

CASE NO. B7A 3-88 Westlink Church of
Christ - requests a variance to in-
crease the permitted area of a bulletin
board sign from 25 sq ft to 51 sq ft on
property zoned the "AA" One-family

David 4-0 3/22/88

6

ACTION

B.Z.A. 3-88 Defer one 2/23/88
month at applicants DATE
request
Denial 4-0 3/22/88

CASE NO. BZA 3-88 Westlink Church of
Christ - requests a variance to in-
crease the permitted area of a bill-
board sign from 25 sq. ft. to 51 sq. ft. on
property zoned the "M1 One-Family
Residential District."

DATA SHEET

MAP NO.: 4847D

CASE NO. BZA 3-88

(CPO 5A, 2/17/88)

REQUEST: Variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet

EXISTING ZONING: "AA" One-family Dwelling District

GENERAL LOCATION: South side of Central between Crestline and Valleyview

APPLICANT: Westlink Church of Christ
 ADDRESS: 10025 W. Central, Wichita, KS 67212

PHONE: 722-1111

AGENT: Bob Hansen
 ADDRESS: 349 S. Hydraulic, Wichita, KS 67211

PHONE:

AGENT: Tanglewood Signs, ATTN: Mel Atkins
 ADDRESS: 2205 W. Douglas, Wichita, KS 67213

PHONE: 943-9341

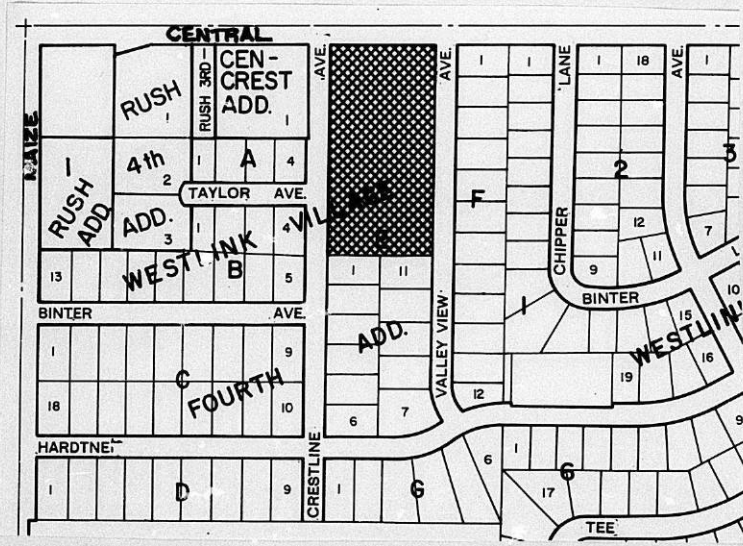
AREA DATA

Acres: (301.88 ft. by 577 ft.)

Adjacent Zoning and Land Use:

North	AA	_____
South	AA	_____
East	AA	_____
West	BB	_____

Stewart
 No. 2-153C
 HASTINGS, MN
 LOS ANGELES, CHICAGO, LOGAN, OH
 MEMPHIS, TX, LOCUST GROVE, GA
 U.S.A.



will be opposed to the
general spirit and intent of
Title 28 (Zoning Ordinance)
maximums as the requested
increase in sign size from
25 sq ft to 46 sq ft
is significant inasmuch as
the usual sign family uses to
the north all east.

James: I don't like this
either. Maybe we should leave
it as you have it, that spirit
and intent is found because of
length of frontage.

BZA INSPECTION SHEET

MAP NO.: 4847D

CASE NO. BZA 3-88

REQUEST: Variance to increase the permitted area of a bulletin board sign from
25 square feet to 46 square feet (as amended).

EXISTING ZONING: "AA" One-family Dwelling District

GENERAL LOCATION South side of Central between Crestline and Valleyview

APPLICANT: Westlink Church of Christ

ADDRESS: 10025 W. Central, Wichita, KS 67212

PHONE: 722-1111

AGENT: Bob Hansen

ADDRESS: 349 S. Hydraulic, Wichita, KS 67211

PHONE:

AGENT: Tanglewood Signs, ATTN: Mel Atkins

ADDRESS: 2205 W. Douglas, Wichita, KS 67213

PHONE: 943-9341

HEARING DATE: 3/22/88

BZA ACTION: Deny

PL/0374/1

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 2, 1988

Bob Hansen
349 S. Hydraulic
Wichita, KS 67211

Re: BZA 3-88 - Variance to increase church sign size (10025 W. Central)

Dear Mr. Hansen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on March 22, 1988. This Resolution reflects the official action of the Board to deny your request and sets forth the reasons for denial. It is forwarded to you for your information and files. The zoning adjustment sign should now be removed from the property.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG/jcm
Enclosure

cc: Mel Atkins, Tanglewood Signs, 2205 W. Douglas, Wichita, KS 67213
Westlink Church of Christ, 10025 W. Central, Wichita, KS 67212
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator
Dale Rea, Deputy City Clerk

FILE COPY

RESOLUTION NO. BZA 3-88

WHEREAS, Westlink Church of Christ, 10025 W. Central, Wichita, KS, 67212, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet (amended to 46 square feet) on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 12, Block E, Westlink Village Fourth Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Central between Crestline and Valleyview.

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 March 22, 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 does not arise from any condition which is unique to the property in question and is created by an action of the property owner inasmuch as many churches are in the "AA" district and comply with the sign code limitations, and the proposed sign, designed by the owner's agent, was found to be out of character with the area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance may adversely affect the rights of adjacent property owners or residents inasmuch as the proposed sign would be in an area close to single-family residences on the north and east and would be visually incompatible; 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 not constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicants could redesign the sign in such a way that it would be in character with the area and compatible with adjacent single-family residences; 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 proposed location of the sign will not encroach any existing utility easement 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 requested increase in sign size from 25 square feet to 46 square feet is not significant, considering the 300-foot Central street frontage on this site and the code limitation of one bulletin board sign per zoning lot; and

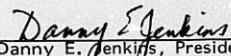
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has not been found to exist.

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 permitted area of a bulletin board sign from 25 square feet to 46 square feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 12, Block E, Westlink Village Fourth Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Central between Crestline and Valleyview.

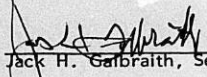
be denied.

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1988.



Danny E. Jenkins, President

ATTEST:

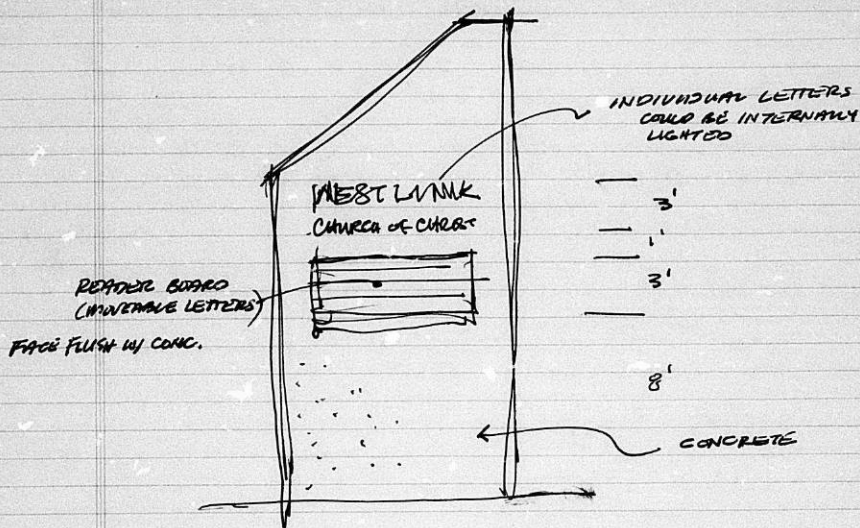


Jack H. Galbraith, Secretary

BZA 3-88 Conditions of Approval

1. The existing bulletin board sign at the corner of Central and Valleyview shall be removed within 30 days after installation of the new sign approved by this resolution.
2. No portable signs shall be permitted on this property once the new sign, as approved by this resolution, is installed.
3. The 46 square-foot "bulletin board" sign shall be placed within the north 75 feet of the application area.
4. The 46 square-foot "bulletin board" sign approved by this resolution shall be of the size and general character as that presented to the Board and dated March 8, 1988.
5. *The sign shall be lighted with indirect, white light only.*

This would have been recommended by staff if the Board had recommended app. 2



Prepared by Monty Robson, Supt. Central Inspection

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE March 17, 1988

TO Louise Oliverez, Principal Planner

FROM Barry L. Carroll, CPO Staff *BLC*

SUBJECT BZA 3-88: South side of
 Central between Crestline
 and Valleyview

On Wednesday, March 16, 1988, CPO West Side Neighborhood Council 5A considered the captioned case, a request for a variance to increase the permitted area of bulletin board sign from 25 square feet to 50 square feet on property zoned the "AA" Single Family Dwelling District.

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

The agent, Bob Hansen, was present to describe the request and respond to questions from the Council. Mr. Hansen provided photographs of signs in the neighborhood that were somewhat similar to the one proposed by the Westlink Church of Christ. Additionally, Mr. Hansen provided signatures from neighbors who expressed support for the sign request. Finally, Mr. Hansen stated that the dimensions of the sign has been modified and now met the criteria set forth by City Ordinances.

There were approximately twenty (20) area residents in attendance and expressed support for the requested variance.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 3-88 is considered.

BLC:blc

AGENDA ITEM # 2

March 22, 1988

BOARD OF ZONING APPEALS
WICHITA, KANSAS

CASE NUMBER: BZA 3-88

AMENDED REQUEST: Variance to increase the permitted area of a church bulletin board sign from 25 square feet to 46 square feet.

LOCATION: South side of Central between Crestline and Valleyview (10025 W. Central).

SECRETARY'S COMMENTS: This case was deferred at the February meeting at the applicant's request. Staff suggested that the applicant submit a revised sign design which would be less commercial in character and more compatible with the church structure itself. A slightly revised sign was submitted on March 15, 1988. The width of the message panels has been reduced to 24" so that only one face of each panel needs to be counted in the square footage, and the top panel has been reduced in size from 3' x 10' to 2½' x 10'. This reduces the variance request from 51 square feet to 46 square feet. No change has been made in the overall appearance of the proposed sign. A copy of the revised sign measurements is attached, as well as a copy of the original secretary's report.

BZA 3-88 AR

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. _____
FEBRUARY 23, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 3-88

OWNER/APPLICANT/AGENT: Westlink Church of Christ (applicant)
Tanglewood Signs (agent)

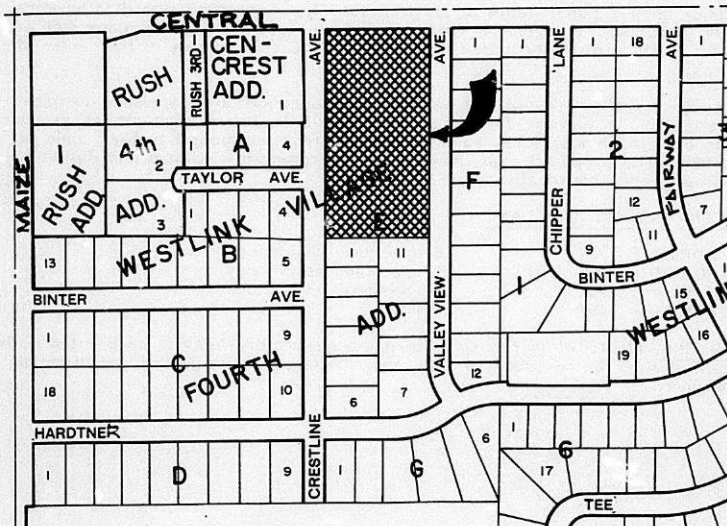
REQUEST: Variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet

CURRENT ZONING: "AA" One-family Dwelling District

SITE SIZE: 301.88 ft. by 577 ft.

LOCATION: South side of Central between Crestline and Valleyview

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.

BZA 3-88 SR

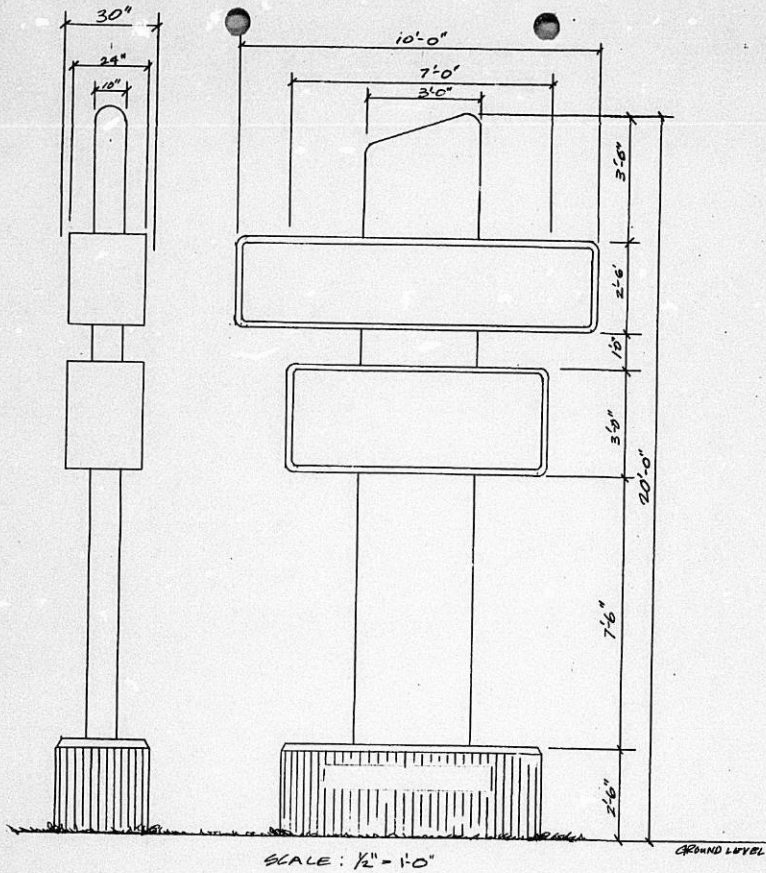
BACKGROUND: The applicant is requesting a variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet for the Westlink Church of Christ located at 10025 W. Central. There is "BB" zoning immediately adjacent to the west with "AA" zoning in all other directions from the application area. Further west on Central is "LC" zoning. A typical church bulletin board sign exists at the southwest corner of Central and Valleyview with one sign face which is readable from westbound Central traffic or from Valleyview. It is not readable from eastbound Central traffic or Crestline. This sign is four to five feet high with a lighted message board in a glass case. The proposed sign would be 20 feet tall with a 3-foot by 10-foot interior lighted panel displaying the church name plus a 3-foot by 7-foot interior lighted panel for changeable messages. The bottom of the lower panel would be ten feet above ground and both panels would be supported by a concrete post 3 feet wide and 10 inches thick. At the base would be a 2½-foot by 7-foot concrete pedestal with the address of the site. Only the two panels which display messages (other than address) are used to determine sign size, in this case being a total of 51 square feet. Even though both sides of the panels will display messages, only one side is used to calculate the gross sign area provided the two faces are no more than two feet apart. The applicant's sign specifications submitted with this application show a panel depth of ±28 inches. This must be reduced to no more than 24 inches or his variance request will have to be for 102 square feet of sign area. The sign is proposed to be placed on Central about in the center of the block.

Staff finds it difficult to justify any of the five conditions necessary to grant this variance. A request for one additional bulletin board sign similar to the existing one, to be located so as to be readable from eastbound traffic, could be supported. The proposed sign, however, is too commercial in size and design to be appropriate at this location.

ADJACENT ZONING AND LAND USE:

NORTH	AA	Single-family residences
SOUTH	AA	Single-family residences
EAST	AA	Single-family residences
WEST	BB	Office

RECOMMENDATION: It is recommended that a one-month deferral be granted if the applicant desires to re-submit a more appropriate sign design for consideration by the Board.



WESTLARK CHURCH OF CHRIST REVISED 3-8-88 DESIGN BY TANGLEWOOD SIGNS

011111 3-10-88



March 10, 1988

City of Wichita
Board of Zoning Appeals
Wichita, Kansas

Re: BZA 3-88
Westlink Church of Christ
Bulletin Board Sign Variance
From 25 Square feet to 51 Square feet

FIVE CONDITIONS TO BE MET ARE AS FOLLOWS:

1. The requesting institution as an extremely large lot, which is 301.88 ft. by 577 ft. The Church sits back approximately 132 ft. from Central and is not readily visible to individuals attending for first time unless they know exactly where to look. Therefore, a larger lighted billboard visible from Central would not only benefit the current congregation with events, but new and prospective members as well.
2. Immediately across Crestline Avenue is BB zoning and within less than one half block west is L.C. zoning, both allowing large signage. Homes that would be affected are currently as close or closer to larger signs than the Church is requesting at this time. The proposed sign would be tastefully done and would not adversely affect these homeowners as much or any more than the current signage surrounding the area.
3. The Church needs adequate signage to announce current and upcoming events and will be forced to resort to gaudy portable signs or other temporary signage to get their message to the public. The Church does not want to use portable signs because of messages being changed by vandals.
4. We feel that the granting of this variance would not affect the public health, safety, morals, order, convenience, prosperity, or general welfare. As for the morality of the general public, we feel that putting the billboard at this height would protect the morality of the general public by vandals not being able to put obscene lyrics on this board.
5. Sign would be built and erected in strict accordance with city sign and zoning codes.

Thank You
TANGLEWOOD SIGNS

THE CITY OF WICHITA



BOARD OF ZONING APPEALS

CITY HALL - FIFTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
316 268-4421

February 24, 1988

Bob Hansen
349 S. Hydraulic
Wichita, KS 67211

Re: BZA 3-88 - Variance to increase church sign size (10025 W. Central).

Dear Mr. Hansen:

At the regular meeting of the Board of Zoning Appeals on February 23, 1988, your request for a sign variance was deferred one month based on your telephone request earlier in the day. This matter will now be scheduled on the March 22 agenda. You are encouraged to consider submitting a revised sign request which proposes an identification sign or true "bulletin board" sign rather than the large pole sign. We will need to receive any new sign proposals no later than March 10, 1988.

In accordance with the BZA policy which requires zoning adjustment signs to be posted on the property for 19 days prior to the BZA hearing, you are required to post a sign by March 4 and see that it remains in place until the March 23 meeting or such time thereafter that a decision on your request is made. I have enclosed a copy of this notification sign policy for your information. Signs are available for purchase at our office for three dollars each. It was noted that the sign did not remain posted for the required period prior to the February 23 meeting.

If you have any questions, please call our office.

Sincerely yours,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/dlk

cc: Mel Atkins, Tanglewood Signs, 2205 W. Douglas, Wichita, KS 67213
Westlink Church of Christ, 10025 W. Central, Wichita, KS 67212
Monty Robson, Superintendent of Central inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE February 18, 1988

TO Louise Olivarez, Principal Planner

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

SUBJECT BZA 3-88: South side of
Central between Crestline
and Valleyview

On Wednesday, February 17, 1988, CPO West Side Neighborhood Council 5A considered the captioned case, a request for a variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet. Council members were provided the notice to adjoining property owners, a map of the area and staff's comments. After a brief discussion, the Council voted 6-0 to recommend disapproval of the request, subject to staff's comments that recommended a one-month deferral.

The agent, Art Sykes, 546 South 131st Street West, was present to explain the specifics of the request and respond to questions from the Council. According to Mr. Sykes, the Westlink Church of Christ (applicant) is making improvements to their property and wants to erect a sign that would be compatible with the neighborhood.

Members suggested that the applicant submit a redesigned sign proposal for the Council's consideration at a future meeting.

Please provide the Council's recommend to the Board of Zoning Appeals when BZA 3-88 is considered.

BLC:dm

SECRETARY'S REPORT

CASE NUMBER: BZA 3-88

OWNER/APPLICANT/AGENT: Westlink Church of Christ (applicant)
Tanglewood Signs (agent)

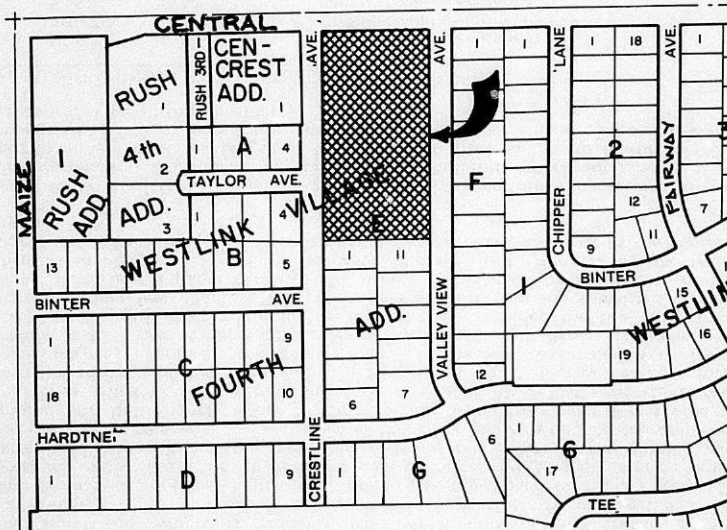
REQUEST: Variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet

CURRENT ZONING: "AA" One-family Dwelling District

SITE SIZE: 301.88 ft. by 577 ft.

LOCATION: South side of Central between Crestline and Valleyview

PROPOSED USE: Church "bulletin board" sign



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.17.590.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.

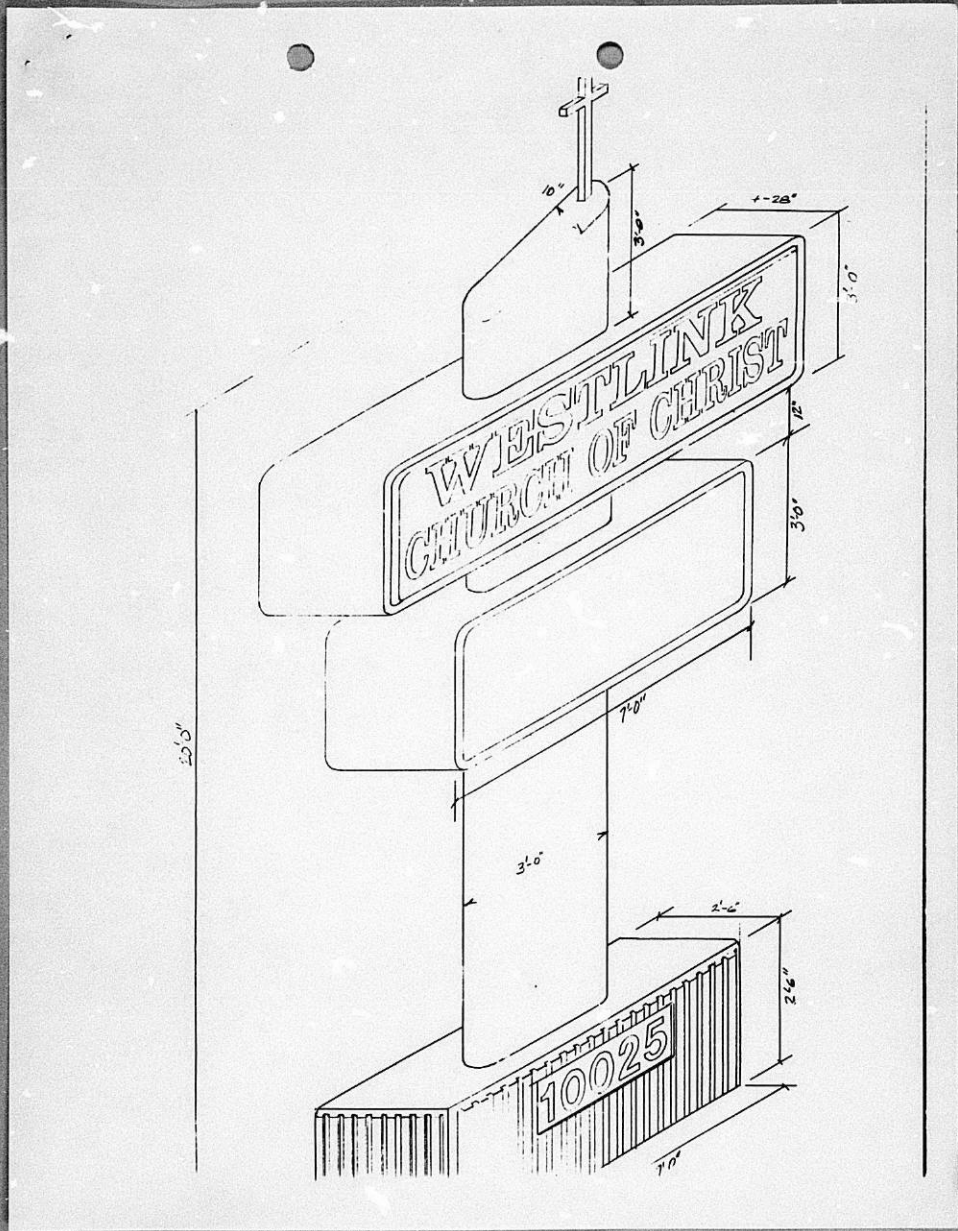
BACKGROUND: The applicant is requesting a variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet for the Westlink Church of Christ located at 10025 W. Central. There is "BB" zoning immediately adjacent to the west with "AA" zoning in all other directions from the application area. Further west on Central is "LC" zoning. A typical church bulletin board sign exists at the southwest corner of Central and Valleyview with one sign face which is readable from westbound Central traffic or from Valleyview. It is not readable from eastbound Central traffic or Crestline. This sign is four to five feet high with a lighted message board in a glass case. The proposed sign would be 20 feet tall with a 3-foot by 10-foot interior lighted panel displaying the church name plus a 3-foot by 7-foot interior lighted panel for changeable messages. The bottom of the lower panel would be ten feet above ground and both panels would be supported by a concrete post 3 feet wide and 10 inches thick. At the base would be a 2½-foot by 7-foot concrete pedestal with the address of the site. Only the two panels which display messages (other than address) are used to determine sign size, in this case being a total of 51 square feet. Even though both sides of the panels will display messages, only one side is used to calculate the gross sign area provided the two faces are no more than two feet apart. The applicant's sign specifications submitted with this application show a panel depth of ±28 inches. This must be reduced to no more than 24 inches or his variance request will have to be for 102 square feet of sign area. The sign is proposed to be placed on Central about in the center of the block.

Staff finds it difficult to justify any of the five conditions necessary to grant this variance. A request for one additional bulletin board sign similar to the existing one, to be located so as to be readable from eastbound traffic, could be supported. The proposed sign, however, is too commercial in size and design to be appropriate at this location.

ADJACENT ZONING AND LAND USE:

NORTH	AA	Single-family residences
SOUTH	AA	Single-family residences
EAST	AA	Single-family residences
WEST	BB	Office

RECOMMENDATION: It is recommended that a one-month deferral be granted if the applicant desires to re-submit a more appropriate sign design for consideration by the Board.



BZA CASE NO. 3-88

14 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

3 NOTICES SENT TO APPLICANT/AGENT

13 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 1-29-88

- 1 NOTICES SENT TO CPO
- 2 NOTICES SENT TO CITY MANAGER & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Olivarez
Barbara Harris
Karen Crook

() Published in The Daily Record, January 29, 1988

OFFICIAL NOTICE

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

1. Case No. BZA 1-88 - Killarney Investments, Inc., 8400 Killarney, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

The East 170 feet of the North 210 feet of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Rock Road and 32nd Street North.

2. Case No. BZA 2-88 - Harold L. Warner, Jr., 330 S. Colby, Valley Center, Kansas 67147, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a 6-bay self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for Light Commercial and legally described as follows:

Lot 28, Gilder's Riverside Addition, being replatted as Lot 1, Lamar First Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Amidon and 26th Street North.

3. Case No. BZA 3-88 - Westlink Church of Christ, 10025 W. Central, Wichita, KS, 67212 pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 12, Block E, Westlink Village Fourth Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Central between Crestline and Valleyview.

4. Case No. BZA 4-88 - New Jerusalem Missionary Baptist Church, Inc., 1625 N. Madison, Wichita, KS 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the front and side yard setbacks from 25 feet and 6 feet to 0 feet for parking purposes only on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 88, 90, 92, and 94 on Campbell Avenue now Madison Avenue, Logan Addition to Wichita, Kansas and Lots 88, 90, 92, and 94 on Strong Avenue now Ash Avenue, Logan Addition to Wichita, Kansas. Generally located at the northeast corner of 15th and Madison and the northeast corner of 15th and Ash.

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 28th day of January, 1988.

Jack H. Galbraith, Secretary

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

January 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 3-88

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 Westlink Church of Christ, requesting a variance.

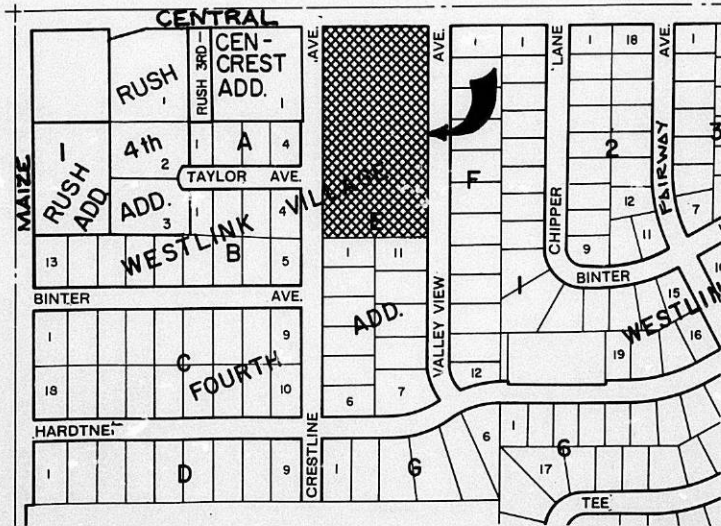
Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

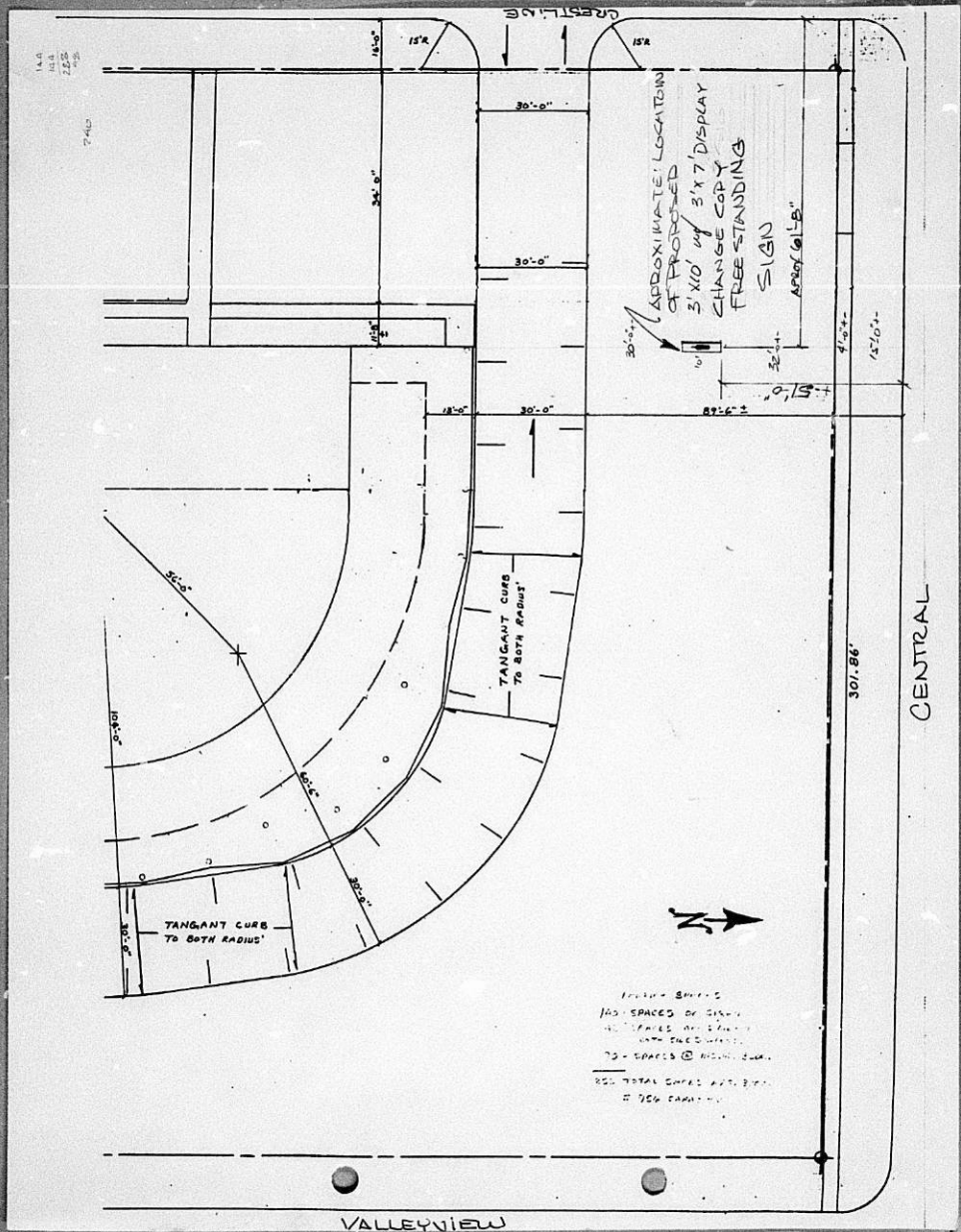
Lot 12, Block E, Westlink Village Fourth Addition,
Wichita, Sedgwick County, Kansas. Generally located
on the south side of Central between Crestline and
Valleyview (10025 W. Central).

This application has been assigned Case No. BZA 3-88. It will be considered by the Board of Zoning Appeals on Tuesday, February 23, 1988 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, 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 5A, Westside, will consider this case at their meeting to be held on Wednesday, February 17, 1988, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.





14.0
14.1
14.2
14.3

7410

CRESTLINE

APPROXIMATE LOCATION
OF PROPOSED
3'x7' DISPLAY
CHANGE COPY
FREE-STANDING
SIGN
APPROXIMATE

TANGENT CURB
TO BOTH RADII

TANGENT CURB
TO BOTH RADII



10' - SPACES @ 5' ON S.
14' - SPACES @ 5' ON S.
14' - SPACES @ 5' ON S.
14' - SPACES @ 5' ON S.
14' - SPACES @ 5' ON S.
14' - SPACES @ 5' ON S.
14' - SPACES @ 5' ON S.
14' - SPACES @ 5' ON S.

VALLEYVIEW

CENTRAL

301.56'



January 20, 1988

Board of Zoning Appeals
City of Wichita
Wichita, Kansas

Re: Westlink Church of Christ

We are respectfully requesting a variance for signage on the captioned property located at 10025 West Central, Wichita, Kansas, covering one [1] full block of property which faces Central.

The current zoning does not allow adequate exposure for the church.

We are requesting a variance for a free standing monument sign which will have two [2] double faced signs attached. One sign to be 3' x 10' with the Church's name and one to be 3' x 7' which will be a changeable message center. Attached please find construction details along with drawings of the proposed sign. The sign would be placed approximately 55 feet from Crestline and approximately 51 feet back from Central. The sign will be tastefully done and would not adversely affect the adjacent property owners or the general public in any way.

We appreciate your consideration and help on this request.

TANGLEWOOD CUSTOM WOOD SIGNS



January 20, 1988

Board of Zoning Appeals
City of Wichita
Wichita, Kansas

Re; Westlink Church of Christ
10025 West Central
Wichita, Kansas

Construction Information

3' x 10' Sign

Metal construction with radiused corners,
interior lighted pan embossed DR faces with
Clarendon lettering style which reads:

Westlink Church of Christ

3' x 7' Sign

Metal construction with radiused corners,
interior lighted pan face with track for
changeable messages.

The above two (2) signs to be attached to a 20'
vertical concrete monument, sandblasted to expose
brown pea gravel.

STATEMENT OF OWNERSHIP

STATE OF KANSAS }
SEDGWICK COUNTY } §

The undersigned duly bonded and qualified Abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the Office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record owners within a radius of 200 feet on the North, East and West of Lot 12, Block E, WESTLINK VILLAGE FOURTH ADDITION, Sedgwick County, Kansas,
AND,
record owners within a radius of 200 feet on the South from the North 125 feet of Lot 12, Block E, WESTLINK VILLAGE FOURTH ADDITION, Sedgwick County, Kansas.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)



RECORD OWNER(S)

DESCRIPTION

State Farm Mutual Automobile Insurance Company
10209 West Central
Wichita, Kansas 67212

Lot 1, CENCREST ADDITION, Wichita, Sedgwick County, Kansas

James Terry & Sharon Livingston
701 Crestline
Wichita, Kansas 67212

Lot 1, Block A, WESTLINK VILLAGE THIRD ADDITION, Sedgwick County, Kansas

Harold E. & Ruth J. Grabill
711 Crestline
Wichita, Kansas 67212

Lot 2, Block A, WESTLINK VILLAGE THIRD ADDITION

Patrick N. & Joyce C. Adamson
700 Crestline
Wichita, Kansas 67212

Lot 1, Block B, WESTLINK VILLAGE THIRD ADDITION

Edward Dale & Wanda J. Smith
712 Crestline
Wichita, Kansas 67212

Lot 2, Block B, WESTLINK VILLAGE THIRD ADDITION

Gary A. Squires & Debra A. Squires & Kenneth L. Squires
711 Valleyview
Wichita, Kansas 67212

Lot 25, Block B, WESTLINK VILLAGE THIRD ADDITION

Nona Carleen Kelley
701 Valleyview
Wichita, Kansas 67212

Lot 26, Block B, WESTLINK VILLAGE THIRD ADDITION



RECORD OWNER(S)

DESCRIPTION

✓ Robert M. & Lola May Seldern
700 Valleyview
Wichita, Kansas 67212

Lot 1, Block C, WESTLINK VILLAGE THIRD
ADDITION

David Scott & Kathleen L. Smith
10212 Taylor Avenue
Wichita, Kansas 67212

Lot 1, Block A, WESTLINK VILLAGE FOURTH
ADDITION, Sedgwick County, Kansas

✓ Jack L. & Velma J. Stroud
631 Crestline
Wichita, Kansas 67212

Lot 4, Block A, WESTLINK VILLAGE FOURTH
ADDITION

✓ Richard J. & Sherri Ann High
652 Valleyview
Wichita, Kansas 67212

Lot 1, Block F, WESTLINK VILLAGE FOURTH
ADDITION

✓ Carl J. & Helen F. Cole
648 Valleyview Lane
Wichita, Kansas 67212

Lot 2, Block F, WESTLINK VILLAGE FOURTH
ADDITION

✓ Ronald K. & Joan E. Olson
640 Valleyview
Wichita, Kansas 67212

Lot 3, Block F, WESTLINK VILLAGE FOURTH
ADDITION

✓ Gordon E. & Madge L. Wynn Pedroja
632 Valleyview
Wichita, Kansas 67212

Lot 4, Block F, WESTLINK VILLAGE FOURTH
ADDITION

Dated at Wichita, Kansas, this 20th day of January, 1988 @ 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By Michael S. Olson
Assistant Vice President

Tracer No. 82115

1-20-88 County Clerk's office verified by phone that Westlink
Church of Christ is the owner of the application lot (Lot 12,
Blk E, W.V. 4th)

Fidelity  Title
COMPANY, INC.

L.O.

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 29-021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
<i>1-22-88</i>	
<i>Planning</i>	

NAME *Jungland*

ADDRESS *2305 W. Dandrea 17212*

FUND *755-4070-003* DUE DATE *1-22-88*

COMMENTS

DATE *1-22-88* BY *JL*

FORM 29-021 PAYMENT NOTICE
City of Wichita

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	Planning		

DESCRIPTION	AMOUNT
<i>3-22-88</i>	
<i>Planning</i>	

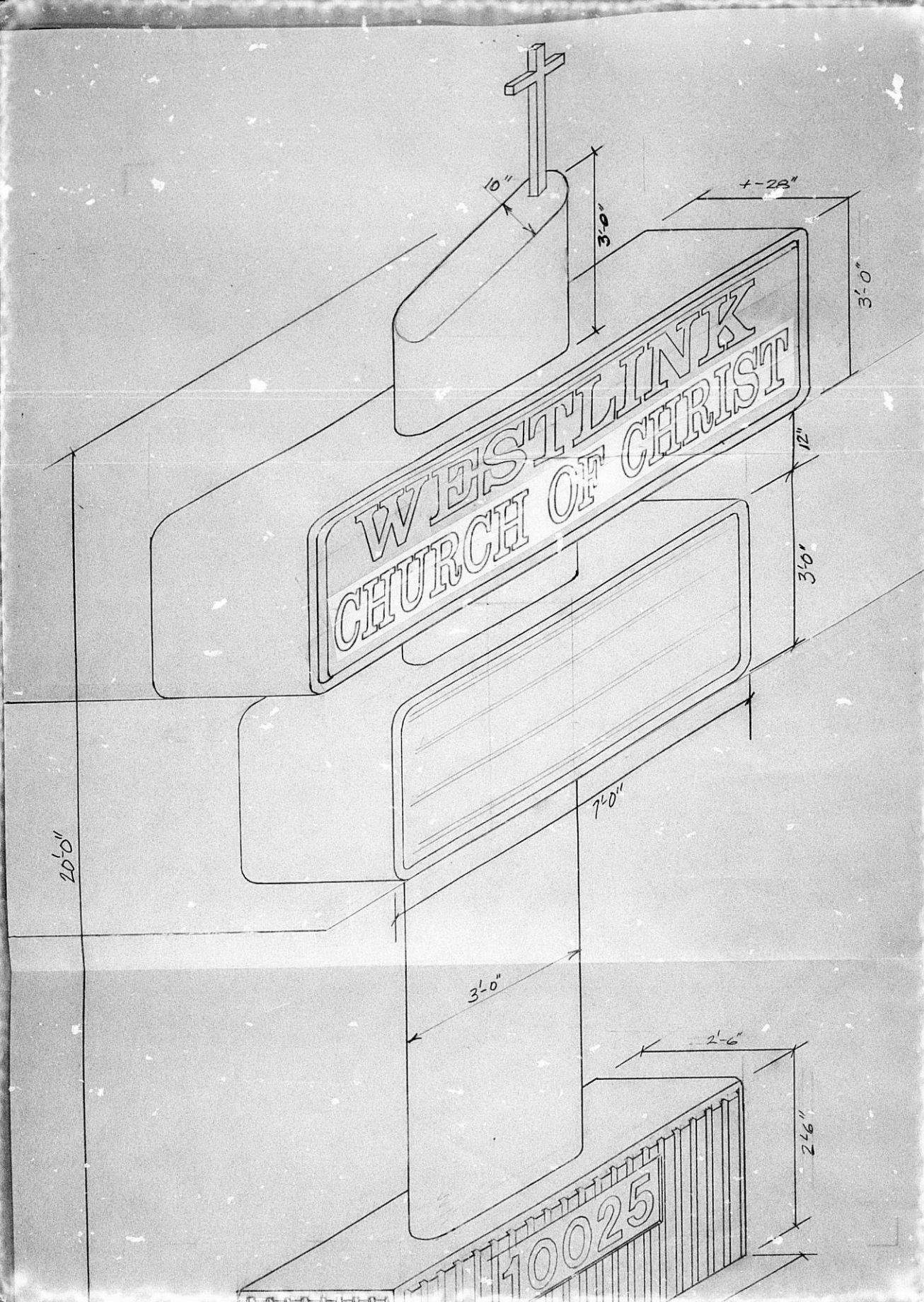
NAME *Jungland*

ADDRESS *2305 W. Dandrea 17212*

FUND *755-4070-003* DUE DATE *1-22-88*

COMMENTS

DATE *1-22-88* BY *JL*



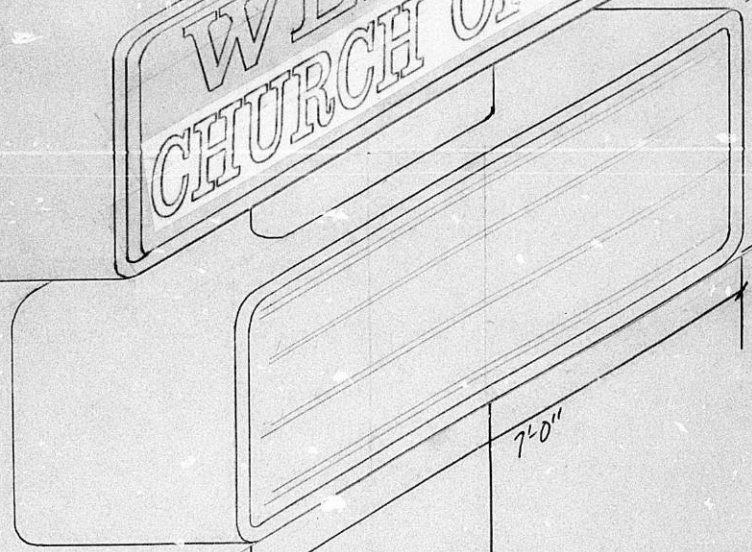
20'-0"

3'-0"

3'-0"

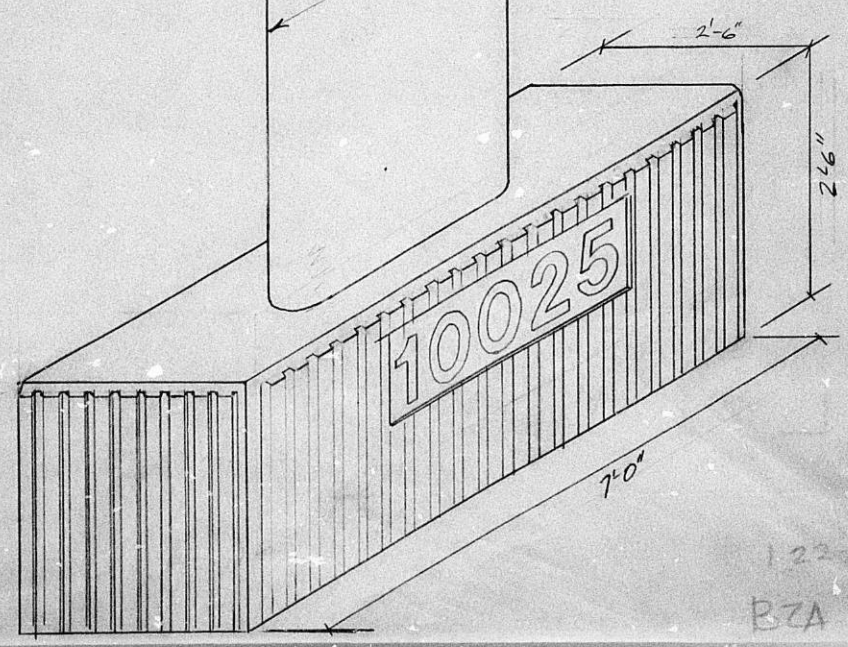


3'-0"



7'-0"

3'-0"



2'-6"

7'-0"

2'-6"

1-22-88
BZA 3-88