

Posted
1-28-85 sec

ACTION

BZA. 3-85 APPROVED

2-26-85

DATE

200' $\frac{1}{4}$ Sec 4-7-85
Shot 5-2
Record ✓

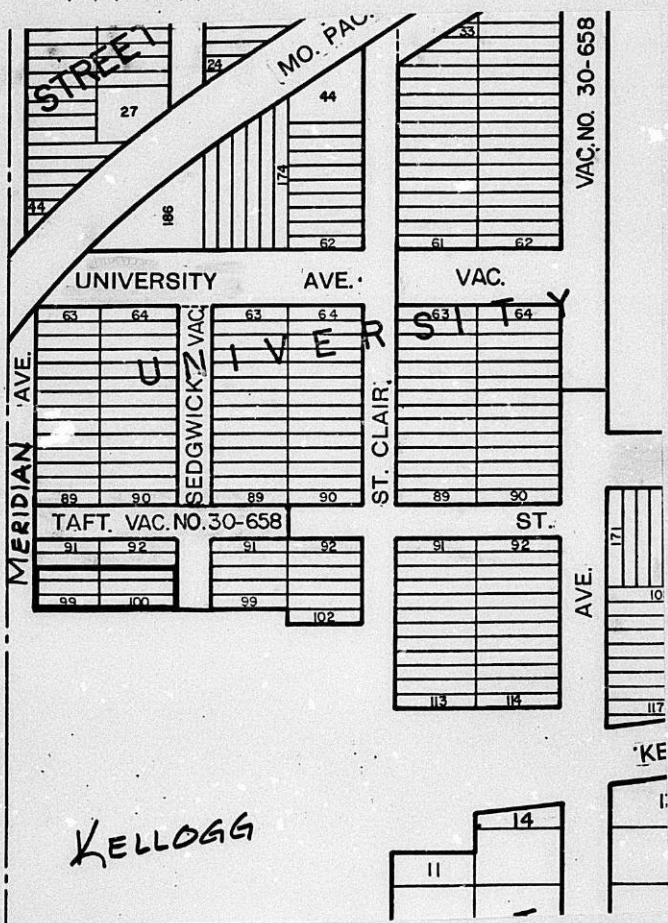
Case No. BZA 3-85 - Friends University
- requests a variance to increase the
height and area of a pole sign from
20 feet to not to exceed 45 feet in
height and from 16 square feet to
160 square feet of gross surface
area. Property located in the "B"

Map No. 5346 D

BZA 3-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E B S — W A N B
3. Land Use: East Univ South Hiway
West Res. North Gym
4. Area (1s) (~~is not~~) platted.



March 4, 1985

Friends University
2100 University
Wichita, Ks. 67213

Re: BZA 3-85 - Request for Variance

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 26, 1985.

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

Encl.

cc: Jim Jorgensen, Acting Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Leland E. Cox, & Boyer, Donaldson & Stewart, 1030 First National
Bank Bldg., Wichita 67202

RESOLUTION NO. BZA 3-85

WHEREAS, Friends University, 2100 University, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to increase the height and area of a pole sign from 20 feet to not to exceed 45 feet in height and from 16 square feet to 160 square feet of gross surface area on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

Lots 95, 97 and 99 on Meridian; Lots 96, 98 and 100 on Power, now Sedgwick (vacated), all in University Place Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Meridian and immediately north of the interchange at Kellogg.

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 26, 1985, 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 owner or the applicant inasmuch as it is located at the intersection of an arterial and expressway and the height and area of the sign should not be excessive for the size of the property; 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 sign can be located on the property so as to not interfere with any other uses in the general area and should not have any adverse affect on the residences to the west; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the University is located in the "B" Multiple-family Dwelling District and the sign limitations of this district are such that the general provisions do not allow for any increase in height or area for location adjacent to a major street or the size of the property as does the commercial districts; 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 due to the fact that the increase in height and area of the sign will not interfere with the need for any needed right-of-way or easements; 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 Title 28 (Zoning Ordinance) inasmuch as the regulations for the majority of uses, other than residential uses, generally located on major streets takes into consideration the size of the property and the type of street to automatically permit increases in height and area for identification signs to be read from high speed traffic streets; 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.

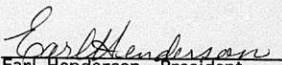
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to increase the height and area of a pole sign from 20 feet to not to exceed 45 feet in height and from 16 square feet to 160 square feet of gross surface area on property zoned the "B" Multiple-family Dwelling District and legally described as follows:

Lots 95, 97 and 99 on Meridian; Lots 96, 98 and 100 on Power, now Sedgwick (vacated), all in University Place Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Meridian and immediately north of the interchange at Kellogg.

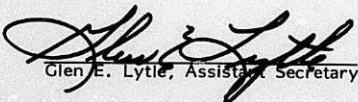
be approved subject to the following conditions:

1. The gross surface area of the sign, excluding the flags shall not exceed 160 square feet.
2. The height of the copy portion of the sign shall not exceed 30 feet in height and the overall height of any portion of the sign elements, including flags, shall not exceed 45 feet.
3. Lighting shall be permitted in compliance with the provisions of signs in the "B" Multiple-family Dwelling District.
4. There shall be no additional ground or pole signs on the property adjacent to Kellogg and Meridian from Kellogg to the railroad track on Meridian, and from Meridian to St. Clair Street adjacent to Kellogg within the ownership of Friends University.
5. Any copy on the sign shall be limited to events and functions of the University and no commercial advertising by words or symbols shall be permitted.

ADOPTED AT WICHITA, KANSAS, this 26th day of February, 1985.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE February 25, 1985

TO Glen Lytle, Special Assistant for Zoning

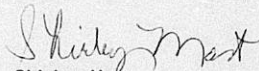
FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 3-85 East Side of Meridian
and North of Interchange at Kellogg

CPO Council "O" considered the captioned case at its February 21st meeting and voted 8-0 to recommend that the variance to increase the height and area of a pole sign be approved subject to the conditions recommended in the MAPD Secretary's report.


LeLand Cox, the applicant's agent and several representatives from Friend University were present to discuss the case with the Council and respond to questions. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the February 26th meeting.


Shirley Mast
Administrative Aide III

SM:dm

Noted:


Annie K. Montgomery
CRS Director

RE: AGENDA ITEM NO. 3

SECRETARY'S REPORT CASE NO. BZA 3-85

APPLICANT: Friends University, 2100 University, Wichita, Kansas.

AGENT: Leland E. Cox, & Boyer, Donaldson & Stewart, 1030 First National Bank Building, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to increase the height and area of a pole sign from 20 feet to not to exceed 45 feet in height and from 16 square feet to 160 square feet of gross surface area.

GENERAL LOCATION: On the east side of Meridian and immediately north of the interchange at Kellogg.

ZONING: Subject property is zoned in the "B" Multiple-family Dwelling District as are the properties to the north and east. To the west is "A" Two-family Dwelling District.

LAND USE: Subject property is vacant. To the north and east is Friends University and parking. To the west is residential.

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 the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to install a higher and larger sign than is normally permitted in the "B" Multiple-family Dwelling District. The applicant, Friends University, is wanting to provide an identification sign near the Meridian exit which will be large enough to be seen from 54 Highway and also to provide for some message board that can be used as a university attraction board.

The proposed drawing of the sign indicates that the gross area of the sign will be 160 square feet and the height, to the top of the flag, will be approximately 45 feet. The limitations of the ordinance limit the area to 16 square feet and a height of 20 feet. When this application was first filed, it included commercial advertisement that could not be permitted in the "B" Multiple-family Dwelling District. The applicant has subsequently revised the sign and is now submitted as an on-site sign pertaining only to the use by the University.

It should be noted that the property is located at the corner of an arterial street and an expressway. If the property were zoned light commercial, the sign as proposed could be constricted based on the size of the property at this corner that is occupied by the University. The exact location of the sign has not been determined, but will probably be oriented so that it will face the direction of traffic on Kellogg. The height of the sign faces will not exceed a height of 25 feet, but the flags forming an integral part of the sign will be 45 feet in height. The frontage on both streets for the corner exceeds 500 feet, and with only one ground or pole sign on the property it would not be out of character with the general appearance of the site.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located at the intersection of an arterial and expressway and the height and area of the sign should not be excessive for the size of the property.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the sign can be located on the property so as to not interfere with any other uses in the general area and should not have any adverse affect on the residences to the west.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the University is located in the "B" Multiple-family Dwelling District and the sign limitations of this district are such that the general provisions do not allow for any increase in height or area for location adjacent to a major street or the size of the property as does the commercial districts.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the increase in height and area of the sign will not interfere with the need for any needed right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the regulations for the majority of uses generally located on major streets takes into consideration the size of the property and the type of street to automatically permit increases in height and area for identification signs to be read from high speed traffic streets.

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 variance be granted subject to the following conditions:

1. The gross surface area of the sign, excluding the flags shall not exceed 160 square feet.
 2. The height of the copy portion of the sign shall not exceed 30 feet in height and the overall height of any portion of the sign elements, including flags, shall not exceed 45 feet.
 3. Lighting shall be permitted in compliance with the provisions of signs in the "B" Multiple-family Dwelling District.
 4. There shall be no additional ground or pole signs on the property adjacent to Kellogg and Meridian from Kellogg to the railroad track on Meridian, and from Meridian to St. Clair Street adjacent to Kellogg within the ownership of Friends University.
 5. Any copy on the sign shall be limited to events and functions of the University and no commercial advertising by words or symbols shall be permitted.
-

BZA CASE NO. 3-85

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>1</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>15</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>18</u>	TOTAL NOTICES SENT <u>2-5-85</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

February 5, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 3-85

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Friends University, 2100 University, Wichita, Kansas requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to increase the height and area of a pole sign from 20 feet to not to exceed 45 feet in height and from 16 square feet to 160 square feet of gross surface area, on property located in the "B" Multiple-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 95, 97 and 99 on Meridian; Lots 96, 98 and 100 on Power, now Sedgwick (vacated), all in University Place Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Meridian and immediately north of the interchange at Kellogg.

This application has been assigned Case BZA 3-85. It will be considered by the Board of Zoning Appeals on February 26, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 3-85

CITY OF WICHITA, KANSAS

FILED 1-15-85

APPLICATION FOR VARIANCE

I. Name of Applicant Friends University
 Mailing Address 2100 University Phone 261-5800
 Name of Authorized Agent Leland E. Cox, Boyer, Donaldson & Stewart
 Mailing Address 1030 1st Natl. Bank Bldg Phone 264-7321
 Relationship of applicant to property is that of President
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to increase the area from 16 ft to 160 ft, plus flags, and to increase the overall height of sign from 20' to not to exceed 45'
~~to allow the placement of a sign to publicize upcoming events held at Friends University.~~

for property located 2405 University

and legally described as: Lots 95, 97 and 99 on Meridian;
Lots 96, 98 and 100 on Power, now Sedgwick (vacated),
all in University Place Addition to the City of
Wichita, Kansas.

in the City of Wichita; and which is presently zoned B.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Friends University

Authorized Agent Leland E. Cox
Boyer, Donaldson & Stewart

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:30 (a.m.-p.m.), JAN 15, 1985, together with appropriate fee of ch. received on Sept 24, 1984

Signed [Signature]

LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

GEORGE J. HONDROS (1910-1962)
PAUL J. DONALDSON (1911-1978)

JOHN E. BOYER
KENNETH P. STEWART
JAMES R. HANSON
ROBERT L. SMITH
JOHN H. GIBSON
MICHAEL L. NORTH
LELAND E. COX
PAMELA E. BAILEY

264-7321
AREA CODE 316

January 15, 1985

Office of the Secretary
Board of Zoning Appeals
City Hall
455 North Main
Wichita, Kansas 67202

Re: Friends University
Our File F-233

Dear Zoning Board Members:

Friends University is asking for your approval to install a permanent message board to advertise events being held on our campus. This would include such events as student orientation, spring and fall registration, symphonies, and athletic contests.

We are requesting variance on height as well as square footage on property which is classified zone "B". A blue print of the message board and an aerial view of part of our campus is enclosed for your review.

We hope that you will see fit to permit Friends University to install the message board, which will aid our efforts to create awareness of our institution.

Check No. 88902 in the amount of \$300.00 was submitted in late September of 1984 when an initial application for variance was made. That check was retained by your office.

We appreciate your consideration of this matter.

Very truly yours,

BOYER, DONALDSON & STEWART

By: *Leland E. Cox*

LEC:llr
Enclosure

LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

JOHN E. BOYER
KENNETH P. STEWART
JAMES R. HANSON
ROBERT L. SMITH
JOHN H. GIBSON
MICHAEL L. NORTH
LELAND E. COX
PAMELA E. BAILEY

GEORGE J. HONDROS (1910-1962)
PAUL J. C. DONALDSON (1911-1978)

264-7321
AREA CODE 316

January 21, 1985

RECEIVED

JAN 22 1985

METROPOLITAN PLANNING
ROUTE _____

Mr. Glenn Lytle
Metropolitan Area Planning Dept.
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202-1688

Re: Request for Height and Area
Sign Variance
Friends University Message
Board
Our File F-233

Dear Mr. Lytle:

In order to complete the Application for Variance filed on January 15, 1985 on behalf of our client, Friends University, in which a variance was requested for height and area limitations for purposes of placing a message board at Kellogg and Meridian, this letter is to set forth the justifications for all the conditions set forth in Section 2.12.590.B.

1. This variance request arises from a unique condition to the property in question, that being that this property is used by and for Friends University campus, a condition not ordinarily found in B zoning district and which is not created by the action of Friends University.
2. Applicant states that the granting of this permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. Strict application of the provisions of Title 28 from which the variance is requested would constitute an unnecessary hardship upon Friends University in that Friends would therefore be unable to mount a message board to be used for the purpose of publicizing upcoming events at Friends University which are of interest to the Friends University alumni, area supporters, students, and other friends and the general public within the Wichita area.

Mr. Glenn Lytle

January 21, 1985
Page 2

4. This variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare and will, in fact, be to the benefit of the general public, as noted above.

5. The granting of this variance request will not be opposed to the general spirit and intent of Title 28 (zoning ordinance), particularly when viewed in conjunction with the overall use and nature of the Friends University campus area.

The applicant, Friends University, therefore respectfully requests the Board of Zoning Appeals to approve its request for a variance for the reasons stated above.

Very truly yours,

BOYER, DONALDSON & STEWART

By: *Leland C. Co*

LEC:llr

cc: Mr. Ron Heller
Dr. Richard E. Felix

OWNERSHIP LIST

Lot	Addition	Property Owner
Lots 83, 85, 87 & 89 except W 20' for street	University Place Addition on Meridian	Friends University 2100 University Wichita, KS 67213
Lot 91, 93, 95, 97 & 99 except that part taken by Condemnation Case A-56857	"	Same As Above
Lot 84, 86, 88 & 90 with $W\frac{1}{2}$ vacated Sedgwick adjacent	University Place Addition on Power now Sedgwick	Same As Above
Lots 92, 94, 96, 98 & 100	"	Same As Above
Lots 83, 85, 87 & 89 with $E\frac{1}{2}$ vacated Sedgwick adjacent	"	Same As Above
Lots 91, 93, 95, 97 & 99	"	Same As Above
Lots 84 & 86	University Place Addition on St. Clair	William G. Seaton Ruth L. Seaton 537 S. St. Clair Wichita, KS 67213
Lots 88 & 90	"	Elsie Mae Bartholomew 4415 W. 10th Wichita, KS 67212 AND Ray T. Hiner 591 W. 2nd Valley Center, KS 67147 AND Irene F. Bennett Address Unknown
Lots 92, 94, 96, 98, 100 & 102	"	Friends University 2100 University Wichita, KS 67213
Lots 83, 85, 87 & 89	"	Ralph E. Blue Mary Ann Blue 348 Wagon Wheel Wichita, KS 67209
Lots 91, 93, 95, 97, 99, 101, 103 & 105	"	Friends University 2100 University Wichita, KS 67213
Lots 107 & 109	"	Roddy Allen Newhouse Mary S. Newhouse 722 S. St. Clair Wichita, KS 67213

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
All Lot 111 & Lot 113, except part taken for Highway	University Place Addition on St. Clair	Friends University 2100 University Wichita, KS 67213
Lot 523	Martinson's 5th Addition on Meridian	✓ Edward R. Toles 1300 N. Custer Wichita, KS 67203
Lots 525 & 527	"	✓ HollisFund I 635 S. Meridian Wichita, KS 67213
Lots 529 through 537 (odd lots)	"	✓ Paul Albin Stotts Irma Louise Stotts 303 S. Osage Wichita, KS 67213
Lots 539 & 541	"	✓ Lester L. Indermill 711 S. Meridian Wichita, KS 67213
Lots 543 & 545	"	✓ Clara Landsdowne, Trustee 3602 W. Central Wichita, KS 67203
Lots 547, 549 & 551	"	✓ Alford D. White Wilma White 1508 S. Richmond Wichita, KS 67203
Lots 553 & 555	"	✓ Kenneth L. Eurlon Glenna Eurlon 729 S. Meridian Wichita, KS 67213
Lot 557	"	✓ Leroy Haynes 1505 E. Funston Wichita, KS 67211

Page 3

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lots 95, 97 and 99 on Meridian; Lots 95, 96, 97, 98, 99 and 100 on Power now Sedgwick; and Lots 96, 98, 100 and 102 on St. Clair; All in University Place Addition to the City of Wichita, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 6th day of December, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By

Mary Gable

Sr. Vice-President

Order No: 341355
ns

October 4, 1984

Dr. Richard Felix, President
Friends University
2100 University
Wichita, Ks. 67213

Re: Request for height and area sign variances

Dear Dr. Felix:

I am returning herewith the application submitted to this office on September 24, 1984 during my absence from the City. Unfortunately the application was taken in by a staff member that was not aware of the previous discussions that I have had with Bill Weber of the George Lay Sign Company and a representative of 7-Up Bottling Company about this sign.

Mr. Weber was informed that a variance for the height and area of a sign not permitted by the "B" Multiple-family residential zoning district would not be accepted. I am very familiar with the proposal being made to furnish the sign to the University by 7-Up in order to get the commercial advertising of the product in return. I am sure you are aware of the intent and purpose of zoning regulations that prevent the use of residential zoning for commercial purposes.

I would be in a position to accept an application for a sign that has no commercial advertising of any kind and you can assure me that it will remain as such. I am enclosing a new application for your use should you desire to resubmit the request. I would request that you submit a site plan showing the location of the sign on the property as well as the design of the sign with the only graphics being that pertaining to the University. Also the overall height of the sign including the pole that support the flags. The requested variances would be (1) to increase the permitted area of a sign from 16 square feet to ___ square feet; and (2) to increase the height of a sign from 20 feet to ___ feet.

Should your decision be to attempt to install the sign with the commercial advertisement as submitted, your only alternative would be to seek a zoning change on the property to permit a commercial sign of the size and height

requested. It would appear that such change would need to include the building in which the product is sold. I would suggest you get with the sign inspector and his supervisor in Central Inspection to have them determine what you will need for zoning to accommodate the sign.

I cannot advise you as to the outcome of any zone change request, as that will depend upon the public hearing to be held by the Planning Commission and the final action by the Board of City Commissioners. The introduction of commercial zoning into the area for the express purpose of a commercial sign from a planner's stand point is inappropriate, when the staff could support a larger sign as requested without commercial advertising through the Board of Zoning Appeals.

I would encourage you to somehow see your way clear to propose a sign without commercial advertising that can be handled through the Board of Zoning Appeals. We will retain the \$300 filing fee until such time that a new application is filed through the Board of Zoning Appeals or the fee will be used to apply toward a zoning change should you decide to file same.

If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

Encl.

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing Code Administrator

530160

BOARD OF ZONING APPEALS

CASE NO. ~~384~~

will REFILE

CITY OF WICHITA, KANSAS

FILED 9/24/84

TS

APPLICATION FOR VARIANCE

I. Name of Applicant Friends University

Mailing Address 2100 University Phone 261-5800

Name of Authorized Agent Dr. Richard Felix

Mailing Address 2100 University Phone 261-5888

Relationship of applicant to property is that of President
(Owner, Tenant, Lessee, Other)

II. The variance requested is to allow the placement of a sign to
advertise events being held at Friends University

for property located at 2405 University

and legally described as: D-2369: 5 odd lots, 63 to 89 inclusive
and one-half vacant street adjacent on the west, Sedgwick Ave.,
University Place Addition, D-2378: Lots 63, 65, 67 & 69, excluding
CCA-56857 Highway 54, Meridian Ave., University Place Addition,
Commonly known as 2401 University.

in the City of Wichita; and which is presently zoned B

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Friends University

Authorized Agent Richard Felix

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:15 a.m. (p.m.), Sept. 24, 1984, together with appropriate fee of 300.00.

Signed L. Lynn Shockey

OFFICE OF THE
PRESIDENT

September 24, 1984

Office of the Secretary
Board of Zoning Appeals
City Hall
455 North Main
Wichita, Kansas 67202

Dear Zoning Board Members:

Enclosed is an application for variance and a check for \$300.00.

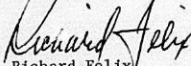
Friends University is asking for your approval to install a permanent message board to advertise events being held on our campus. This would include such events as student orientation, spring and fall registration, symphonies, and athletic contests.

We are requesting variance on height as well as square footage on property which is classified zone "B". A blue print of the message board and an aerial view of part of our campus is enclosed for your review.

We hope that you will see fit to permit Friends University to install the message board, which will aid our efforts to create awareness of our institution.

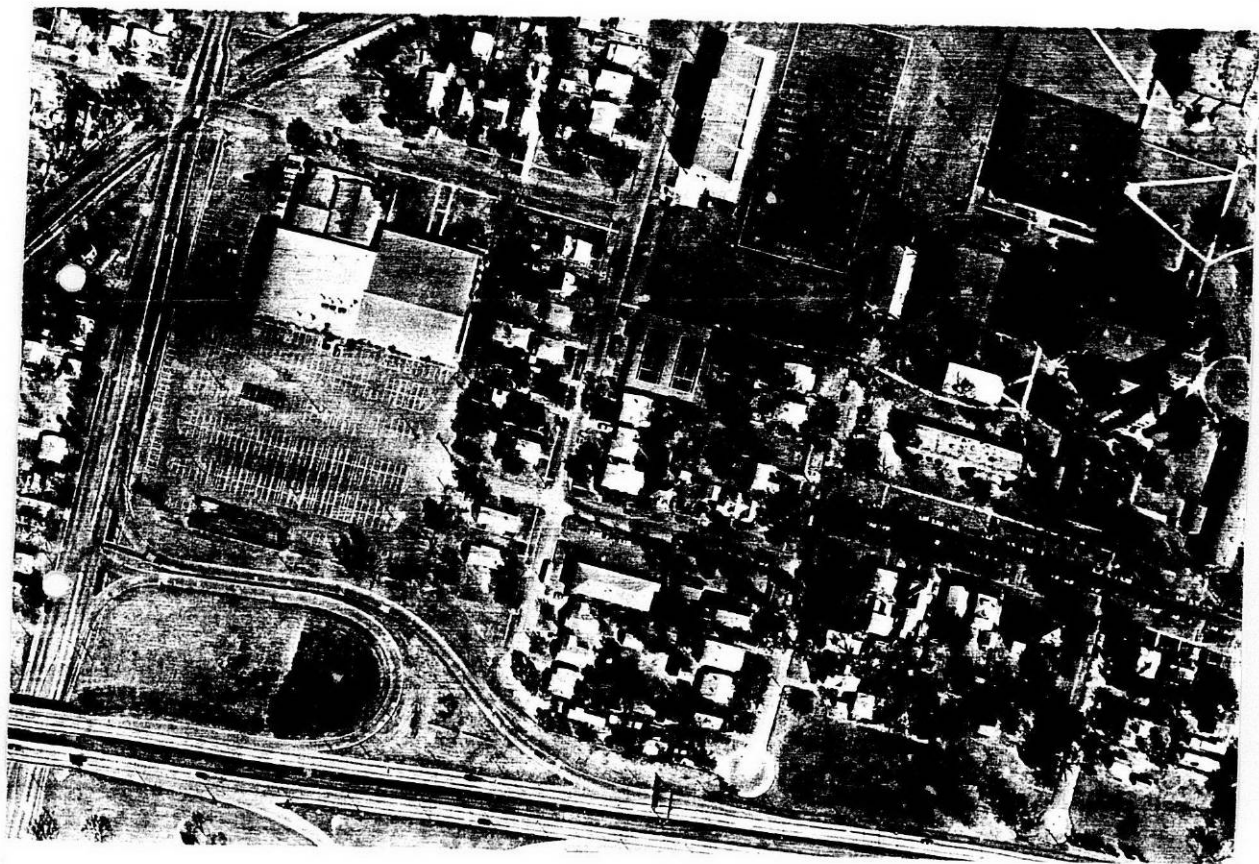
We appreciate your consideration.

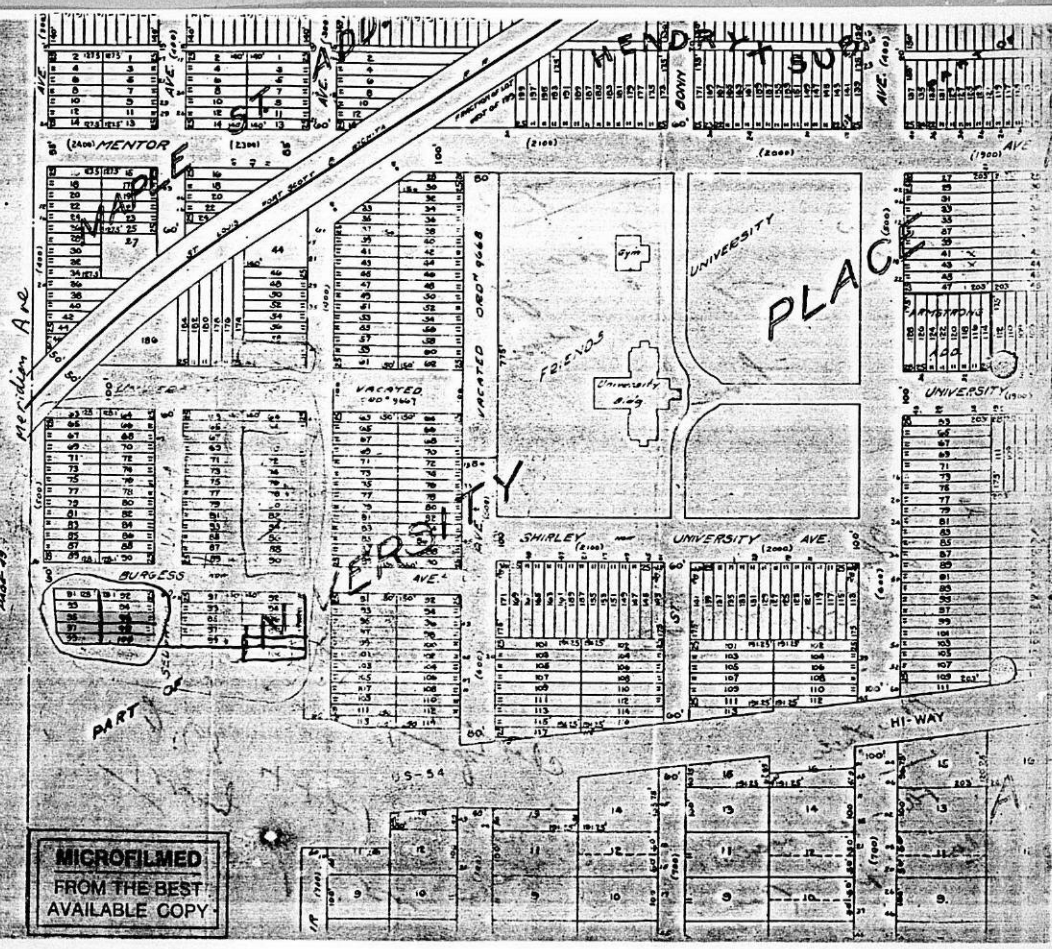
Sincerely,


Richard Felix
President

rh
encl.

Friends University
Wichita, Kansas 67213
Telephone (316) 261-5888

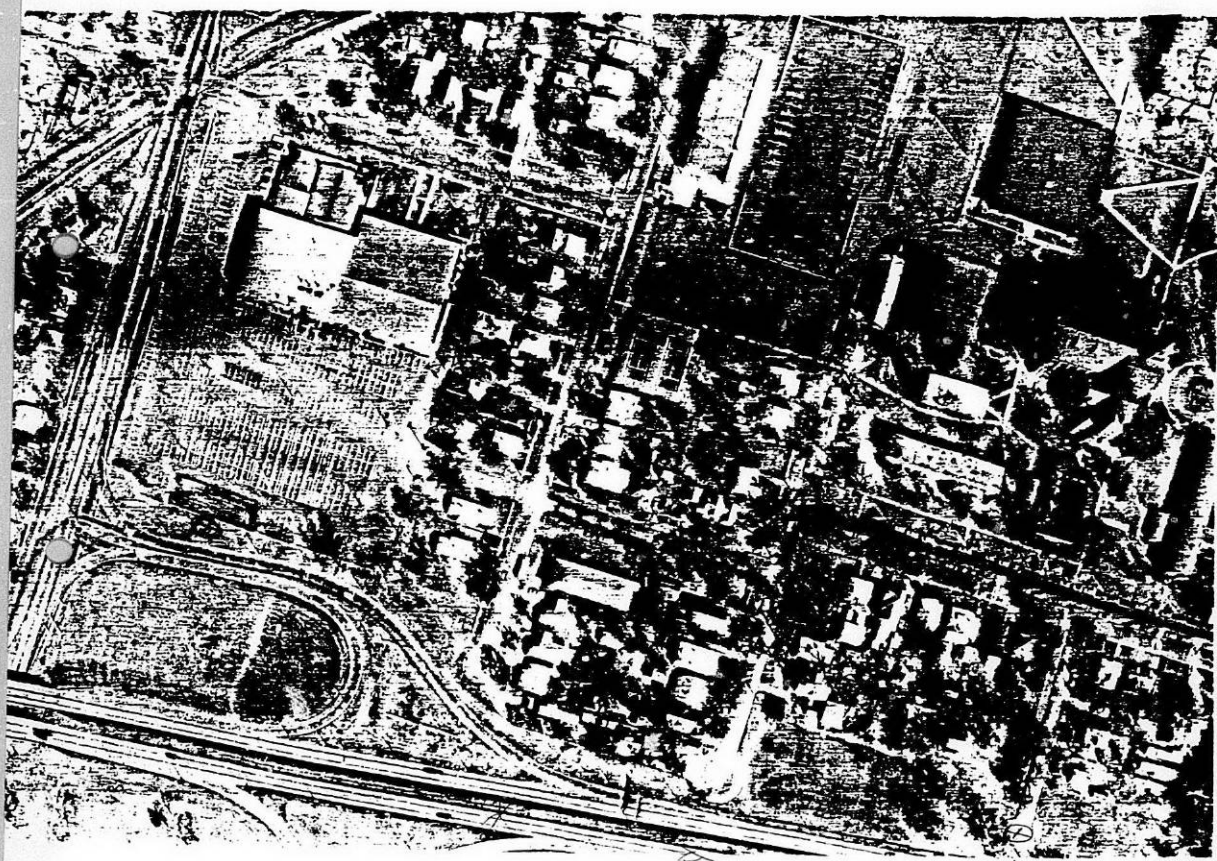




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M 29-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Flbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
B2A Variance	300-
NAME <i>Coronado Community</i>	
ADDRESS <i>2100 University</i>	
FUND <i>25-41021-03</i>	DUE DATE <i>3/2/68</i>
COMMENTS	
DATE <i>1/2/68</i>	BY <i>[Signature]</i>

*

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

Roll # 2