



Wichita-Sedgwick County Metropolitan Area Planning Department

Kaw Valley Engineering; Levi Bond
200 N Emporia STE 100
Wichita, KS 67202

December 28, 2020

RE: ⁵¹ **BZA2020-00050 – City Variance to increase the height and size of a sign on property zoned U University and DO Delano Overlay; generally located on the north side of Kellogg Drive and one third mile east of South Meridian Avenue (south of property addressed 2033 West University Avenue).**

Dear Applicant,

At its regular meeting on **November 19, 2020**, the Wichita - Sedgwick County Board of Zoning Appeals considered the above captioned request. The action of the BZA was to **APPROVE** the request.

Enclosed is a signed copy of the above referenced BZA Resolution adopted by the Board of Zoning Appeals. This resolution reflects the official actions of the Board and is forwarded for your information and files.

Part of the resolution indicates conditions that must be met in order for the variance to take effect.

1. The pole sign on the subject property shall comply with all regulations of the sign code and the conditions set forth in BZA20-95 and BZA2007-00038, except that the sign shall be permitted to be a maximum of 339 square feet in size.
2. The pole sign on the subject property shall be of a design that is in substantial conformance with the attached elevation renderings and site plan.
3. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department to construct the signage and the signage shall be erected within one year.
4. The pole sign must be approved by the Delano Overlay Design Review Committee.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Matthew Williams, AICP
Associate Planner

Copies to: Friends University; Venon Dolezal, 2100 W University Ave, Wichita, KS, 67213
MABCD
Seth Gotchey, City Engineering
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR District IV

BZA RESOLUTION NO. BZA2020-00051

WHEREAS, Friends University (Applicant); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to increase the size of a sign on property zoned U University and DO Delano Overlay, and legally described as follows:

Lot 1, Friends University 2nd Addition, Wichita, Sedgwick County, Kansas.

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of November 19, 2020, consider said application; and

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

WHEREAS, it is the opinion of Board of Zoning Appeals that the conditions of the request are unique to the subject property; and

WHEREAS, it is the opinion of Board of Zoning Appeals that the variance will not impact the use and enjoyment of the adjacent properties; and

WHEREAS, it is the opinion of Board of Zoning Appeals that a denial would have presented an adverse hardship to the applicant; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to increase the size of a sign on property zoned U University and DO Delano Overlay, and legally described as follows:

Lot 1, Friends University 2nd Addition, Wichita, Sedgwick County, Kansas.

The variance is hereby GRANTED, subject to the following conditions:

1. The pole sign on the subject property shall comply with all regulations of the sign code and the conditions set forth in BZA20-95 and BZA2007-00038, except that the sign shall be permitted to be a maximum of 339 square feet in size.
2. The pole sign on the subject property shall be of a design that is in substantial conformance with the attached elevation renderings and site plan.

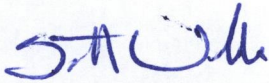
3. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department to construct the signage and the signage shall be erected within one year.
4. The pole sign must be approved by the Delano Overlay Design Review Committee.

Adopted this 17 Day of December 2020.



Michael C. Greene, BZA Board Chair

ATTEST:



Scott Wadle, BZA Secretary

LEGAL PUBLICATION

OCA 15004

PUBLISHED IN THE WICHITA EAGLE ON OCTOBER 15, 2020 (4780266) (One Time Copy) MAPC/EA Meeting 5, 2020 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 5, 2020 no earlier than 1:30 p.m., the Wichita-Sedgewick County Metropolitan Area Planning Commission Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by phone to Century II - from 1010 - 205 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgewick County Metropolitan Area Planning Department at (316) 268-4421.

EZA102-0009 City Variance to allow airport in front setback and interior site setback; property located south of E. Centre and west of N. Vinob Road (3 Laurel Drive).

EZA103-0020 City Variance to reduce side setback to two feet to permit existing carport on property zoned SF-5 Single Family Residential and generally located on the north side of East M. Verman and one block west of South Washington Avenue (104 E.M. Verman)

EZA103-0051 City BZA Variance to increase the height and size of a sign located in the parking lot south of 2033 W. University Ave. that is located south of University Ave. and east of 20th St, increase sign height from 30' to 35', and increase sign size from 14x11 to 20x11.

COR1020-0023 City Conditional Use to permit multi-family development (3 dwelling units) on property zoned TF-2, generally located one block south of East Douglas Avenue and one-half mile west of South Oliver (217 S. Fountain).

COR1020-0020 City Conditional Use for accessory apartment on property zoned SF-5 Single-Family Residential located 400 feet north of 31st Street South, 150 feet east of South Seneca Street (2315 S. Vermont).

COR1020-0021 City Conditional Use for plex located south of E. 21st St. and south of Heaver Rd to allow a minor utility and an adjustment to an existing and the removal of existing PO 79 (w/ ZON1020-0023).

ZON1020-0007 City Zoning Change from SF-5 Single Family Residential to TF-2 Two Family Residential to permit the development of duplexes on property generally located one block east of South Seneca and one-quarter mile south of West 47th Street South (east of the intersection of 50th St. S. and Cass).

ZON1020-0025 City rezoning from SF-5 to LC for commercial development of property generally located south of East Pawnee Avenue and west of South Hillside Avenue (2438 South El Rancho Road).

ZON1020-0004 City rezoning from GO General Office to NR Neighborhood Retail with a Protective Overlay to allow development of property generally located north of East Kestop and east of South Edgemore Drive.

ZON1020-0007 City rezoning from GC (General Commercial) to CBD (Central Business District) on parcel located on the northwest corner of W. Texas Ave and S. Vincamore St., also known as 404 W. Texas Ave.

ZON1020-0008 City rezoning from SF-5 (Single Family) to IP (Industrial Park) for parcel located south of W. 21st St and E of Heaver Road at approximately the 5000 block of W. 21st St. due to modification of the water treatment plant. (w/ COR1020-0023)

VAC1020-0023 City vacation of a plat utility easement for new construction on property zoned LC generally located south of East Pawnee Avenue and west of South Hillside Avenue (3114 South El Rancho Road).

VAC1020-0025 City vacation of a portion of a plat utility easement, generally located southwest of E. 21st Street North and North Greenview Road (1000 E. Glenlake Circle).

VAC1020-0029 City vacation of a plat utility easement, generally located south of E 17th Street North and North and approximately 1,500 feet east of North Hillside Avenue.

VAC1020-0027 City Vacation of oil drainage and utility easement (0.28 acre) Reserve A Uses (0.08 acre) for addresses on West University (1620, 1622, 1624 and 1626) generally located one block south of Maple Street between Maple Lane and Arapaho Drive.

VAC1020-0028 City Vacation of a plat utility easement to permit accessory structure on property zoned SF-5 Single Family Residential generally located one-third mile west of North 17th Street East and one-quarter mile south of East 29th Street North.

VAC1020-0041 City Vacation of a 14-foot utility easement to permit accessory structure on property zoned SF-5 Single Family Residential generally located one-half mile north of West 20th Street North and one-quarter mile east of North Ashborn Avenue (3042 N Riverdale).

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

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGEWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION IN ACCORDANCE WITH THE EMERGENCY PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time: You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgewick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email, letter, video, and audio message (mail, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

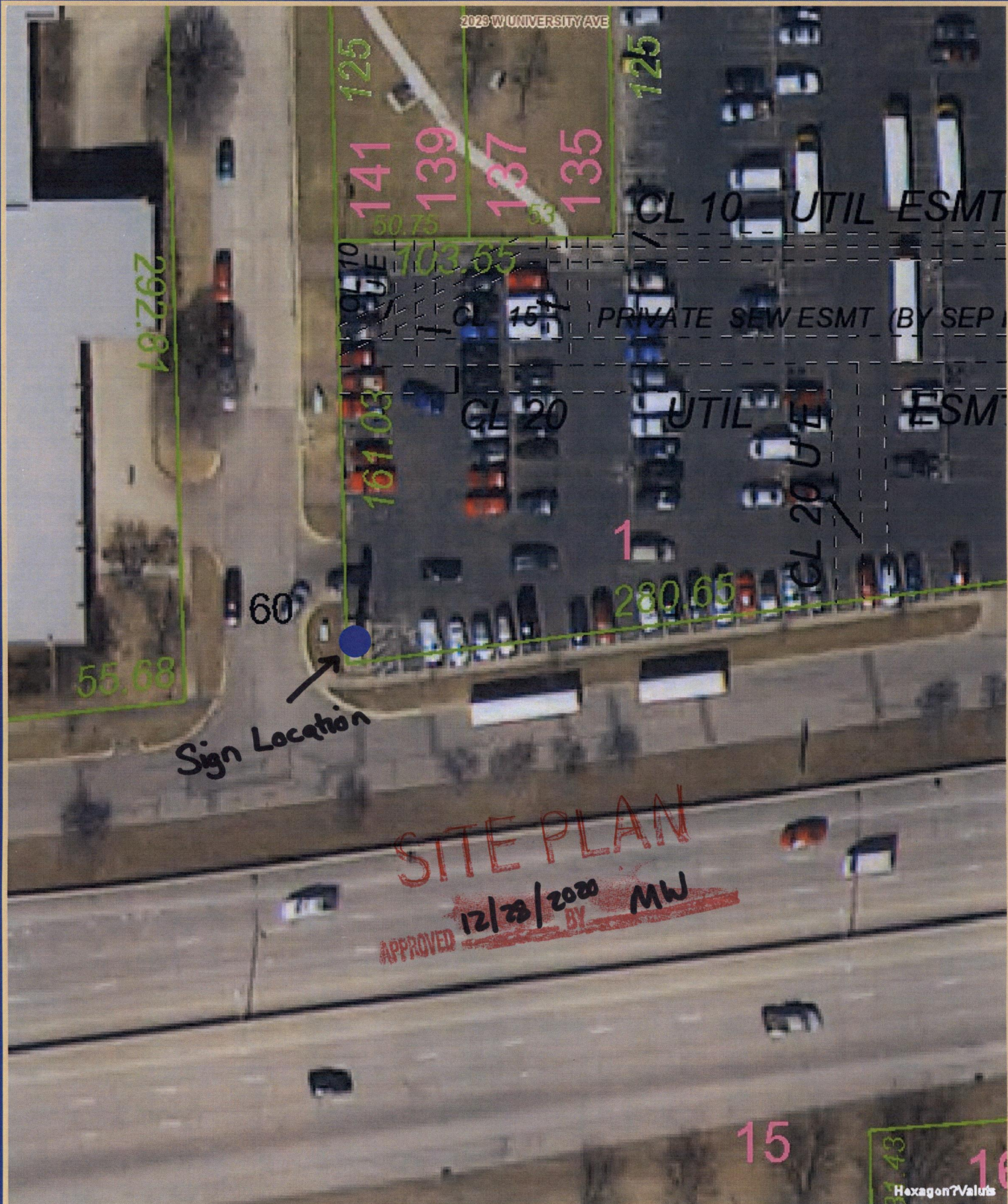
Table with 2 columns: Email (BPaagan@wichita.gov), Meeting Address (Wichita-Sedgewick County Metropolitan Area Planning Department, 271 W. 3rd Street - Suite 201, Wichita, KS 67202), Phone (316.268.4421), Fax (316-4367-764)

Participants Remotely: Please join my meeting from your computer, tablet or smartphone. https://join.wichita.gov/join/75133313

You can also dial in using your phone. United States: +1 (224) 801-1118 Access Code: 751-333-133

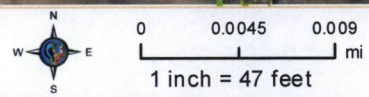
Attend a Virtual Connection Site In-Person: You may also participate in the meeting by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comment. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (268-4444) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on October 12, 2020 Scott Webb, Secretary Wichita-Sedgewick County Metropolitan Area Planning Commission



Geographic Information Services
 Sedgwick County...
 working for you

My Map



It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map. The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.
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