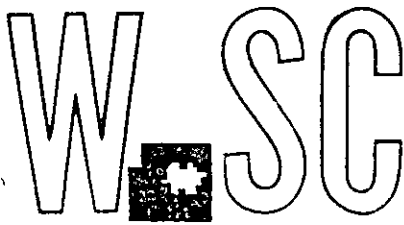


WICHITA — SEDGWICK COUNTY



December 27, 1999

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Wichita County Club/Equity Club
%Geary Goss — General Manager
8501 E. 13th Street
Wichita, KS 67206

RE: BZA 27-99 — Variance to reduce the front yard setback from 25 feet to 15 feet for the construction of an irrigation pump house. Generally located east of Rock Road on the south side of 13th Street North.

Dear Mr. Goss:

At its regular meeting on December 21, 1999, the Board of Zoning Appeals considered the above-captioned requests. The action of the BZA was to APPROVE the variance request.

The action of the BZA is FINAL. Enclosed is a signed copy of the above-referenced BZA Resolution No. 27-99. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Lisa Verts
BZA Assistant Secretary

LV/rs

Cc: Compton Associates, c/o Tom Compton, 7701 E. Kellogg, Suite 722, Wichita, KS 67207
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Yolanda Anderson
File

FILE COPY



1826
34
/ 2

BZA RESOLUTION NO. 27-99

WHEREAS, Wichita Country Club/Equity Club, c/o Geary Goss, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the front yard setback from 25 feet to 15 feet for the construction of an irrigation pump house on property zoned "SF-6" Single-Family Residential and legally described as follows:

A tract of land in the Northwest Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more fully described as commencing at the Northwest corner of the Northwest Quarter of Section 17, Township 27 South, Range 2 East; thence East along the North line of said Northwest Quarter 1846 feet to a point of beginning; thence South parallel to the West line of said Northwest Quarter 90 feet; thence West parallel to the North line of said Quarter Section 34 feet; thence North 90 feet parallel to the West line of said Northwest Quarter to the North line of said Northwest Quarter; thence East 34 feet along the North line of said Northwest Quarter to the point of beginning, except existing street right of way.

And the owner of:

Lot 23, Block 1, Bradford Place Addition an Addition to Wichita, Sedgwick County, Kansas. Generally located east of Rock Road on the south side of 13th 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 December 21, 1999, 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. It is the opinion of staff that this situation and property is unique inasmuch as the location of the pump station was deemed the most appropriate location by the Wichita Water Department, KG&E, MKEC Engineering, the irrigation system designer, and the Wichita Country Club. This decision was based on the existing utilities and the physical and practical conditions of the site.

FILE COPY

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. It is the opinion of staff that the granting of the variance requested would not adversely affect the rights of adjacent property owners, inasmuch the pump house is far removed from any sight lines of adjacent residential property. The residential property to the north is heavily screened with vegetation and a concrete block wall; the closest residential property to the east is 825 feet. Enclosing the pump station will actually provide screening from the equipment, which surely is more unsightly than the concrete block enclosure.

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. It is the opinion of staff that the strict application of the provisions of the zoning regulations may constitute an unnecessary hardship upon the applicant, inasmuch relocation of the pump station would require redesign of the irrigation system. The current location offers the potential of incorporating the north wall of the building into the overall street side screening.

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. It is the opinion of staff that the requested variance would not adversely affect the public interest, inasmuch as no public utilities or rights-of-way are being infringed upon; the enclosure will help to cover the pump station equipment, which may be deemed more unsightly than the enclosure.

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. It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning regulations, inasmuch as the rights of adjacent property owners are being protected. Additionally the enclosure of the pump station would be a visual improvement for traffic along 13th Street.

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 a variance to reduce the front yard setback from 25 feet to 15 feet for the construction of an irrigation pump house on property zoned "SF-6" Single-Family Residential and legally described as follows:

A tract of land in the Northwest Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more fully described as commencing at the Northwest corner of the Northwest Quarter of Section 17, Township 27 South, Range 2 East; thence East along the North line of said Northwest Quarter 1846 feet to a point of beginning; thence South parallel to the West line of said Northwest Quarter 90 feet; thence West parallel to the North line of said Quarter Section 34 feet; thence North 90 feet parallel to the West line of said Northwest Quarter to the North line of said Northwest Quarter; thence East 34 feet along the North line of said Northwest Quarter to the point of beginning, except existing street right of way.

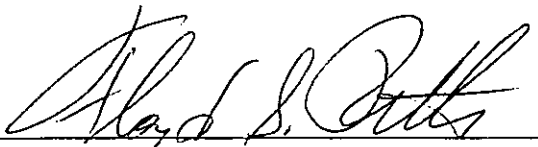
And the owner of:

Lot 23, Block 1, Bradford Place Addition an Addition to Wichita, Sedgwick County, Kansas. Generally located east of Rock Road on the south side of 13th Street North.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, then it is the recommendation of the Secretary that the variance to reduce the front yard setback be GRANTED, subject to the following conditions:

1. The site shall be developed and required to comply with all building, zoning, and landscape code requirements, except that the front yard setback north of the enclosure shall be reduced to 15 feet. This setback reduction shall apply only to the improvements shown on the site plan approved by the Board of Zoning Appeals. The addition shall be constructed in general conformance with said site plan.
2. The applicant shall obtain all local permits necessary to construct the indicated improvements and all improvements shall be completed within one year following the BZA approval of the variance or resolution unless such time period is extended by the BZA.
3. The pump station enclosure shall be construction of the same block material as has been used in the surrounding screening wall system at the Wichita Country Club.
4. The resolution authorizing this variance may be declared null and void upon findings by the Board if the applicant has fails to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 21st day of December 1999.


Floyd Pitts, President

ATTEST:


Lisa Verts, Assistant Secretary

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. _____
December 21, 1999

SECRETARY'S REPORT

CASE NUMBER:

BZA-27-99

OWNER/APPLICANT:

Wichita Country Club / Equity Club, c/o Geary Goss

AGENT:

N/A

REQUEST:

Variance to reduce the front yard setback from 25 feet to 15 feet for the construction of an irrigation pump house.

CURRENT ZONING:

"SF-6" - Single-Family Residential

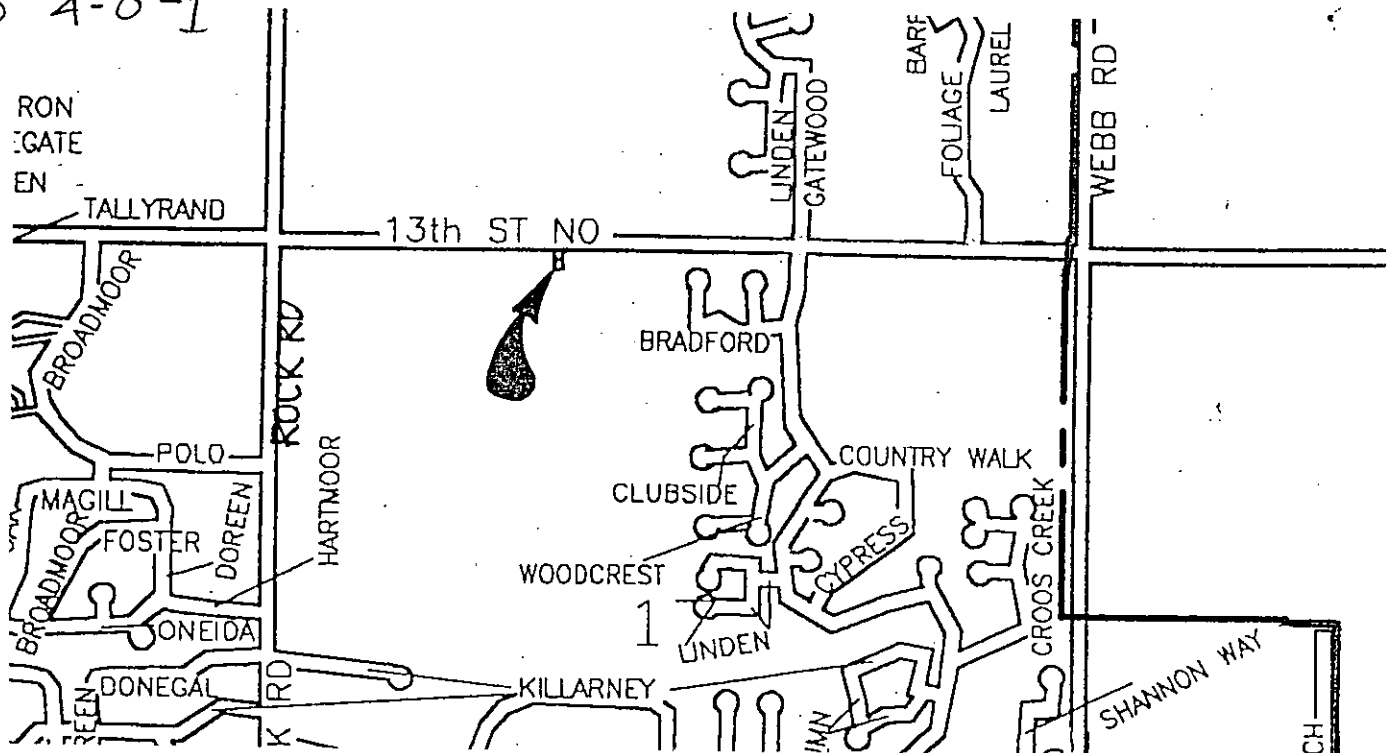
SITE SIZE:

160 Acres (Total for Country Club)

LOCATION:

East of Rock Road on the south side of 13th Street North

CPO 4-0-1



JURISTITION: 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 is requesting a variance for a decrease in the required front yard setback from 25 feet to 15 feet. The Wichita Country Club has recently installed a new irrigation system for their golf course facility. As part of this system a pump station was installed along the north property line of the Country Club. Although privately owned, the location for the pump station was determined through coordination with the Wichita Water Department, KG&E, and various engineering and irrigation system designers and by the existing utility, physical, and practical conditions at the site. The applicant wants to build a block, roofed enclosure around the pump station, measuring 30 feet by 24 feet.

The enclosure of the pump is necessary for both practical and security reasons. The applicant wishes to protect the pump station from the elements, especially from freezing temperatures. Additionally, the enclosure would protect the pump station from vandalism and hide what might be considered a visual nuisance for vehicular traffic along 13th Street. At some point in the future, the Country Club will screen the entire north boundary with a concrete "slump block" wall; this structure would be incorporated into the design of that screening wall.

The only uses adjacent to the location of the pump station are the golf course and single-family residential north of 13th Street North (Koch Property). No other residential properties have direct visibility of this location. The pump house would be 1,817 feet from the centerline of Rock Road to the west and 825 feet to the closest residential property to the east.

ADJACENT ZONING AND LAND USE:

(For entire ¼-section of Wichita Country Club)

NORTH	"LC" and "SF-6" – Single-Family Residence
SOUTH	"SF-6" – Apartment Complex
EAST	"SF-6" – Single-Family Residence
WEST	"LC", "GO" and "SF-6" – Commercial Development and single-family homes along west side of Rock Road

UNIQUENESS: It is the opinion of staff that this situation and property is unique inasmuch as the location of the pump station was deemed the most appropriate location by the Wichita Water Department, KG&E, MKEC Engineering, the irrigation system designer, and the Wichita Country Club. This decision was based on the existing utilities and the physical and practical conditions of the site.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested would not adversely affect the rights of adjacent property owners, inasmuch the pump house is far removed from any sight lines of adjacent residential property. The residential property to the north is heavily screened with vegetation and a concrete block wall; the closest residential property to the east is 825 feet. Enclosing the pump station will actually provide screening from the equipment, which surely is more unsightly than

the concrete block enclosure.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning regulations may constitute an unnecessary hardship upon the applicant, inasmuch relocation of the pump station would require redesign of the irrigation system. The current location offers the potential of incorporating the north wall of the building into the overall street side screening.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest, inasmuch as no public utilities or rights-of-way are being infringed upon; the enclosure will help to cover the pump station equipment, which may be deemed more unsightly than the enclosure.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning regulations, inasmuch as the rights of adjacent property owners are being protected. Additionally the enclosure of the pump station would be a visual improvement for traffic along 13th Street.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, then it is the recommendation of the Secretary that the variance to reduce the front yard setback be GRANTED, subject to the following conditions:

1. The site shall be developed and required to comply with all building, zoning, and landscape code requirements, except that the front yard setback north of the enclosure shall be reduced to 15 feet. This setback reduction shall apply only to the improvements shown on the site plan approved by the Board of Zoning Appeals. The addition shall be constructed in general conformance with said site plan.
2. The applicant shall obtain all local permits necessary to construct the indicated improvements and all improvements shall be completed within one year following the BZA approval of the variance or resolution unless such time period is extended by the BZA.
3. The pump station enclosure shall be construction of the same block material as has been used in the surrounding screening wall system at the Wichita-Gountry Club. At such time when the wall is constructed along this north portion of the property, the enclosure shall be integrated into the construction of screening wall.
4. The resolution authorizing this variance may be declared null and void upon findings by the Board if the applicant has fails to comply with any of the foregoing conditions.



A SITE LOCATION MAP

SCALE: 1" = 150'

PUMPHOUSE IS
1817' TO FROM CENTERLINE
OF ROCK ROAD

WCC
NW 1/4 SEC. 17, T27S,
R2E
C-00375-00UP

355'± TO KOCH PROPERTY
ACCESS DRIVE

LOCATION OF
IRRIGATION PUMPS FOR
GOLF COURSE.
REFERENCE ENLARGED
SITE PLAN B / SAIL FOR
PROPOSED ENCLOSURE
LOCATION.

825'±

LOCATION OF
NEAREST
PROPERTY,
BRADFORD
PLACE, JACK
C. STEWART,
C-46826.

GENERAL NOTES

- Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without receiving inspection approval by Building Inspection or governing agency.
- Contractor shall schedule for all required building inspections as necessary by local guidelines and obtain approval to proceed with construction. Verify with local inspection agency the requirements, timing and sequence of these inspections.
- A set of plans and specifications approved by the Building Inspection department shall be kept on the project during construction until final inspection approval has been made.
- Changes made during construction that are not shown on the approved plans shall be submitted to the Inspection Department for approval.
- All doors required for egress shall be installed with approved hardware as per local adopted building code. Doors shall be operable from the inside without the use of a key or any special knowledge or effort. Manually operated edge or surface flush bolts and surface bolts are not acceptable. Reference local codes for requirements.
- A sign with the international symbol of Accessibility shall be placed on the front entrance doors and accessible restrooms.
- Building address shall be installed on the outside of the building as required by local ordinance. Three inch minimum numbers.
- Fire extinguishers as required by the Uniform Fire Code shall be provided and installed as recommended by local ordinance.
- Exit lights, Emergency lights, Smoke detectors, Fire detectors and all required and specified alarm and detection systems shall be installed by General and/or Elec. Contractor as per Local Codes.
- DO NOT SCALE DRAWINGS! Written dimensions take precedent over scaled dimensions, and shall be verified in the field by the General Contractor. Any discrepancy in dimensions shall be brought to the immediate attention of the Architect.
- Contractor shall field verify all dimensions and check all shop drawings for accuracy with existing conditions.
- Contractor and his Sub-Contractors shall verify assembly requirements for penetrations and openings in fire and smoke partitions, ceilings and floors. Provide approved assembly numbers if requested. Verify installation procedures with all trades.
- Elec Contractor shall verify & supply if requested: riser showing equip. amps, wire size & ground, available fault current, service volts, equip. short circuit amp rating, ground wire size, panel location & sched. w/ circuit amp rating, wiring method, wire specs, emergency lighting, exit signs & battery pack and all info. for inspections and approvals.
- Mech Contractor shall verify & supply if requested: utility demand and connection details or plans, duct and piping specs w/ schematics, roof drainage system info, HVAC equipment locations & specs including support systems, special equipment installation details, (hoods, paint enclosures, grease traps, etc.) & all info. for inspections and approvals.

PROJECT INFORMATION BLOCK

OWNER: WICHITA COUNTRY CLUB
ADDRESS: 8501 EAST 13TH STREET
WICHITA, KANSAS 67208
PHONE: 316-634-2882
PROJECT ADDRESS: SAME
LOCAL GOVERNING CODE: UBC 1997
BUILDING USE: INDUSTRIAL BUILDING AREA: 720 SF
OCCUPANCY GROUP(S): U-1
TYPE FIRE-RESISTIVE CONSTRUCTION: VN
FIRE SEPARATIONS REQUIRED: N/A
OCCUPANCY LOAD: N/A
PARKING REQUIRED/PROVIDED: N/A
ZONED: N/A
LEGAL DESCRIPTION: WICHITA COUNTRY CLUB, 8501 E 13TH ST.
NW 1/4 SEC. 17, T27S, R2E
C-00375-00UP

NOTES: UTILITY BUILDING FOR ENCLOSURE OF IRRIGATION PUMPS FOR GOLF COURSE. (PROPERTY ZONED 5F-6)

INFORMATION / SITE

SA-1.1 INFORMATION / SITE
REVISED 11 NOV 99

ARCHITECTURAL

A-1.1 PLANS / ELEVATIONS

CENTERLINE OF 13TH STREET

40'-0"
DISTANCE FROM
WCC PROPERTY LINE
TO CENTERLINE OF
13TH STREET NORTH

CENTERLINE OF
WATER MAIN.

NEW TAPE
LOCATION TO
IRRIGATION PUMPS.

1817' TO CL OF
ROCK ROAD

15'-10"
FROM WCC
PROPERTY
LINE

31'-0"
DISTANCE FROM
EXISTING WATER
MAIN TO INFLOW
PIPES. SEE
ENGINEERING
DRAWINGS BY MKEC

LOCATION OF NEW
"PUMPHOUSE" FOR
WCC IRRIGATION
SYSTEM.



B BUILDING LOCATION INFORMATION

SCALE: 1" = 10'

11 NOV - INCLUDES OVERALL SITE PLAN AND ZONING INFORMATION

PUMP HOUSE
WICHITA COUNTRY CLUB

SHEET TITLE: SITE PLAN

DRAWING ID: PUMPSA.1

7701 EAST KELLOGG / SUITE 722 / WICHITA, KANSAS 67207 / 316-684-3333

R. Tom Compton, AIA
7701 EAST KELLOGG / SUITE 722 / WICHITA, KANSAS 67207 / 316-684-3333

SA

1.1

COMPTON ASSOCIATES - DEVELOPMENT / DESIGN PUMP HOUSE