

DR 79-19(D) - City BZA Amendment
to Section 2.12.580

ACTION

DATE 2/26/80

BZA COMMITTEE APPROVED

~~M.A.P.G.~~ _____

B.C.C./B.C.O.C. *Cygnus* 4/15/80

WICHITA-SEDGWICK COUNTY

DATE
April 4, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT DR-79-19(D) Ordinance Amendment Re: Board of Zoning Appeals -
filing fees.

Attached hereto is a delineated copy of a proposed ordinance amending the filing fees for applications to be heard by the City of Wichita Board of Zoning Appeals. This amendment is submitted for consideration by the City Commission at their regular meeting of April 15, 1980.

BACKGROUND

The last adjustment to filing fees was made in 1967. The fee at that time was established at \$50.00 for exceptions, variances, and appeals. It is estimated that the average cost of processing a Board of Zoning Appeals case is \$204.87. (See attachment).

There is also an indication that the majority of cases related to uses other than residential are generally more controversial and take more staff time in writing reports and answering inquiries of the neighborhood when notices of the meetings are mailed. It is on this basis that higher filing fees are recommended for all cases involving uses not deemed residential.

SUMMARY

The proposed filing fees for residential type exceptions would be increased to \$75.00, and for variances related to residential uses to \$75.00. This will keep the cost to individual home owners below actual cost.

The proposed filing fees for exceptions other than residential would be increased to \$200.00, and for variances not related to residential uses to \$150.00 which would be more in line with actual expenses.

It is proposed not to change the filing fees for any appeal of the interpretation of the zoning ordinance, and would therefore remain at \$50.00.

At the Regular meeting of the Board of Zoning Appeals on February 26, 1980, it was recommended unanimously by the Board that the fees as submitted be approved.

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April 4, 1980

RECOMMENDATION

1. Concur in the recommendation of the Board of Zoning Appeals and place the ordinance on first reading.
2. Take whatever action the Commission deems appropriate.

Robert A. Lakin

Robert A. Lakin
Director of Planning

RAL:GEL:sad

cc: John Dekker, Director of Law
Don Anderson, Housing & Economic Development
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builder's Association
Wichita Board of Realtors

BOARD OF ZONING APPEALS

Action	Personnel	Time Hours	Salary* Hourly	Estimated Costs
Preapplication conference with applicant	SAZ**	1/2	\$18.74	9.37
	JP	1/4	14.01	3.50
Receiving application - includes review application for legal description, ownership list, addresses, etc.	JP	1/4	14.01	3.50
Logging in application, setting up files, filing notices, agendas, mailouts Posting atlas, map creation, slide preparation	Sec.II	1/2	7.58	3.79
	Sec.II	3/4	7.58	5.69
	PA III	1	10.85	10.85
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Staff review - includes intrastaff conferences, research, etc.	SAZ	1/2	18.74	9.37
	JP	2	14.01	28.02
Reports, followup correspondence, and final letters	SAZ	1/4	18.74	4.69
	JP	2	14.01	28.02
	Sec.II	1	7.58	7.58
BZA meetings - includes preparation, actual meeting time and taking minutes	CP	1/4	20.86	5.22
	SAZ	1/2	18.74	9.37
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Preparation of BZA Resolution - includes drafting and editing minutes	CP	1/4	20.86	5.22
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	JP	1	14.01	14.01
	Sec.II	1	7.58	3.79
Legal Publications				7.50
Mileage at 50¢ an hour and 17¢ per mile				2.30
Materials, postage, zeroxing, slides				8.85
		<u>16.5</u>		<u>\$204.87</u>

* 1980 Salaries plus benefits and burden rate

** Special Assistant for Zoning

Note: This reflects a typical variance application

Additions - underlined
Deletions - ~~marked-thru~~

AN ORDINANCE AMENDING SECTION 2.12.580 TO THE CODE OF THE CITY OF WICHITA, KANSAS; PERTAINING TO THE PROCEDURE OF THE BOARD OF ZONING APPEALS, AND AMENDING THE FILING FEES FOR APPLICATIONS TO THE BOARD OF ZONING APPEALS; AND REPEALING SAID ORIGINAL SECTION 2.12.580 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 2.12.580 of the Code of the City of Wichita, Kansas is hereby amended to read as follows:

"2.12.580 Board of Zoning Appeals - Procedure.

(a) The board of zoning appeals shall adopt rules of procedure as may be necessary and proper to govern its own proceedings; such rules to be not in conflict with law or ordinance.

(b) All applications to the board of zoning appeals for any type of proceeding, shall be in writing and shall be filed at the office of the secretary of the board of zoning appeals. Applications shall be filed upon forms provided for that purpose by the secretary of the board and shall be accompanied by:

1. A fee as set forth herein payable to the City of Wichita.

<u>Appeals</u>	\$ <u>50.00</u>
<u>Variances for residential uses</u>	<u>75.00</u>
<u>All other variances</u>	<u>150.00</u>
<u>Exceptions for residential uses</u>	<u>75.00</u>
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1. ~~A fee of fifty dollars payable to the City of Wichita.~~
A separate fee shall be required for each proceeding.

2. A current certified list, prepared by a local abstract firm, of the names and mailing addresses of all property owners

within two hundred feet of the exterior boundaries of the property to be considered in the application.

Any proceeding authorized hereunder may be initiated by the board itself (or any other governmental agency) in cases where the property is residential and occupied and the payment of the application fee and the cost of furnishing an ownership list would create a financial hardship on the property owner. In any such case the property owner may be relieved of such costs of the proceeding before the board, but shall not be relieved of the responsibility of complying with all of the approval conditions imposed by the board, including the expenses or costs thereof.

(c) The secretary of the board of zoning appeals shall cause to be published in the official paper of the City, a notice as to the time, place, date, and subject of hearing, of a public hearing for each application; such notice to appear once in the official city paper no less than twenty days prior to the date of hearing. The secretary shall also cause notice to be given by mail no less than twenty days prior to the date of the hearing, to each of the property owners within two hundred feet of the exterior boundaries of the property to be considered in the application; as such owners are listed on the current certified list accompanying the application, to each party to the appeal or other proceeding and to each member of the Metropolitan Planning Commission.

(d) Every decision or determination by the board shall be filed in the office of the city clerk not more than five working days following the date of hearing and shall become a public record."

The original Section 2.12.580 of the Code of the City of Wichita, Kansas is hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and

publication once in the official paper.

ADOPTED at Wichita, Kansas this ____ day of _____,
1980.

Mayor

ATTEST:

Donald C. Gissick, City Clerk

Approved as to form:

John Dekker, Director of Law

WICHITA-SEDGWICK COUNTY

DATE
April 4, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
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BACKGROUND

The last adjustment to filing fees was made in 1967. The fee at that time was established at \$50.00 for exceptions, variances, and appeals. It is estimated that the average cost of processing a Board of Zoning Appeals case is \$204.87. (See attachment).

There is also an indication that the majority of cases related to uses other than residential are generally more controversial and take more staff time in writing reports and answering inquiries of the neighborhood when notices of the meetings are mailed. It is on this basis that higher filing fees are recommended for all cases involving uses not deemed residential.

SUMMARY

The proposed filing fees for residential type exceptions would be increased to \$75.00, and for variances related to residential uses to \$75.00. This will keep the cost to individual home owners below actual cost.

The proposed filing fees for exceptions other than residential would be increased to \$200.00, and for variances not related to residential uses to \$150.00 which would be more in line with actual expenses.

It is proposed not to change the filing fees for any appeal of the interpretation of the zoning ordinance, and would therefore remain at \$50.00.

At the Regular meeting of the Board of Zoning Appeals on February 26, 1980, it was recommended unanimously by the Board that the fees as submitted be approved.

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RECOMMENDATION

1. Concur in the recommendation of the Board of Zoning Appeals and place the ordinance on first reading.
2. Take whatever action the Commission deems appropriate.

Robert A. Lakin

Robert A. Lakin
Director of Planning

RAL:GEL:sad

cc: John Dekker, Director of Law
Don Anderson, Housing & Economic Development
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builder's Association
Wichita Board of Realtors

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* 1980 Salaries plus benefits and burden rate

** Special Assistant for Zoning

Note: This reflects a typical variance application

Additions - underlined
Deletions - ~~marked-thru~~

AN ORDINANCE AMENDING SECTION 2.12.580 TO THE CODE OF THE CITY OF WICHITA, KANSAS; PERTAINING TO THE PROCEDURE OF THE BOARD OF ZONING APPEALS, AND AMENDING THE FILING FEES FOR APPLICATIONS TO THE BOARD OF ZONING APPEALS; AND REPEALING SAID ORIGINAL SECTION 2.12.580 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 2.12.580 of the Code of the City of Wichita, Kansas is hereby amended to read as follows:

"2.12.580 Board of Zoning Appeals - Procedure.

(a) The board of zoning appeals shall adopt rules of procedure as may be necessary and proper to govern its own proceedings; such rules to be not in conflict with law or ordinance.

(b) All applications to the board of zoning appeals for any type of proceeding, shall be in writing and shall be filed at the office of the secretary of the board of zoning appeals. Applications shall be filed upon forms provided for that purpose by the secretary of the board and shall be accompanied by:

1. A fee as set forth herein payable to the City of Wichita.

<u>Appeals</u>	\$ 50.00
<u>Variances for residential uses</u>	75.00
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1. ~~A fee of fifty dollars payable to the City of Wichita.~~
A separate fee shall be required for each proceeding.

2. A current certified list, prepared by a local abstract firm, of the names and mailing addresses of all property owners

within two hundred feet of the exterior boundaries of the property to be considered in the application.

Any proceeding authorized hereunder may be initiated by the board itself (or any other governmental agency) in cases where the property is residential and occupied and the payment of the application fee and the cost of furnishing an ownership list would create a financial hardship on the property owner. In any such case the property owner may be relieved of such costs of the proceeding before the board, but shall not be relieved of the responsibility of complying with all of the approval conditions imposed by the board, including the expenses or costs thereof.

(c) The secretary of the board of zoning appeals shall cause to be published in the official paper of the City, a notice as to the time, place, date, and subject of hearing, of a public hearing for each application; such notice to appear once in the official city paper no less than twenty days prior to the date of hearing. The secretary shall also cause notice to be given by mail no less than twenty days prior to the date of the hearing, to each of the property owners within two hundred feet of the exterior boundaries of the property to be considered in the application; as such owners are listed on the current certified list accompanying the application, to each party to the appeal or other proceeding and to each member of the Metropolitan Planning Commission.

(d) Every decision or determination by the board shall be filed in the office of the city clerk not more than five working days following the date of hearing and shall become a public record."

The original Section 2.12.580 of the Code of the City of Wichita, Kansas is hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and

publication once in the official paper.

ADOPTED at Wichita, Kansas this ____ day of _____,
1980.

Mayor

ATTEST:

Donald C. Gissick, City Clerk

Approved as to form:

John Dekker, Director of Law

(91612 Published in The Daily Record, April 25, 1960)11

ORDINANCE NO. 26-586

AN ORDINANCE AMENDING SECTION 2.12.560 TO THE CODE OF THE CITY OF WICHITA, KANSAS; PERTAINING TO THE PROCEDURE OF THE BOARD OF ZONING APPEALS, AND AMENDING THE FILING FEES FOR APPLICATIONS TO THE BOARD OF ZONING APPEALS; AND REPEALING SAID ORIGINAL SECTION 2.12.560 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official paper.
ADOPTED at Wichita, Kansas, this 22nd day of April, 1960.

ROBERT G. KNIGHT, Mayor
ATTEST (SEAL)
DONALD C. GLISICK, City Clerk

WICHITA-SEDGWICK COUNTY

DATE
April 4, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
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ADOPTED at Wichita, Kansas this ____ day of _____,
1980.

Mayor

ATTEST:

Donald C. Gissick, City Clerk

Approved as to form:

John Dekker, Director of Law

City Zoning

1979 Revenue \$18,120

Revenue using
Proposed fees
and 1979 cases

\$42,200

NOTE includes ILHA & IURA cases

REVENUE INCREASE

\$24,080

City CUP

1979 Rev.
Rev using
Proposed
fees and 1979 cases

\$4800
\$7876.5

INCREASE

\$3076

City BZA

1979 REV
REVENUE
Proposed Fees

\$3800
\$10,900

INCREASE

\$7,100

City Historic

IL covered
1979 Rev.

0

REV USING
Proposed Fees
All single lot

\$3200

INCREASE

\$3,200

Total For City 1979 Rev \$26,720

REVENUE USING
Proposed FEES \$64,176

INCREASE 37,456

NOTE: ESTIMATED
COUNTY INCREASE
IS \$16,355

TOTAL ZONING ITEMS
CITY & COUNTY

\$53,811

DRAFT

Table 14

COMPARISON OF 1966 HOURS AND COSTS TO 1979 HOURS AND COSTS

<u>TYPE OF APPLICATION</u>	<u>1966 HOURS</u>	<u>1966 COST</u>	<u>1979 HOURS</u>	<u>1979 COST</u>
Lot Splits	-	\$ --	7.75	\$ 97.12
Vacations	13	43.96	7.75	93.73
Plats	20	70.87	41	509.10
CUP (Community Unit Plan)	54.5	287.39	56.25	811.74
Zone Change	24	112.84	18	258.58
BZA (Board of Zoning Appeals)	17	78.02	16.5	204.87
Conditional Use	16	84.42	16	235.95
Historic Landmark	-	--	14.75	238.82
Special Permit	-	--	13.75	184.55

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

February 15, 1980

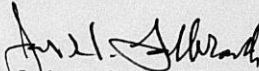
TO Board of Zoning Appeals
FROM Jack H. Galbraith, Secretary
SUBJECT Proposed increase in fees. DR-79-19(D)

Attached hereto is a copy of a proposed amendment to Section 2.12.580 of the Code related to filing fees for cases to be heard by the City of Wichita Board of Zoning Appeals. This amendment will be discussed at your regularly scheduled meeting of February 26, 1980.

This is a part of the entire package of fees related to the work load of the Wichita-Sedgwick County Metropolitan Area Planning Department that are under consideration for revision. The fees set forth in the Wichita zoning ordinance and in the Sedgwick County Zoning Resolution are to be considered for increases by the Planning Commission at the regular meeting of February 28, 1980. This will include fees for cases before the Sedgwick County Board of Zoning Appeals which are proposed to be the same as is set forth in the attached amendment.

The last adjustment to filing fees was made in 1967. During the last budget session, the Governing Body indicated a need for raising the fees in order to offset the cost of processing the various cases brought before the Boards. As you will note by the attached sheet, it is estimated that the average cost of processing a B.Z.A. case is \$204.87. The present filing fee is \$50.00.

It is proposed to increase the filing fees for residential type exceptions to \$75.00, and for variances for residential uses to \$75.00. This will keep the cost to an individual home owner at below actual expense. Variances and exceptions for all uses other than residential will be more in line with the actual cost of processing the cases, i.e., variances -\$150.00 and exceptions -\$200.00. Appeals on the interpretation of zoning ordinance will remain at \$50.00.


Jack H. Galbraith
Secretary

CC: Metropolitan Area Planning Commission
Robert A. Lakin, Director of Planning

Additions underlined
Deletions ~~marked-thru~~

DR-79-19(D)
February 11, 1980

Possible Amendment to the
Code of the City of Wichita, Kansas
scheduled for discussion before the
Board of Zoning Appeals on Tuesday, February 26, 1980

It is proposed to amend Section 2.12.580 of the Code of
the City of Wichita, Kansas related to the filing fees for
applications to the Board of Zoning Appeals.

Section 2.12.580 shall be amended to read as follows:

2.12.580 Board of Zoning Appeals - Procedure.

(a) The board of zoning appeals shall adopt rules of
procedure as may be necessary and proper to govern its own
proceedings; such rules to be not in conflict with law or
ordinance.

(b) All applications to the board of zoning appeals for
any type of proceeding, shall be in writing and shall be filed
at the office of the secretary of the board of zoning appeals.
Applications shall be filed upon forms provided for that purpose
by the secretary of the board and shall be accompanied by:

1. A fee as set forth herein payable to the City
of Wichita.

<u>Appeals</u>	\$ 50.00
<u>Variances for residential uses</u>	75.00
<u>All other variances</u>	150.00
<u>Exceptions for residential uses</u>	\$ 75.00
<u>All other exceptions</u>	200.00

1. ~~A fee of fifty dollars payable to the City of Wichita.~~
A separate fee shall be required for each proceeding.

2. A current certified list, prepared by a local abstract
firm, of the names and mailing addresses of all property owners
within two hundred feet of the exterior boundaries of the prop-
erty to be considered in the application.

Any proceeding authorized hereunder may be initiated by the
board itself (or any other governmental agency) in cases where
the property is residential and occupied and the payment of the
application fee and the cost of furnishing an ownership list
would create a financial hardship on the property owner. In
any such case the property owner may be relieved of such costs
of the proceeding before the board, but shall not be relieved
of the responsibility of complying with all of the approval
conditions imposed by the board, including the expenses or costs
thereof.

(c) The secretary of the board of zoning appeals shall cause to be published in the official paper of the City, a notice as to the time, place, date, and subject of hearing, of a public hearing for each application; such notice to appear once in the official city paper no less than twenty days prior to the date of hearing. The secretary shall also cause notice to be given by mail no less than twenty days prior to the date of the hearing, to each of the property owners within two hundred feet of the exterior boundaries of the property to be considered in the application; as such owners are listed on the current certified list accompanying the application, to each party to the appeal or other proceeding and to each member of the Metropolitan Planning Commission.

(d) Every decision or determination by the board shall be filed in the office of the city clerk not more than five working days following the date of hearing and shall become a public record.

BOARD OF ZONING APPEALS

<u>Action</u>	<u>Personnel</u>	<u>Time Hours</u>	<u>Salary* Hourly</u>	<u>Estimated Costs</u>
Preapplication conference with applicant	SAZ**	1/2	\$18.74	9.37
	JP	1/4	14.01	3.50
Receiving application - includes review application for legal description, ownership list, addresses, etc.	JP	1/4	14.01	3.50
Logging in application, setting up files, filing notices, agendas, mailouts Posting atlas, map creation, slide preparation	Sec.II	1/2	7.58	3.79
	Sec.II	3/4	7.58	5.69
	PA III	1	10.85	10.85
Inspect site	SAZ	3/4	18.74	14.06
Conferences - with applicant	SAZ	1/4	18.74	4.69
	JP	2	14.01	7.00
Staff review - includes intrastaff conferences, research, etc.	SAZ	1/2	18.74	9.37
	JP	2	14.01	28.02
Reports, followup correspondence, and final letters	SAZ	1/4	18.74	4.69
	JP	2	14.01	28.02
	Sec.II	1	7.58	7.58
BZA meetings - includes preparation, actual meeting time and taking minutes	CP	1/4	20.86	5.22
	SAZ	1/2	18.74	9.37
	Sec.II	1/2	7.58	3.79
Preparation of BZA Resolution - includes drafting and editing minutes	CP	1/4	20.86	5.22
	SAZ	1/4	18.74	4.69
	JP	1	14.01	14.01
	Sec.II	1	7.58	3.79
Legal Publications				7.50
Mileage at 50¢ an hour and 17¢ per mile				2.30
Materials, postage, zexxing, slides				8.85
		<u>16.5</u>		<u>\$204.87</u>

* 1980 Salaries plus benefits and burden rate

** Special Assistant for Zoning

Note: This reflects a typical variance application

WICHITA-SEDGWICK COUNTY

DATE

January 10, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT Proposed Fee Increases

The attached tables reflect proposed fees discussed at the informal MAPC meeting on January 3, 1980. Table 1 shows the average cost for each type of application. During discussions of the proposed fees as they relate to costs, it should be remembered that there will be specific cases that will take less time and money, or more, to process. However, average costs were used in an attempt to arrive at a relatively equitable fee.

Table 2 is a list of proposed fees for all types of applications. The fees represent some of the consensus reached at the last MAPC informal meeting. They are not to represent final MAPD recommendations but are for discussion purposes.

Estimated revenue for the various types of applications, based on 1978 applications, is shown in Table 3. Also shown is the estimated total cost per category. As can readily be seen, the current fees only fund approximately 37% of the estimated cost. The estimated revenue would be lower if governmental agencies are not charged a fee, if platting fees are reduced when platting is a condition of zoning, or if the composition of the applications change.

Tables 4 and 5 show additional examples of the effects the proposed fees would have on zoning application and platting.



Robert A. Lakin
Director of Planning

RAL:ADC:e1
Attachments

Table 1

SUMMARY OF AVERAGE COST

	<u>HOURS</u>	<u>ESTIMATED COST</u>
Lot Split	7.75	\$ 97.12
Vacation	7.75	93.73
Final only Plat	26.25	328.91
Conventional Platting		
Sketch	10.5	133.29
Preliminary	18.5	236.86
Final	12.0	138.95
	<hr/>	<hr/>
TOTAL	41	\$509.10
Zoning	18	258.58
C.U.P.	56.25	811.74
BZA	16.5	204.87
County Conditional Use	16	235.95
Historic Landmark Designation	14.75	238.82
Special Permit	13.75	184.55

NOTE: Breakdown by personnel and action is available at the MAPD.

Table 2a

PROPOSED FEES

Lot Splits	\$100		
Vacation	\$100		
Plats			
Final only - 3 acres or less	\$250	over 3 acres	\$400
Sketch (payable when sketch plat is filed)	\$100		
Preliminary or Final except Industrial	\$ 5 per lot		
	\$ 5 per acre		

NOTE: Whenever a preliminary plat is finalized in portions, each final after the first would be assessed a \$100 fee for administrative purposes.

If, in the opinion of the Director of Planning, any revision on the preliminary plat after it has been approved by the subdivision committee substantially affects the plat, a \$100 fee will be charged. Any revisions that, in the opinion of the Planning Director, constitute a new preliminary plat, will be charged \$5 per lot.

Table 2b

ZONING

City	0-3 Acres	Over 3 to 6 Acres	Over 6 to 15 Acres	Over 15 Acres
"AA", "A", "R-5"	200	300	400	1000
"RB": "R-6", "U"	300	400	500	1000
"G"	N/A	400	500	600
"B", "BB"	350 300	450 450	550 500	650 700
"LC", "C", "D", "E", "F"	400	500	600	700
County				
"R", "R-1", "AA"	200	300	400	500
"BB"	300 350	400 450	500 550	600 700
"LC", "C", "E", "F"	400	500	600	700

County Conditional Use

Same fee as required for the district in which the proposed Conditional Use is located. Except when a rezoning application and a conditional use application are filed together, the fee shall be only the higher fee.

Any requests for deferral will be charged \$50 to cover costs of readvertising and mailing new notices.

Table 2c

	<u>Up to 40 Acres</u>	<u>Over 40 Acres</u>
C.U.P. - Residential original	\$500	\$5 per acre
Major amendment	500	N/A
Minor amendment	200	N/A
	<u>Up to 15 Acres</u>	<u>Over 15 Acres</u>
- Commercial original		
if filed with rezoning application	\$200	\$5 per acre
if filed separately	500	5 per acre
Major amendment design or use change affecting over 50% of area	500	N/A
Minor amendment design or use change affecting over 50% or less of area	200	N/A
 Historical Landmark		
Single zoning Lot	\$100	
District	\$250	plus \$1 per zoning lot
Special Permit by B.C.C. or B.Co.C.	\$150	
 BZA - City and County		
Appeals	\$ 50	
Variance for residential uses	75	
All others	150	
Exceptions	200	

Table 3

ESTIMATED REVENUE

<u>Action</u>	<u>No. of 1978 Cases</u>	<u>Estimated* Average Cost</u>	<u>Total Cost</u>	<u>1978 Revenue</u>	<u>Estimated Revenue Using Proposed Fees</u>
Lot Splits	50	\$ 97.12	\$ 4,856	\$ 1,000	\$ 5,000
Vacations	47	93.73	4,405	2,850	4,700
Plats					
Sketch only	8	133.29	1,066	-	800
Small Tract-Up to 3 Acres	53	-	-	-	13,250
-Over 3 Acres	13	-	-	-	5,200
TOTAL	66	\$328.91	\$21,708	\$ 3,639	\$18,450
Conventional	53	-	-	-	21,910
Industrial	6	-	-	-	1,642
TOTAL	50	\$509.10	\$30,037	\$12,803	\$23,552
City and County Zone Up to 3 Acres -					
"R", "R-1", "AA", "A", "R-5"	19				\$ 1,900
"RB", "R-6, "U"	13				2,600
"B", "BB"	13				3,900
"LC", "C", "D", "E", "F"	31				12,400
Over 3 to 6 Acres	14				8,400
Over 6 to 15 Acres	3				2,400
Over 15 Acres	18				18,000
TOTAL	111	\$258.58	\$28,702	\$16,980	\$49,600

Table 3
Page 2

<u>Action</u>	<u>No. of 1978 Cases</u>	<u>Estimated* Average Cost</u>	<u>Total Cost</u>	<u>1978 Revenue</u>	<u>Estimated Revenue Using Proposed Fees</u>
County Conditional Use Up to 3 Acres -					
"R", "R-1", "AA", Multiple Family, Mobile Home Parks, Extraction	1				\$ 200
"RB", "LC", "C", "E", "F"	2				800
Over 3 to 6 Acres	1				600
Over 6 to 15 Acres	1				800
Over 15 Acres	4				4,000
TOTAL	9	\$235.95	\$ 2,124	\$ 1,020	\$ 6,400
CUP					
Residential	4	\$811.74	\$ 3,247	\$ 800	\$ 2,322
Commercial - Original	4	811.74	3,247	-	1,005
Major amendment	2	600.00	1,200	800	1,000
Minor amendment	2	400.00	800	800	400
TOTAL			\$ 8,484	\$ 2,400	\$ 4,727
Historical Landmark (Assume 6 were single zoning lots; 4 were for districts with 50 zoning lots.)	10	\$238.82	\$ 2,388	\$ -	\$ 1,800
Special Permit - BCC or BCoC	12	\$184.55	\$ 2,215	\$ -	\$ 1,800

Table 3
Page 3

<u>Action</u>	<u>No. of 1978 Cases</u>	<u>Estimated* Average Cost</u>	<u>Total Cost</u>	<u>1978 Revenue</u>	<u>Estimated Revenue Using Proposed Fees</u>
BZA					
Appeals	0	\$	\$	\$	\$
Variances - Residential Use	12				900
- All other	24				3,600
Exceptions	19				3,800
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL	55	\$204.87	\$11,268	\$ 2,750	\$ 8,300
GRAND TOTAL			\$117,253	\$43,442	\$125,126

NOTE: Includes full platting fee when a condition of rezoning.

Includes charging fees to all governmental agencies.

* Breakdown by personnel and action is available at the MAPD.

Table 4

EXAMPLES OF ZONING COSTS

				<u>Total Estimated Cost</u>
1.	"AA" to "A"	.46 Acres	No platting required	\$ 258
	Current fee	\$ 70		
	Proposed fee	\$100		
2.	"AA" to "R-5"	8.2 Acres	Replatting required 3 Lots	\$ 586
	Current fee	Zoning \$140	Platting \$56 Total \$ 196	
	Proposed fee	Zoning \$800	Platting-final only \$400 Total \$1,200	
3.	"A" to "BB" (changed to "B")	3.4 Acres	Replatting required 1 Lot	\$ 586
	Current fee	Zoning \$140	Platting-final only \$ 50 Total \$190	
	Proposed fee	Zoning \$600	Platting-final only \$400 Total \$1,000	
4.	"AA" to "E"	25 Acres	Platting required 1 Lot	\$ 767
	Current fee	Zoning \$400	Platting \$50 Total \$450	
	Proposed fee	Zoning \$1,000	Platting \$170 Total \$1,170	
5.	"AA" to "C"	17.2 Acres	Platting required 1 Lot CUP required	\$1,589
	Current fee	Zoning \$400 CUP \$0	Platting \$50 Total \$450	
	Proposed fee	Zoning \$1,000 CUP \$210	Platting \$100 Total \$1,310	

EXAMPLES OF PLATTING COSTS

1.	3.5 Acres	1 Lot	Final only		Total Estimated Cost	\$328
	Current fee	\$50				
	Proposed fee	\$400				
2.	2.5 Acres	9 Lots			Total Estimated Cost	\$381
	Current fee	\$74				
	Proposed fee	\$140				
3.	38 Acres	88 Lots			Total Estimated Cost	\$509
	Current fee	\$311				
	Proposed fee	\$535				
4.	33 Acres	6 Lots	with CUP	No rezoning	Total Estimated Cost	\$1,320
	Current fee	CUP \$400	Platting \$65	Total	\$465	
	Proposed fee	CUP \$565	Platting \$125	Total	\$690	
5.	57.4 Acres	4 Lots	Industrial Plat	Required zoning	Total Est. Cost	\$767
	Current fee	\$400	Platting \$59	Total	\$459	
	Proposed fee	\$1,000	Platting \$385	Total	\$1,385	

Additions underlined
Deletions marked thru

February 11, 1980

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<u>All other variances</u>	<u>150.00</u>
<u>Exceptions for residential uses</u>	\$ 75.00
<u>All other exceptions</u>	<u>200.00</u>

1. ~~A fee of fifty dollars payable to the City of Wichita.~~
A separate fee shall be required for each proceeding.

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firm, of the names and mailing addresses of all property owners
within two hundred feet of the exterior boundaries of the prop-
erty to be considered in the application.

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board itself (or any other governmental agency) in cases where
the property is residential and occupied and the payment of the
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conditions imposed by the board, including the expenses or costs
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(d) Every decision or determination by the board shall be filed in the office of the city clerk not more than five working days following the date of hearing and shall become a public record.

BOARD OF ZONING APPEALS

ST Draft

Table 6

<u>Action</u>	<u>Personnel</u>	<u>Time Hours</u>	<u>Salary*Incl. Benefits</u>	<u>Estimated Cost</u>
Receiving and logging in application	JP	1/4	\$14.01	\$ 3.50
Posting cards, setting up files, filing	Sec. II	2	7.58	15.16
Posting Atlas and related activities	PA III	1	10.85	10.85
Inspect site	SAZ**	1	18.74	18.74
Conferences-with applicant and interstaff	CP	1/4	20.86	5.42
	SAZ	1	18.74	18.74
	JP	1-1/2	14.01	21.02
Staff review, report and follow-up correspondence	SAZ	1/2	18.74	9.37
	JP	3-1/2	14.01	49.04
	Sec. II	1	7.58	7.58
BZA meeting and related activities	CP	1/4	20.86	5.42
	SAZ	1/2	18.74	9.37
	Sec. II	3/4	7.58	5.68
Preparation of BZA resolution	SAZ	1/4	18.74	4.69
	JP	1	14.01	14.01
	Sec. II	1/2	7.58	3.79
Legal publications				7.50
Mileage at 50¢ hr. and 17¢/mile				2.30
Materials and mailing costs				8.85
		<u>15.25</u>		<u>\$221.03</u>

* 1980 Salaries

** Special Agent for Zoning.

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DRAFT #2 TABLE 6

BOARD OF ZONING APPEALS

Action	Personnel	Time Hours	Salary* Hourly	Estimated Costs
Preapplication conference with applicant	SAZ**	1/2	\$18.74	9.37
	JP	1/4	14.01	3.50
Receiving application - includes review application for legal description, ownership list, addresses, etc.	JP	1/4	14.01	3.50
Logging in application, setting up files, filing notices, agendas, mailouts Posting atlas, map creation, slide preparation	Sec.II	1/2	7.58	3.79
	Sec.II	3/4	7.58	5.69
	PA III	1	10.85	10.85
Inspect site	SAZ	3/4	18.74	14.06
Conferences - with applicant	SAZ	1/4	18.74	4.69
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Staff review - includes intrastaff conferences, research, etc.	SAZ	1/2	18.74	9.37
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Reports, followup correspondence, and final letters	SAZ	1/4	18.74	4.69
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	Sec.II	1	7.58	7.58
BZA meetings - includes preparation, actual meeting time and taking minutes	CP	1/2	20.86	5.22
	SAZ	1/2	18.74	9.37
	Sec.II	1/2	7.58	3.79
Preparation of BZA Resolution - includes Drafting and editing minutes	CP	1/4	20.86	5.22
	SAZ	1/2	18.74	4.69
	JP	1	14.01	14.01
	Sec.II	1	7.58	3.79
Legal Publications				7.50
Mileage at 50¢ an hour and 17¢ per mile				2.30
Materials, postage, zexoring, slides				8.85
		16.5		\$204.87

* 1980 Salaries plus benefits and burden rate

** Special Assistant for Zoning

Note: This reflects a typical variance application

DRAFT

Table ____ shows the times and costs incurred in the processing of a typical application requesting a variance of the off-street parking requirements. Requests for exceptions take approximately the same amount of time as a variance. However, it should be remembered that some cases will require a substantial amount of time to process due to unique circumstances. Conversely, some cases, such as a variance of a setback line, will take relatively little time to process. In all cases there is a certain amount of time required to receive and log in the application, prepare and mail notices, and present at the BZA meeting.

ESTIMATED COSTS FOR PROCESSING A BOARD OF ZONING APPEALS CASE

No.	Nature of Process	Personnel	Time	Hourly Wage Ins. Benefits	Estimated Cost
1.	Conference with applicant	Chief Planner Sp. Asst. Zoning Junior Planner	1/4 hr. 1/2 hr. 1 hr.	\$ 18.2867 16.3627 12.048	\$ 4.57 8.18 12.048
2.	Logging in application and notices	Secretary II	2 hrs.	6.0803	12.16
3.	Posting	P.A. III	1/2 hr.	9.131	4.57
4.	Inspect site in field	Sp. Asst. Zoning	1 hr.	16.3627	16.36
5.	Staff conference	Sp. Asst. Zoning Junior Planner	1/2 hr. 1/2 hr.	16.3627 12.048	16.36 6.02
6.	Staff report	Sp. Asst. Zoning Junior Planner	1/2 hr. 4 hrs.	16.3627 12.048	8.18 48.16
7.	BZA meeting	Chief Planner Sp. Asst. Zoning Secretary II	1/4 hr. 1 hr. 1 hr.	18.2867 16.3627 6.0803	4.57 16.26 6.08
8.	Preparation of BZA Resolution	Sp. Asst. Zoning Junior Planner Secretary II	1/4 hr. 1 hr. 1/2 hr.	16.3627 12.048 6.0803	4.09 12.05 3.04
9.	Legal publications				7.50
10.	Mileage at 50¢/hr. and 15¢/mile				2.10
11.	Materials and mailing costs				8.85
Total					<u>\$193.07</u>

Table 2c

	<u>Up to 40 Acres</u>	<u>Over 40 Acres</u>
C.U.P. - Residential original	\$500	\$5 per acre
Major amendment	500	N/A
Minor amendment	200	N/A
	<u>Up to 15 Acres</u>	<u>Over 15 Acres</u>
- Commercial original		
if filed with rezoning application	\$200	\$5 per acre
if filed separately	500	5 per acre
Major amendment design or use change affecting over 50% of area	500	N/A
Minor amendment design or use change affecting over 50% or less of area	200	N/A
Historical Landmark		
Single zoning Lot	\$	
District	\$	plus \$1 per zoning lot
Special Permit by B.C.C. or B.Co.C.	\$150	
BZA - City and County		
Appeals	\$ 50	
Variance for residential uses	75	
All others	150	
Exceptions <i>for Res. Uses</i>	150 200	
<i>All others</i>	200	

Recam.
by
Co. BZA. 2-4-80