

POSTED
7-13-76
MAPI ✓
C.I. ✓
8-16-76

ACTION

Case # *BZA-26-76* COMMITTEE *Approved* DATE *7-27-76*

M.A.P.C. _____

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

Case No. BZA 26-76 - WESLEY MED. CTR. requests variance to increase the gross surface areas of directional signs and identification signs on property generally located on the south side of Murdock, west of Rutan, east side of Hill-

to
Staff report is forwarded
to

ACTION

Case # BZA-26-76 COMMITTEE approved DATE 7-27-76

M.A.P.C. _____

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

POSTED
7-13-76
H
MAPD ✓
C.I. ✓
8-16-76
MAY

CASE NO. BZA 26-76 - WESTLEY MED.
CTR. requests variance to increase
the gross surface areas of direc-
tional signs and identification
signs on property generally locat-
ed on the south side of Murdock,
west of Rutan, east side of Hill-

Staff report; agenda to
Ken Stewart

Send Notices to:

200 W. Long
Vernie Loring, Attorney
Sleepy Hollow-Casin.
1357.
Tom Kitch, Attorney Mt

*Flowers borrowed
site plan 8-26-76*

Map No. 5748
 Sec. 14
 Twp. 27
 Range 7E

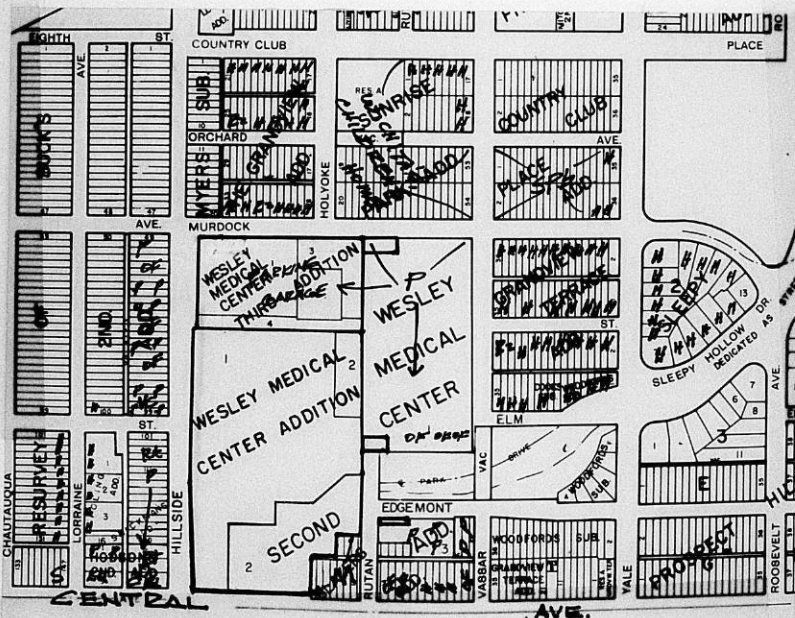
BZA- 26-76
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East OFFICE & PARKING LOT South PARKING LOT & CENTER
 West OFFICE PARKING LOT, RESTAURANT North SINGLE FAM & PARKING
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: HOSPITAL & PARKING LOTS
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



HASTING, MN - LOS ANGELES
 LOGAN ON - MCKENSON, TX U. S. A.

Shirley
 No. 2-153C

RESOLUTION NO. BZA 26-76

WHEREAS, Wesley Medical Center, 550 North Hillside, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita to increase the gross surface area of eight directional on-site signs from the permitted five square feet per sign to nine square feet per sign; and to increase the gross surface area of three directional on-site signs from the permitted five square feet per sign to twenty-five square feet per sign; and to increase the gross surface area of an identification sign from the permitted thirty-two square feet to 216 square feet on property zoned the "A" Two Family Dwelling District, "B" Multiple Family Dwelling District, and "BB" Office District, and legally described as follows:

Wesley Medical Center Addition, Wesley Medical Center Second Addition and Wesley Medical Center Third Addition, except that part lying east of Rutan Avenue; and also the following described tracts, (1) the north 50 feet of the west 110 feet of Lot 1, Wesley Medical Center Second Addition, (2) the south 50 of the west 85 feet of the east 375.83 feet of Lot 1, Wesley Medical Center Second Addition and (3) the north 20 feet of the west 100 feet of Lot 3, Wesley Medical Center Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Hillside between Central and Murdock.

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 July 27, 1976, 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 sign needs of a medical center are much more critical and complex than those of most other uses permitted in the "BB" Office District. The need to efficiently direct traffic to various destinations within the complex would appear to be a unique problem; 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 only lighted signs would be along the major street Hillside and in front of the parking garage. Also, signs that effectively direct vehicular traffic with a minimum of confusion would be to the adjacent property owners' benefit; 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 owner represented in the application inasmuch as they would have to use a less than desired means of identifying and directing the public to the appropriate destination within the complex, which could add confusion and congestion to the traffic pattern in the area; 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 effective and appropriate signage around the medical center would be in the best interest of the general public; 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 large size of subject property coupled with the unique needs associated with a medical center present a situation not adequately covered by the sign restrictions in the "BB" Office District; 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.

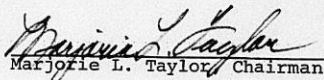
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to increase the gross surface area of eight directional on-site signs from the permitted five square feet per sign to nine square feet per sign; and to increase the gross surface area of three directional on-site signs from the permitted five square feet per sign to twenty-five square feet per sign; and to increase the gross surface area of an identification sign from the permitted thirty-two square feet to 216 square feet on property zoned the "A" Two Family Dwelling District, "B" Multiple Family Dwelling District and "BB" Office District, and legally described as follows:

Wesley Medical Center Addition, Wesley Medical Center Second Addition and Wesley Medical Center Third Addition, except that part lying east of Rutan Avenue; and also the following described tracts, (1) the north 50 feet of the west 110 feet of Lot 1, Wesley Medical Center Second Addition, (2) the south 50 of the west 85 feet of the east 375.83 feet of Lot 1, Wesley Medical Center Second Addition and (3) the north 20 feet of the west 100 feet of Lot 3, Wesley Medical Center Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Hillside between Central and Murdock.

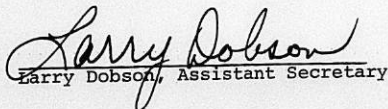
be approved subject to the following conditions:

1. The variance shall be approved for only the 12 signs requested and for the locations as shown on the submitted site plan, as amended.
2. The applicants shall obtain the necessary change of zoning or Board of Zoning Appeals approval for the parking lot at the southeast corner of Rutan and Edgemont, if in fact the parking lot is in violation of the zoning ordinance, prior to that particular sign being placed on the property.

ADOPTED AT WICHITA, KANSAS, this 27th day of July, 1976.


Marjorie L. Taylor, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

August 6, 1976

Mr. Ken Stewart
First National Bank Building
Wichita, Kansas 67202

Subject: BEA Case No. 26-76
Request for Variance

Dear Mr. Stewart:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 27, 1976, in connection with your request for a variance to increase the gross surface area of eight directional on-site signs from the permitted five square feet per sign to nine square feet per sign; and to increase the gross surface area of three directional on-site signs from the permitted five square feet per sign to twenty-five square feet per sign; and to increase the gross surface area of an identification sign from the permitted thirty-two square feet to 216 square feet on property zoned the "BB" Office District, "B" Multiple Family Dwelling District, and "A" Two Family Dwelling District, and generally located in an area bounded on the north by Murdock, on the west by Hillside, on the south by Central, and on the east by Rutan.

This Resolution reflects the official action of the Board to approve the 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,


Larry Dobson
Assistant Secretary

LD:bh
Encl.

cc: Wesley Medical Center and O. C. Estes, 550 N. Hillside, 67214
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 22, 1976



TO Larry Dobson, MAPD

FROM David Furnas, Citizen Participation Coordinator

SUBJECT BZA 24-76 and 26-76

At the regular meeting of Area "I" on July 20 the Council unanimously voted to recommend the request for an exception in BZA 24-76 to establish a child day care center at Fairmount United Church of Christ.

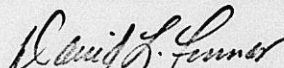
The Council justified their recommendation for the following reasons:

1. Strong need in the neighborhood for a day care center.
2. Such a facility would not have a negative impact on the neighborhood.

The Council also voted unanimously to recommend approval for a variance to the sign ordinance being requested by Wesley Medical Center in BZA 26-76.

The Council justified their recommendation for the following reasons:

1. The sign needs of a hospital to direct the public to their appropriate destination are much more critical and necessary than other uses that might be permitted in a "BB" Office District.
2. The granting of the variance will not have a negative impact on the surrounding neighborhood.
3. The proposed sign would not be incompatible with other signs in the surrounding areas.


David Furnas
Citizen Participation Coordinator

DF:CB:rh



Larvey D.

architectural
graphics

July 12, 1976

Wesley Medical Center

Exterior Signage

1. Emergency S Admitting (Lighted)
2. Admitting S Discharge
3. Employee Parking Only
4. Restricted Parking Only
5. Restricted Emergency Vehicles Parking M
6. Wesley S Medical Arts Parking (Lighted)
7. Wesley S Medical Arts Parking (Lighted)
8. One Way No Pedestrians
9. Private Property Energy Center S Deliveries
10. Private Property No Public Parking In This Area
11. Employee Parking Only
12. 514-515 N. Holyoke Parking W
13. Complex Identification



2102 south broadway wichita, kansas 67211 316-262-1502



architectural
graphics

July 12, 1976

Wesley Medical Center

Exterior Signage

Non-lighted Units:

Non-lighted sign assemblies are constructed from bronze anodized aluminum posts measuring 1 3/4" x 4". The two vertical legs measure 6' above ground level with the sign face measuring 36" between the two posts. Sign faces are made of aluminum, and have white scotchlite reflective sheeting applied to the outside surface. Black lettering is applied to this surface with most lettering measuring 4" to 6" in height. There are a total of nine signs of this type for which we are seeking a variance.

Lighted Units-Standard:

The three lighted units for this complex are constructed of two steel posts with an aluminum cabinet secured between them. The rectangular steel tubing measures 2" x 12" and they will stand 10' above ground level. The internally lighted cabinet measures 5' x 5' and is 1' in thickness. Both faces of each sign will provide direction or information. Capital letter height on these signs is 7 1/2". The illumination is provided by four fluorescent lamps mounted inside each cabinet.

Lighted Complex Identification:

The main identification for the Wesley Medical Center will be provided by one lighted marker to be installed at the corner of Wesley's property at Central and Hillside. This marker will use the same 2" x 12" rectangular steel for structural support. Each of the lighted sign cabinets will measure 6' square. The panels at the top of this marker will serve to identify the Wesley Medical Center, and those on the lower portion will provide the direction for each of the major services or facilities as shown. It was determined that only these few services and facilities would be identified on the main complex identification in order to simplify the design of this unit. Total height above ground for this marker is to be 18'.

2102 south broadway wichita, kansas 67211 316-262-1502

July 29, 1976

Mr. Ken Stewart
First National Bank Bldg.
Wichita, Kansas 67202

Subject: BZA Case No. 26-76
Request for Variance

Dear Mr. Stewart:

At the regular meeting of the Board of Zoning Appeals on July 27, 1976, your request for a variance to increase the gross surface area of eight directional on-site signs from the permitted five square feet per sign to nine square feet per sign; and to increase the gross surface area of three directional on-site signs from the permitted five square feet per sign to twenty-five square feet per sign; and to increase the gross surface area of an identification sign from the permitted thirty-two square feet to 216 square feet on property zoned the "BB" Office District, "B" Multiple Family Dwelling District, and "A" Two Family Dwelling District, and generally located in an area bounded on the north by Murdock, on the west by Hillside, on the south by Central, and on the east by Rutan was considered.

It was the action of the Board to approve this request subject to the following conditions:

1. The variance shall be approved for only the 12 signs requested and for the locations as shown on the submitted site plan, as amended.
2. The applicants shall obtain the necessary change of zoning or Board of Zoning Appeals approval for the parking lot at the southeast corner of Rutan and Edgemont, if in fact the parking lot is in violation of the zoning ordinance, prior to that particular sign being placed on the property.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

Mr. Ken Stewart
July 29, 1976
Page 2

If you have any questions, please call our office.

Very truly yours,



Larry Dobson
Assistant Secretary

LD:bh

cc: Wesley Medical Center, 550 N. Hillside, 67214
O. C. Estes, Senior Vice President, 550 N. Hillside, 62214
Don Gisick, City Clerk
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 26-76

APPLICANT: Wesley Medical Center, 550 N. Hillside,
Wichita, Kansas.

AGENT: O. C. Estes, Senior Vice President,
Administration, Wesley Medical Center,
550 N. Hillside, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to increase
the gross surface area of eight directional
on-site signs from the permitted five square
feet per sign to nine square feet per sign;
and to increase the gross surface area of
three directional on-site signs from the
permitted five square feet per sign to
twenty-five square feet per sign; and to
increase the gross surface area of an
identification sign from the permitted
thirty-two square feet to 216 square feet.

GENERAL LOCATION: Bordered on the north by Murdock, on the
west by Hillside, on the south by Central,
and on the east by Rutan.

ZONING: Subject property is zoned the "BB" Office
District, "B" Multiple Family Dwelling
District, and "A" Two Family Dwelling
District. East is "BB", "B", "A" and "LC"
Light Commercial; north is "B" and "A"; west
is "C" Commercial, "LC" and "B". South is
"C" and "B".

LAND USE: Subject property is the Wesley Medical Center
Complex. South is a large office building
West is developed with assorted retail and
office uses. North is single and two family
residential development and a children's
home. East is single and two family resi-
dential, park and motel.

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 of the following conditions are found to exist:

1. That the variance requested 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.

Secretary's Report

Case No. BZA 26-76

Page 2

2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

The applicant, Wesley Medical Center, is asking for a variance from the sign regulations of the zoning ordinance pertaining to directional signs and identification signs.

Following a period of extensive expansion and building programs, the hospital is desirous of providing appropriate identification and directional signs for control of pedestrian and vehicular traffic to the Medical Center complex. A professional graphics firm has submitted recommended sign designs and sizes to accomplish this goal. Many of the signs are located interiorly within the complex and are not visible to the general public from off-site. These signs are not under consideration before the Board, but are administratively regulated by the Office of Central Inspection.

The signs under consideration by the Board are those proposed to be located at the perimeter of the complex, visible to the general public. The variance request involves a total of twelve signs which exceeds the permitted gross surface area for each of two kinds of signs. The first type of sign is termed an identification sign, which is permitted in this "BB" Office District provided it does not exceed 32 square feet in area. The applicants propose an identification sign to be located at the northeast corner of Central and Hillside. It is designed as the main complex sign and is a four sided structure with copy applied to three of the four sides. The total surface area of the sign would be 216 square feet. The second type of sign is a directional sign. These signs are permitted primarily for the convenience of the public to identify such things as entrances, exits, parking areas, freight entrances, etc. The permitted size of these signs is 5 square feet of area. The applicants propose two different sizes of directional signs; one is 25 square feet in size and proposed for three different locations, to identify the emergency room entrance and the parking garage entrance; the other type is a 9 square foot sign, with eight of these proposed to be located around

the perimeter of the complex to direct traffic and identify various hospital services, entrances and parking lots.

The large identification sign and the three 25 square feet directional signs are proposed to be internally lighted signs. The eight smaller signs would be unlighted. All of the directional signs would be double faced signs.

In evaluating and considering this request, it should be noted that the Wesley complex occupies a very large area of land and generates a great deal of traffic which needs to be efficiently directed to its appropriate destination. If this large tract were broken into several smaller tracts, some of which would probably be zoned "LC" Light Commercial, there would be permitted more signs and more sign surface area than requested here. It is the opinion of the Secretary that the large size of the property and the uniqueness of the use located thereon makes this a logical and proper request. It is noted that the location of one of the proposed directional signs, at the southeast corner of Rutan Street and Edgemont Place, is for a parking lot located in the "A" Two Family Dwelling District, which is not a permitted use unless specifically approved as an exception by this Board.

UNIQUENESS:

It is the opinion of the Secretary that this may be a unique situation inasmuch as the sign needs of a medical center are much more critical and complex than those of most other uses permitted in the "BB" Office District. The need to efficiently direct traffic to various destinations within the complex would appear to be a unique problem.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the requested variance would not adversely affect the rights of adjacent property owners inasmuch as the only lighted signs would be along the major street Hillside and in front of the parking garage. Also, signs that effectively direct vehicular traffic with a minimum of confusion would be to the adjacent property owners' benefit.

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 applicants inasmuch as they would have to use a less than desired means of identifying and directing the public to the appropriate destination within the complex, which could add confusion and congestion to the traffic pattern in the area.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the desired variance would not adversely affect the public interest inasmuch as effective and appropriate signage around the medical center would be in the best interest of the general public.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the requested variance would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the large size of subject property coupled with the unique needs associated with a medical center present a situation not adequately covered by the sign restrictions in the "BB" Office District.

RECOMMENDATION:

If the Board finds the above five conditions to exist, it is recommended that the requested variance be approved subject to the following conditions:

1. The variance shall be approved for only the 12 signs requested and for the locations as shown on the submitted site plan.
 2. The applicants shall obtain the necessary change of zoning or Board of Zoning Appeals approval for the parking lot at the southeast corner of Rutan and Edgemont prior to that particular sign being placed on the property.
-

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 12, 1976

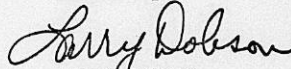
BZA 26-76

TO David L. Furnas, CPO Coordinator
FROM Larry Dobson, Assistant Secretary, BZA
SUBJECT Notice of upcoming Board of Zoning Appeals cases.

Attached are notices of six new cases to be considered at the Board of Zoning Appeals meeting of July 27, 1976.

The sketch maps of the area, which are normally provided with the notices, have not been prepared as of this date but will be available to the area coordinators upon request.

Sincerely,



Larry Dobson
Assistant Secretary

LD:el
Att.

STATEMENT OF APPLICANT IN SUPPORT OF VARIANCE

1. UNIQUENESS:

The applicant describes its facility as an acute care general hospital lying Northeast of the intersection of Hillside and Central and generally confined in a complex with the street perimeters of Hillside, Central, Rutan and Murdock. It has engaged in a substantial capital expansion program dated prior to 1969 and continuously since then. It has substantially increased the building area and includes installation of a major parking garage, the vacation of interior streets and other platting, zoning and building designs, including specifically pedestrian and vehicular traffic planning in order to achieve a medical center campus design. Much of the effort has been participated and contributed because of the concern of the surrounding residential neighborhood for the ill effects of a poorly planned expansion program, particularly with respect to vehicular movement and parking. Although the need for appropriate identification and directional signage would undoubtedly be necessary for other acute care general hospitals in the same zoning district, the need for variance to permit the signs planned by Architectural Graphics for the Medical Center is unique from sign requirements of other uses within the "BB" District.

2. ADVERSE EFFECT:

It is applicant's belief that the granting of the permit for variance will have a favorable effect upon adjacent property owners and residents.

3. UNNECESSARY HARDSHIP:

Absent approval for variance the Medical Center has no way to accomplish the recommendations of experts regarding needed graphics for identification and direction of pedestrian and vehicular traffic to the complex Medical Center premises.

4. PUBLIC INTERESTS:

Applicant submits that the public health, safety, order, convenience and general welfare will be enhanced if variance is approved.

5. INTENT AND SPIRIT OF ZONING ORDINANCE:

Applicant submits that the granting of the variance is consistent with the general spirit and intent of the ordinance to provide necessary communication to the general public and medical-related industry within the framework of a desirable limitation respecting the appearance and effect of signs from the standpoint of public safety, visual pollution, etc.

File

LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

July 2, 1976

JOHN E. BOYER
GEORGE J. HONDROS (1910-1962)
KENNETH P. STEWART
JAMES R. HANSON
ROBERT L. SMITH
JOHN H. GIBSON
MICHAEL B. ROACH

PAUL J. DONALDSON
OF COUNSEL

264-7321
AREA CODE 316

Metropolitan Area Planning Dept.
City of Wichita
Wichita, KS 67202

Attention: Mr. Larry Dobson

Gentlemen:

The corrected description of property covered in
the Application for Variance is as follows:


Wesley Medical Center Addition, Wesley Medical
Center Second Addition and Wesley Medical Center
Third Addition, EXCEPT that part thereof lying
East of Rutan Avenue; and also the following
described tracts:

- (1) The North 50 feet of the West 110 feet of
Lot One Wesley Medical Center Second Addi-
tion;
- (2) The South 50 feet of the West 85 feet of
the East 375.83 feet of Lot One, Wesley
Medical Center Second Addition;
- (3) The North 20 feet of the West 100 feet of
Lot Three, Wesley Medical Center Second
Addition.

The Application for Variance is thus amended and we
request that Security Abstract and Title Co., Inc., file a
corrected ownership list in conformity with this description.
Thanks to all concerned.

Yours very truly,

BOYER, DONALDSON & STEWART

By 

KPS:ts

cc: O. C. Estes
Security Abstract and Title Co., Inc.
Architectural Graphics



BOARD OF ZONING APPEALS
TENTH FLOOR, CITY HALL
455 North Main, Wichita, Kansas 67202

July 6, 1976

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 26-76

An application has been filed by the Wesley Medical Center, 550 North Hillside, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the gross surface area of eight directional on-site signs from the permitted five square feet per sign to nine square feet per sign; and to increase the gross surface area of three directional on-site signs from the permitted five square feet per sign to twenty-five square feet per sign; and to increase the gross surface area of an identification sign from the permitted thirty-two square feet to 216 square feet on property zoned the "A" Two Family Dwelling District, "B" Multiple Family Dwelling District and "BB" Office District, and legally described as follows:

Wesley Medical Center Addition, Wesley Medical Center Second Addition and Wesley Medical Center Third Addition, except that part lying east of Rutan Avenue; and also the following described tracts, (1) the north 50 feet of the west 110 feet of Lot 1, Wesley Medical Center Second Addition, (2) the south 50 feet of the west 85 feet of the east 375.83 feet of Lot 1, Wesley Medical Center Second Addition and (3) the north 20 feet of the west 100 feet of Lot 3, Wesley Medical Center Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Hillside between Central and Murdock.

This application has been assigned Case No. BZA 26-76, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 27, 1976, at 1:30 p.m., in the Public Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

notice
20 notices sent to adjoining property owners
10 notices sent to MAPC
30 notices sent on July 6, 1976
BZA 26-76

1 notice to Verne Lairy, 200 W Douglas
1 notice to Sam Kitch, 125 N Market

1 notice to Wm I. Robinson, 3343 Country Club Place

7 notices to adjoining property owners mailed 7/9/76
67208

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant The Wesley Medical Center

Mailing Address 550 North Hillside Phone 686-2151
Wichita, Kansas 67214

Name of Authorized Agent O. C. Estes, Senior Vice President -
Administration, The Wesley Medical Center

Mailing Address 550 North Hillside Phone 686-2151
Wichita, Kansas 67214

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

II. The variance requested is variance from sign regulations

Code Sections 28.04.139C and 28.04.139E.1.

for property located on the South side of Murdock, West of Rutan
Avenue; the East side of Hillside between Murdock and Central, the North
side of Central between Hillside and Rutan

and legally described as: Wesley Medical Center Addition, Wesley Medical
Center Second Addition and Wesley Medical Center Third Addition, EXCEPT
that part thereof lying East of Rutan Avenue; excluding one sign location
at the southeast corner of the intersection of Murdock and now vacated
Rutan Avenue and also the following described tracts (1) the N 50' of the W 110'
of Lot 1 WMC 2nd add. (2) the S 150' of the W 185' of the E 375.85' of Lot 1, WMC 2nd add.
(3) the N 20' of W 100' of Lot 3 WMC 2nd add.

in the City of Wichita; and which is presently zoned BB, A3B

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. 24-606); 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.

THE WESLEY MEDICAL CENTER

Applicant

Authorized Agent

O. C. Estes, Senior Vice President -

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Administration
Appeals 3:30 (a.m. - 6-29 (p.m)), 19 76
together with appropriate fee of \$50.00.

*rec'd subject to abstract
list, site plan and graphics
T9-402 being submitted by
Thursday.*

Larry Dobson
Signed

Lot	Street	Addition	Property Owner
E 75' 47,49 51,53 55	Vassar	Fairmount Addition	Stella C. Hill, deceased

Addendum Order No. 238685
wh





Deliver to Metropolitan Planning

attn: Larry Dobson

from Kenneth P. Stewart
(Wesley Medical Center)

OWNERSHIP LIST

Lot	Street	Addition	Property Owner
15 exc. St.	Hillside	Myers Subdivision of lots 1 & 3, Blk. 6 Frisco Heights Addition	✓ Nestor R. Weigand, Jr. 20 Norfolk Wichita, Kansas, 67208
16 exc. St.	"	"	D Nestor R. Weigand, Jr. & Luann Weigand 20 Norfolk, Wichita, Kan. 67208
17 exc. St.	"	"	"
18 exc. St.	"	"	"
19 exc. St.	"	"	✓ Robert A. Wolff & Juanita Wolff 1902 E. 17th St. Wichita, Kansas, 67214
29	Orchard	"	D Nestor R. Weigand, Jr. 20 Norfolk, Wichita, Kan. 67208
30	"	"	"
31	"	"	✓ Dean C. Jones, 9738 W. 3rd Wichita, Kansas, 67212
32	"	"	"
33	"	"	D. E. Gleichman & Irene Gleichman Address unknown
34	"	"	"
35	"	"	D Luann H. Weigand, 20 Norfolk Wichita, Kansas, 67208
19	"	Sunrise Park Add.	✓ The Wichita Childrens Home 810 N. Holyoke Wichita, Kansas, 67208
21	"	"	"
23	"	"	"
25	"	"	"
27	"	"	"
29	"	"	"
31	"	"	"
33	"	"	"
35	"	"	"
37	"	"	"
39	"	"	"



Continued page 2

Lot	Street	Addition	Property Owner
20	Murdock	Sunrise Park Add.	The Wichita Childrens Home 810 N. Holyoke Wichita, Kansas, 67208
22	"	"	"
24	"	"	"
26	"	"	"
28	"	"	"
30	"	"	"
32	"	"	"
34	"	"	"
36	"	"	"
38	"	"	"
40	"	"	"
42	"	"	"
44	"	"	"
46	"	"	"
48	"	"	"
50	"	"	"
5	Central	Blazer's Addition	✓ Ralph A. Shenk & Ina M. Shenk 1405 Willow Lane Wichita, Kansas, 67208
6	"	"	"
7	"	"	"
8	"	"	"
9	"	"	"
10	"	"	"
11 exc. E. 15'	"	"	"
E. 5.84' of 13	"	"	✓ A. E. Hiebert, 1530 W. 13th St. Wichita, Kansas, 67203
14	"	"	"
15	"	"	"

Continued page 3

Lot	Street	Addition	Property Owner
16	Central	Blazer's Addition	L. G. Mason, Address unknown
17	"	"	Abraham E. Hiebert ✓ 1530 W. 13th St. Wichita, Kansas, 67203
18	"	"	Sammy Harry Kouri & Jacqueline Minnie Kouri, 619 N. Armour Wichita, Kansas, 67206
S. 40' of 40	Edgemont	"	D A. E. Hiebert, 1530 W. 13th Wichita, Kansas, 67203
S 40' of 41	"	"	"
S 40' of 42	"	"	"
S 70' of W. 10' of 44	"	"	D Ralph A. Shenk & Ina M. Shenk 1405 Willow Lane Wichita, Kansas, 67208
S 70' of 45	"	"	"
S 70' of 46	"	"	"
S 70' of 47	"	"	"
1		Wesley Medical Center Addition	✓ City of Wichita, 455 N. Main Wichita, Kansas, 67202
2		"	"
E 375.83' of 1		Wesley Medical Center 2nd Add.	"
2		"	"
3		"	"
1		Wesley Medical Center 3rd Add.	"
2		"	"
3		"	"
4		"	"
Reserve B. except that part platted as Wesley Medical Center 2nd Add.		Nob Hill Addition	D Wesley Medical Center 550 N. Hillside Wichita, Kansas, 67214

Continued page 4

Lot	Street	Addition	Property Owner
39	Hillside	Resurvey of Bucks 2nd Addition	✓ Eugene E. Zakas & John Zakas 105 S. Ridgewood Wichita, Kansas, 67218
41	"	"	"
43	"	"	"
45	"	"	"
47	"	"	"
49	"	"	Charles R. Craft & Ida Alice Craft, Address unknown
51	"	"	"
53	"	"	✓ Mary J. Blood, 3427 Edgemont Pl. Wichita, Kansas, 67208
55	"	"	"
57	"	"	"
59	"	"	"
61	"	"	"
63	"	"	"
65	"	"	Fourth National Bank & Trust Co., 100 N. Broadway ✓ Wichita, Kansas, 67202
67	"	"	"
69	"	"	"
71	"	"	"
73	"	"	"
75	"	"	"
77	"	"	"
79	"	"	"
N 15' of 81	"	"	"
81 exc. N 15'	"	"	✓ Jack W. Kice, 3021 E. Clark Wichita, Kansas, 67211
83	"	"	"
85	"	"	"
87	"	"	"

Continued page 5

Lot	Street	Addition	Property Owner
101	Hillside	Resurvey of Bucks 2nd Addition	Gladys Oweida Snodgrass, Trustee Address unknown
103	"	"	"
105	"	"	"
107	"	"	"
109	"	"	✓ Browns Grills, Inc. 545 N. Hillside Wichita, Kansas, 67214
111	"	"	"
1		Schuckman's Add.	"
2		"	"
3		"	"
4		"	"
5		"	"
6		"	"
7		"	"
8		"	✓ Herman W. Beutell & Helen G. Beutell, 115 S. Rutan, Apt. 3C Wichita, Kansas, 67218
9		"	"
N 24.41' of 10		"	"
S. .54' of 10		"	✓ Roy Hawk & Cleora R. Hawk 2533 N. Belmont, Wichita, Kansas, 67220
4		Hodsons 2nd Add.	"
N 26' of 5		"	"
S. 24' of 5 exc. W. 60'		"	✓ Cleora R. Hawk, 2533 N. Belmont Wichita, Kansas, 67220
6 exc. W. 60'		"	"
W 60' of S. 24' of 5		"	✓ Dunn Investment Company 7834 E. Douglas, Wichita, Kan. 67206
W. 60' of 6		"	"

Continued page 6

Lot	Street	Addition	Property Owner
H		Maple Grove Add.	✓ Continental Oil Company 8001 E. Pawnee Wichita, Kansas, 67207
N 70' of 5		Howards Addition to College Hill	✓ William H. Mack, sole Trustee of National Investment Trust 3860 Whitney Ave. Hamden, Connecticut
S. 50' of N 120' of 5		"	"
E. 56.75' of 6		"	"
Beg. 74.62' S. of NW cor lot 8, th. S. 49.93', th. E. 151.74' to a pt. 124.81' S. of N ln. lot 8, th. N. 49.93', th. W. 151.74', to p.o.b.		"	"
W. 50' of lot 6		"	✓ Hettie L. Mercer, ^{18 Cypress 67206} Earl Richard Goodin, Theresa Marie Foltz & Helen Margaret Fine Address unknown
W. 45' of E. 101.75' of lot 6		"	✗ Ellen M. Hibbard Address unknown <i>now found</i>
Beg. at the NW cor of lot 8, th. S. 74.62', th. E. 141.75', to a pt 74.88' S. of N. line of lot 8, th. N. 74.88' to N. line of lot 8, th. W. 141.75' to p.o.b.		"	✓ H. A. Loshbaugh & Vera M. Loshbaugh, 120 N. Belmont Wichita, Kansas, 67208
19	Central	Blazer's Addition	✓ Sammy Harry Kouri <i>(not checked)</i> Jacqueline Minnie Kouri <i>of previous</i> 619 N. Armour <i>do not</i> Wichita, Kansas, 67203 <i>one</i>
20	"	"	"
21	"	"	"
22 except S 10' for St.	"	"	✓ Automobile Club of Kansas Inc. 3340 E. Central Wichita, Kansas, 67208
23 except S 10' for St.	"	"	"
30 S 40'	Edgemont	"	"
30 N 100'	"	"	"

Continued page 7

Lot	Street	Addition	Property Owner
31 S 40'	Edgemore	Blazer's Addition ✓	Automobile Club of America 3340 E. Central Wichita, Kansas, 67208
31 N 100'	"	"	"
38 S 40'	"	"	A. E. Hiebert 1530 W. 13th Wichita, Kansas, 67203
39 S 40'	"	"	"

The Security Abstract & Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of the following property to-wit:

Wesley Medical Center Addition, Wesley Medical Center Second Addition and Wesley Medical Center Third Addition, except that part thereof lying East of Rutan Avenue.

- (1) The North 50 feet of the West 110 feet of Lot One Wesley Medical Center Second Addition;
- (2) The South 50 feet of the West 85 feet of the East 375.83 feet of Lot One, Wesley Medical Center Second Addition;
- (3) The North 20 feet of the West 100 feet of Lot Three, Wesley Medical Center Second Addition.

as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 29th day of June, 1976 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Seale

Vice-President

Order No. 239219
239530

LAW OFFICES
BOYER, DONALDSON & STEWART
1030 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

Memorandum

264-7321
Area Code 316

Date:

map'
5748

Re:

To:

From:

Curtis Timmons of Security Abstract & Title Co., Inc., will deliver the ownership list to the MAPD as soon as it is completed.

Form 2 021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By