

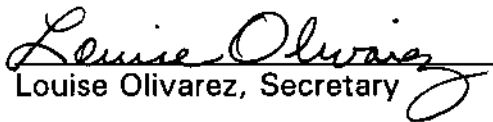
8. The variance authorizing a higher tower may be declared null and void upon a finding by the Board that the applicant has failed to comply with any of the foregoing conditions of approval.

ADOPTED AT WICHITA, KANSAS, this 22nd day of October, 1996.



Keith A. Alter, President

ATTEST:



Louise Olivarez, Secretary

## BZA RESOLUTION NO. 23-96

**WHEREAS**, Roger Savage/USD 259 pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the height of an accessory use microwave communications tower from 35 feet to 100 feet on property zoned "SF-6" Single Family Residential District and legally described as follows:

Part of Block 3, in Rainbow Second Addition to Wichita, Kansas, described as follows: Beginning at the northeast corner of said Block 3; thence West along the south line of Galena Avenue 676.13 feet more or less to a point 135.02 feet east of the northwest corner of said Block 3; thence southwesterly parallel to the west line of said Block 502.88 feet to the point-of-curve of a curve to the left having a central angle of 46 degrees, 48 minutes and a radius of 85.51 feet; thence along said curve 69.85 feet to the point of curve and the northline of Ingalls Street; thence northeasterly along the north line of said Ingalls Street 32.91 feet to the point-of-curve to the right having a central angle of 31 degrees, 8 minutes and a radius of 460.0 feet; thence along said curve 249.72 feet to the point of tangency of said curve; thence east 538.39 feet to the southeast corner of said Block 3; thence north 468 feet to the place of beginning. Generally located on the southwest corner of Pattie and Galena (Wells Middle School, 3601 Pattie)

**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 October 22, 1996, 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 the site serves as the location of a public institutional use which serves the needs of the community and is recognized by the community as a permitted use within almost all zoning categories. The microwave communication tower is an accessory use which supports the public educational use of the site; and

**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 color of the tower will be unobtrusive and the tower will not be permitted to be illuminated, therefore, these two conditions will lessen the impact of the structure being viewed from adjacent properties; and

**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 the school district would not be able to utilize new technology in the most economical manner to meet the educational needs of the citizens they serve; and

**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 proposed tower will not encroach any existing utility easement or street right-of-way and will be an unobtrusive color and unlighted; and

**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 inasmuch as the zoning ordinance permits the location of public schools within almost all zoning districts and the use of the property for educational purposes and needed accessory equipment; and

**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 increase the height of an accessory use microwave communications tower from 35 feet to 100 feet on property zoned the "SF-6" Single Family Residential District and legally described as follows:

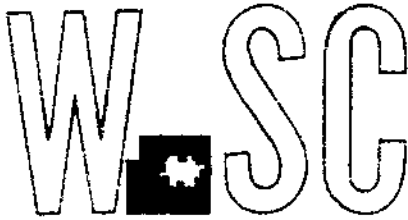
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subject to the following conditions:

1. The color of the tower shall be silver or gray or a similar unobtrusive color.
2. There shall be no lighting of or on the tower.
3. No commercial advertising signs shall be allowed on the tower or on its perimeter security fence. No school related signs shall be allowed on the tower.
4. The tower base shall be enclosed with a 1-1/4" x 1-1/4" - 9 gauge mesh security fence ten feet in height with 45 degree extension arms angled to the outside.
5. If the communication tower remains unused for a period of 12 consecutive months it shall be considered abandoned and shall be removed by the owner no later than 90 days following the end of the 12-month period.
6. The tower shall be located substantially in compliance with the site plan approved by the Board of Zoning Appeals on October 22, 1996, unless a revised site plan is submitted to, and reviewed and approved by, the Board.
7. The tower shall be installed within two years or the resolution granting this variance shall become null and void.

cc: Julie Hedrick, Staff Architect, USD 259, 3850 N. Hydraulic, Wichita, Ks 67219  
Mike Brown, Project Architect, USD 259, 3850 N. Hydraulic, Wichita, Ks 67219  
J. R. Cox, OCI  
Paul Hays, OCI  
Ray Sledge, OCI  
Pat Burnett, Deputy City Clerk  
Yolanda Anderson, MAPD

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 23, 1996

Roger Savage  
USD 259  
3850 N. Hydraulic  
Wichita, Ks 67219

**RE: BZA 23-96 - Variance to increase the height of an accessory use communications tower from 35 feet to 100 feet and generally located on the southwest corner of Pattie and Galena (Wells Middle School, 3601 Pattie)**

Dear Mr. Savage:

Enclosed is a signed copy of the above-referenced BZA Resolution approved by the Board of Zoning Appeals on October 22, 1996. 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,

A handwritten signature in black ink, appearing to read 'Lawrence P. Mitchell'.

Lawrence P. Mitchell  
Assistant Secretary  
Board of Zoning Appeals

Enclosure

LPM/sah

PATTIE AVE.

GALENA ST.

PARKING

3601 S. PATTIE

676.13'

235 TW

10'-0"

60'-0"

70'-0"

CENTER OF 100'-0" TOWER

170'-0"

105°40'

582.205

468'

528.39'

254.72' R=460' Δ=21°08'

69.85'  
R=85.51'  
Δ=46°48'

Approved by BZA 10/22/96 L.O.

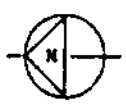
SPECIAL ED. CENTER

ELEMENTARY

WELLS

BZA 23-96

90 1"=100'



9. The variance authorizing a higher tower may be declared null and void upon a finding by the Board that the applicant has failed to comply with any of the foregoing conditions of approval.

**SECRETARY'S REPORT**

CASE NUMBER: BZA 23-96

OWNER/APPLICANT: USD 259

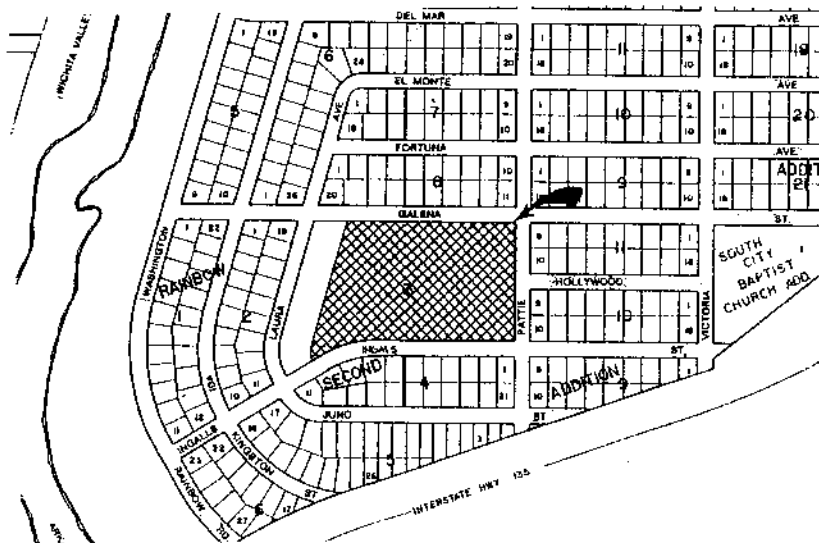
AGENT: Roger Savage

REQUEST: Variance to increase the height of a microwave communications tower from 35 feet to 100 feet.

CURRENT ZONING: "SF-6" Single-Family

SITE SIZE: 9.00 acres

LOCATION: Southwest corner of Pattie and Galena (Wells Middle School, 3601 Pattie)



**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.

**GENERAL BACKGROUND:** See separate sheet titled "General Background Information for all USD 259 Microwave Communication Tower Height Variance Requests."

**SPECIFIC BACKGROUND:** The Wells Special Education Center School site is located within the SF-6 zoning district. The requested location of the 100-foot tower is approximately 70 feet south of Galena and 170 feet east of the west property line, as measured to the center of the tower. The base of the tower will be approximately 15 feet square thus bringing the structure close to the minimum 50-foot setback (from Galena) which is required for structures that exceed the basic height limitation of 35 feet. Therefore, the applicant has filed this variance to increase the permitted height of a noncommercial microwave communication tower from 35 feet to 100 feet.

No neighbor attended the USD 259 meeting at the Wells Special Education Center School on October 9, 1996.

**ADJACENT ZONING AND LAND USE:**

NORTH	"SF-6"	Single Family Homes
SOUTH	"SF-6"	Interstate I-35
EAST	"SF-6"	Undeveloped Land
WEST	"SF-6"	Church

**UNIQUENESS:** It is the opinion of staff that this property is unique inasmuch as the site serves as the location of a public institutional use which serves the needs of the community and is recognized by the community as a permitted use within almost all zoning categories. The microwave communication tower is an accessory use which supports the public educational use of the site.

**ADJACENT PROPERTY:** It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the color of the tower will be unobtrusive and the tower will not be permitted to be illuminated, therefore, these two conditions will lessen the impact of the structure being viewed from adjacent properties.

**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 as the school district would not be able to utilize new technology in the most economical manner to meet the educational needs of the citizens they serve.

**PUBLIC INTEREST:** It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the proposed tower will not encroach any existing utility easement or street right-of-way and will be an unobtrusive color and unlighted.

**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 zoning ordinance permits the location of public schools within almost all zoning districts and the use of the property for educational purposes and needed accessory equipment.

**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 be granted, subject to the following conditions:

1. The color of the tower shall be silver or gray or a similar unobtrusive color.
2. There shall be no lighting of or on the tower.
3. No commercial advertising signs shall be allowed on the tower or on its perimeter security fence. No school related signs shall be allowed on the tower.
4. The tower base shall be enclosed with a 1-1/4" x 1-1/4" - 9 gauge mesh security fence ten feet in height with 45 degree extension arms angled to the outside.
5. To provide some visual buffer for the residences to the north a minimum of eight (8) trees shall be planted around the north, northeast, northwest sides of the tower enclosure. A planting plan shall be submitted to the BZA Secretary for review and approval within 60 days following approval of this variance.
6. If the communication tower remains unused for a period of 12 consecutive months it shall be considered abandoned and shall be removed by the owner no later than 90 days following the end of the 12-month period.
7. The tower shall be located substantially in compliance with the site plan approved by the Board of Zoning Appeals on October 22, 1996, unless a revised site plan is submitted to, and reviewed and approved by, the Board.
8. The tower shall be installed within two years or the resolution granting this variance shall become null and void.