

inasmuch as the intent of the parking code is to provide adequate parking at an appropriate location for the needs of specific types of uses and the reduced parking requirements and the location of off-site parking should be adequate for this specific use.

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 be approved for two variances 1) reduce parking from 263 spaces to 76 spaces and 2) permit off-site parking to vary from 50% to 100% of the required parking on property zoned "F" Heavy Industrial and legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 1, Marquis Addition, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34 on Wabash Avenue, in Meekin's Additions, Lots 5, and 7, the west half of Lots 9, 11, and 14 in Harvey's Addition, Lots 11-58, Block 2, Marquis Addition, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, except for canal, Strodes Addition, all in Wichita, Sedgwick County, Kansas. Generally located north and south of 19th Street between Washington and Wabash. (1020 E. 19th Street North)

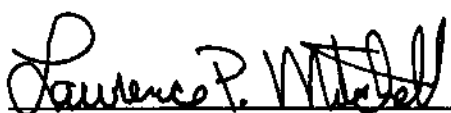
subject to the following conditions:

1. The parking reduction from 263 spaces to 76 spaces applies to buildings with no more than 99,125 square feet (16,000 square feet office, 57,375 square feet manufacturing and 25,750 square feet warehouse) which will be used for the manufacture of large components and which employ no more than 76 employees on any shift or to a use which requires no more than 76 parking spaces.
2. The areas indicted on the site plan as "Phase 2 -- 104 parking spaces" and "Future Phase -- 76 parking spaces" shall be considered a reserve for future parking for these buildings and shall be paved for parking either in total or in part, upon a finding by the City Traffic Engineer that insufficient parking is being provided for this business in the 76 space lot at the northeast corner of 19th and Washington.
3. The new 76-space parking lot shall be provided as soon as the existing parking lot is removed to allow for construction of a new warehouse and shipping building.
4. The resolution authorizing this variance may be declared null and void upon findings by the Board that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 24th day of January 1995.


Susan Osborne-Howes, President

ATTEST:


Lawrence P. Mitchell, Assistant Secretary

BZA RESOLUTION NO. 44-94

WHEREAS, Tramco Inc. pursuant to Section 2.12.590.B, Code of the City of Wichita, requests two variances 1) reduce parking from 263 spaces to 76 spaces and 2) permit off-site parking to vary from 50% to 100% of the required parking on property zoned "F" Heavy Industrial and legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 1, Marquis Addition, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34 on Wabash Avenue, in Meekin's Additions, Lots 5, and 7, the west half of Lots 9, 11, and 14 in Harvey's Addition, Lots 11-58, Block 2, Marquis Addition, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, except for canal, Strodes Addition, all in Wichita, Sedgwick County, Kansas. Generally located north and south of 19th Street between Washington and Wabash. (1020 E. 19th Street North)

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 January 24, 1995, 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 owners or the applicant inasmuch as it will be developed with a manufacturing activity that, due to the scale of the components requires a large space for production and storage but which has relatively few employees per square foot.

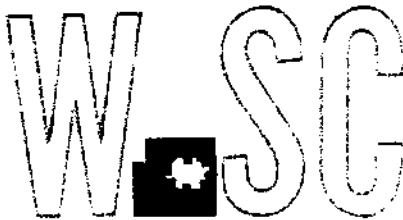
WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the parking made available north of 19th should be adequate to meet the needs of the employees and within a reasonable walking distance of the employees' work areas. Therefore, there should be no need for employees to seek parking on adjacent properties. Also, there is sufficient area on land owned by Tramco to provide 180 additional parking spaces if they are ever needed.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as undeveloped land in the applicant's ownership is available in the immediate area, but the cost of providing 187 additional parking spaces cannot be justified when only 76 spaces are needed at any one time to meet the parking needs of this business and that the new development and outdoor storage will occupy the rest of the block.

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, inasmuch as the amount and location of the parking proposed to be made available should be adequate to meet the needs of the employees and public. Therefore, there should be no need for employees or the public to seek parking spaces on any public street in the area or walk an unreasonable distance to their destination.

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 the zoning ordinance

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

January 25, 1995

Mr. Darrin Boster
Tramco, Inc.
1020 E. 19th
Wichita, KS 67214

Re: BZA 44-94 - Variance to reduce parking from 263 spaces to 76 spaces and to permit off-site parking to vary from 50% to 100% of the required parking.

Dear Mr. Boster:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on January 24, 1995. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please call our office.

Sincerely yours,

Lawrence P. Mitchell
Assistant Secretary
Board of Zoning Appeals

Enclosure
LPM/hm

cc: Randy Sparkman, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPD

3. The new 76-space parking lot shall be provided as soon as the existing parking lot is removed to allow for construction of a new warehouse and shipping building.
4. The resolution authorizing this variance may be declared null and void upon findings by the Board that the applicant has failed to comply with any of the foregoing conditions.

CASE NUMBER:	BZA 44-94
OWNER/APPLICANT:	Tramco Inc.
AGENT:	Darrin Boster
REQUEST:	Variance to reduce parking from 263 spaces to 76 spaces and to permit off-site parking to vary from 50% to 100% of the required parking.
CURRENT ZONING:	"F" Heavy Industrial
SITE SIZE:	6 Acres
LOCATION:	North and south of 19th Street North between Washington and Wabash. (1020 E. 19th Street North)



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

BACKGROUND: The applicant, Tramco Inc., is requesting a variance on the parking space requirements and the percent of parking spaces which are permitted to be off site on property which is located north and south of 19th Street North between Washington and Wabash. The requested variances are to reduce the required parking spaces from 263 to 76 and also to permit off-site parking to vary from 50 percent to 100 percent.

Tramco Inc. is a manufacturing firm which builds En Masse conveyors, which require large amounts of floor space for production activities. The applicant is in the process of expanding their business by constructing a new warehouse shipping building adjacent to their manufacturing building. The new building will be constructed on the site where their present employee parking lot is located. Tramco Inc. is proposing to construct parking lots for their employees on property under their ownership on the north side of 19th Street, immediately across from their manufacturing building. The Office of Central Inspection has determined that the parking requirement for the 99,125 square feet of office, manufacturing, and warehouse uses that occupy the site is 263 spaces. Tramco Inc. currently has 110 employees and operates two shifts. The first shift contains the largest number of employees with 76. The remainder of the employees work second shift at this location or are located in a satellite business off site. There are no direct sales to the public from this location. Therefore, the applicant is requesting a reduction of the required parking spaces and permission to provide those spaces off site. The applicant has provided a site plan which indicates that property under their ownership is available to provide additional parking for their future needs.

ADJACENT ZONING AND LAND USE:

NORTH:	"F"	Tramco Inc. - Office Building - Salvage Yard
SOUTH:	"F"	Manufacturing - Richie Concrete Accessories
EAST:	"F"	Undeveloped Land and Mahaney Roofing Co.
WEST:	"F"	Vacant Building and Railroad ROW

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as it will be developed with a manufacturing activity that, due to the scale of the components requires a large space for production and storage but which has relatively few employees per square foot.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variances requested will not adversely affect the rights of adjacent property owners inasmuch as the parking made available north of 19th should be adequate to meet the needs of the employees and within a reasonable walking distance of the employees' work areas. Therefore, there should be no need for employees to seek parking on adjacent

properties. Also, there is sufficient area on land owned by Tramco to provide 180 additional parking spaces if they are ever needed.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as undeveloped land in the applicant's ownership is available in the immediate area, but the cost of providing 187 additional parking spaces cannot be justified when only 76 spaces are needed at any one time to meet the parking needs of this business and that the new development and outdoor storage will occupy the rest of the block.

PUBLIC INTEREST: It is the opinion of staff that the requested variances would not adversely affect the public interest inasmuch as the amount and location of the parking proposed to be made available should be adequate to meet the needs of the employees and public. Therefore, there should be no need for employees or the public to seek parking spaces on any public street in the area or walk an unreasonable distance to their destination.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variances requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the parking code is to provide adequate parking at an appropriate location for the needs of specific types of uses and the reduced parking requirements and the location of off-site parking should be adequate for this specific use.

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 variances be granted, subject to the following conditions:

1. The parking reduction from 263 spaces to 76 spaces applies to buildings with no more than 99,125 square feet (16,000 square feet office, 57,375 square feet manufacturing and 25,750 square feet warehouse) which will be used for the manufacture of large components and which employ no more than 76 employees on any shift or to a use which requires no more than 76 parking spaces.
2. The areas indicted on the site plan as "Phase 2 -- 104 parking spaces" and "Future Phase -- 76 parking spaces" shall be considered a reserve for future parking for these buildings and shall be paved for parking either in total or in part, upon a finding by the City Traffic Engineer that insufficient parking is being provided for this business in the 76 space lot at the northeast corner of 19th and Washington.