BZA RESOLUTION NO. BZA2021-00002

WHEREAS, Rand Graphics, Randy Vautravers (owner/president); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to reduce the required number of parking spaces from 258 to 139 parking spaces to redevelop property located at 2820 South Hoover Road; legally described as follows:

Lots 1, Block 1, A.M.F. Addition to Wichita, Sedgwick County, Kansas

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 February 18, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, there should not be any adverse harm to nearby properties; and

WHEREAS, the variance requested will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or the harmonious development of the community; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to reduce the number of required parking spaces from 258 to 139 spaces at 2820 South Hoover Road and legally described as follows:

Lot 1, Block 1, A.M.F. Addition to Wichita, Sedgwick County, Kansas

The variance is hereby **GRANTED,** subject to the following conditions:

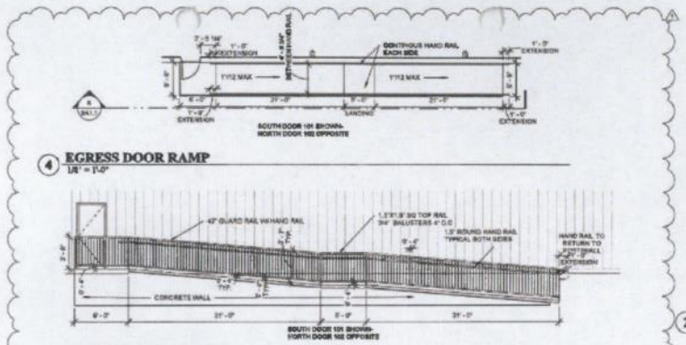
1. The parking plan shall be in substantial conformance with the approved site plan.
2. All necessary permits for the structure shall be obtained from the Metropolitan Area Building and Construction Department (MABCD).
3. The site shall remain in substantial compliance with the site plan that has been provided as a part of this application.

ADOPTED AT WICHITA, KANSAS, this 18th Day of February, 2021

Michael C. Greene, BZA Board Chair

ATTEST:

Scott Wadle,
BZA Secretary



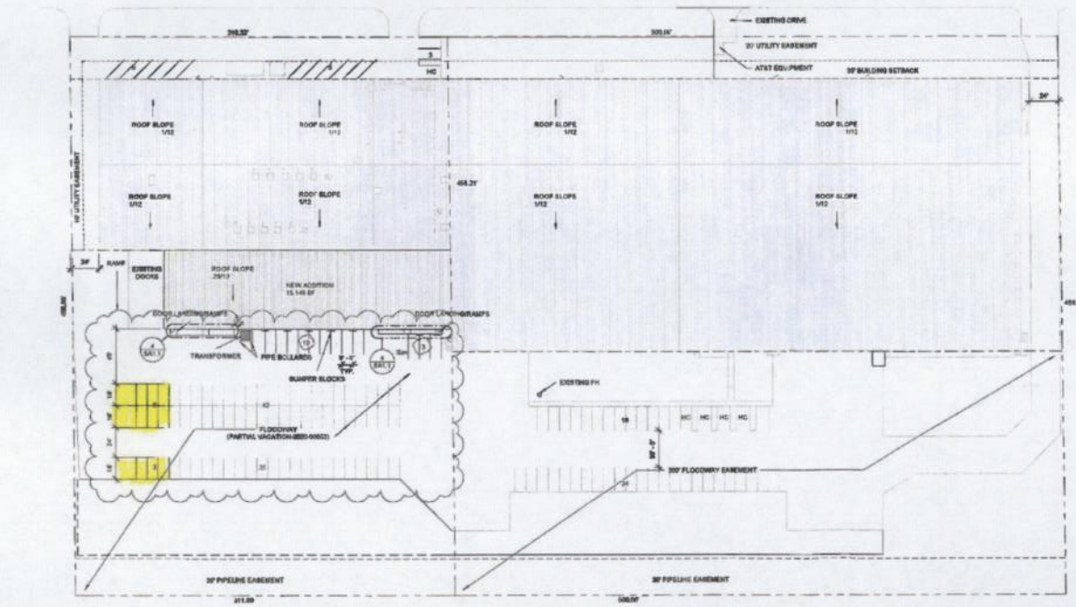
4 **EGRESS DOOR RAMP**
1/8" = 1'-0"

6 **EGRESS DOOR SECTION**
3/16" = 1'-0"

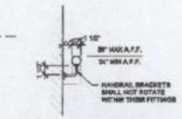
DATA BLOCK

SITE	BUILDING	MECHANICAL
LEGAL DESCRIPTION : LOT 1 BLOCK 1 A.M.F. ADD., LOT 1 BLOCK 1 VAUTRAVERS ADD 1ST WICHITA, SEDGWICK COUNTY, KANSAS PARCEL SIZE - 971,910 S.F. 8.64 ACRES ZONING : LI LIMITED INDUSTRIAL PARKING : EXISTING TO REMAIN 113 9'x18' STALLS; 6 11'x18' HC STALLS; HDM 22 9'x18' STALLS; 1 11'x18' HC STALLS; TOTAL: 135 9'x18' STALLS; 5 11'x18' HC STALLS	FLOOR AREA : EXISTING OFFICE: 5,950 SF; EXISTING MANUFACTURING: 56,400 SF; EXISTING WAREHOUSE: 43,500 SF; EXISTING MEZZANINE (STORAGE) 11,900 SF; HDM MANUFACTURING 15,140 SF; TOTAL: 172,890 SF OCCUPANCY: S,M,F1 BUILDING TYPE: TYPE 5B DESIGN LOADS : BUILDING DESIGNED PER I.B.C. - 2018 EDITION I.M.E. 2018, U.P.C. 2018, N.E.C. 2017, I.F.C. 2012, ADA STD 2010 ROOF LIVE LOAD- 20 P.S.F. DEAD LOAD- 10 P.S.F. WIND LOAD- 110 MPH ULT, 90 MPH HDM, EXP "B"	PLUMBING : EXISTING GAS SERVICE, EXISTING WATER SERVICE, EXISTING 4" SEWER SERVICE SPRINKLER : PARTIAL AUTOMATIC SPRINKLER SYSTEM FIRE HYDRANT : EXISTING- ONE (1) WEST OF HOOVER ROAD, ONE (1) WEST SIDE OF EAST BACK PARKING LOT ELECTRICAL : EXISTING SERVICE(S): 3400 AMP, 277/480 VOLT HDM SERVICE

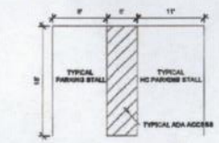
2 **SITE DATA**
12" = 1'-0"



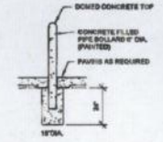
1 **SITE**
1" = 40'-0"



5 **HANDRAIL DETAIL**
1 1/2" = 1'-0"



3 **TYP. PARKING STALLS**
1/8" = 1'-0"



7 **BOLLARD DETAIL**
3/8" = 1'-0"

SITE PLAN
APPROVED 2-18-21 BY RLmorgan

NORTH

EVANS BUILDING CO. INC.
5355 N. LARSON
MAIZE, KANSAS 67101

RAND GRAPHICS
HOOVER PLANT
2820 SOUTH HOOVER ROAD WICHITA, KS

PROPERTY

Wichita City License No. 26
Sedgwick Co. License No. 0004

DATE: 12/10/2020
DR. BY: JMC
CK. BY: EM

PROJECT NO.
20-141

SHEET
SA1.1

1/25/2021 11:19:51 AM G:\~ACTIVE JOBS\RAND GRAPHICS HOOVER\RAND HOOVER ADDITION REV1.rvt