

ACTION

By *Byrd* COMMITTEE *approve* _____ DATE *4/23/63*

M.A.P.C. _____

B.C.C./B. CO. C. _____

B2A 8-63 - Rock Road Improvement, Inc.
request variance from setback, fencing
& parking requirements at Rock-
wood Road and Plaza Lane

RESOLUTION NO. 8-63

WHEREAS, Rock Road Improvement, Inc., 309 South Market, Wichita, Kansas, has requested variances to Section 28.04.180.A.11 of the City Code, to permit the following:

1. The tennis court fence to extend to within 30 feet of Lot 12, Block 1, Rockwood Second Addition, in lieu of 50 feet required;
2. Pool house and fence to extend to within 30 feet of Lot 19, Block 1, Rockwood Second Addition, in lieu of 50 feet required side yard setback;
3. Side yard setback for pool and tennis court on the east, of 15 feet from drainage right-of-way, in lieu of the required 50 feet;
4. The installation of a 6 foot cyclone link fence around the building and pool area instead of a solid fence;
5. A 10 foot mesh fence around the tennis court instead of a solid fence.
6. Elimination of the solid fence around the play and picnic area designated on the plot plan filed in the office of the Secretary.
7. Elimination of the area of the wading pool from computations used in determining off-street parking requirements.
8. Construction of the parking area when needed. (Initial construction of 34 spaces and later construction of 18 spaces, if necessary).

WHEREAS, the property is legally described as:

Lot 11, Block 1, Rockwood Second Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located at the southeast corner of Rockroad and Plaza Lane; and

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, in regular meeting, consider said application for variances on April 23, 1963; and

WHEREAS, the Board of Zoning Appeals has determined that it has jurisdiction to consider said request for variances under the provisions of Section 2.12.590 of the Code of the City of Wichita; and

WHEREAS, the property is zoned "AA" Single Family Dwelling District; and

be and the same is hereby approved and the Superintendent of Central Inspection is hereby authorized to issue a permit and allow the use of said property, subject to the following conditions and requirements:

28.04.180.A.

11.1 Allow the construction of a tennis court and fence 15 feet on the east next to the drainageway and to within 30 feet of Lot 12, Block 1, Rockwood 2nd Addition; and allow the construction of the pool house and fence to extend to within 30 feet of Lot 19, Block 1, Rockwood 2nd Addition, all as indicated on plans on file with the Secretary, in lieu of the 50 foot required side yard setbacks.

11.2 Allow the use of a 6 foot cyclone type chain link fence around the pool and building area in lieu of a solid 6 foot fence; and allow the use of a 10 foot mesh type fence around the tennis courts in lieu of the required solid 6 foot fence. Allow the use of 6 foot cyclone type chain link fencing along the east side of Lot 19, Block 1, Rockwood 2nd Addition, in lieu of solid fencing, such fencing to be installed within five years from the date of approval by either the Board of Education or by the Home Owners Improvement Association. In the event the school is constructed and occupied within five years, the fence on the west shall be constructed prior to the school occupancy.

A solid six foot fence shall be required on the south at such time as any residential property is developed within 100 feet of such south boundary, or within five years, whichever is sooner. The bond required in the following paragraph shall also apply to this fence.

A corporate surety bond approved by the Legal Department in the amount of \$2,500 shall be filed with the City Clerk to guarantee the construction of the fence required in the preceding paragraphs.

In the event that residential development does not take place to the south of subject property, the fence requirement shall be subject to review.

Allow the elimination of the solid six foot fence on the east along the drainageway.

Provide on the south line of Lot 10 and the east line of Lot 12 from the rear yard line to the front yard setback line, a 6 foot wood and masonry fence to prevent the passage of debris or light from the recreational area to the residential lot on the north and west

11.7 Establish 50 spaces as the number of the total required off-street parking spaces, provided that if any additions to the pool area are made, then off-street parking spaces shall be provided as required by Section 28.04.180.A.11.7.

WHEREAS, the Metropolitan Area Planning Commission, on April 4, 1963, did consider an application for special permit for a private swimming pool and club under the provisions of Section 28.04.180.A.11 of the City Code of the City of Wichita, and did find that the proposal for such facilities on this lot is reasonable and is in harmony with the surrounding area and the objectives of the Comprehensive Plan, and will preserve property values, personal and property rights, as well as promote the general welfare of the community; and

WHEREAS, the Board of Zoning Appeals has found that the variances arise from such condition which is unique and not ordinarily found in the same zoning district in that this area was set aside and planned from its inception in the general development plan of the area, for a school and recreational area and further that the drainage right-of-way along the West Branch of Gypsum Creek, and the desire of the Board of Education to acquire land further to the center of the proposed residential development, has created a tract of unusual size and shape; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variances would not adversely affect the rights of adjacent property owners in that screening will be provided on the south and west and north, and further that all future property owners will be members of the Home Owners Association and will have the right to use the pool, and that no one appeared in protest to the requested variances; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the Zoning Ordinance will constitute unnecessary hardship upon the applicant and property owner inasmuch as the Metropolitan Area Planning Commission has already given its concurrence to the proposed plan of development and through this concurrence has led existing and future owners of lots in this area to believe that the recreational area will be constructed as shown in the general development plan, and further if the proposed plan is changed or altered substantially, it would constitute an unnecessary hardship on owners that already hold options on residential property in the area; and

WHEREAS, the Board of Zoning Appeals has found that the variances desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare when subjected to the conditions made a part of this resolution; and

WHEREAS, as shown above, each of the four conditions required by Section 2.12.590 of the Code of the City of Wichita to be present before a variance may be granted, have been found to exist.

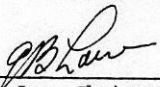
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, Kansas, that the request for variances from the strict enforcement provisions of Section 28.04.180.A.11 of the City Code of the City of Wichita, Kansas, on property legally described as

Lot 11, Block 1, Rockwood Second Addition,
in the City of Wichita, Sedgwick County,
Kansas,

- 11.8 Approve the initial provision of 34 off-street parking spaces in accordance with Section 28.04.140 of the City Code before occupancy of either the pool or buildings. An additional 16 spaces (making a total of 50 off-street parking spaces), shall be provided within a period of two years, or at such time as 50% or more of the lots (as shown on the preliminary plat of Rockwood Addition, being bounded by Eastborough, Central, Douglas and Rock Road), are developed. To guarantee the construction of the additional parking area, a corporate performance bond in the amount of \$2,500, approved by the Legal Department, shall be filed with the City Clerk.

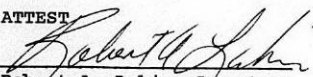
Construction of the recreational area shall be in general conformance with the plot plan on file with the Secretary of the Board of Zoning Appeals and Superintendent of Central Inspection, provided that any major revision thereof shall require the re-approval of the Board of Zoning Appeals.

ADOPTED at Wichita, Kansas, this 23rd day of April, 1963.



E. B. Law, Chairman

ATTEST



Robert A. Lakin, Secretary

May 6, 1963

Rock Road Improvement, Inc.
300 South Market
Wichita, Kansas

Subject: BEA 8-63

Gentlemen:

On April 25, 1963, we advised you that the Board of Zoning Appeals had approved subject application for variances to the Zoning Ordinance to permit construction of a recreational area generally located at 7544 East Rockwood Road, and legally described as Lot 11, Block 1, Rockwood Second Addition. We also advised that the Board's decision might be appealed to the City Commission, provided that such appeal was filed on or before May 3, 1963.

The City Clerk has advised that no appeal was filed on or before the date indicated, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth action of the Board is attached for your information and files.

Very truly yours,

Robert A. Lakin
Secretary

RAL:bxr

cc: Glen Lytle, Superintendent
Central Inspection

April 25, 1963

Rock Road Improvement, Inc.
309 South Market
Wichita, Kansas

Gentlemen:

Subject: BZA 6-63

This is to advise you that at its regular meeting of April 23, 1963, the Board of Zoning Appeals of the City of Wichita, considered your request for a variance to the Zoning Ordinance to permit construction of the recreational area generally located at 7544 East Rockwood Road, legally described as:

Lot 11, Block 1, Rockwood Second Addition.

After discussion, it was the action of the Board of Zoning Appeals to approve the various requests as follows:

Section 28.04.180.A.

- 11.1 Allow the construction of a tennis court and fence 15 feet on the east next to the drainageway and to within 30 feet of Lot 12, Block 1, Rockwood 2nd Addition; and allow the construction of the pool house and fence to extend to within 30 feet of Lot 19, Block 1, Rockwood 2nd Addition, all as indicated on plans on file with the Secretary, in lieu of the 50 foot required side yard setbacks.
- 11.2 Allow the use of a 6 foot cyclone type chain link fence around the pool and building area in lieu of a solid 6 foot fence; and allow the use of a 10 foot mesh type fence around the tennis courts in lieu of the required solid 6 foot fence. Allow the use of 6 foot cyclone type chain link fencing along the east side of Lot 19, Block 1, Rockwood 2nd Addition, in lieu of solid fencing, such fencing to be installed within five years from the date of approval

by either the Board of Education or by the Home Owners Improvement Association. In the event the school is constructed and occupied within five years, the fence on the west shall be constructed prior to the school occupancy.

A solid six foot fence shall be required on the south at such time as any residential property is developed within 100 feet of such south boundary, or within five years, whichever is sooner. The bond required in the following paragraph shall also apply to this fence.

A corporate surety bond approved by the Legal Department in the amount of \$2,500 shall be filed with the City Clerk to guarantee the construction of the fence required in the preceding paragraphs.

In the event that residential development does not take place to the south of subject property, the fence requirement shall be subject to review.

Allow the elimination of the solid six foot fence on the east along the drainageway.

Provide on the south line of Lot 10 and the east line of Lot 12 from the rear yard line to the front yard setback line, a 6 foot wood and masonry fence to prevent the passage of debris or light from the recreational area to the residential lot on the north and west.

- 11.7 Establish 50 spaces as the number of the total required off-street parking spaces, provided that if any additions to the pool area are made, then off-street parking spaces shall be provided as required by Section 28.04.180.A.11.7.
- 11.8 Approve the initial provision of 34 off-street parking spaces in accordance with Section 28.04.140 of the City Code before occupancy of either the pool or buildings. An additional 16 spaces (making a total of 50 off-street parking spaces), shall be provided within a period of two years, or at such time as 50% or more of the lots (as shown on the preliminary plat of Rockwood Addition, being bounded by Eastborough, Central, Douglas and Rock-Road), are developed. To guarantee the construction of the additional parking area, a corporate performance bond in the amount of \$2,500, approved by the Legal Department, shall be filed with the City Clerk.


Page 3 - Rock Road Improvement, Inc.
April 25, 1963

Construction of the recreational area shall be in general conformance with the plot plan on file with the Secretary of the Board of Zoning Appeals and Superintendent of Central Inspection, provided that any major revision thereof shall require the re-approval of the Board of Zoning Appeals.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before May 3, 1963.

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before May 3, 1963, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,,


Robert A. Lakin
Secretary

RAL:ber

cc: C. H. Funk
City Clerk

Glen Lytle, Superintendent
Central Inspection

SECRETARY'S REPORT

Jewell

BZA CASE 7-63

GENERAL DESCRIPTION

This case involves a tract of land located on the north-west corner of Pawnee and Terrace Drive. In the adjoining area on the north side of Pawnee are single family homes. The property to the south of Pawnee is vacant. All of the property in the surrounding area is zoned "AA" Single family.

REQUEST

The request is for a variance (as provided in Section 2.12.560 of the Code of the City of Wichita), to allow an attached garage to be built within 11 feet of the rear (north) property line rather than 20 feet which is the requirement in an "AA" district.

The variance is within the jurisdiction of the Board of Zoning Appeals to grant, providing that four conditions set forth below are found to exist.

- A. The variance desired arises from some condition which is not ordinarily found in the same zoning district;
- B. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
- C. That the strict application of the enforcement provisions of this zoning ordinance would constitute an unnecessary hardship upon the property owner represented in the appeal.
- D. That the variance desired is not against the public interest.

Veron
corner lot house facing Terrace. Similar conditions would be 3' instead of 11'

No problem

accept

OK

The applicant has submitted justification for the above items and is included as Attachment #1.

UNIQUENESS

The applicant maintains that his particular situation is unique and not normally found in the same zoning district because the non-uniform lots found in this reserve are a result of subdivision by metes and bounds descriptions rather than subdivision by an actual plat approved by the Planning Commission.

Selling off these lot as metes and bounds tracts has resulted in non-uniform lots within the reserve; however, the lot in question is somewhat larger (11,250 square feet) than most conventional lots found in "AA" districts (See Attachment #2).

The applicant is also of the opinion that since the Central Inspection assumes usage of the lot to front south on Pawnee, it would be impossible to construct an attached garage and still maintain 20 feet of clearance between the rear of the garage and the rear property line. He also points out that without the variance request he could construct a detached garage five feet from the rear property line which would put the rear of the garage only 11 feet from his neighbor's bedroom window. If the variance were granted an attached garage would be 17 feet from his neighbor's house.

The applicant has made a good showing under the "uniqueness" clause that the granting of the variance makes more sense than

denying it in that the new structure would be better located. However, the fact that this tract has been created by "metes and bounds" sales, appears not to be an unusual situation in Wichita. There are no physical features, either as to shape of the lot, topography, or ground characteristics which make this land unique and different from others in this same general area or in this same zoning district. The matter of uniqueness could be found to exist in this case except that the reasons submitted by the applicant are not firm or free from attack if the matter were appealed.

ADJOINING PROPERTY

The Secretary concurs with the applicant in that the granting of this permit should in no way adversely effect the rights of adjoining property owners and would in fact be of benefit to them over allowing the construction of a detached garage.

HARDSHIP

It is suggested that "existence of hardship" exists if the property cannot be used for the purpose for which zoned; and which would be a right of use not accessible to him which is normally enjoyed by the rest of the property owners in the same district or area under similar circumstances.

The applicant admits he could build his garage without the granting of this permit. The proposed garage could be built as a detached rather than attached garage.

The applicant points out that a detached garage would provide less utility than would an attached garage. It is the opinion of the Secretary that the absence of a mere convenience is not sufficient reason to make a finding of "hardship".

The Secretary is in general agreement with the statements made by the applicant for the term hardship, however, is of the opinion that the applicant has not adequately shown that hardship exists.

PUBLIC INTEREST

It appears that the granting of the variance would in no way adversely affect the public interest.

It is doubtful that the applicant has met the first and third requirements (uniqueness and hardship) necessary to be present before the Board can grant the requested variance. On the other hand, that which is requested is a better solution (if this much house is to be built on this size of lot) as to the development of the property. If the Board concurs with the Secretary as to the meaning of the terms unique and hardship, then the application should be denied in that an adequate showing has not been made. However, if the Board feels that the reasons given by the applicant are sufficient or that the general criteria area being used for definitions are too strict, then the case should be approved.

CONDITIONS IN EVENT OF APPROVAL

In the event the Board finds all four conditions as outlined above to be present, then it is recommended the following conditions be attached as a part of the approval of the variance:

more

#

1. Construction of the garage in general conformance with the plot plan on file with the Secretary of the Board of Zoning Appeals and Superintendent of Central Inspection, provided that any major revision thereof shall require the re-approval of the Board of Zoning Appeals.

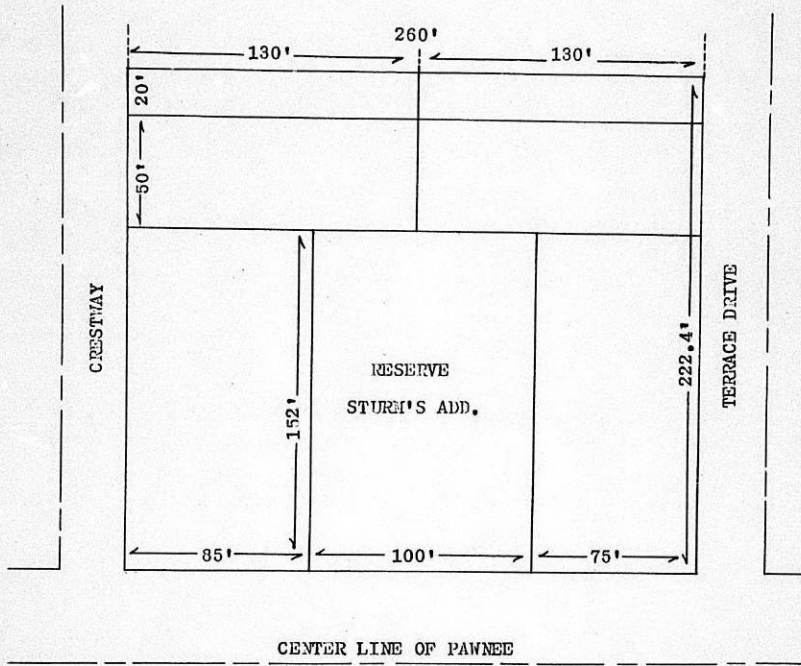
2. ^{Start} Completion of construction within 6 months from the effective date of the Resolution.

+ complete 12 mo.

Justification for Variance

1. Uniqueness arised from
 - (a) This lot being one of (7) non-uniform portions into which Sturm's reserve has been divided by meets and bounds descriptions. (Note: Lots have never been platted on city maps).
 - (b) Lot is the only one of its size in Sturm's reserve.
 - (c) While the City Building Inspection Department assumes usage of the lot to indicate that the lot fronts south on Pawnee the house which occupies the lot fronts east on S. Terrace Drive.
 - (d) Assuming the north end to be the back of the lot (as does the Inspection Department) the provisions of Section 2.12.560 requiring 20' clearance of an attached garage with the rear property line will in this case prove non-beneficial to adjacent property owner (on north side) in that my inability to comply with this regulation, due to lack of space, will force me to build a detached garage only 5' from my neighbor's property line which will put the garage 11' from his bedroom windows. (See Sketch #2). It is believed this would defeat one of the prime purposes of the building code which is to assure the most equitable use of property for all concerned.
2. Granting of permit for variance will in no way adversely affect the rights of adjacent property owners or residents. On the contrary, granting of variance will enhance adjacent property in that
 - (a) An attached garage will be 17'-2½" from adjacent house on S. Terrace Drive while a detached garage, if variance is not granted, will of necessity be 11' from adjacent house thus increasing proximity of automobile engine noises, exhaust fumes, and traffic, to bedrooms of adjacent house.
 - (b) A detached garage will have less aesthetic appeal and will, therefore, detract from the general appearance of the neighborhood, thereby reducing sales appeal of adjacent property.
3. Denial of variance will cause unnecessary hardship on property owner in that
 - (a) A detached garage will provide less utility to owner than an attached garage.

- (b) A detached garage will cause owner approximately \$750.00 additional expenses on pending construction of an addition to this property by requiring for a detached garage an extra wall and foundation, an extra hip roof, an extra side walk to garage, a porch on the house proper, and siding on the house where the garage would have attached.
 - (c) The decreased utility and aesthetic quality of a detached garage will reduce sales appeal and resultant sales price of property approximately \$1,000.00. (Note: Section 2.12.560 of city code would forbid building of a breeze way to connect detached garage).
 - (d) The close proximity of a detached garage to the main structure would make house definitely unattractive and would be constant irritation to owner (See Sketch #2).
 - (e) A detached garage would reduce useable yard space (See Sketch #2).
 - (f) Required design change for a detached garage would reduce useable garage attic storage space 30 - 50%, because of reduced garage width and head room (See Sketch #2).
4. Variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. On the contrary, the items following, conceivably, will be improved.
- (a) Health - Increased space between garage and structure on adjacent lot north, will
 - (1) Reduce neighbor irritation due to auto engine noises and exhaust fumes, and traffic by bedroom window.
 - (2) Increase sunlight and view.
 - (b) Safety - Increased space between garage and structure on adjacent lot will reduce fire hazard to both structures.
 - (c) Prosperity and General Welfare will be sustained by a more valuable piece of property in the neighborhood.

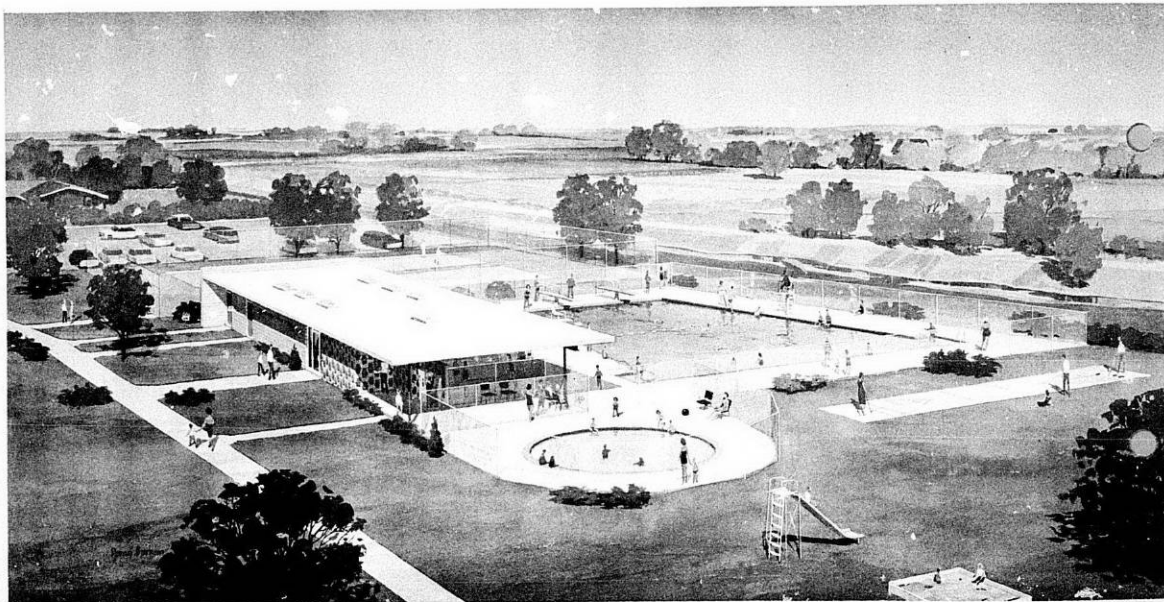


BZA 7-63

GENERALLY LOCATED AT THE NORTHWEST CORNER OF PAWNEE AND TERRACE

SCALE 1/10" = 5'

Attachment #2



ROCKWOOD RECREATION AREA - WICHITA, KANSAS

FRANK M'ALEAVEY, ARCHITECT
WICHITA, KANSAS



The
Wheeler Kelly & Hagny
Investment Company

AMHERST 2-1414

BOX 2281

Wichita 1, Kansas

April 4, 1963



Board of Zoning Appeals
City of Wichita
Wichita, Kansas

Re: Lot 11, Block 1, Rockwood Second Addition
Private Swim Club Recreational Facility

Gentlemen:

The developers of the Rockwood Community Development which presently consists of Rockwood First Addition and the Rockwood Second Addition in their general planning set aside certain land and platted it for a recreational facility located adjacent to land selected by the Board of Education for a school site, which is Lot 19, Block 1, Rockwood Second Addition and on the western side of a proposed drainage ditch which right of way has previously been granted to the City of Wichita.

We are asking for a variance in the zoning ordinance so that the facilities for a recreational area, a tennis court, a playground area and a parking lot can be constructed on Lot 11, Block 1, Rockwood Second Addition according to the plans as submitted.

We wish to state as follows:

- A. That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.

This area was set aside and planned from the inception of the community development plan for a school and recreational area, because of the location of the drainage right of way for the west branch of the Gypsum Creek and the desire of the School Board to acquire land farther to the center of the proposed residential development. The size and shape of the land set aside for this recreation area was so planned and laid out so the maximum use of this area can be used for the benefit of the entire community and was so planned from the inception of the land planning.

- B. The granting of the permit for the variance will not adversely effect the rights of the adjacent property owners or residents because they all will be members of a Home Owners Association as provided by the restrictive covenants filed on all additions in the Rockwood Community and these facilities will be for the use of the adjacent property owners and residents.

April 4, 1963

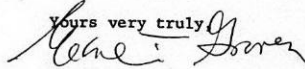
- C. The strict application of the enforcement provisions of the zoning ordinance will constitute an unnecessary hardship upon the property owner represented in this appeal, because through the location and existing conditions the present zoning ordinance as written was not primarily designed to fit a development of this type but was primarily written to take care of isolated recreation areas within a built up community.
- D. The variance desired will not adversely affect the public health safety, order, convenience, prosperity, or general welfare and the granting of a variance permits the better use of the land for the purpose under which it was originally set aside in the preliminary master plan for development of the entire area. The entire recreation area will be owned and operated by the Home Owners Association which will be comprised of each of the residential property owners in the Rockwood Community development.

Plot plans showing the location and structures proposed and the dimensions in size of the recreational facility are attached herewith, together with our check in the amount of \$50.00 and the completed Application for Variance properly executed.

We would like to start the construction of the swimming pool as early a date as possible in order to have the swimming facilities available for use this summer.

We will appreciate your consideration of this request and will be glad to furnish any other additional documents that might be necessary in order to receive favorable consideration.

Yours very truly



Earl T. Graves
Treasurer

ETG:ko
enc.

CONSENT FOR PRIVATE SWIMMING AND RECREATIONAL FACILITY

This is to certify that Rock Road Improvement, Inc. is the owner of all land within 100 feet of Lot 11, Block 1, Rockwood Second Addition to the City of Wichita and that under the zoning ordinance of the City of Wichita, Chapter 28.04.180, paragraph 11.1, a consent is required of all of the property owners within 100 feet of the property on which a swimming club and recreational facility is to be located. This swimming facility and recreational facility is to be owned and operated by the Rockwood Home Owners Association, Inc. and we hereby consent to the construction and operation of the facility according to the plans submitted.

ROCK ROAD IMPROVEMENT, INC.

by *U. A. Denker*
U. A. Denker, President

ATTEST:

Earl T. Graves
Earl T. Graves, Asst. Secretary

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED, That on this 5th day of April, A.D. 1963, before me, a Notary Public, in and for said County and State personally appeared U. A. Denker, President of ROCK ROAD IMPROVEMENT, INC., a Corporation, to me personally known to be the person who executed the foregoing instrument as President of said Corporation, and such person duly acknowledged the execution of the same as President for and on behalf of, and as the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

My commission expires Oct. 29, 1966

My commission expires _____ 19 _____

Phillip A. Little
Notary Public

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR VARIANCE

I. NAME OF APPLICANT ROCK ROAD IMPROVEMENT, INC.
MAILING ADDRESS 309 South Market PHONE AM 2-1414
NAME OF AUTHORIZED AGENT Earl T. Graves
MAILING ADDRESS 309 South Market PHONE AM 2-1414
RELATIONSHIP OF APPLICANT TO PROPERTY IS THAT OF Owner's Agent
(OWNER, TENANT, LESSEE, OTHER)

II. The variance is requested to City Ordinance 28.04.180 Paragraph 11

- 11.1 A variance is requested to permit the tennis court fence to extend to within 30 feet of Lot 12, Block 1, Rockwood Second Addition and pool house and fence to extend within 30 feet of Lot 19, Block 1, Rockwood Second Addition in lieu of 50 feet side yard setback and a side yard setback for pool and tennis court on East of 15 feet from drainage right of way in lieu of 50 feet.
- 11.2 A variance is requested to permit the installation of a 6 foot cyclone chain link fence around the building and pool area instead of a solid fence as per the plan submitted.
- B. A variance is requested to permit a 10 foot mesh fence around the tennis court instead of a solid fence.
- C. A variance is requested to eliminate the solid fence around the play and picnic area - School Board has agreed to fence 332 feet along the east boundary of the school property after the school is constructed. The developer will install a 6 foot chain link fence along the south boundary of the recreation area upon the platting of the area on the south for residential purposes. A 6 foot fence is to be eliminated on the eastern boundary of recreation area adjacent to drainage right of way. A 3½ foot solid chain link and steel ornamental fence to be installed 3 feet from property line on the north and west side of parking area to protect adjacent property from headlights.
- 11.3 We will comply
- 11.4 We will comply
- 11.5 We will comply
- 11.6 We will comply
- 11.7 A variance is requested to eliminate the area of the wading pool from the parking ratio.
- 11.8 A variance on the parking area as to when it must be constructed. The developer will surface the parking area for 34 cars at this time. Total area set aside for parking will provide for 52 cars. The parking for additional 18 cars to be provided within a two year period if parking is necessary at which time the additional parking area will be surfaced.

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g & Elev. _____ Elcc. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
Plan. Pib'g. _____ Pib'g Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trailers _____

DESCRIPTION	AMOUNT
1275	

Name _____

Address _____

Type _____ Due Date _____

Comments _____

Date 4-5-60

By _____

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1