



Board of

ZONING PETITION *appeals*

ACCEPTED AS TO FORM

Date 2-18-54

# 15375

WICHITA CITY PLANNING COMMISSION

Western Outdoor Adv. Co.

BY B. Rathke



POSTER  
PANELS

## Western Outdoor Advertising Company

WICHITA 2, KANSAS

PAINTED  
BULLETINS

January 15, 1954

Mr. S. B. Maple,  
Building Inspector,  
City Building,  
Wichita, Kansas,

Dear Mr. Maple:

We have owned the northeast corner of Harry and Hydraulic for twenty-nine years and now wish to develop it further providing we can have the cooperation of the City.

A major oil company has been wanting to lease this property for years and we have been reluctant because of our difficulties in obtaining new sign locations. They are willing for the signs to stay but it would be necessary to rearrange them. We are proposing to place two of them over the top of the station and one back along the alley which would be a loss of one panel as we now have four on this location.

Since the signs are our primary interest we are asking the City for permission to rearrange them before talking any further with the possible lessee.

We feel there should be no objection to this application because we have been there for years and just seeking permission to rearrange them in order to make room for a big new service station.

Since we are both interested in City development and increased valuations we trust this will be approved.

Yours truly,

WESTERN OUTDOOR ADVERTISING COMPANY,

*J. J. Branson*  
J. J. Branson, Mgr.

JJB/o

NUMBER 158

BILLBOARD APPLICATION

Wichita, Kansas, 1-14-1954

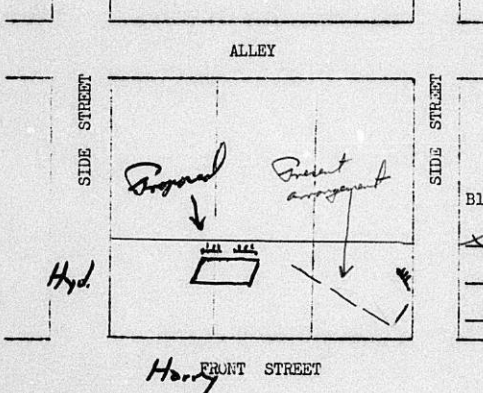
Application is hereby made to the Board of City Commissioners for permission to erect 3 billboard(s) at No. NE. Corner Hydraulic & Harry in conformance with the specifications below. Materials and work will be done in compliance with all ordinances relating to billboards. Proper fee is attached hereto.

Western Outdoor Adv. Co.
Signature of Applicant

SPECIFICATIONS

Board to be supported by: Ground [X] Wall [ ] Single Face [X] Double Face [ ]
Length of Board 250 Height 10 Face Area 250
Materials Metal Illuminated: Flood Lights [ ] Neon [ ]

Indicate in diagram location of board(s) with reference to all property lines and existing structures. Give distances from such lines and structures.



ZONING
USE DIST. L.C.
AREA DIST.
FIRE ZONE

Bldg. Inspr's. Recommendation: See attached letter
[Signature]

City Manager's Recommendation:

Granted by Commission Refused by Commission

BOARD OF ZONING APPEALS

Case No. 1-54

Filed 2-25-1934

APPEAL UNDER THE ZONING ORDINANCE

To: The Board of Zoning Appeals  
Room 304, City Building  
Wichita, Kansas

The undersigned, WESTERN OUTDOOR ADVERTISING CO. hereby appeals from the decision of the Building Inspector wherein a Building Permit is Refused for rearranging the poster panels at the corner of Harry and Hydraulic.

OR

Order or Decision Rendered Because \_\_\_\_\_

The Plans, application, and all data heretofore filed with said Building Inspector are attached hereto and made a part of this appeal.

I have not made a previous application or appeal under the Zoning Ordinance affecting these premises.

I hereby declare that all the statements contained in all of the information transmitted herewith are true.

WESTERN OUTDOOR ADVERTISING COMPANY

Manager J. J. Branson  
Appellant

NAMES AND ADDRESSES

Appellant J. Jerald Branson Address 440 No. Water, Wichita, Ks.

Owner WESTERN OUTDOOR ADVERTISING CO. Address 440 No. Water, Wichita, Ks.

Lessee \_\_\_\_\_ Address \_\_\_\_\_

INSTRUCTIONS

1. This appeal must be typewritten and filed within ninety (90) days after the date of the decision of the Building Inspector from which this appeal is taken.
2. The appellant must file an explicit typewritten statement setting forth:
  - a. The principal points on which this appeal is made. These points shall be the same as those under which the Building Inspector issued a refusal, order, or decision.
  - b. A clear and accurate description of proposed work or use.
  - c. Specific reference to that section of the Zoning Ordinance under which it is claimed permit should be issued.
  - d. Names and addresses of all owners and residents within a distance of 200 feet of the property concerned.



POSTER  
PANELS

## Western Outdoor Advertising Company

PAINTED  
BULLETTINS

WICHITA 2, KANSAS

February 17, 1954

Board of Zoning Appeals  
Room 303  
City Building  
Wichita, Kansas

Gentlemen:

We hereby wish to appeal before your group and believe we have gathered all the necessary information.

In compliance with your instructions we wish to present the following data.

1. Enclosed you will find a certified list from the Security Abstract and Title Co. of all the property owners within two hundred feet of our corner of Harry and Hydraulic.
2. Here are two typewritten copies of our appeal answering each of your specific points.
  - (a) We seek permission to just rearrange our present poster panels in order to build a new large Texaco Service Station.
  - (b) Under Sections 19 and 24 of the Zoning Ordinance. For the reason that this property is located in a Light Commercial zoning district, in which district billboards are not permitted. The existing boards are allowed to remain here due to the fact that this use is legally non-conforming, but the Zoning Ordinance does not permit the reconstruction of the billboards.
  - (c) 1. New poster panels are not allowed in light commercial districts even though they have no smells, nor do they make noises while hamburger stands, filling stations, drive ins, and etc. are

February 17, 1954

-2-

permitted. This is a discrepancy in zoning which has stopped further negotiations with the Texaco Company pending the Board of Zoning Appeals approval of our request to just rearrange our present poster panels.

2. We do not feel the adjoining property owners will be affected as we have been there for years.
3. It is our desire to further develop the corner in keeping with the growth of the Community and its improved valuation, if allowed to proceed with present plans, will help make additional revenue for the City.

As the City grows, it increases in residential and light commercial districts but not in commercial area which has definitely hindered us from seeking replacements of our many lost locations. Since vacant property is becoming a thing of the past, it is very difficult for us to obtain new locations. So our desire is to try and rearrange our present panels so as to allow another business the use of the same property as outlined here, if we can obtain the necessary co-operation.

4. We are a Channel of Communication with the Public used by most of the leading advertisers and as a 100% donation on our part last year donated fifty Safety Posters, thirty Church Posters, and many others on Crippled Children, Red Cross, Community Chest and the Armed Forces Recruiting Service.

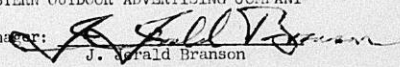
We have received many compliments on our new aluminum molding which has been a big expense to us without additional revenue and hope within the next couple of years to have it on every poster panel. The new molding is another step of progress and modernization of Outdoor Advertising.

We thank you for granting us this hearing and hope your decision will be favorable.

Yours truly,

WESTERN OUTDOOR ADVERTISING COMPANY

Manager:

  
J. Gerald Branson

JJB/o

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To Western Outdoor Adv. Co. Owner Address 440 North Water  
To Same Applicant Address \_\_\_\_\_

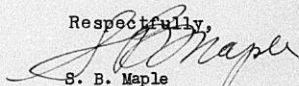
Dear Sir:

Your application Dated Jan. 15, 1954  
For a Permit for the changing of locations of billboards  
\_\_\_\_\_ at the premises designated as

1560 South Hydraulic  
Is hereby refused on this 4th day of February, 1954,  
Under Sections 19 and 24 of the Zoning Ordinance.

For the reason that this property is located in a Light Commercial zoning district, in which district billboards are not permitted. The existing boards are allowed to remain here due to the fact that this use is legally non-conforming, but the Zoning Ordinance does not permit the reconstruction of the billboards.

Respectfully,

  
S. B. Maple  
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of Zoning Appeals (Room 304, City Hall) within ninety (90) days after the date of this refusal. For further information, take this notice to the Planning Department, Room 304, City Hall.

CITY OF WICHITA  
BUILDING INSPECTION DIVISION

To Western Outdoor Adv. Co. Owner Address 440 North Water  
To Same Applicant Address \_\_\_\_\_

Dear Sir:

Your application Dated Jan. 15, 1954

For a Permit for the changing of locations of billboards  
\_\_\_\_\_ at the premises designated as

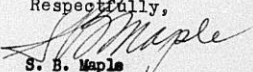
1560 South Hydraulic

Is hereby refused on this 4th day of February, 1954.

Under Section 19 and 24 of the Zoning Ordinance.

For the reason that **this property is located in a Light Commercial zoning district, in which district billboards are not permitted. The existing boards are allowed to remain here due to the fact that this use is legally non-conforming, but the Zoning Ordinance does not permit the reconstruction of the billboards.**

Respectfully,

  
S. B. Maple  
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of Zoning Appeals (Room 304, City Hall) within ninety (90) days after the date of this refusal. For further information, take this notice to the Planning Department, Room 304, City Hall.

List of Owners of Property within  
a 200 foot radius of lots 96, 98  
& 100 on Hydraulic Ave., in Walter  
Morris Addition to Wichita.

Lots	Street	Addition	Owner
80	Hydraulic	Walter Morris Add.	Beulah E. Tyson 1536 S. Hydraulic
82	"	"	"
84	"	"	Garrett A. Tyson 1536 S. Hydraulic
86	"	"	"
88	"	"	Alyce M. Coulter Mary O. Coulter. 1544 S. Hydraulic
90	"	"	"
92	"	"	L. J. Reichman 1552 S. Hydraulic
94	"	"	"
96	"	"	H. H. Hurst, 440 N Water <i>just from Hurst</i>
98	"	"	"
100	"	"	"
79	Kansas	"	L. F. Krause 1533 S. Kansas
81	"	"	"
83	"	"	Alice Vaughn Vreeland
85	"	"	" 1545 S. Kansas
87	"	"	Ira A. Martindale
89	"	"	" 1547 S. Kansas
91	"	"	R. H. Love
93	"	"	" 1551 S. Kansas
95	"	"	Charlie Henry } 803 University Ave Hattie Henry } " " " "
97	"	"	"
99	"	"	"
73	Hydraulic	McCormick Add.	Delores M. Newland 16914 Westdale Ave Cleveland 15, Ohio
75	"	"	"
77	"	"	N. N. Poovey } Lavina Poovey } 1537 S Hydraulic
79	"	"	"

Continued - page 2

Lot	Street	Addition	Owner
81	Hydraulic	McCormick's Add.	Joe S. Kotchavar } 119 N. Olive R. Kotchavar } Meridian
83	"	"	"
85	"	"	Emil J. Beilman <sup>2203 E</sup> Melvin F. Beilman <sup>Murduck</sup>
87	"	"	" 319 Pattie
89	"	"	Albert L. Warner } Gladys M. Warner }
91	"	"	" 1014 Lula
93	"	"	"
95	"	"	"
N 75' of E 15' of lot 7	Harry St.	Gardner's Sub. of Block 1, Schweiter's 2nd. Add.	<del>Jewel Joan Hurst</del> 440 No Water
S 65' of E 15' of lot 7	"	"	Standard Oil Co. 715 E 10 <sup>th</sup>
N 75' of lot 8	"	"	Jewel Joan Hurst.
S 65' of lot 8	"	"	<del>Standard Oil Co.</del>
N 75 ft of lot 9	"	"	Jewel Joan Hurst. 440 No Water
S 65' of lot 9	"	"	<del>Standard Oil Co.</del> 715 E 10 <sup>th</sup>
lot 10	"	"	"
lot 11	"	"	"
lot 12	"	"	"
Res. A. Linwood Park	Harry St.	Linwood Park Add.	<sup>9<sup>th</sup> of</sup> City of Wichita
	"	"	"

We hereby certify the foregoing to be a true and correct List of Property Owners for the 200 foot radius of Lots 96, 98 and 100 Hydraulic Ave., Walter Morris Addn., to the city of Wichita, as shown by the records in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 10th day of February, 1954, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.,

BY:

Vice-President

Order No. 97761

BOARD OF ZONING APPEALS  
Room 303, City Hall  
Wichita, Kansas

NOTICE TO PROPERTY OWNERS

March 10, 1954

An appeal has been filed by Western Outdoor Advertising Co.  
(Address) 440 N. Water on behalf of \_\_\_\_\_  
\_\_\_\_\_  
(Address) \_\_\_\_\_  
as provided by Section 33 of the Zoning Ordinance. The appel-  
lant desires to Rearrange the poster panels at the NE corner  
\_\_\_\_\_ on the premises  
located at Northeast corner of Harry and Hydraulic

This appeal has been given Case No. 1-54  
and a hearing will be held by the Board of Zoning Appeals on  
March 16, 1954 at 1:30 p.m.  
at which time you may appear, if you so desire, either in  
person or by agent or attorney. Room 201, City Building.

By order of the Board of Zoning Appeals.

George J. Fisher  
Secretary

Notices sent to adjoining property owners on March 11, 1954:

Standard Oil Company, 715 E. 10th Street, City

Albert L. Warner & Gladys M. Warner, 1014 Lulu, City

Emil J. & Melvin F. Beilman, 319 Pattie - City *(Returned at this address)*

Joe S. & Olive R. Kotchavar, 119 N. Meridian, City

N. N. & Lavina Foovey, 1537 S. Hydraulic, City

Delores M. Newland, 16914 Westdale Avenue, City

Charlie & Hattie Henry, 803 University Avenue, City

R. H. Love, 1551 S. Kansas, City

Ira A. Martindale, 1547 S. Kansas, City

Alice Vaughn Vreeland, 1545 S. Kansas, City

L. F. Krause, 1533 S. Kansas, City

J. H. & Jewel Joan Hurst, 440 N. Water, Wichita, Ks.

L. J. Reichman, 1552 S. Hydraulic, City

Alyce M. & Mary O. Coulter, 1544 S. Hydraulic, City

Beulah E. & Garrwit A. Tyson, 1536 S. Hydraulic, City

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm  
Roll # 1