

Case No. BZA 4-87 - Builders Square requests a variance to increase the gross surface area of a ground or pole sign from the permitted 150 square ft to 357 sq ft on property zoned the "C" Commercial Dist. & generally located on the west side of Dugan Rd & 350 ft

POSTED  
1-21-87 GEL

**ACTION**

B.Z.A. 4-87 Approved 2/24/87  
Date

6046D

200 LA SW 4-6-87

Start 5-1-87

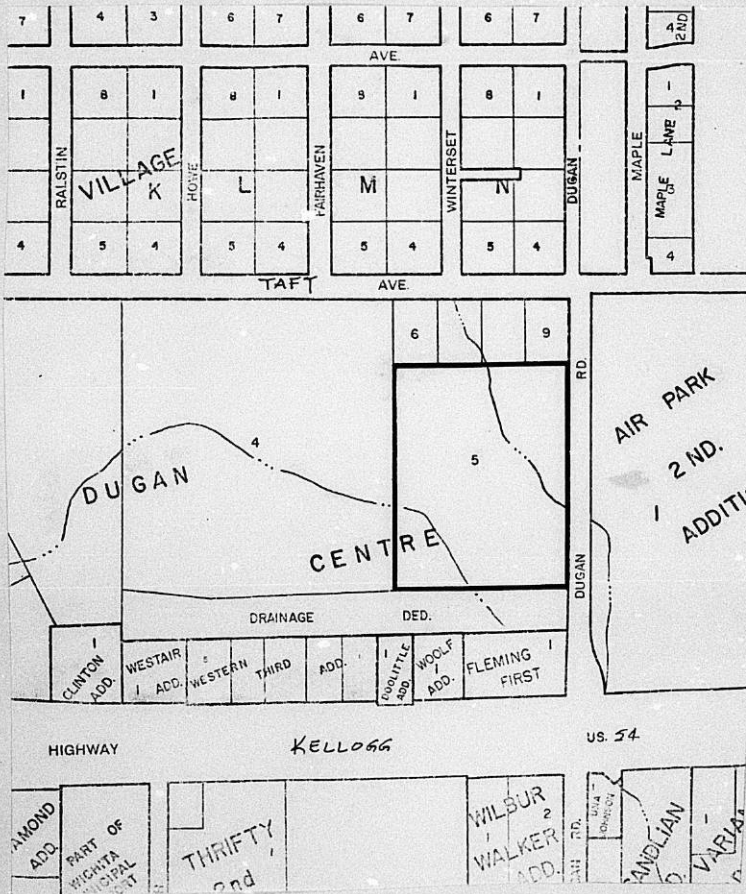
Record ✓

Map No. 5046D

BZA 4-87  
Filed \_\_\_\_\_

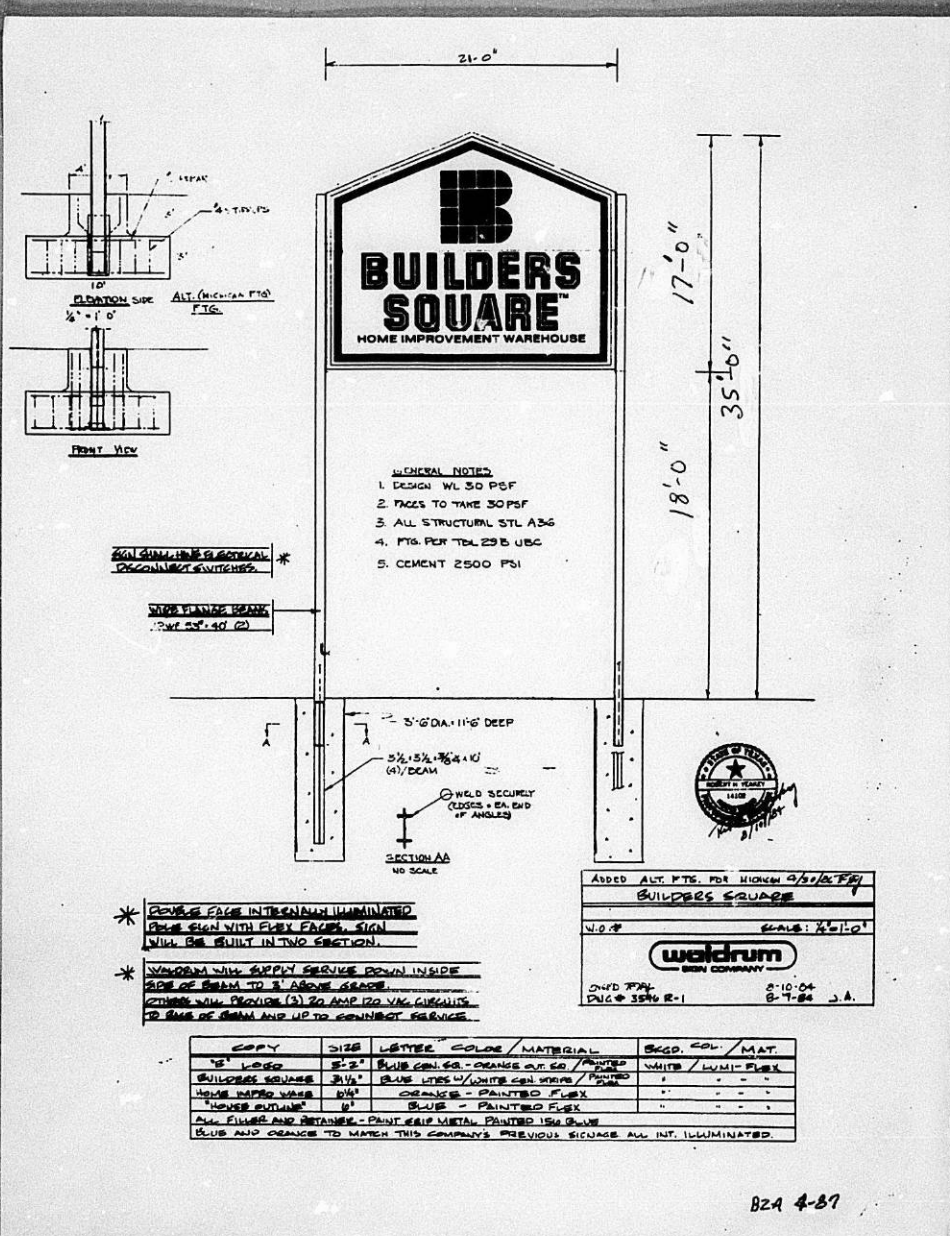
AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E "C" S "C" W "C" N "C"
3. Land Use: East Comm. South Comm. & Drain. Ded.  
West Vacant North Vacant
4. Area (is) (~~is not~~) platted.



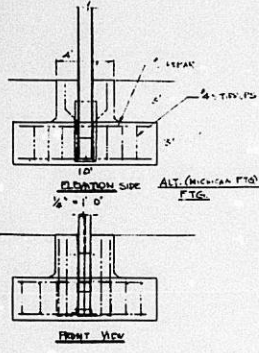
LOS ANGELES-CHICAGO-LOGAN, OH  
MCKEON, 78 LOCUST GROVE, GA  
U.S.A.

**Shaw**  
No. 2-153C  
MARTING, IN



21'-0"

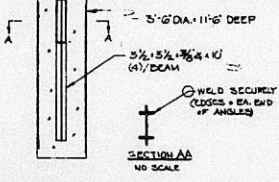
17'-0"  
35'-0"  
18'-0"



- GENERAL NOTES**
1. DESIGN WL 30 PSF
  2. FACES TO TAKE 30 PSF
  3. ALL STRUCTURAL STL A36
  4. FTG. PER TBL 29B UBC
  5. CEMENT 2500 PSI

30 PSF DESIGN W/ 30 PSF  
DISCONNECT SWITCHES \*

29B UBC  
(WT. 29-40 (2))



ADDED ALT. F.T.G. FOR WINDLUM 2500 PSI  
**BUILDERS SQUARE**

W.L.O.# \_\_\_\_\_ SCALE: 3/4"=1'-0"

**weldrum**  
SIGN COMPANY

2-10-04  
DWG # 3546 R-1 8-7-84 J.A.

- \* POWER EDGE INTENTIONALLY ILLUMINATED  
POWER SIGN WITH FLEX FACES. SIGN  
WILL BE BUILT IN TWO SECTIONS.
- \* WINDLUM WILL SUPPLY SERVICE DOWN INSIDE  
SIDE OF BEAM TO 3' ABOVE GRADE.  
OWNER WILL PROVIDE (3) 20 AMP 120 VAC CIRCUITS  
TO RUN OF BEAM AND UP TO CONNECT SERVICE.

COPY	SIZE	LETTER COLOR	MATERIAL	SECC. COL.	MAT.
1/2" LOOP	3'-2"	BLUE OR GR.	ORANGE OR GR.	PAINTED	WHITE / LUMI-FLEX
BUILDERS SQUARE	3 1/2"	BLUE LETTERS	WHITE OR GR.	PAINTED	"
HOME IMPROV WARE	1 1/2"	ORANGE	PAINTED FLEX	"	"
"HOUSE SQUARE"	1"	BLUE	PAINTED FLEX	"	"
ALL FLEX AND STRAINERS - PAINT GRIP METAL. PAINTED 1/2" GRIP.					
BLUE AND ORANGE TO MATCH THIS COMPANY'S PREVIOUS SIGNAGE ALL INT. ILLUMINATED.					

B2A 4-87

March 20, 1987

Gary Dunn  
P. O. Box 9086  
Wichita, Kansas 67277

Re: BZA 4-87 - Request for Variance

Dear Mr. Dunn:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 24, 1987.

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.

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL/lw

Enclosure

cc: Builders Square, Ed Konick, Vice President, 100 Gill Rd., San  
Antonio, TX 78201  
Monty Robson, Superintendent of Central Inspection (2)  
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 4-87

WHEREAS, Builders Square, Ed Konick, Vice President, 100 Gill Road, San Antonio, Texas 78201, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the gross surface area of a ground or pole sign from the permitted 150 square feet to 357 square feet on property zoned the "C" Commercial District and legally described as follows:

Lot 5, Dugan Centre Addition to Wichita, Sedgwick County Kansas. Generally located on the west side of Dugan Road and 350 feet north of 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 24, 1987, 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 the property is over seven (7) acres in area, with frontage of 650 feet on Dugan Road but without frontage on an arterial that will provide the major part of the vehicular access; 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 owner has agreed to restrict the number of permitted ground or pole signs adjacent to Dugan Road and not to install a roof sign; 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 applicant would not be able to install a sign oriented to face the traffic along an arterial street that will serve the use; 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 sign will not occupy any portion of the land needed for public purposes; 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 applicant has agreed to use one sign oriented to Kellogg in lieu of other larger and higher signs on the building; 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.

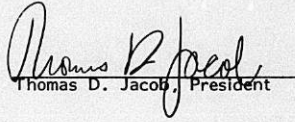
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to increase the gross surface area of a ground or pole sign from the permitted 150 square feet to 357 square feet on property zoned the "C" Commercial District and legally described as follows:

Lot 5, Dugan Centre Addition to Wichita, Sedgwick County Kansas. Generally located on the west side of Dugan Road and 350 feet north of Kellogg.

subject to the following conditions:

1. Only one ground or pole sign shall be permitted adjacent to Dugan Road and shall not exceed 357 square feet of gross surface area.
2. If this sign is located in the utility easement, the location shall be approved by all utilities located therein.
3. The height of the sign shall not exceed 35 feet.
4. No additional ground, roof or pole signs shall be permitted on the property.

ADOPTED AT WICHITA, KANSAS, this 24th day of February, 1987.

  
Thomas D. Jacob, President

ATTEST:

  
Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE      February 20, 1987

TO      Glen Lytle, Special Assistant for Zoning

FROM      Shirley Mast, Administrative Aide III

SUBJECT      BZA 4-87: West side of Dugan  
Road and 350 feet north of  
Kellogg

CPO Council "B" considered the captioned case at its February 17th meeting and voted 6-0 to recommend that in its opinion the five conditions necessary to the granting of a variance can be found to exist and that the variance to permit the erection of a pole sign with a gross surface area of 357 square feet in lieu of the permitted 150 square feet be approved.

The applicant's agent, Gary Dunn was present to describe the request 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 24th meeting.

*Shirley Mast*  
Shirley Mast  
Administrative Aide III

SM:dm

# WAL-MART

WAL-MART STORES INC. • MITCHELL BLDG. • 701 SOUTH WALTON BLVD. • HWY. 71 • BENTONVILLE, AR 72716 • 501-273-4000

February 11, 1987

Mr. Glen E. Lytle  
Tenth Floor - City Hall  
455 North Main  
Wichita, Ks 67202

Re: Case No. BZA 4-87

Dear Mr. Lytle:

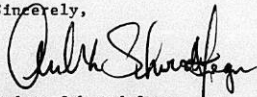
This letter shall serve as Wal-Mart Stores, Inc., dba Sam's Wholesale Club objection to the Builders Square request for the sign variance.

We are unable to attend the meeting held on February 17, 1987, at 7 p.m. in Stanley/Aley Community Center. Therefore, this letter shall serve as Wal-Mart Stores, Inc., objection to the variance.

Should you have any questions or problems with our objection, please contact Andrew Schwerdtfeger at 501/ 273-4260.

Thank you for letting us have a chance to review this situation.

Sincerely,

  
Andrew Schwerdtfeger  
Director of Property Management

ALS/tss

RECEIVED

FEB 18 1987

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 4-87

APPLICANT: Builders Square, Ed. Konick, Vice President, 100 Gill Road, San Antonio, Texas 78201

AGENT: Gary Dunn, P. O. Box 9086, Wichita, Kansas 67277

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to permit the erection of a pole sign with a gross surface area of 357 square feet in lieu of the permitted 150 square feet.

GENERAL LOCATION: On the west side of Dugan Road and 350 feet north of Kellogg.

ZONING: Subject property is zoned the "C" Commercial District as are the properties in all directions.

LAND USE: Subject property is being developed as a building material sales business. Property to the north and west are undeveloped. To the east is commercially developed as are the properties to the south adjacent to Kellogg.

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 in order to construct a pole with a gross surface area of 357 square feet in lieu of the permitted 150 square feet. The top of the sign will be 35 feet above grade and is apparently to be oriented so that the faces of the sign will be facing the direction of travel along Kellogg. In addition, the proposed location is in a utility easement.

It should be noted that the property is approximately 7½ acres in size and only has a frontage on Dugan Road. This frontage is 650 feet and is an undesignated street based on the Transportation Plan, however, since both sides of the street are zoned commercial, signs are permitted at the same limitations as if it were a collector street. This permits the sign to have a maximum gross surface area of 150 square feet. It should also be noted that the ordinance requires signs to face the direction of travel along the street frontage which in this case, would be Dugan Road.

It is the Secretary's opinion that the building signs located on south elevation of the building are more than adequate in size to create the visibility necessary to identify the use from Kellogg. The signs have an open area of 500 feet or more to the south that is unobstructed. It is also permissible to increase the height of one ground or pole sign adjacent to Dugan Road to a height of 50 feet if this is to be the only sign adjacent to this frontage as indicated by the applicant.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as there are numerous properties in the City that do not have frontage adjacent to an arterial street which might want to identify themselves from a highway that is a block or so away.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the granting of a variance for this property will then make it difficult to deny further requests for larger signs in the general area due to property configurations of the plat in relation to street frontages.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance does not constitute an unnecessary hardship upon the applicant inasmuch as the applicant has other methods within the provisions of the ordinance to identify his business from Kellogg.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as a larger sign would not change the need for additional public right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the ordinance has provisions for identification of all uses based on the frontage of a property and if advertisement is needed along Kellogg, off-site signage is the method for such advertising.

RECOMMENDATION:

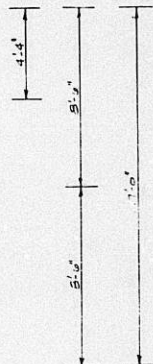
It is the Secretary's opinion that all five conditions necessary to the granting of a variance cannot be found to exist, and the variance to increase the area of the sign should be denied.

ALTERNATE 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. Only one ground or pole sign shall be permitted adjacent to Dugan Road and shall not exceed 357 square feet of gross surface area.
2. This sign shall face the direction of travel along Dugan Road, and if located in the utility easement, the location shall be approved by all utilities located therein.
3. The height of the sign shall not exceed 35 feet.

21'-0"



COPY	SIZE	LETTER COLOR / MATERIAL	BGCD. COL. / MAT.
3' LOGO	5'-2"	BLUE-ENGL. - ORANGE OUT LG / PAINTED	WHITE / LUMI - FLEX
2' BUILDERS SQUARE	3 1/2"	BLUE-ENGL. / WHITE-ENGL. STRIKE / PAINTED	" " " "
HOME IMPRO. WARE	8 1/2"	ORANGE - PAINTED FLEX	" " " "
"HOME IMPROVEMENT"	8"	BLUE - PAINTED FLEX	" " " "

DOUBLE FACE OR SINGLE FACE INTERNALLY ILLUMINATED BLUE SIGN OR BUILDING SIGN.  
MATCH BLUE TO ORANGE AS PER THE COMPANY'S PREVIOUS SIGNAGE & THE BLUE CABINET.  
NOTE: "HOME IMPROVEMENT WAREHOUSE" - IS TO BE SHOWN ON D/E FOR SIGNS ONLY.

BUILDERS SQUARE	
W.C.#	SCALE: 1/8" = 1'-0"
<b>waldrum</b> SON COMPANY	
DWG# 3596	9-11-84 - 4.

BZA CASE NO. 4-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>12</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>15</u>	TOTAL NOTICES SENT <u>2/2/87</u>

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

January 28, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 4-87

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 Builders Square, Ed Konick, Vice President, 100 Gill Road, San Antonio, Texas, 78201 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 gross surface area of a ground or pole sign from the permitted 150 square feet to 357 square feet on property zoned the "C" Commercial District. A legal description of the applicant's property is as follows:

Lot 5, Dugan Centre Addition to Wichita, Sedgwick County Kansas. Generally located on the west side of Dugan Road and 350 feet north of Kellogg.

This application has been assigned Case No. BZA 4-87. It will be considered by the Board of Zoning Appeals on February 24, 1987 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "B" will consider this case at their meeting to be held on Tuesday, February 17, 1987, at 7 p.m. in Stanley/Aley Community Center, 1749 South Martinson. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle  
Assistant Secretary

OWNERSHIP LIST

Property Description	Property Owner
<p>Lots 4, 6, 7, 8 and 9</p> <p>The Dugan Centre</p>	<p>✓ Donald N. Girrens Jean H. Girrens 454 S. Fairhaven Wichita, KS 67217 AND ✓ Nicholas M. Mohr Nancy Ann Mohr 12501 W. 29th North Wichita, KS 67223 AND ✓ Kenneth R. Reichenberger Mary Ellen Reichenberger 501 S. Summitlawn Wichita, KS 67209 AND ✓ Justin J. Orth Elizabeth L. Orth 1515 Yucca Wichita, KS 67209 AND ✓ Wayne L. Sanchez Janet F. Sanchez 846 N. Maize Rd. Wichita, KS 67212</p>
<p>Lot 5</p> <p>"</p>	<p>✓ West Wichita Development Company 6600 College Blvd. Overland Park, KS 66211</p>
<p>The North 404.08 feet of Lot 1, Air Park 2nd Addition, Wichita, Kansas</p>	<p>✓ Kandy Man Sales Inc. 8020 E. Central Wichita, KS 67206</p>
<p>Lot 1, Air Park 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas, except the north 404.08 feet thereof and except that part of Lot 1, Air Park 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas, described as beginning at the Southwest corner thereof; th. northwesterly, along the west line of said Lot 1, and along a curve to the left having a radius of 209.68 feet, a central angle of 26°47', an arc length of 98.02 feet and a chord bearing N 13°23'30" W, 97.13 feet to a point of reverse curvature; th. continuing northerly, along the west line of said Lot 1, and along a curve to the right having a radius of 209.68 feet, a central angle of 26°47', an arc length of 98.02 feet and a chord bearing N 13°23'30" W, 97.13 feet to the point of tangency of said curve; th. continuing north, along the west line of said Lot 1, being a line tangent to said curve, and bearing N 00° E, 15.86 feet; th. N 90° E, 255 feet; th. S 00° W, 200 feet to a point on the south line of said Lot 1; th. west along the south line of said Lot 1, and bearing S 88°41' W, 210.06 feet to the point of beginning, AND EXCEPT the east 20 feet of the south 400 feet of Lot 1, Air Park 2nd Addition, Wichita, Sedgwick County, Kansas.</p>	<p>✓ Wal-Mart Properties, Inc. 701 S. Walton Blvd. Bentonville, AR 72716</p>

Property DescriptionProperty Owner

That part of Lot 1, Air Park 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas, described as beginning at the Southwest corner thereof; th. northwesterly, along the west line of said Lot 1, and along a curve to the left having a radius of 209.68 feet, a central angle of 26°47', an arc length of 98.02 feet and a chord bearing N 13°23'30" W, 97.13 feet to a point of reverse curvature; th. continuing northerly, along the west line of said Lot 1 and along a curve to the right having a radius of 209.68 feet, a central angle of 26°47', an arc length of 98.02 feet and a chord bearing N 13°23'30" W, 97.13 feet to the point of tangency of said curve; th. continuing north, along the west line of said Lot 1, being a line tangent to said curve, and bearing N 00° E, 15.86 feet; th. N 90° E, 255 feet; th. S 00° W, 200 feet to a point on the south line of said Lot 1; th. west along the south line of said Lot 1, and bearing S 88°41' W, 219.06 feet to the place of beginning.

✓ McDonald's Corporation  
One McDonalds Plaza  
Oak Brook, IL 60521

Lot 1

Fleming's First  
Addition

✓ Income Producing  
Properties, Jt. Venture  
8225 W. Irving  
Wichita, KS 67209

Lot 1

Doolittle Addition

✓ C. A. Doolittle, Jr.  
Patricia B. Doolittle  
2416 Coolidge  
Wichita, KS 67204

Lot 1

Woolf Addition

✓ Frank E. Woolf  
Martha A. Woolf  
10 Sequoia  
Wichita, KS 67206

Lots 1 &amp; 2

Western 3rd Addition

✓ C. A. Doolittle Jr.  
Patricia B. Doolittle  
2416 Coolidge

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:

Lot 5, The Dugan Centre, an Addition to Wichita,  
Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 27th day of January, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Gable*

By  
Sr. Vice-President

Order No.: 373921  
nj

APPLICATION FOR VARIANCE

I. Name of Applicant Builders Square-Ed Konick V.P.  
Mailing Address 100 Gill Rd., San Antonio, TX 78201 Phone 512-734-5151  
Name of Authorized Agent Ed Dunn & Sons - Gary Dunn  
Mailing Address P.O. Box 9086 Wichita, KS 67277 Phone 942-1418  
Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)

II. The variance requested is To increase the permitted gross surface area  
of a ground or pole sign from the allowed 150 sq ft. to 357 sq ft.

for property located on the west side of Dugan and North of Kellogg  
(613 So. Dugan Road)  
and legally described as: Lot 5 Dugan Centre addition  
(Attached)

In the City of Wichita; and which is presently zoned "C"-Commercial.

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

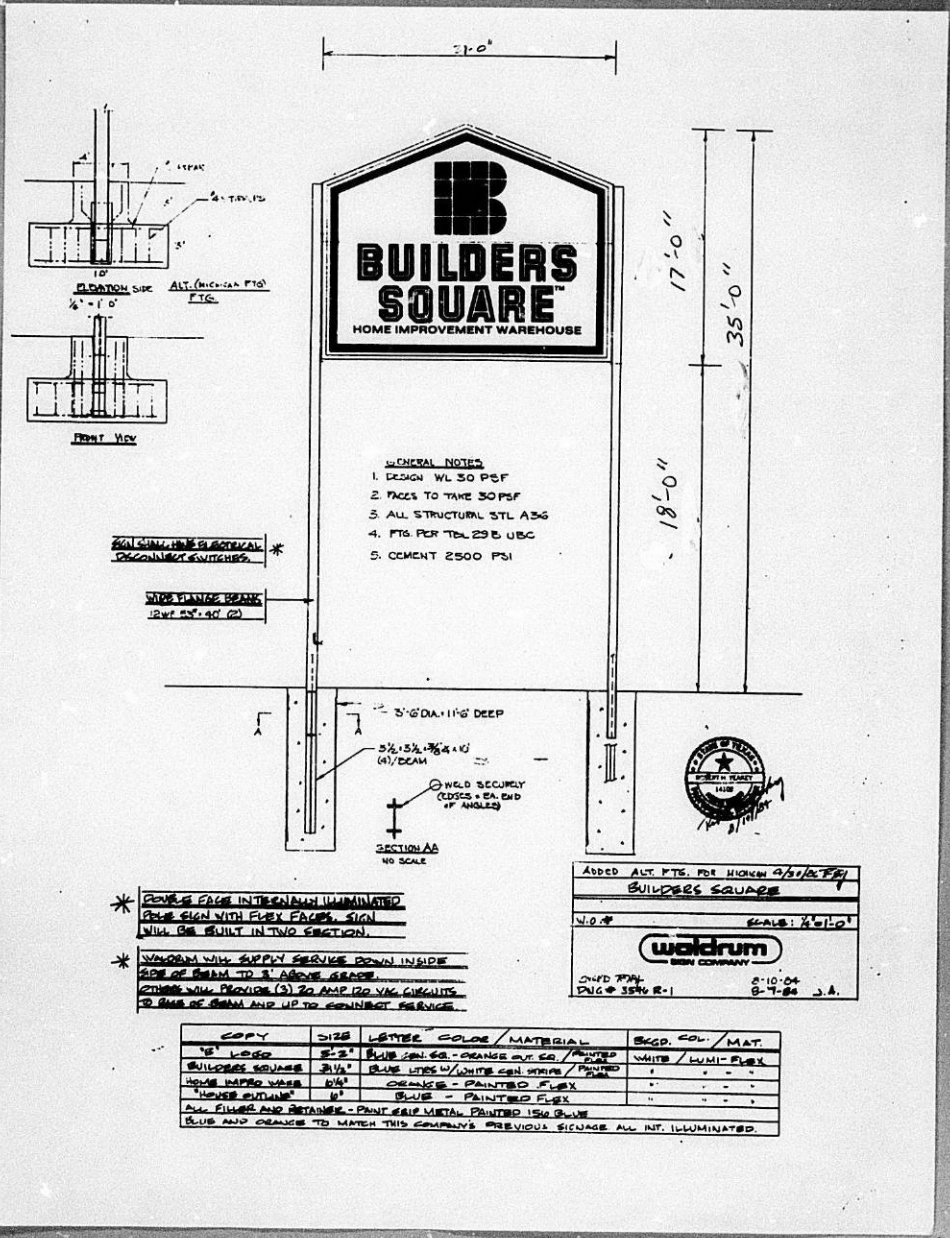
- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- That he has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

Applicant Ed Konick  
Ed Konick - Builder Square

Authorized Agent Gary W. Dunn  
Gary W. Dunn - Ed Dunn & Son's

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,  
4:20 (~~8:00~~ p.m.), JAN 26, 1982, together with appropriate  
fee of 300.00.

Signed [Signature]



**IB**  
**BUILDERS**  
**SQUARE**  
 HOME IMPROVEMENT WAREHOUSE

- GENERAL NOTES**
1. DESIGN WL 30 PSF
  2. PILES TO TAKE 30 PSF
  3. ALL STRUCTURAL STL A36
  4. PFS PER TEL 29 E UBC
  5. CEMENT 2500 PSI

**WALDRUM WILL ELECTRICAL DISCONNECT SWITCHES.**

**WOOD SPANNE BEAMS (2WT 2X4 @ 2)**

3'-0" DIA. 11'-0" DEEP

3/4" DIA. 3/8" X 4" (4) / DEAM

WELD SECURELY (COSS & END OF ANGLES)

SECTION AA  
 NO SCALE



ADDED ALT. PFS. FOR HOOKED **2x10x12**  
**BUILDERS SQUARE**

W.D. \* SCALE: 1/4" = 1'-0"



DATE: 8-10-04  
 DWG: 3546 R-1 8-7-04 J.A.

\* **POUR FACE INTERNALLY ILLUMINATED**  
**POUR SIGN WITH FLUX FACES. SIGN**  
**WILL BE BUILT IN TWO SECTIONS.**

\* **WALDRUM WILL SUPPLY SERVICE DOWN INSIDE**  
**PIPE OF BEAM TO 2' ABOVE BEAM.**  
**OWNER WILL PROVIDE (3) 70 AMP 120 VOL. CIRCUITS**  
**TO BASE OF BEAM AND UP TO CONNECT SERVICE.**

COPY	SIZE	LETTER	COLOR	MATERIAL	SEGD.	COL.	MAT.
1 <sup>st</sup> COPY	3'-2"	1/2"	BLUE	EN. CO. - ORANGE	OUT. CO.	PAINTED	WHITE / LUMI-FLUX
BUILDERS SQUARE	3 1/2"	1/2"	BLUE	LINE W/ WHITE	EN. W/ PAINTED		
HOME IMPROV WARE	1 1/2"	1/2"	ORANGE	- PAINTED	FLUX		
HOME BUILDING	1 1/2"	1/2"	BLUE	- PAINTED	FLUX		
ALL FILTER AND RETAINER - PAINT GRIP METAL. PAINTED 150 BLUE							
BLUE AND ORANGE TO MATCH THIS COMPANY'S PREVIOUS SIGNAGE ALL INT. ILLUMINATED.							

74.00

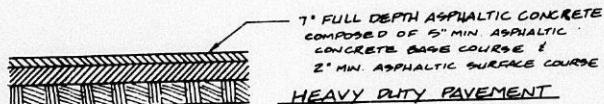
**LEGAL DESCRIPTION - BUILDER'S SQUARE PARCEL**

State of Kansas

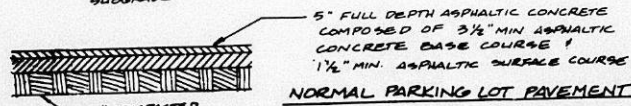
County of Sedgwick

All that part of the S 1/2 of the NW 1/4 of Section 27, twp. 27-S, R-1-W, of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of said S 1/2, said point being 443.85 feet north of the S.E. Corner thereof; to the true point of beginning, thence northerly, along said eastline, 650 feet; thence westerly, at right angles to said east line, 520 feet; thence southerly, parallel with the east line of said S 1/2, 650 feet; thence easterly, with a deflection angle to the left of 90°, 520 feet to the point of beginning, excepting the east 40 feet thereof for Dugan Road. Containing 338,000 S.F. or 7.759 acres, more or less.

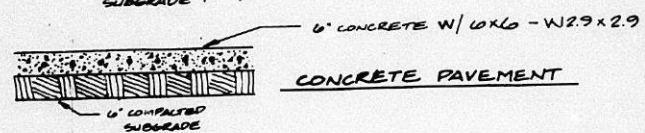
SIDE WALK



HEAVY DUTY PAVEMENT



NORMAL PARKING LOT PAVEMENT



CONCRETE PAVEMENT

**STAKES**

- 1. |
- 2. |
- 3. |
- 4. |
- 5. |
- 6. |
- 7. |



**ED DUNN & SONS, INC**

**THE INTERNATIONAL SIGN SERVICE**

*Gary Dunn, Owner*

MANUFACTURERS OF ELECTRICAL AND PAINTED ADVERTISING - SINCE 1928

SALES • SERVICE • LEASING • CRANE RENTAL • TRUCK LETTERING

January 26, 1987

Board of Zonings Appeals  
City of Wichita 455 N. Main  
Wichita, KS. 67202

Ref: Builders Square-613 S. Dusan Rd. signage

Dear Zonings Board:

The purpose of this letter is to explain the reason's for the request of your permission to increase the allowed square footage on the identification sign for the above location.

With the location of the property and no frontage on Kellogg the size is very important for customer visibility from Kellogg and this will be the only free standing sign at this location. This will not effect area residents, this property is zoned commercial, not residential. Signage is very important for our business which stimulates the progress and growth of our company and will encourage the economic growth for the city of Wichita. With the approval of the increase, the size of this sign will not have any negative affect on the community.

We are aware that if this request is permitted then there will be only one pole sign allowed on this property, not two as stated in the current sign code ordenances.

Respectfully Submitted;  
Ed Dunn & Son's Inc.

Gary W. Dunn  
President

CC: Builders Square-Ed Konick  
Waldrum Signs-Garry Waldrum

GWD/1ah

SOLIDSTATE MESSAGE CENTERS • FLAG POLES

4500 WEST HARRY  
WICHITA, KANSAS 67209

PHONE (316) 942-1418

P.O. BOX 9086  
WICHITA, KANSAS 67277



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City of Wichita 455 N. Main  
Wichita, KS. 67202

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Gary W. Dunn  
President

CC: Builders Square-Ed Konick  
Waldrum Signs-Garry Waldrum

GWD/lah

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**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FORM 2-21

PAYMENT NOTICE  
 City of Wichita

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

Planning

DESCRIPTION	AMOUNT
CONCRETE VARI.	300.00

NAME Ed Dwight Smith

ADDRESS 4300 W. HARVEY

FUND 255-46720-013 DUE DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_

DATE 10/24/47 BY [Signature]

180' 4" O.A.

140' 10" O.A.

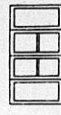
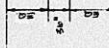
58'-11" 25'-1" 9.0 AMPS 18'-11" 20'-0" 7.0 AMPS 30'-11" 19'-0" 7.0 AMPS 20'-1" 15'-0" 7.0 AMPS 10'-0" 10'-0" 10'-0" 20'-0" 10 AMPS

ELECTRICAL

PLUMBING

LUMBER

HARDWARE



LEFT FRONT ELEVATION



CENTER FRONT ELEVATION



ALL NT. LUMBER CHANNEL LETTERS TO BE OF 2" X 1/8" ORANGE  
W/ A CHASE. WHITE TO BE BLUE GRAY. BRONZE TO BE  
WHITE. WOOD FINISHES TO BE AS SHOWN IN THE BUILDING.

BUILDERS SQUARE  
SCALE: 3/8" = 1'  
V.P.#



Disc # 2621 10-6-04

ALL WOOD INTERIORS UNPAINTED BUILDING  
FINISHES TO BE AS SHOWN IN THE BUILDING.  
ALL WOOD TO BE BLUE GRAY. BRONZE TO BE  
WHITE. WOOD FINISHES TO BE AS SHOWN IN THE  
BUILDING. ALL WOOD CHANNEL LETTERS TO BE  
OF 2" X 1/8" ORANGE W/ A CHASE. WHITE TO  
BE BLUE GRAY. BRONZE TO BE WHITE. WOOD  
FINISHES TO BE AS SHOWN IN THE BUILDING.  
ALL WOOD TO BE BLUE GRAY. BRONZE TO BE  
WHITE. WOOD FINISHES TO BE AS SHOWN IN  
THE BUILDING.

BUILDERS SQUARE  
V.P.#



Disc # 3627



\*

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

Roll # 3