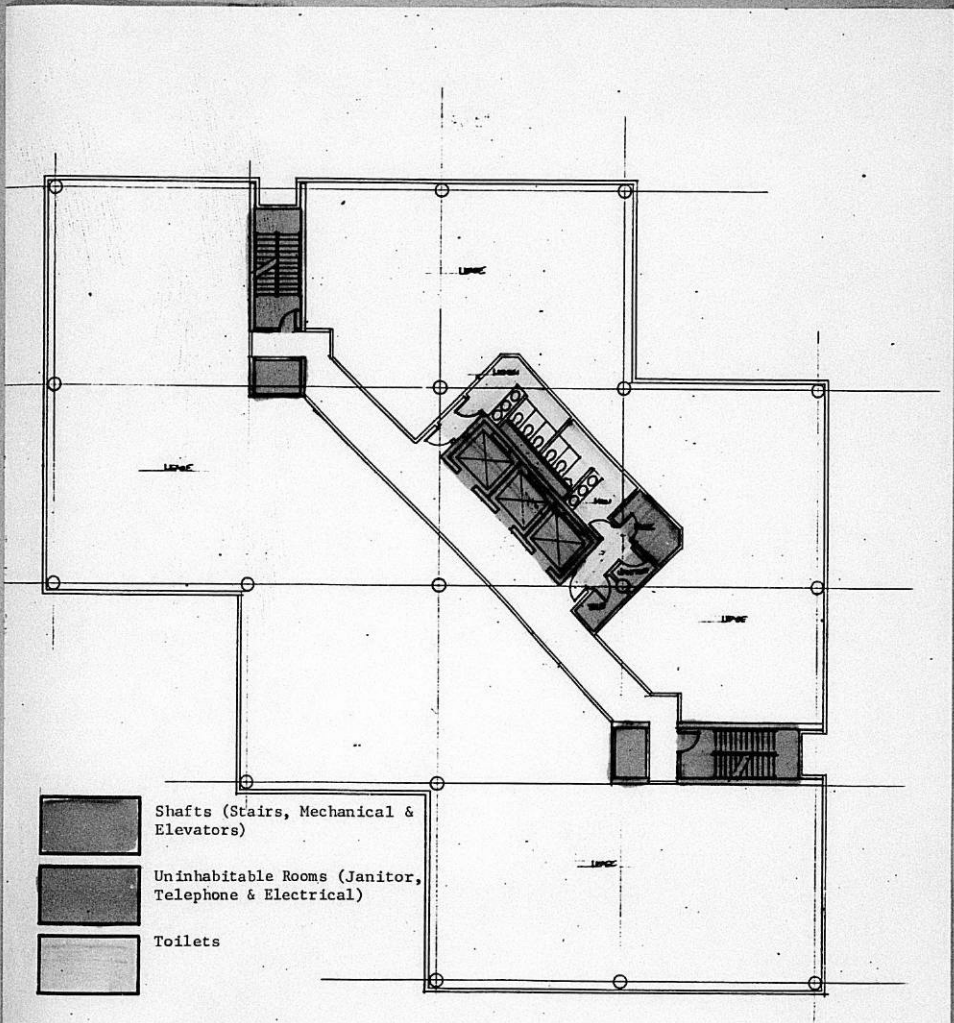


BASEMENT FLOOR PLAN *K-10*



- Shafts (Stairs, Mechanical, Elevators, Exit Way & Atrium)
- Uninhabitable Rooms (Janitor, Telephone, Trash, Electrical & Mechanical)
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BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

May 5, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. EZA 17-82

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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 off-street parking spaces from 367 spaces to 330 spaces on property zoned "C" Commercial District. A legal description of the applicant's property is as follows:

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It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

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

May 5, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

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It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

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

May 5, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 17-82

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 Law Company Building Associates, 313 South Market, 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 off-street parking spaces from 367 spaces to 330 spaces on property zoned "C" Commercial District. A legal description of the applicant's property is as follows:

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Jack H. Galbraith  
Secretary

**MICROFILMED**  
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**AVAILABLE COPY**

FORM 021

**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