

subject to the following conditions:

1. Prior to installing the requested identification sign, the applicant shall obtain a sign permit and shall comply with all sign code requirements except that the size of the "E" in the identification sign may be as large as 48 inches and may project up to 3.5 inches from the building surface.
2. Only one "E" identification letter larger than permitted by the sign code shall be installed on this property, and it shall be installed on the building identified as 834 Socora.
3. The sign shall be installed within one year or the resolution granting this variance shall be come null and void.

ADOPTED AT WICHITA, KANSAS, this 24th day of January 1995.


Susan Osborne-Howes, Secretary

ATTEST:


Lawrence P. Mitchell, Secretary

BZA RESOLUTION NO. 40-94

WHEREAS, Affiliated Property Services, Inc. pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the size of an identification sign from 15 inches to 48 inches and increase the projection of the sign from 2 inches to 3.5 inches on property zoned "BB" Office District and legally described as follows:

Lot 1, Tyler Acres Sixth Addition, Wichita, Kansas. Generally located on the east side of Socora in an area north of Central. (834 Socora)

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 December 28, 1994, 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 owners or the applicant inasmuch as the building site contains four separate structures distributed on 16.1 acres which makes building identification necessary.

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 "E" logo will be placed on a south wall column and will only be visible from the south and will not interfere with any other signage on or off-site.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would not be able to use the existing logo at a scale that would be visible to indicate the location of their services.

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, inasmuch as it will help direct the public to appropriate services which are provided on the applicant's site.

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 the zoning ordinance inasmuch as the scale of the proposed identification and its location will aid patients in identifying the building and will not be an excessive sign display.

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 size of an identification sign from 15 inches to 48 inches and increase the projection of the sign from 2 inches to 3.5 inches on property zoned the "BB" Office District and legally described as follows:

Lot 1, Tyler Acres Sixth Addition, Wichita, Kansas. Generally located on the east side of Socora in an area north of Central. (834 Socora)

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

January 25, 1995

Mr. David M. Godfrey
Affiliated Property Service, Inc.
808 N. Emporia - Suite 407
Wichita, KS 67214

Re: BZA 40-94 - Variance to increase the size of an identification sign from 15 inches to 48 inches and increase the projection of the sign from 2 inches to 3.5 inches.

Dear Mr. Godfrey:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on January 24, 1995. 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 call our office.

Sincerely yours,

Lawrence P. Mitchell
Assistant Secretary
Board of Zoning Appeals

Enclosure

cc: Larry Boggs, 318 S. Osage, Wichita, KS 67213
Randy Sparkman, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPD

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 scale of the proposed identification and its location will aid patients in identifying the building and will not be an excessive sign display.

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. Prior to installing the requested identification sign, the applicant shall obtain a sign permit and shall comply with all sign code requirements except that the size of the "E" in the identification sign may be as large as 48 inches and may project up to 3.5 inches from the building surface.
2. Only one "E" identification letter larger than permitted by the sign code shall be installed on this property, and it shall be installed on the building identified as 834 Socora.
3. The sign shall be installed within one year or the resolution granting this variance shall be come null and void.

SECRETARY'S REPORT

CASE NUMBER: BZA 40-94

OWNER/APPLICANT: Affiliated Property Services, Inc.

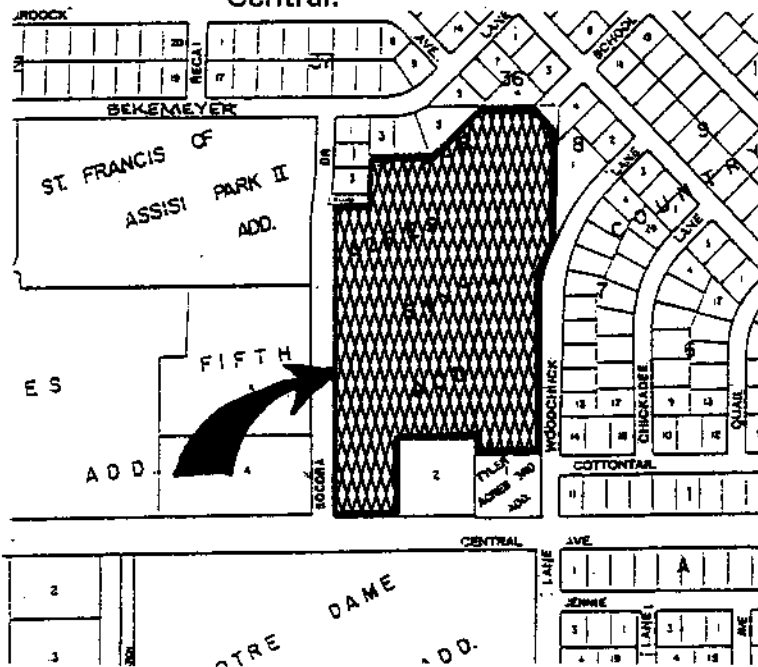
AGENT: Larry Boggs

REQUEST: Variance to increase the size of an identification sign from 15 inches to 48 inches and increase the projection of the sign from 2 inches to 3.5 inches.

CURRENT ZONING: "BB" Office District

SITE SIZE: 16.1 Acres

LOCATION: On the east side of Socora in an area north of Central.



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 State Statutes, are found to exist.

BACKGROUND: The applicant, Affiliated Property Services Inc., is developing a medical park located at 8200 West Central. The "West Wichita Medical Park", once completed, will be a 16.1-acre development containing four buildings with space exceeding 115,000 square feet. One of the buildings which is now nearing completion is the "Eye Center of Wichita". This building located at 834 Socora will house four specialized physicians who treat only eye patients.

The applicant desires to place an "E" logo on the south side of the Eye Center of Wichita building to serve as a guide to patients who use the eye physicians' services. The size of the "E" identification sign requested is 48 inches in size which will project 3.5 inches from the wall structure. The sign code permits identification signs denoting buildings if the letters are no more than 15 inches in height and do not project more than two inches from the surface to which they are attached. In this case, the applicant desires to use a single letter "E" to identify the building. The letter would be 48 inches in height and project 3.5 inches from the surface.

ADJACENT ZONING AND LAND USE:

NORTH:	"AA"	-	Single-Family Homes
SOUTH:	"AA" & "LC"	-	Retail Center, Private School
EAST:	"AA" & "LC"	-	Single-Family Homes & Retail Center
WEST:	"BB" & "LC"	-	Child Care Center, Bank Facility

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the building site contains four separate structures distributed on 16.1 acres which makes building identification necessary.

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 "E" logo will be placed on a south wall column and will only be visible from the south and will not interfere with any other signage on or off-site.

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 applicant would not be able to use the existing logo at a scale that would be visible to indicate the location of their services.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as it will help direct the public to appropriate services which are provided on the applicant's site.