

BZA 37-88 - Central Christian Church req
variance to inc. permitted size of bull.
bd sign from 25 to 48 sq. ft. on "AA"
prop located at 2900 N. Rock Road.

ACTION

BZA. 37-88 Approved 8/23
DATE

200' Sign 9-9-88
Checked 20
Shot 9-21
Record 9-21-88

6050

DATA SHEET

MAP NO.: 6050D

CASE NO. BZA 37-88

(CPO 2A, 8/22/88)

REQUEST: Variance to increase the permitted size of a bulletin board sign from 25 sq. ft. to 48 sq. ft.

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: Southeast corner of 29th St. N. and Rock Road (2900 N. Rock Road)

APPLICANT: Central Christian Church
 ADDRESS: 2900 N. Rock Road
 Wichita, KS 67226

PHONE: 688-4400

AGENT: Ron Grover, Minister of Administration
 ADDRESS: Central Christian Church

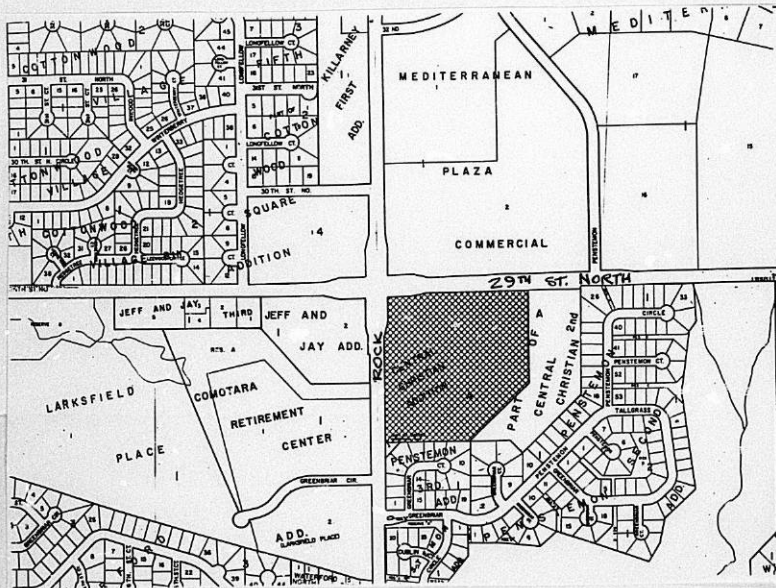
PHONE: 688-4400

AREA DATA

Acres: ~~29.6~~ ^{19.6} acres

Adjacent Zoning and Land Use:

North	"LC"	_____
South	"AA"	_____
East	"AA"	_____
West	"LC"	_____



HASTINGS MN
 LOS ANGELES-CHICAGO-LODAN, OH
 MCREGGOR 73 LOCUST GROVE, GA
 U.S.A.

Shiloh
 No. 2-153C

BZA RESOLUTION NO. 37-88

WHEREAS, Central Christian Church, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted size of a bulletin board sign from 25 sq. ft. to 48 sq. ft. on property zoned the "RA" One-Family Dwelling District and legally described as follows:

Lot A, Central Christian Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 29th Street North and Rock Road (2900 N. Rock Road).

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 August 23, 1988, 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 site is 19 acres in size and is located at the intersection of two major arterials with light commercial zoning and/or uses on the other three corners which are permitted signs of much greater size; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the sign will be located at least 450 feet from the nearest multi-family dwelling and 700 feet from the nearest single-family dwelling, and nearby commercial uses have even larger signs than will be permitted for this church; 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 only alternative available would be for the applicant to seek a change of zoning to a district comparable to the other corners of this intersection, which could be an additional expense and time to accomplish the same purpose; 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 location of the sign will be far enough back from the curb on Rock Road and the driveway entrance into the church to not create sight distance problems for motorists and the location does not encroach any utility easements or street right-of-way; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the regulations for most uses located on major streets allow for larger signs, based on length of street frontage, whereas the residential districts do not have such a provision for an increase above the basic square footage; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

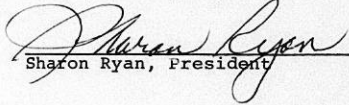
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to increase the permitted size of a bulletin board sign from 25 sq. ft. to 48 sq. ft. on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot A, Central Christian Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 29th Street North and Rock Road (2900 N. Rock Road).


subject to the following conditions:

1. The church shall be permitted only one bulletin board type sign, unless additional variances are requested and granted, and the message area of the sign shall be no larger than 48 square feet.
2. The bulletin board sign shall be located along Rock Road atop the berm where the identification signs are now located (approximately 360 feet south of 29th Street North).
3. The bulletin board sign shall be lighted only indirectly and with white light only.
4. The messages on the bulletin board sign shall pertain only to events at this church.

ADOPTED AT WICHITA, KANSAS, this 23rd day of August, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

BZA INSPECTION SHEET

MAP NO.: 6050D

CASE NO. BZA 37-88

(CPO 2A, 8/22/88)

REQUEST: Variance to increase the permitted size of a bulletin board sign from
25 sq. ft. to 48 sq. ft.

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: Southeast corner of 29th St. N. and Rock Road
(2900 N. Rock Road)

APPLICANT: Central Christian Church
ADDRESS: 2900 N. Rock Road
Wichita, KS 67226

PHONE: 688-4400

AGENT: Ron Grover, Minister of Administration
ADDRESS: Central Christian Church

PHONE: 688-4400

HEARING DATE: 8/23/88

BZA ACTION: *Approve*

FOLLOW-UP DATES: *None*

RESPONSE BY MAPD:

RESPONSE BY CID:

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 286-4561

August 24, 1988

Mr. Ron Grover, Minister of Admin.
Central Christian Church
2900 N. Rock Road
Wichita, KS 67226

Re: BZA 37-88 - Variance to increase size of bulletin board sign
at 2900 N. Rock Road

Dear Mr. Grover:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on August 23, 1988. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

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

Sincerely,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

BZA RESOLUTION NO. 37-88

WHEREAS, Central Christian Church, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted size of a bulletin board sign from 25 sq. ft. to 48 sq. ft. on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot A, Central Christian Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 29th Street North and Rock Road (2900 N. Rock Road).

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 August 23, 1988, 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 site is 19 acres in size and is located at the intersection of two major arterials with light commercial zoning and/or uses on the other three corners which are permitted signs of much greater size; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the sign will be located at least 450 feet from the nearest multi-family dwelling and 700 feet from the nearest single-family dwelling, and nearby commercial uses have even larger signs than will be permitted for this church; 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 only alternative available would be for the applicant to seek a change of zoning to a district comparable to the other corners of this intersection, which could be an additional expense and time to accomplish the same purpose; 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 location of the sign will be far enough back from the curb on Rock Road and the driveway entrance into the church to not create sight distance problems for motorists and the location does not encroach any utility easements or street right-of-way; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the regulations for most uses located on major streets allow for larger signs, based on length of street frontage, whereas the residential districts do not have such a provision for an increase above the basic square footage; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

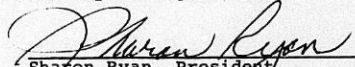
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to increase the permitted size of a bulletin board sign from 25 sq. ft. to 48 sq. ft. on property zoned the "AA" One-Family Dwelling District and legally described as follows:

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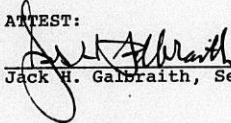
subject to the following conditions:

1. The church shall be permitted only one bulletin board type sign, unless additional variances are requested and granted, and the message area of the sign shall be no larger than 48 square feet.
2. The bulletin board sign shall be located along Rock Road atop the berm where the identification signs are now located (approximately 360 feet south of 29th Street North).
3. The bulletin board sign shall be lighted only indirectly and with white light only.
4. The messages on the bulletin board sign shall pertain only to events at this church.

ADOPTED AT WICHITA, KANSAS, this 23rd day of August, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

THE CITY OF WICHITA

TO: Louise Oliverez, Principal Planner

DATE: August 23, 1988

FROM: Barry L. Carroll, Administrative Aide III ^{BLC}

SUBJECT: BZA 37-88: SE Corner of 29th
Street North & Rock Road
(2900 N. Rock Road)

On Monday, August 22, CPO Rockwell/Northeast Neighborhood Council 2A considered the captioned case, a request for a variance to increase the permitted size of a bulletin board sign from 25 square feet to 48 square feet on property zoned the "AA" One-Family Dwelling District.

Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After a brief discussion, the CPO Council voted 7-0 to recommend approval of the request, subject to staff's comments.

The agent, Ron Grover, Administrator of the Central Christian Church, was present to describe the request and respond to questions from the Council. Mr. Grover indicated that the church needed a larger sign that would display church-related information.

There were no area residents present to either support or oppose the request.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 37-88 is considered.

BLC:blc

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 3

August 23, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 37-88

OWNER/APPLICANT/AGENT: Central Christian Church (owner/applicant)
Ron Grover, Minister of Administration
(agent)

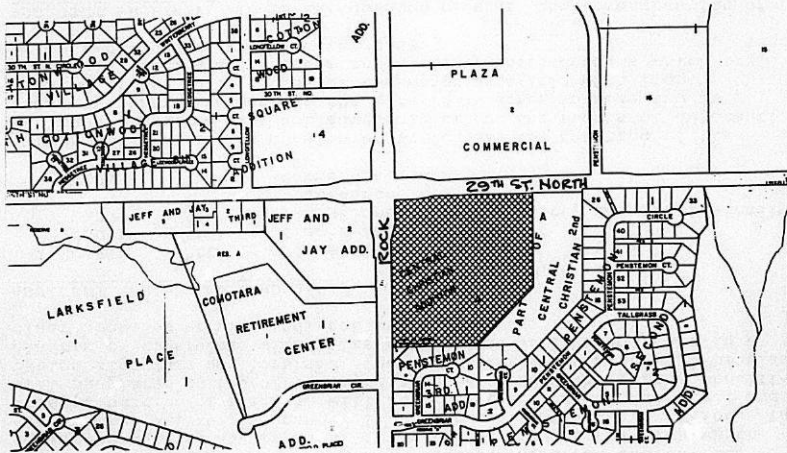
REQUEST: Variance to increase the permitted size of a
bulletin board sign from 25 sq. ft. to 48 sq.
ft.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 19.6 acres

LOCATION: Southeast corner of 29th St. North and Rock
Road

PROPOSED USE: Church bulletin board sign



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.

BACKGROUND: The applicant is requesting a variance to increase the size of a "bulletin board" sign for Central Christian Church from 25 square feet to 48 square feet. Only the portion of the sign which conveys the message is counted in the square footage calculation. The message portion of the sign will be 12 feet long and 4 feet tall and will be placed on top of the berm along Rock Road where the identification signs are now located. The material for the sign will be black plastic or fiberglass with white letters and will be enclosed in a clear lense cover with indirect white lighting.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Commercial uses
SOUTH	"AA"	Single-family residences
EAST	"AA"	Undeveloped church property and single-family residences
WEST	"LC"	Commercial uses

UNIQUENESS: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the site is 19 acres in size and is located at the intersection of two major arterials with light commercial zoning and/or uses on the other three corners which are permitted signs of much greater size.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the sign will be located at least 450 feet from the nearest multi-family dwelling and 700 feet from the nearest single-family dwelling, and nearby commercial uses have even larger signs than will be permitted for this church.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the only alternative available would be for the applicant to seek a change of zoning to a district comparable to the other corners of this intersection, which would be an additional expense and time to accomplish the same purpose.

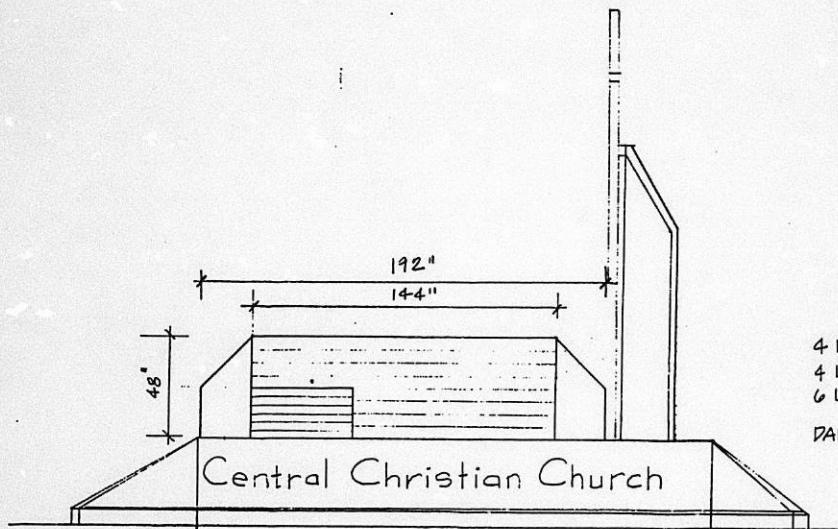
PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the location of the sign will be far enough back from the curb on Rock Road and the driveway entrance into the church to not create sight distance problems for motorists and the location does not encroach any utility easements or street right-of-way.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the regulations for most uses located on major streets allow for larger signs, based on length of street frontage, whereas the residential districts do not have such a provision for an increase above the basic square footage.

BZA 37-88 - Page 3

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted, subject to the following conditions:

1. The church shall be permitted only one bulletin board type sign, unless additional variances are requested and granted, and the message area of the sign shall be no larger than 48 square feet.
2. The bulletin board sign shall be located along Rock Road atop the berm where the identification signs are now located (approximately 360 feet south of 29th Street North).
3. The bulletin board sign shall be lighted only indirectly and with white light only.
4. The messages on the bulletin board sign shall pertain only to events at this church.



4 LINES 6" LETTERS 144" LONG
 4 LINES " " 96" LONG
 6 LINES 4" LETTERS 48" LONG
 DARK BACKGROUND W/WHITE COPY

ELEV. - CHANGEABLE LETTER BOARD

BZA 37-88

1/4" = 1'-0"

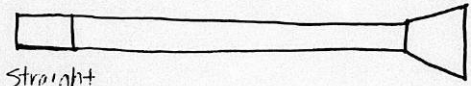
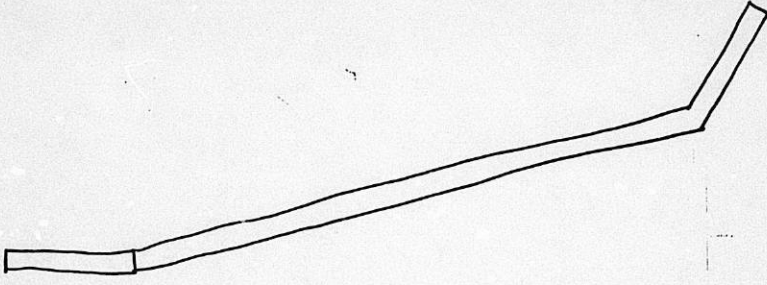
GRAPHICSSYSTEMS
 313 10A WICHITA, KANSAS 67211
 316-267-4171

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JOB TITLE

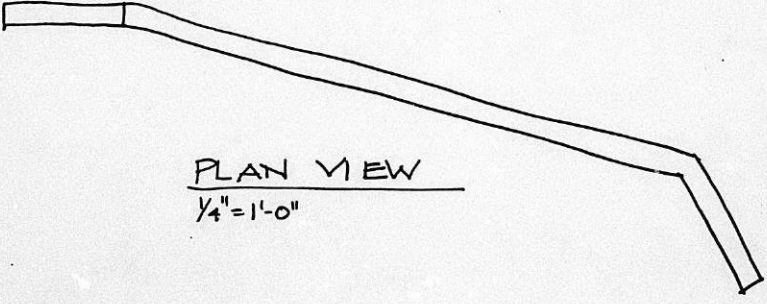
CENTRAL CHRISTIAN CHURCH

Central Christian Church
2900 N. Rock Road
Wichita, Ks. 67226-1198



Straight
post w/
angled
top

flanged
post w/
angled top



PLAN VIEW
1/4" = 1'-0"

BZA 37-88

BZA CASE NO. 37-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

1 NOTICES SENT TO APPLICANT/AGENT

12 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 7/29/88

1 NOTICE SENT TO CPO

2 NOTICES SENT TO CITY MANAGER & CITY
COUNCIL REPRESENTATIVE TO DISTRICT

4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Olivarez
Bob Young
Karen Crook

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

July 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 37-88

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 Central Christian Church requesting a variance.

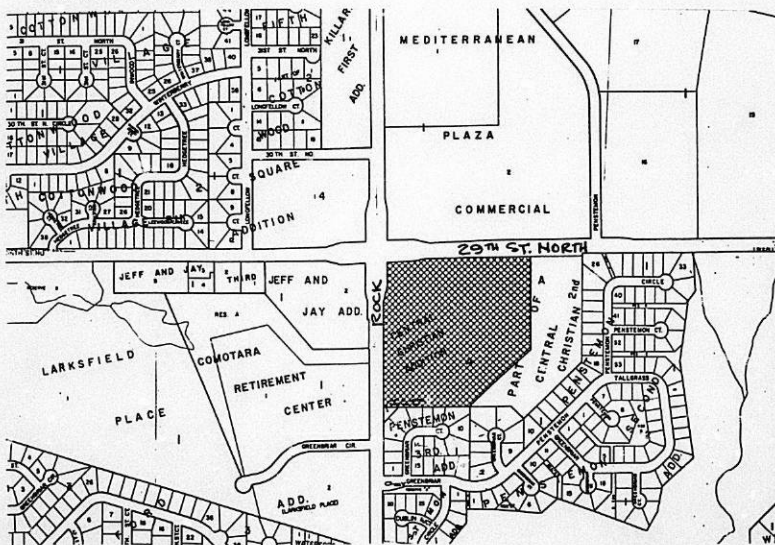
Pursuant to Section 2.12.590.B, Code of the City of Wichita, the applicant is requesting a variance to increase the permitted size of a bulletin board sign from 25 sq. ft. to 48 sq. ft. on property zoned the "AA" One-Family Dwelling District. A legal description of the applicant's property is as follows:

Lot A, Central Christian Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 29th Street North and Rock Road (2900 N. Rock Road).

This application has been assigned Case No. BZA 37-88. It will be considered by the Board of Zoning Appeals on Tuesday, August 23, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main, Wichita, Kansas. If you have no interest in or objections to 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 2A will consider this case at their meeting to be held on August 22, 1988, at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th St. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



(_____) Published in The Daily Reporter, July 29, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 23rd day of August, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 N. Main, Wichita, Kansas, will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 36-88 - Mr. and Mrs. A. J. Grochowsky, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the required lot area from 6,000 sq. ft. to 5,360 sq. ft. on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot 11, Block 13, FRUITVALE PARK, Wichita, Sedgwick County, Kansas, except the west 100 feet thereof. Generally located on the north side of Third Street in an area east of Flora (5406 W. Third Street).

2. Case No. BZA 37-88 - Central Christian Church, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted size of a bulletin board sign from 25 sq. ft. to 48 sq. ft. on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lot A, Central Christian Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 29th Street North and Rock Road (2900 N. Rock Road).

3. Case No. BZA 38-88 - Sand Castle Professional Child Care, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child care center on property zoned the "R-5" General Residence District and legally described as follows:

Lot 2, Block 1, Killarney Plaza Second Addition, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 36th Street North in an area west of Rock Road.

4. Case No. BZA 39-88 - Hilltop Evangelical Fellowship, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to permit off-street parking spaces and circulation aisle to occupy part of the required front yard on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lots 19, 20 and 22, Block A, Hilltop Manor, a replat of parts of Hilltop Manor and Hilltop Manor Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Bluffview between Lincoln and Bayley.

5. Case No. BZA 40-88 - Lawrence E. Hack, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a mobile home on property zoned the "E" Light Industrial District and "AA" One-Family Dwelling District and legally described as follows:

The south three acres of the E 1/4 of the SW 1/4 of the SE 1/4 of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the East 180.37 feet thereof. Generally located on the north side of 55th St. South, 1/3-mile west of Hydraulic.

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals 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 exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 29th day of July, 1988.

Jack H. Galbraith, Secretary
Board of Zoning Appeals

8-23-88

APPLICATION FOR VARIANCE

I. Applicant Central Christian Church
 Address 2900 N. Rock Road, Wichita KS Zip Code 67226 Phone 688-4400
 Agent Ron Grover, Minister of Administration
 Address (SAME) Zip Code Phone
 Relationship of applicant to property is that of OWNER
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to allow for a 48 sq. ft. double sided sign in an area
~~zoned for 25 sq. ft. signs allowed.~~ an increase in the permitted
size of a "bulletin board" sign from 25 square feet to 48 square feet
 on property zoned Residential "AA" One-family dwelling district which is
 ft by ft (or 29.6 acres) in size, legally described as:
~~CENTRAL CHRISTIAN CHURCH~~
Lot A, Central Christian Addition, and
~~Central Christian - Lot "A" - 2nd Addition~~
an addition to Wichita, Sedgewick County, Kansas.

at the southeast corner of 59th Street North and Rock Road
 and located A (2900 North Rock Road)
 (SEE ATTACHED SHEET)

in the City of Wichita.

- 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. 39-285); 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 Sedgewick 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.

Central Christian Church
 2900 N. Rock Road
 Wichita, Ks. 67226-1198

Applicant _____

Authorized Agent Ron Grover

Ron Grover
 Minister of Administration

OFFICE USE ONLY:

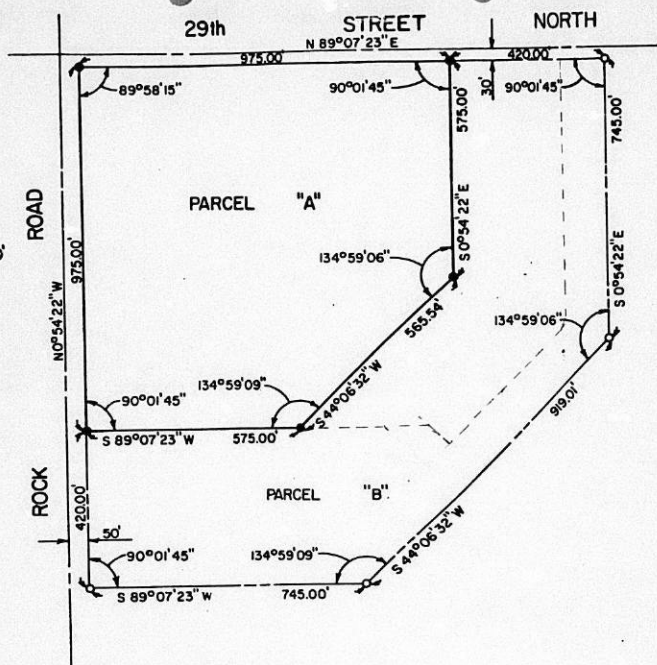
Map No. 6050 D Zoning: (N) LC (S) AA (E) AA (W) LC CPO 2A 8-22

Received in Office of Secretary, Board of Zoning Appeals, 11 (a.m./p.m.),
7-14, 1988, together with appropriate fee of .

Signed Louise Alvares



SCALE: 1"=300'



LEGAL DESCRIPTION

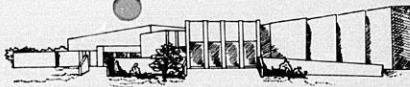
PARCEL "A"

That part of the northwest quarter of Section 5, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as follows:

Beginning at the southeast corner of Rock Road and 29th Street North, said point being 50.00 feet east and 30.00 feet south of the northwest corner of said Section 5; thence along said south line bearing N89°07'23"E, 975.00 feet; thence southerly, parallel with the west line of said northwest quarter, bearing S0°54'22"E, 575.00 feet, thence S44°06'32"W, 565.54 feet; thence westerly, parallel with the north line of said northwest quarter, bearing S89°07'23"W, 575.00 feet to the east line of Rock Road; thence along said east line bearing N0°54'22"W, 975.00 feet to the point of beginning. Containing 19.99 acres more or less.

Central Christian Church

2900 North Rock Road Wichita, Kansas 67226 316-688-4400
Joe Wright, Senior Minister/Evangelist



July 12, 1988

Board of Zoning Appeals
City of Wichita
City Hall
455 N. Main
Wichita KS 67202

Dear Sirs:

Central Christian Church is requesting a variance to allow for a larger sign to be constructed on the church property that is zoned "residential". The residential zoning allows churches to have a sign with a maximum of 25 sq. ft. of surface space.

Central Christian Church is requesting the variance to allow for a sign of 48 sq. ft. of surface space.

The location of the sign is on the east side Rock Road about 360 ft. south of 29th St.; and yet we have another 640 ft. south of the proposed sign to the southern boundary of our property. The sign would be at least 700 ft. from the nearest residential building.

All of the property across the street on Rock Road and north on Rock Road is zoned commercial and a considerable amount of commercial construction has already taken place. Commercial signs are the norm in this area.

*The proposed sign will be professionally constructed and installed-

*The looks and function of the sign will be attractive-

*The size is appropriate in comparison to the size of our property and our building-

*The area is well lighted at night, so that the lighted sign will not be a distraction to the community-

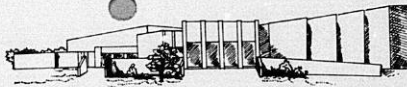
*No residential housing is within 700 ft. of the sign location-

.....

"Jesus loves you & so do we."

Central Christian Church

2900 North Rock Road Wichita, Kansas 67226 316-688-4400
Joe Wright, Senior Minister/Evangelist



(City of Wichita, Zoning, p. 2)

*The sign location is well back from the street and all intersections-

*The use of the sign will be to promote the religious activities of the church and related church programs, which are in the best interest of the public-

The intent of the church is to construct the sign once the zoning variance has been approved and the church has raised the necessary funds for the construction of the sign.

We ask that you act favorably on this zoning variance request!

Supporting document enclosed with this request are:

Site plan showing our property with the location of the proposed sign and distances from the boundaries of our property.

8 x 10 photograph of a current site plan showing all of the area around the intersection of 29th and Rock Road.

Smaller photographs taken at the sign location showing the view around the sign area.

Drawing of the proposed sign as provided by Graphic Systems of Wichita.

Listing of all property owners within a 200 ft. area of the church property provided by Security Abstract of Wichita.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ron Grover". The signature is written in a cursive style.

Ron Grover
Minister of Administration

"Jesus loves you & so do we."

OWNERSHIP LIST

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
Lot A	Central Christian Addition	Central Christian Church of Wichita 2900 North Rock Road 67226
Lot A	Central Christian Second Addition	Same as above
That part of Lot A, desc. as: Beginning at the NW Corner of said Lot, thence Easterly along the south right of way line of 29th Street North bearing North 89°07'23" East, 323 feet; thence South 0°54'22" East, 674.52 feet; thence South 44°06'30" West, 514.88 feet; thence North 45°53'30" West 113.49 feet; thence South 89°07'23" West, 250 feet; thence North 44°06'30" East, 530.20 feet thence North 0°54'22" West. 580 feet to the point of beginning.	"	Same as above
Lot A	"	Same as above
That part of Lot A, desc. as: Beginning at the SW corner of Lot A, thence along the southerly line of said Add. bearing North 89°07'23" East, 100 feet; thence South 44°06'30" West, 141.39 feet to the east right of way line of Rock Road; thence Northerly along said east line bearing North 0°54'22" West, 100 feet to the point of beginning.	"	Same as above
Lot 5	Block 1 Penstemon Second Addition	Thomas E. Angulo Lora A. Angulo 8226 Greenbriar Court 67226
Lot 6	"	Steven Lee Speight Linda Liberti Speight 8232 Greenbriar Court 67226
Lot 7	"	K. Lynn Cress Lisa M. Cress 8236 Greenbriar Court 67226
Lot 8	"	Bruce Pitts Jan Pitts P.O. Box 1307 Hutchinson, Ks. 67504 <i>outside 300'</i>

Property Description	Addition	Property Owner
Lot 9 Block 1	Penstemon Second Addition "	Timothy P. Cotter Doreen M. Cotter 8248 Greenbriar Court 67226
Lot 10	"	Kenneth L. Bull Carmen M. Bull 8302 Greenbriar Court 67226
Lot 11	"	James P. Gurzynski Kathleen L. Gurzynski 8306 Greenbriar Court 67226
Lot 12	"	Averett S. Tombes Jane C. Tombes 2803 Penstemon 67226
Lot 13	"	Penstemon Company 200 Douglas Building 67202
Lot 14	"	Penstemon Company 200 Douglas Building 67202
Lot 15	"	Randolph Brent Worrell Gale Eileen Worrell 2819 Penstemon 67226
Lot 16	"	Robert B. Cortelyou Susan L. Cortelyou 2831 Penstemon 67226
Lot 17	"	Steven R. Gengler Marilyn S. Gengler 2841 Penstemon 67226
Lot 18	"	Bruce E. Anderson Lana A. Anderson 2903 Penstemon 67226
Lot 19	"	Douglas D. Johnson Dalene K. Johnson 2909 Penstemon 67226
Lot 20	"	Jeffrey R. Schramm Brenda J. Schramm 2919 Penstemon 67226

*entire page outside of 200'
notification area*

Property Description		Addition	Property Owner
		Penstemon Second Addition	
Lot 21	Block 1	"	Stuart R. Collier Kelley Collier 2933 Penstemon 67226
Lot 22	"	"	Walter R. Bilgram Ramona A. Bilgram 2947 Penstemon 67226
Lot 23	"	"	William D. Ferm, Jr. Kimberly L. Ferm 2957 Penstemon 67226
Lot 24	"	"	Jerry A. Burum Susan P. Burum 2963 Penstemon 67226
Lot 25	"	"	Emeline B. Abay D.M.D. 967 Penstemon 67226
Lot 26	"	"	Max R. Sutton Cathy A. Sutton 2971 Penstemon 67226
Lot 27	"	"	Penstemon Company 200 Douglas Building. 67202
Lot 40	"	"	Same as above
Lot 41	"	"	Same as above
Lot 52	"	"	Same as above
Lot 53	"	"	Paul S. Friedrich Mary Jo Friedrich 2868 North Tallgrass 67226
Reserve A		"	Penstemon Homeowners Association Building 1900 8100 East 22nd North 67226
		Penstemon Third Addition	
Lot 3	Block 1	"	Mark T. Metz Lynda L. Carrier Metz 8016 Greenbriar Court 67226

entire page outside 500' notification

Property Description	Addition	Property Owner
Penstemon Third Addition		
Lot 4	Block 1	" Slawson Residential Development Company 10300 West Central 67212
Lot 5	"	" Same as Above
Lot 6	"	" Same as Above
Lot 7	"	" James N. Van Bibber Carol L. Van Bibber 8104 Greenbriar Court 67226
Lot 8	"	" Slawson Residential Development Company 10300 West Central 67212
Lot 9	"	" Same as Above
Lot 10	"	" Nies Construction Inc. 9415 E. Harry 67207
Lot 11	"	" Steven N. Nave Susan A. Nave 8130 E. Greenbriar ^{Court} Road 67226
Lot 12	"	" Slawson Residential Development Company 10300 West Central 67212
Lot 13	"	" Same as above
Lot 14	"	" Sproul Construction Company Inc. 3500 North Rock Road 67226
Comotara Retirement Center Addition		
Lot 1	Block 1	" City of Wichita 455 North Main 67202
Reserve A		" Platted for use of utilities drainage, detention, and retention of storm run-off, recreation and open space and shall be owned and maintained by the owner of Lot 1.

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588



RECEIVED

AUG 01 1988

METROPOLITAN PLANNING
ROUTE 3244

Woodlawn Development Company
151 N. Main
Wichita, KS 67202

BZA 37-88

Important! Notice of Meeting Enclosed

W00*51 03303261 FWD TIME EXPD
:WOODLAWN DEVL.PMT CO
224 E DOUGLAS #450
WICHITA KS 67202-3414
RETURN TO SENDER

Property Description	Addition	Property Owner
	Jeff and Jay Addition	
Lot 2 Block 1	"	Woodlawn Development Company 151 North Main 224 E. Douglas 67202 # 450
	Mediterranean Plaza Addition	
Lot 16 "	"	Same as Above
	Mediterranean Plaza Commercial Addition	
A portion of Lot 2, Block 1, beginning at the Southwest corner of said Lot 2, thence northerly along the west line of said lot 2, North 00°53'18" west, 175 feet; thence North 09°25'09" West, 25.44 feet to a point lying 275 feet north of the south line of the Southwest Quarter, Section 32, Township 26 South Range 2 East of the 6th P.M., thence North 89°07'40" East, 203.77 feet parallel with said south line of SW $\frac{1}{4}$ to a point lying 275 feet east of the west line of said SW $\frac{1}{4}$; thence South 00°53'18" East 201.18 feet parallel with said west line of said SW $\frac{1}{4}$ to a point on the south line of said Lot 2; thence westerly along said south line North 78°19'38" West, 25.68 feet; thence South 87°38'09" West, 174.99 feet to the point of beginning.	" Fidelity Savings Association of Kansas 100 East English 67202	
A portion of Lot 2, Block 1, beginning at the Southwest corner of Lot 1, Block 1, thence south 0°53'18" east, 185 feet along the west line of Lot 2, to the point of beg.: thence north 89°07'40" east, 740 feet; thence south 0°53'18" east, 536.30 feet to a point on the south line of said Lot 2, thence South 87°38'09" west, 449.60 feet along said south line; thence continuing along said south line north 78°19'38" west, 77.40 feet; thence north 0°53'18" west, 201.18 feet; thence south 89°07'40" west 203.77 feet to a point on the west line of said Lot 2; thence north 9°25'09" west, 75.68 feet along said west line; thence continuing along said west line north 0°53'18" west, 255.18 feet to the point of beginning.	"	Northrock Realty Partners 575 Fourth Financial Center Wichita 67202

Property Description	Addition	Property Owner
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	Mediterranean Plaza Commercial Addition	
--	---	--

A portion of Lot 2, Block 1, described as beginning at the southeast corner of said Lot 2, thence south 89°07'40" west, 285.10 feet along the south line of said Lot 2; thence north 0°53'18" west, 480 feet; thence north 89°07'40" east, 285.10 feet to a point on the east line of said lot 2; thence south 0°53'18" east, 480 feet along said east line to the point of beginning.	"	Northrock Realty Partners 575 Fourth Financial Center Wichita 67202
--	---	--

A portion of Lot 2, Block 1, described as beginning at the southeast corner of said Lot 2; thence south 89°07'40" west, 285.10 feet along the south line of said lot 2, to the point of beginning; thence south 89°07'40" west 235.73 feet; thence south 87°38'09" west 49.38 feet; thence north 0°53'18", 481.29 feet; thence north 89°07'40 east, 285.10 feet; thence south 0°53'18" east, 480 feet to the point of beginning.		Northrock Realty Partners 575 Fourth Financial Center Wichita 67202
--	--	--

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

Lot "A", Central Christian Addition, an Addition to Wichita, Sedgwick County, Kansas,
and
Lot "A" Central Christian Second Addition, an Addition to Wichita, 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 8th day of July, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Sable
Sr. Vice-President

Order No:396644
ap

N^o 00268

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA variance application

Name Central Christian Church

Address 2900 W. Rick Road 67226

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)

Amount \$300⁰⁰ + 6⁰⁰ (unique)

Date 7-15-88 Due Date 7-15-88 By J.L.

Form 00-000



Bank IV building on S.W. corner
of 29th & Rock Road - across from
Central Christian Church



Shopping Mall just south of Bank IV
building, immediately across from
Central Christian Church



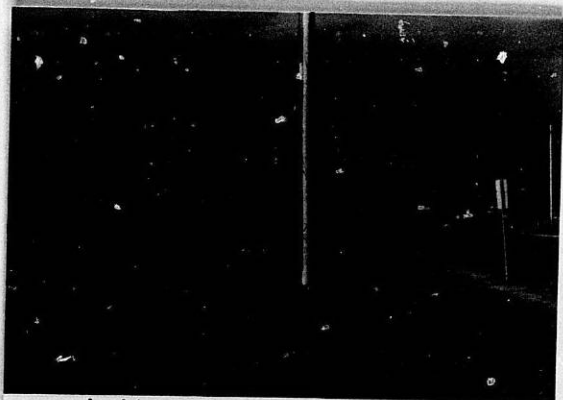
Apartment complex on west side of
Rock Road (picture taken from church
property. Apartment entrance is in
line of the very south part of the
church property.



Looking north at sign area, all
commercial land to the north.

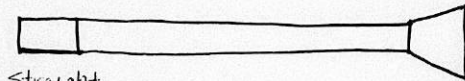
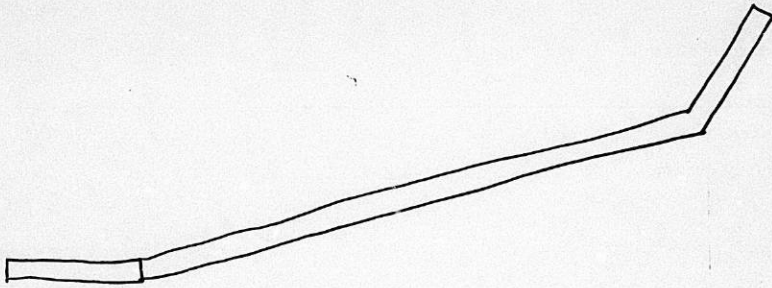


On Rock Road, looking directly at
the sign area and the main church building
in the background.



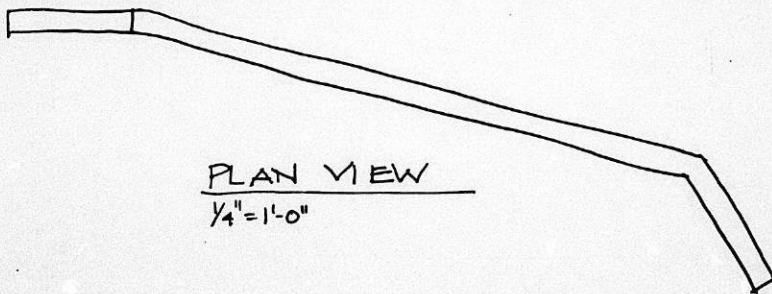
Looking south at sign area, over
600 feet from sign to the south edge
of the church property.

Central Christian Church
2900 N. Rock Road
Wichita, Ks. 67226-1198



straight
post w/ angled
top

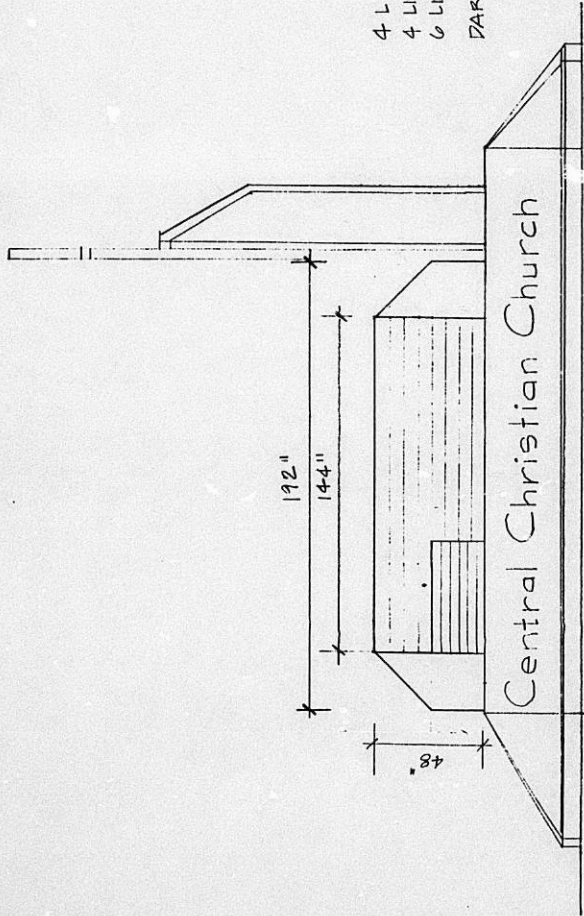
flanged
post w/
angled top



PLAN VIEW

$\frac{1}{4}'' = 1'-0''$

BZA 37-88



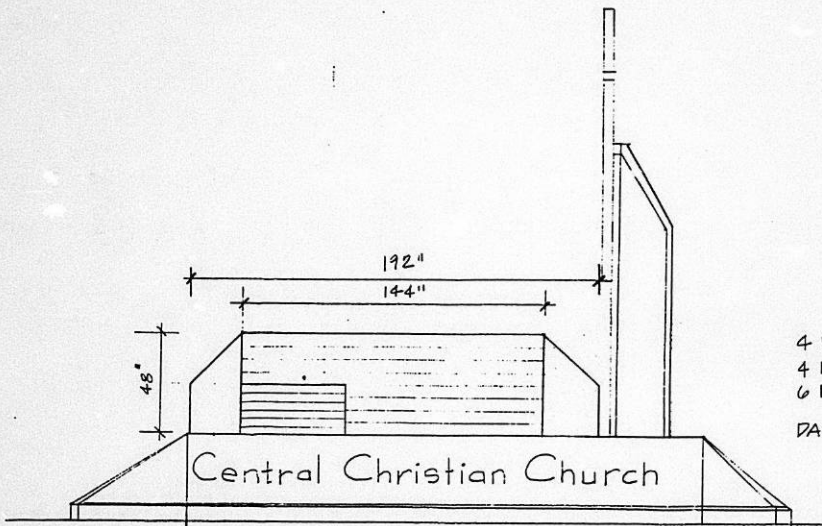
4 LINES 6" LETTERS 144" LONG
 4 LINES 3" " 96" LONG
 6 LINES 4" LETTERS 48" LONG
 DARK BACKGROUND W/WHITE COPY

BZA 37-88

ELEV. - CHANGEABLE LETTER BOARD

1/4" = 1'-0"

DATE	5-10-88	DRAWN BY	SG
	REVISED		
JOB NO.		JOB TITLE	CENTRAL CHRISTIAN CHURCH
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4 LINES 6" LETTERS 144" LONG
 4 LINES " " 96" LONG
 6 LINES 4" LETTERS 48" LONG
 DARK BACKGROUND W/WHITE COPY

Central Christian Church

ELEV. - CHANGEABLE LETTER BOARD

BZA 37-88

1/4" = 1'-0"

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JOB TITLE
 .. CENTRAL CHRISTIAN CHURCH

*

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

Roll # 3