CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

June 12, 2026

Pacific Avenue Rentals LLC
Attn: Mark P. Farha
200 W. Douglas Ave. Suite 100
Wichita, KS 67202

PSC Consulting LLC
Attn: Kim Edgington
2532 N. Cardinal Dr.
Wichita, KS 67204

RE: BZA2026-00034 – Variance request in the City to allow a 9' by 4'10" wall sign on property zoned B Multi-Family Residential District, generally located on the north side of East 16th Street North, approximately 300 feet west of North Gentry Street (3800 East 16th Street North).

Dear Applicant,

At its regular meeting on **June 11, 2026**, the official action of the Board of Zoning Appeals was to **GRANT** the requested Variance. The approval of the request is subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan and elevation.
2) A sign permit shall be obtained, if necessary, from MABCD for the sign.
3) The wall sign allowance shall apply only to the existing south-facing wall sign as illustrated on the approved site plan. All other signage on the subject property shall conform to the Wichita Sign Code unless a separate Zoning Adjustment or Variance is granted.
4) No free standing or portable signs are permitted on-site.
5) The sign shall not be illuminated.

If you have any questions concerning this application, please contact our office at 268-4421. A copy of the signed resolution will be mailed in the near future.

Sincerely,

Samuel Deetz
Associate Planner
Metropolitan Area Planning Division

CC: MABCD

BZA RESOLUTION NO. BZA2026-00034

WHEREAS, Pacific Avenue Rentals LLC (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to allow a 9' by 4'10" wall sign on property zoned B Multi-Family Residential District, generally located on the north side of East 16th Street North, approximately 300 feet west of North Gentry Street, legally described as follows:

Lot 1, Trombold Addition, Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of June 11, 2026, consider said application; and

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

WHEREAS, the request to allow a 9' by 4'10" wall sign is not an action created by the owner; and

WHEREAS, granting the Variance will not adversely affect the rights of adjacent property owners; and

WHEREAS, the strict application of the Code constitutes an unnecessary hardship on the property owner; and

WHEREAS, granting the Variance will not affect the public safety, health, order, and convenience; and

WHEREAS, granting the Variance is not opposed to the spirit and intent of the Code.

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to allow a 9' by 4'10" wall sign on property zoned B Multi-Family Residential District, generally located on the north side of East 16th Street North, approximately 300 feet west of North Gentry Street, legally described as follows:

Lot 1, Trombold Addition, Wichita, Sedgwick County, Kansas.

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

1) The site shall be developed in general conformance with the approved site plan and elevation.
2) A sign permit shall be obtained, if necessary, from MABCD for the sign.
3) The wall sign allowance shall apply only to the existing south-facing wall sign as illustrated on the approved site plan. All other signage on the subject property shall conform to the Wichita Sign Code unless a separate Zoning Adjustment or Variance is granted.
4) No free standing or portable signs are permitted on-site.
5) The sign shall not be illuminated.

ADOPTED AT WICHITA, KANSAS, this 23 **Day of** June **2026.**

ATTEST:

Scott Wadle,
BZA Secretary

Bob Aldrich, BZA Board Chair



SITE PLAN

APPROVED 7/20/26 BY SND

Liv Apartments
3800 E. 16th
Wichita, KS 67208

Date 04/03/2026

Signage Plan

Pacific AvenueRentals LLC

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 21st day of May, 2026.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 14 day of May, 2026.

KOREY KNEISLEY
My Appointment Expires
10/20/29

Korey Kneisley

Notary Public

(seal)

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

www.wichita.gov

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Rock Hill | The Herald
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San Luis Obispo Tribune
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Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0341154	Legal Ad - IPL0341154	MAPC/BZA	2.0	124.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

LEGAL PUBLICATION

MAPC/BZA June 11, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 11, 2026, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available**.** If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2026-00034: Variance request in the City to allow a 9' by 4'10" wall sign on property zoned B Multi--Family Residential District, generally located on the north side of East 16th Street North, approximately 300 feet west of North Gentry Street (3800 East 16th Street North).

BZA2026-00042: Variance request in the City to allow a reduced width of a Residential-Design Manufactured Home on property zoned TF-3 Two Family Residential, generally located east side of North Wabash Avenue and 100 feet north of East 12th Street North (1306 North Wabash).

CON2026-00062: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the west side of North Edwards Avenue and within 300 feet north of West 3rd Street North (431 North Edwards Avenue).

PUD2026-00012: Zone Change request in the City from TF-3 Two-Family Residential District to PUD Planned Unit Development to create the Blue Lake 3rd Planned Unit Development, generally located north of West MacArthur Road, within three-quarters of a mile west of South West Street.

VAC2026-00019: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the north side of West Mohawk Lane, within 600 feet east of North Meridian Avenue (2219 West Mohawk Lane).

ZON2026-00017: Zone change request in the City from TF-3 Two-Family Residential and B Multi-Family Residential to NR Neighborhood Retail, generally located on the east side of North Topeka Street, within 150 feet north of East 10th Street North (1122 North Topeka Street).

ZON2026-00022: Zone Change request in the City from SF-5 Single-Family Residential District to GC General Commercial District with a Protective Overlay to have shipping containers on the property, generally located on the northwest corner of North Fountain Avenue and East Brooks Avenue (2901 North Fountain).

ZON2026-00023: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build a duplex, generally located on the west side of North Young Street, within one-quarter mile north of West 2nd Street North (407 North Young Street).

ZON2026-00024: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District with Protective Overlay #482 to build duplexes, generally located on the north side of West Maple Street, within one-half mile west of South Ridge Road.

IPL0341154
May 20 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
05/20/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on May 20, 2026, 10:32 AM EDT

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Published www.wichita.gov/LegalNotices on May 21, 2026

MAPC/BZA June 11, 2026

OFFICIAL HEARING NOTICE

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Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics Staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Department staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting.

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

4) Option to View Remotely (Not Participate) The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: www.wichita.gov/Planning.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: **Scott Wadle** 271 W. 3rd Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

WITNESS MY HAND on May 21, 2026

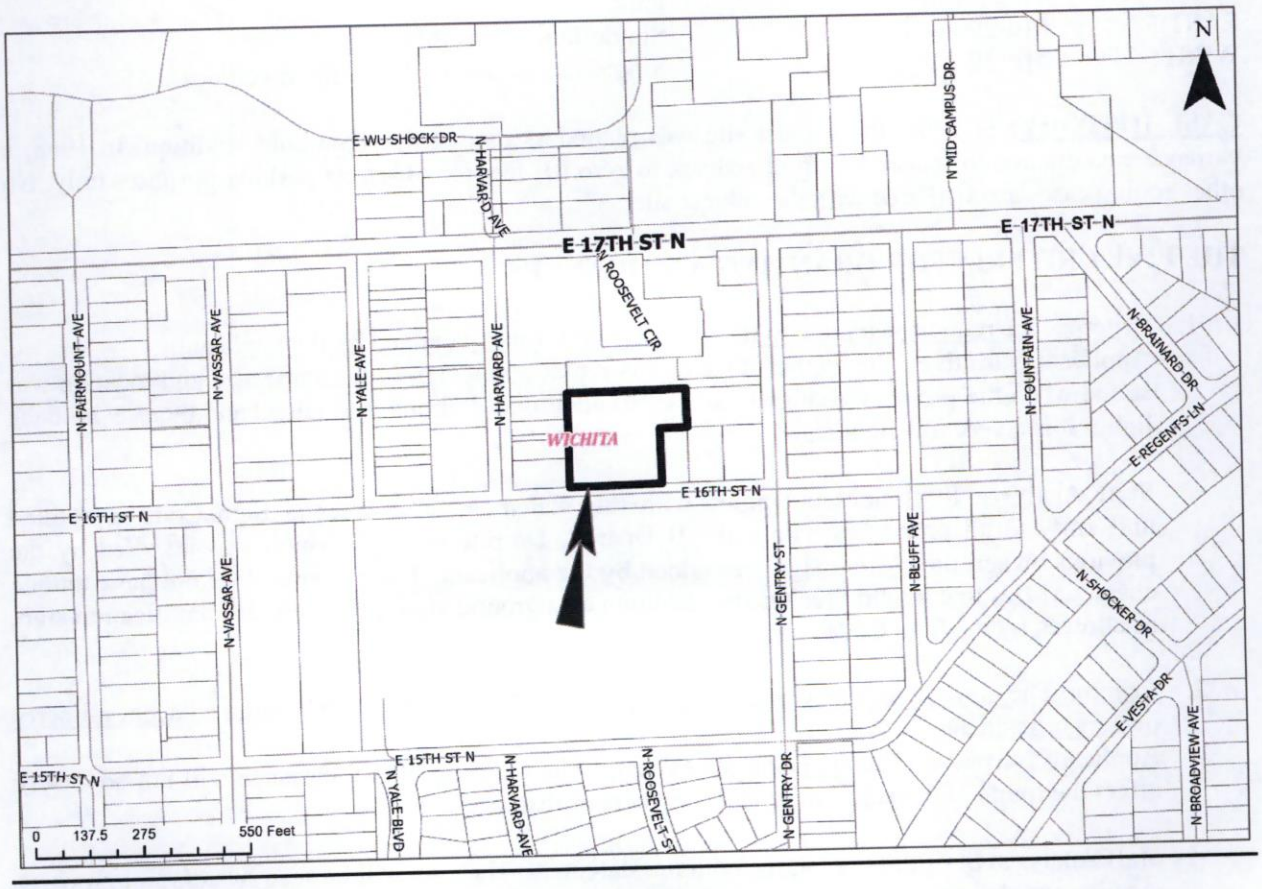
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Wichita-Sedgwick County Zoning Board of Appeals
June 11, 2026

AGENDA ITEM NO. 1

SECRETARY'S REPORT

CASE NUMBER:	BZA2026-00034 (City)
APPLICANT:	Pacific Avenue Rentals LLC (Applicant) / Mark P. Farha (Agent)
REQUEST:	Variance request in the City to allow a wall sign on property zoned B Multi-Family Residential District.
CURRENT ZONING:	B Multi-Family Residential District (B)
SITE SIZE:	1.46 acres
LOCATION:	Generally located on the north side of East 16th Street North, approximately 150 feet east of North Harvard Avenue (3800 East 16th Street North).



JURISDICTION: The Board has jurisdiction to consider the Variance request under the provisions outlined in Kansas Statutes Annotated 12-759 *et. seq.* The Board may grant the request when all five conditions, as required by the statutes, are found to exist.

BACKGROUND: The applicant is requesting a Variance to allow a 4'10" high and 9' long unlit wall sign on property zoned B Multi-Family Residential. No permit was granted for the sign, which was added in approximately 2015 when the property changed ownership. The previous property owner maintained an identification sign in the same location, which exceeded the allowable size for an identification sign. This property has had noncompliant signage since at least 2007. The 1.46-acre property is zoned B Multi-Family Residential District and is generally located on the north side of East 16th Street North, approximately 150 feet east of North Harvard Avenue.

The site is currently developed with a multi-family dwelling. The applicant has already constructed a wall sign on the south facing façade at third floor height. This variance would allow the sign to remain in place.

SURROUNDING DEVELOPMENT: The character of the neighborhood is residential. Properties to the north and northeast are zoned PUD-96 and developed with multi-family dwellings or undeveloped. Property to the east is zoned MF-29 and developed with a single-family dwelling. Property to the south is zoned SF-5 and developed as a city park. Properties to the west are zoned MF-29 and developed with single-family and multi-family dwellings.

ADJACENT ZONING AND LAND USE:

NORTH:	PUD-96	Multi-family dwelling
SOUTH:	SF-5	Park
EAST:	MF-29	Single-family dwelling
WEST:	MF-29	Single-family and multi-family dwellings

CASE HISTORY: In 1966, the subject site was platted as part of the Trombold Addition. In 1968, a variance was granted to reduce the front setback to zero (0) feet for off-street parking purposes only. No other zoning cases are affiliated with the subject site.

THE FIVE CRITERIA FOR GRANTING A VARIANCE:

1. Criteria: The request is unique to this property and was not created by the applicant:
   Applicant Narrative: The applicant states, "A replacement sign of the same size and location was added when the property changed names. No additional lighting was added and there is no back light. It is a very low light sign."

   Staff Analysis: Staff does not agree with this statement. The Wichita Sign Code is applied uniformly to all properties within the B District. Despite the sign which was installed by the previous owner, the current sign was added by the applicant. The property does not have unique characteristics that would preclude the addition of a ground sign, pole sign, or identification sign, as allowed by the Sign Code.

2. Criteria: The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents:
   Applicant Narrative: The applicant states that, "The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents."

   Staff Analysis: Staff does not agree with the statement. The sign will be seen by adjacent property owners, and the approval of this Variance and others like it could have negative visual impacts on nearby property owners. A wall sign is out of character with other residential properties in the area.

3. Criteria: The strict application of the provisions of the zoning code would constitute an unnecessary hardship on the applicant:
   Applicant Narrative: The applicant states that, "The strict application of the provisions of the Sign Code would constitute an unnecessary hardship on the applicant."

Staff Analysis: Staff does not agree with the statement. The applicant has not shown how the application of the Sign Code creates unnecessary hardship. The Sign Code allows for a ground sign, pole sign, or identification sign in the B District. A free standing ground or pole sign with up to 25 square feet in sign area is permitted.

4. Criteria: The Variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community:
   Applicant Narrative: The applicant states, "The variance will not adversely affect the public health, safety, morals, order, prosperity, convenience, general welfare or development of the community."

   Staff Analysis: Staff does not agree with this statement. Staff determines that the granting of the Variance could affect the public health, safety, moral, order, convenience, prosperity, general welfare, or harmonious development of the community. The existence of a wall sign in a residential area could be considered a substantial deviation from the neighborhood context, and it does not promote harmonious development.

5. Criteria: The granting of the Variance will not be opposed to the general spirit and intent of the Unified Zoning Code:
   Applicant Narrative: The applicant states that, "The granting of the variance will not be opposed to the general spirit and intent of the Wichita Sign Code."

   Staff Analysis: Staff does not agree with this statement. The Wichita Sign Code is applied uniformly to all properties within the B District and allows for signage appropriate for residential uses. The spirit and intent of the Code is to promote harmonious development within specified development standards and does not guarantee the continuance of existing noncompliant signage.

LEGAL CONSIDERATIONS: The Board of Zoning Appeals has the following options for actions.

1. Approval – The Board of Zoning Appeals can find that all five conditions necessary to the granting of a Variance exists and can approve the requested Variance. Per the BZA bylaws, any vote by the BZA to approve a Variance requires a majority plus one (1) of the members present and vote. However, there shall not be less than six (6) and the requirement cannot exceed eight (8) votes.

2. Denial – The Board of Zoning Appeals can find that the requested Variance does not meet the five criteria required to grant a Variance. Any vote by the BZA to deny a Variance requires a simple majority of members present and voting.

RECOMMENDATION: The recommendation of Staff is that the request to allow a wall sign on property zoned B Multi-Family Residential District **does not meet** the five criteria required to grant a Variance.

Alternative

Should the Board determine that all five conditions necessary for the granting of the Variance can be found to exist, then it is the recommendation of the Secretary that the following Variance to allow a wall sign on property zoned B Multi-Family Residential District is granted with the following conditions:

1) The site shall be developed in general conformance with the approved site plan and elevation.

2) A sign permit shall be obtained, if necessary, from MABCD for the sign.

3) The wall sign allowance shall apply only to the existing south-facing wall sign as illustrated on the approved site plan. All other signage on the subject property shall conform to the Wichita Sign Code unless a separate Zoning Adjustment or Variance is granted.

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5) The sign shall not be illuminated.

Staff Report Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Future Growth Map
5. Site Photos

Site Plan



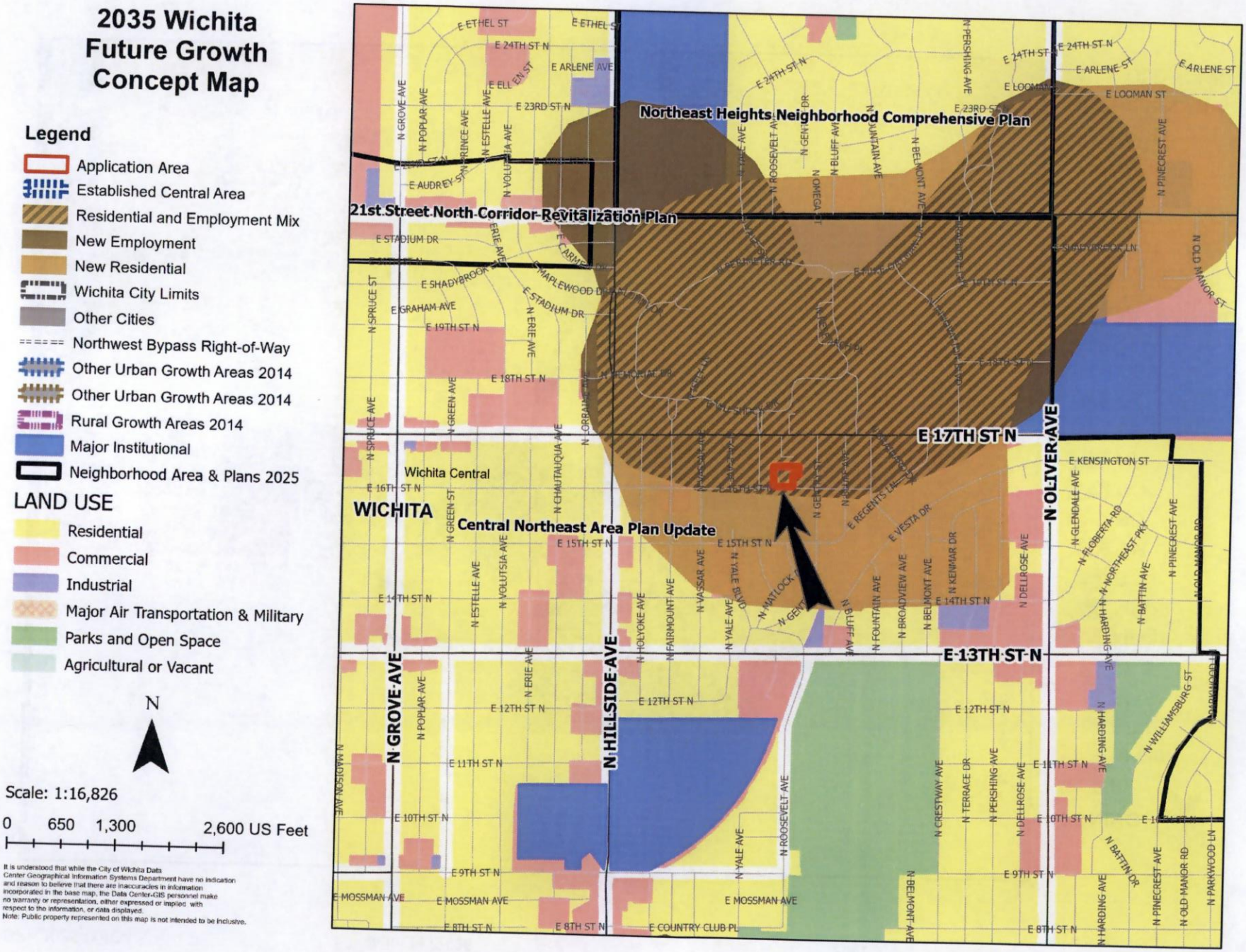
Aerial Map


E 17TH ST N
N ROOSEVELT CIR
N ROOSEVELT CIR
N YALE AVE
N HARVARD AVE
WICHITA
E 16TH ST N
N GENTRY ST
N BLUFF AVE
E REGENTS LN
0 85 170 340 Feet
N

Zoning Map


N PERIMETER RD
N MEMORIAL DR
N ISELY LN
N RESEARCH PL
N INNOVATION BLVD
E WU SHOCK DR
E 17TH ST N
N HILLSIDE AVE
N FAIRMOUNT AVE
N VASSAR AVE
N YALE AVE
N HARVARD AVE
WICHITA
N GENTRY ST
N BLUFF AVE
N FOUNTAIN AVE
N BRAINARD DR
N BELMONT AVE
E 16TH ST N
E REGENTS LN
N SHOCKER DR
E VESTA DR
E 15TH ST N
N ROOSEVELT ST
N MATLOCK DR
N GENTRY DR
N HOLYOKE AVE
N BROADVIEW AVE
N KENMAR DR
E 14TH ST N
N YALE BLVD
N
ZONING
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SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
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OLD TOWN

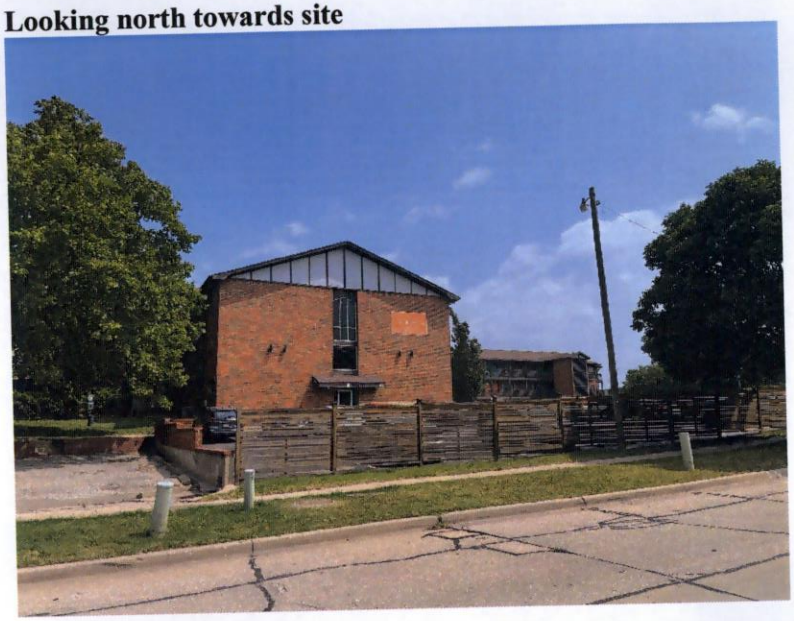
2035 Wichita Future Growth Concept Map



Looking northwest towards site



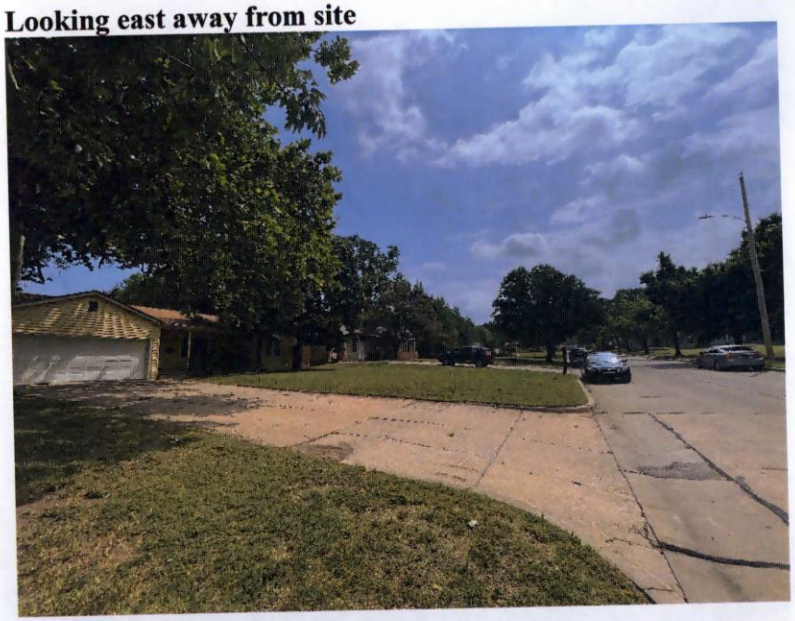
Looking north towards site



Looking northeast towards site



Looking east away from site



Looking south away from site



Looking west away from site

