

Case No. BZA 11-79 Request for variance to increase permitted gross surface area of a sign from 16 sq. ft. to 32 sq. ft. on property zoned "B" and gen. _____ the southeast corner

100760
3-30-79
2/4
1/10/79
1/10/79
1/10/79

ACTION

DATE

Approved

COMMITTEE

M.A.P.C.

B.C.C./B. CO. C.

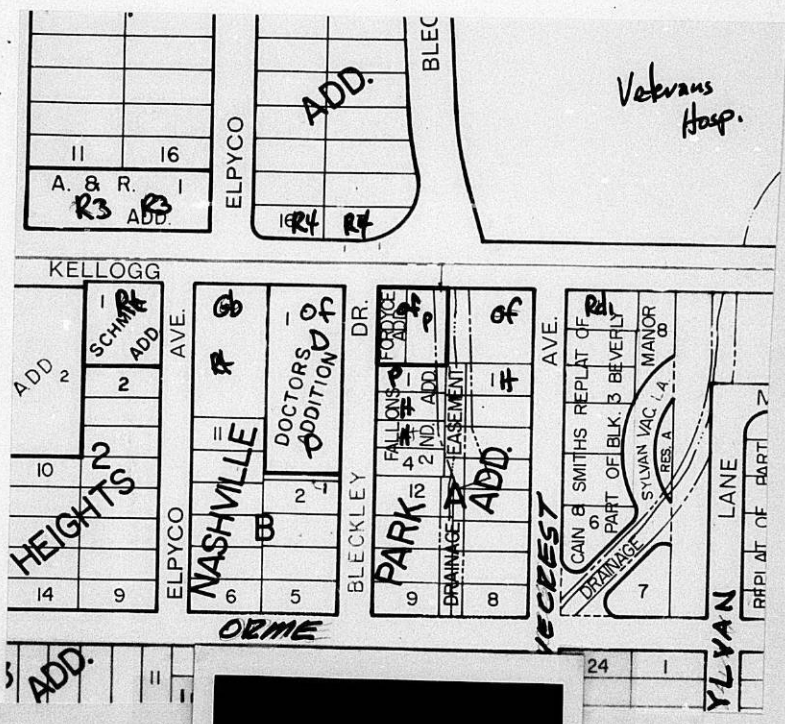
BZA
11-79

Map No. 5846
 Sec. 25
 Twp. 27
 Range 1E

BZA- 11-79
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 Acres: _____ (120) ft. by 140 ft.
 Adjoining Zoning: E _____ S _____ W _____ N _____
 Land Use: East _____ South _____
 West _____ North _____
 Sketch Plan Land Use is for: _____
 Present Land Use is for: _____
 Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



May 3, 1979

Marty Hayes
Graphics Systems of Wichita, Inc.
313 Ida
Wichita, Kansas 67211

Re: Case No. BEA 11-79
Request for Variance

Dear Ms. Hayes:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 24, 1979, in connection with your request for a variance to increase the permitted gross surface area of an identification sign from 16 square feet to 32 square feet on property zoned the "B" Multiple Family Dwelling District and generally located at the southeast corner of Kellogg and Bleckley (5101 E. Kellogg).

This Resolution reflects the official action of the Board to approve the variance, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Larry Dobson
Assistant Secretary

LD:bbs
Enclosure

cc: George R. Tiller, M.D. P.A., 5101 E. Kellogg 67218
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. BZA 11-79

WHEREAS, George R. Tiller, M.D. P.A., 5101 E. Kellogg, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to increase the permitted gross surface area of an identification sign from 16 square feet to 32 square feet on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 1, Fordyce Addition; and a tract beginning 180 feet west and 40 feet south of the northeast corner of the northwest quarter of the northwest quarter, Section 25-27-1E of the 6th P.M.; thence south 140 feet; thence west 120 feet; thence north 140 feet; thence east 120 feet to beginning, all in Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Kellogg and Bleckley (5101 E. Kellogg).

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 April 24, 1979, 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 subject property is zoned the "B" Multiple Family Dwelling District in an area along a major expressway where most of the properties are zoned the "IC" Light Commercial District, which permit much larger signs than the applicant is requesting.

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 proposed sign will be small in comparison to other signs in the area; 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 owner represented in the application inasmuch as commercial signs and activities and traffic volume in this area tend to make a 16 square foot sign ineffective in meeting the applicant's stated needs; 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 sign would be placed 7 feet from the north property line and approximately 35 feet from the west property line and therefore, should not be a visual obstruction to vehicular or pedestrian traffic; 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 character of this immediate area on the south side of Kellogg is office and commercial rather than residential; and a 32 square foot sign would be permitted in office zoning and up to a 150 square foot sign in commercial zoning; 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 for a variance to increase the permitted gross surface area of an identification sign from 16 square feet to 32 square feet on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 1, Fordyce Addition; and a tract beginning 180 feet west and 40 feet south of the northeast corner of the northwest quarter of the northwest quarter, Section 25-27-1E of the 6th P.M.; thence south 140 feet; thence west 120 feet; thence north 140 feet; thence east 120 feet to beginning, all in Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Kellogg and Bleckley (5101 E. Kellogg)

be approved subject to the following conditions:

1. The existing sign shall be removed from the property.
2. The sign shall be located in accordance with the submitted site plan, to be not closer to the north property line than 7 feet and not closer to the west property line than 15 feet.
3. The size of the sign shall be no larger than 32 square feet in gross surface area, with the top of the sign being no more than 10 feet above ground level.

ADOPTED AT WICHITA, KANSAS, this 24th day of April, 1979.


Mary A. Kopietz, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

April 25, 1979

Marty Hayes
Graphics Systems of Wichita, Inc.
313 Ida
Wichita, Kansas 67211

Re: Case No. BZA 11-79
Request for Variance

Dear Ms. Hayes:

At the regular meeting of the Board of Zoning Appeals on April 24, 1979, your request for a variance to increase the permitted gross surface area of an identification sign from 16 square feet to 32 square feet on property zoned the "B" Multiple Family Dwelling District and generally located at the southeast corner of Kellogg and Bleckley (5101 E. Kellogg) was considered.

It was the action of the Board to approve this variance subject to the following conditions:

1. The existing sign shall be removed from the property.
2. The sign shall be located in accordance with the submitted site plan, to be not closer to the north property line than 7 feet and not closer to the west property line than 15 feet.
3. The size of the sign shall be no larger than 32 square feet in gross surface area, with the top of the sign being no more than 10 feet above ground level.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

Page 2
April 25, 1979
Marty Hayes
Re: BZA 11-79

If you have any questions, please call our office.

Sincerely yours,

Larry Dobson
Assistant Secretary

LD:bbc
cc: George R. Tiller, M.D. P.A., 5101 E. Kellogg 67218
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

Dobson

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE April 17, 1979

TO Jack Galbraith, Chief Planner

FROM Shirley Mast, CPO Administrative Aide

SUBJECT BZA 11-79 (Southeast Corner of
Kellogg & Bleckley, 5101 E. Kellogg)

At their meeting of April 16, 1979, CPO Council "C" considered the captioned case. No residents were present to speak in opposition to the case.

The Council voted unanimously, 8-0, to recommend approval of the variance to increase the permitted gross surface area of an identification sign from 16 square feet to 32 square feet at the aforementioned location.

Please provide the Council's recommendation to the Board of Zoning Appeals when this case is considered at the April 24 meeting.

Shirley Mast
Shirley Mast
CPO Administrative Aide

SM:al

Noted:

Evelyn Pittman
Evelyn Pittman
Assistant CPO Coordinator



SECRETARY'S REPORT
CASE NO. BZA 11-79

APPLICANT: George R. Tiller, M.D. P.A., 5101 E. Kellogg,
Wichita, Kansas.

AGENT: Graphics Systems of Wichita, Inc., 313 Ida,
Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code
of the City of Wichita, to increase the per-
mitted gross surface area of an identification
sign from 16 square feet to 32 square feet.

GENERAL LOCATION: Southeast corner of Kellogg and Bleckley
(5101 E. Kellogg).

ZONING: Subject property is zoned the "B" Multiple
Family Dwelling District, as are the proper-
ties to the east and north. Property to the
west is the "LC" Light Commercial District.
Property to the south is the "RB" Four Family
Dwelling District.

LAND USE: Subject property is developed with a doctors
office as is the property to the west. East
is a drainage channel and then a doctors
office. South is a parking lot serving
subject property. North is a four-plex
development.

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 of the following conditions are found to exist:

1. That the variance requested 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.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and

Case No. BZA 11-79
BZA Agenda
4-24-79
Page 2

5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to permit a 32 square foot identification sign on subject property zoned the "B" Multiple Family Dwelling District. Section 28.04.139 D permits identification signs in this district, but limits the size to 16 square feet in area and 20 feet in height. The applicant's proposed sign is 4 1/2 feet in width by 7 feet in height, the bottom of which would be at ground level.

Subject property is one of three tracts on the south side of Kellogg, in the mile section between Oliver and Woodlawn, which are zoned the "B" Multiple Family District. The remaining frontage is zoned the "LC" Light Commercial District which permits identification signs of 150 square feet in area.

The variance requested arises from the need of the applicant to have signage that can be seen by patients and properly direct them to the building location. The existing sign is a small "temporary type" sign which does not satisfactorily handle this need. The proposed sign has been designed to accommodate the future growth of the clinic and can be used as a directory for doctors officing at this location. The sign would be complimentary in design to that of the office building and would be located 7 feet south of the Kellogg street right-of-way and centered in front of the building. It should be noted that only 40 feet of half-street right-of-way exists for Kellogg in this area.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness may exist in this instance inasmuch as subject property is zoned the "B" Multiple Family Dwelling District in an area along a major expressway where most of the properties are zoned the "LC" Light Commercial District, which permit much larger signs than the applicant is requesting.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested would not adversely affect the rights of adjacent property owners inasmuch as the proposed sign will be small in comparison to other signs in the area.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inas-

Case No. BZA 11-79
BZA Agenda
4-24-79
Page 3

much as commercial signs and activities and traffic volume in this area tend to make a 16 square foot sign ineffective in meeting the applicant's stated signage needs.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired will not adversely affect the public interest inasmuch as the sign would be placed 7 feet from the north property line and approximately 35 feet from the west property line and therefore, should not be a visual obstruction to vehicular or pedestrian traffic.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested will not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the character of this immediate area on the south side of Kellogg is office and commercial rather than residential; and a 32 square foot sign would be permitted in office zoning and up to a 150 square foot sign in commercial zoning.

RECOMMENDATION:

It is the opinion of the Secretary that the above five conditions can be found to exist and it is therefore recommended that this variance be approved subject to the following conditions:

1. The existing sign shall be removed from the property.
2. The sign shall be located in accordance with the submitted site plan, to be not closer to the north property line than 7 feet and not closer to the west property line than 15 feet.
3. The size of the sign shall be no larger than 32 square feet in gross surface area, with the top of the sign being no more than 10 feet above ground level.

Application for Variance
Dr. George R. Tiller
March 26, 1979

BZA 11-79

Graphics Spil of
313 Ida
267-4171
Marky Hays
MS

1. The variance requested arises from the need of the applicant to have signage that can be seen by patients and properly direct them to the building location. The surrounding area is zoned light commercial or BB and applicants current sign does not meet the visual needs of one trying to locate the office.
2. The granting of the permit for variance will not adversely affect the rights of adjacent property owners or residence. The sign has been designed and would be installed so as not to adversely affect any persons involved and coincides with general size and appearance of other signs in the area.
3. The sign has been designed to accommodate future growth of the clinic and is to be used as a directory for doctors at the location. The current sign does not afford this capability. The size and location of the proposed sign will also properly direct traffic to the location and entrance. The existing sign is to be removed.
4. The sign will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The location of the sign will not obstruct visibility of east bound traffic for those leaving the location. The sign has been designed to coincide with design of building.
5. The granting of this variance is not opposed to the general spirit or intent of Title 28. The proposed sign size and design is not unique to others in the surrounding area and will not in any way adversely affect the rights of adjacent property owners or public.

6-75

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

April 2, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 11-79

An application has been filed by George R. Tiller, M.D. P.A., 5101 E. Kellogg, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the permitted gross surface area of an identification sign from 16 square feet to 32 square feet on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 1, Fordyce Addition; and a tract beginning 180 feet west and 40 feet south of the northeast corner of the northwest quarter of the northwest quarter, Section 25-27-1E of the 6th P.M.; thence south 140 feet; thence west 120 feet; thence north 140 feet; thence east 120 feet to beginning, all in Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Kellogg and Bleckley (5101 E. Kellogg).

This application has been assigned case No. BZA 11-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 24, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

BZA CASE NO. 11-79

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

10 NOTICES SENT TO ADJOINING PROPERTY OWNERS

23 TOTAL NOTICES SENT 4-2-79

BOARD OF ZONING APPEALS

CASE NO. 11-79

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant George R. Tiller M.D. P.A. ✓ 18

Mailing Address 5101 E. Kellogg, Wichita, KS. Phone 684-5255

Name of Authorized Agent Graphics Systems of Wichita, Inc. ^{Marty Hayes}

Mailing Address 313 Ida, Wichita, Ks. 67211 Phone 267-4171

Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to increase size requirement from
16 square feet to 32 square feet.

for property located 5101 E. Kellogg

and legally described as: Beginning 180' West & 40' South the
northeast corner of the northwest quarter of the northwest quarter

of section 25-27-1E, thence South 140' thence East 120' to beginning
except the west 50' thereof; and Lot 1, Fordyce Addition.

in the City of Wichita; and which is presently zoned B.

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. 24-606); 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 Sedgwick 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.

George R. Tiller
Applicant

Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 2:00 (a.m. - B.m.), 3-26-79 19____ together with appropriate fee of \$50.00.

5846

Mike Meek
Signed

T9-402

S/E corner of Kellogg & Bleckley

Date 03-27-79 Hr. 2:45

RUSH

DELIVERY INSTRUCTIONS

REGULAR

Deliver To: Board of Zoning Appeals

Address: 455 N. Main - 10th Floor City Building

Get Receipt - YES NO

Remarks: _____

FIDELITY TITLE COMPANY, INC.

By *DM*



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS:
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.

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.)

Amended Onwanship Information for Tracer #46186.
CAPTION PROPERTY amended to include the West 50 Feet thereof.



A TRACT inthe Northwest Quarter of the Northeast Quarter of Section 25, Township 27 South, Range 1 East, Sedgwick County, Kansas, beginning 495 Feet West of the Northeast Corner of said Quarter section, thence West 138 Feet, thence South 280 Feet, thence East 138 Feet, thence North 280 Feet to point of beginning, EXCEPT the North 40 Feet for Street Purposes,

Kean Tilford
1545 Willow Road
Wichita, Kansas 67208

Lots 15 & 16,
Block 5

LINCOLN TERRACE
ADDITION

D

G. L. & Mariam M.
Yates
913 Ridge Drive
Halstead, Kansas
67056

Dated at Wichita, Kansas this 23rd day of March, 1979; at 7:00 O'Clock A.M.

FIDELITY TITLE COMPANY, INC.

By *C. E. Bud Fisher*
Vice-President

Tracer No. 46186

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter 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 200' of a tract beginning 180' West and 40' South of the Northeast corner of the Northwest quarter of the Northwest quarter, Section 25, Township 27, Range 1 East of the 6th P. M. ; thence South 140'; thence West 120'; thence North 140'; thence East 120' to beginning, Except the West 50' thereof.



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.)

Beginning 180' West and 40' South of the NE corner of the NW quarter of the NW quarter of Section 25, Township 27, Range 1 East, thence South 140'; thence West 120'; thence North 140'; thence East 120' to beginning except the West 50' thereof.

Y

Tiller & Company
a Kansas Corporation
5101 E. Kellogg
Wichita, Kansas 67218

Beginning 30' West and 150' South of the NE corner of the East half of the NW quarter of the NW quarter of Section 25, thence South 25'; thence West 150'; thence North 25'; thence East 150' to beginning, Section 25, Township 27, Range 1 East

Y

Leta M. Weidner
515 S. Pinecrest
Wichita, Kansas 67218

Fidelity  Title
COMPANY, INC.

Beginning 30' West of the NE corner of the NW quarter of the NW quarter thence South 150'; thence West 150' ; thence North 150', thence East to beginning, Except for the street, Section 25, Township 27, Range 1 East.

J. Melvin & Mary B. Allen
5119 E. Kellogg
Wichita, Kansas 67218

The SE quarter of the SW quarter and Beginning at the SE corner of the SW quarter of the SW quarter; thence West 15 6.91'; thence West 74° 28'; thence North 145.72' thence to right along curve radius 640' for 136.09'; thence tangent to said curve 377.46'; thence to left 2° 38' 177.81'; thence to the left along curve radius 475' for 316.83'; thence tangent to said curve 147.83'

Veterans Administration Hospital
United States of America



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lot 1	FORDYCE	<i>D</i> Tiller & Company A Kansas corporation 5101 E. Kellogg Wichita, Kansas 67218
Lot 1	DOCTORS ADDITION	Kellogg Medical Building Inc. 5025 East Kellogg Wichita, Kansas 67218
Lot 1	FALLONS SECOND ADDITION	<i>D</i> Tiller & Company A Kansas corporation 5101 E. Kellogg Wichita, Kansas
Lot 2	"	<i>✓</i> Cleo F. Singer 524 S. Bleckley Drive Wichita, Kansas 67218
Lot 3	"	<i>D</i> George R. & Jeanne E. Tiller 7404 Norfolk Drive Wichita, Kansas 67206
Lot 4	"	<i>✓</i> Marc & Rebecca Fulgham 532 South Bleckley Wichita, Kansas 67218
The N. 50' of Lot 1, Block A	NASHVILLE PARK ADDITION	<i>✓</i> Leta M. Weiner 515 S. Pinecrest Wichita, Kansas 67218
The S. 6.5' of Lot 1 & Lot 2, Block A	"	<i>✓</i> Michael Gean & J. Dee Eves 521 S. Pinecrest Wichita, Kansas 67218



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lot 3, Block A	NASHVILLE PARK ADDITION	Allan D. & Jo Ann Smith 6410 Magill Wichita, Kansas 67206
Lot 4, Block A	"	George C. & Oweeta S. McNeill 533 S. Pinecrest Wichita, Kansas 67218
Lot 12, Block A	"	J. C. & Pauline S. Henderson 538 S. Bleckley Drive Wichita, Kansas 67218
Lots 17, 18, 19, Block 5	LINCOLN TERRACE ADDITION	G. L. & Marian M. Yates 913 Ridge Drive Halstead, Kansas 67056

Dated at Wichita, Kansas the 23rd day of March, 1979 at 7:00 a. m.

Fidelity Title Company, Inc.

by *C. E. Reed Redell*
Vice-President



Tracer # 46186

Ownership list
is being forwarded
by Abstractor

Call re:
legal description
attached legal and
abandonment ownership list coming

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FOR 9-021

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Eks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signa	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		\$ 50.00

DESCRIPTION	AMOUNT
City of Wichita	
George K. Keller	
NAME	
ADDRESS	
FUND	DUE DATE
111 400 71 003	
COMMENTS	
DATE	BY
3-26-77	Amel Meach

Family Medicine Center

5101

George R Tiller, M.D., P.A.

5107



Women's Health
Care Services P.A.

Art for bottom panel per B. Hinkel

See attached sheet for section drawing

44"

2"

6"

6"

2"

6" (TYP.)

2 1/2"

(P.A.)

6 3/4"

7'-0"

12"

5'-0"

1/8"

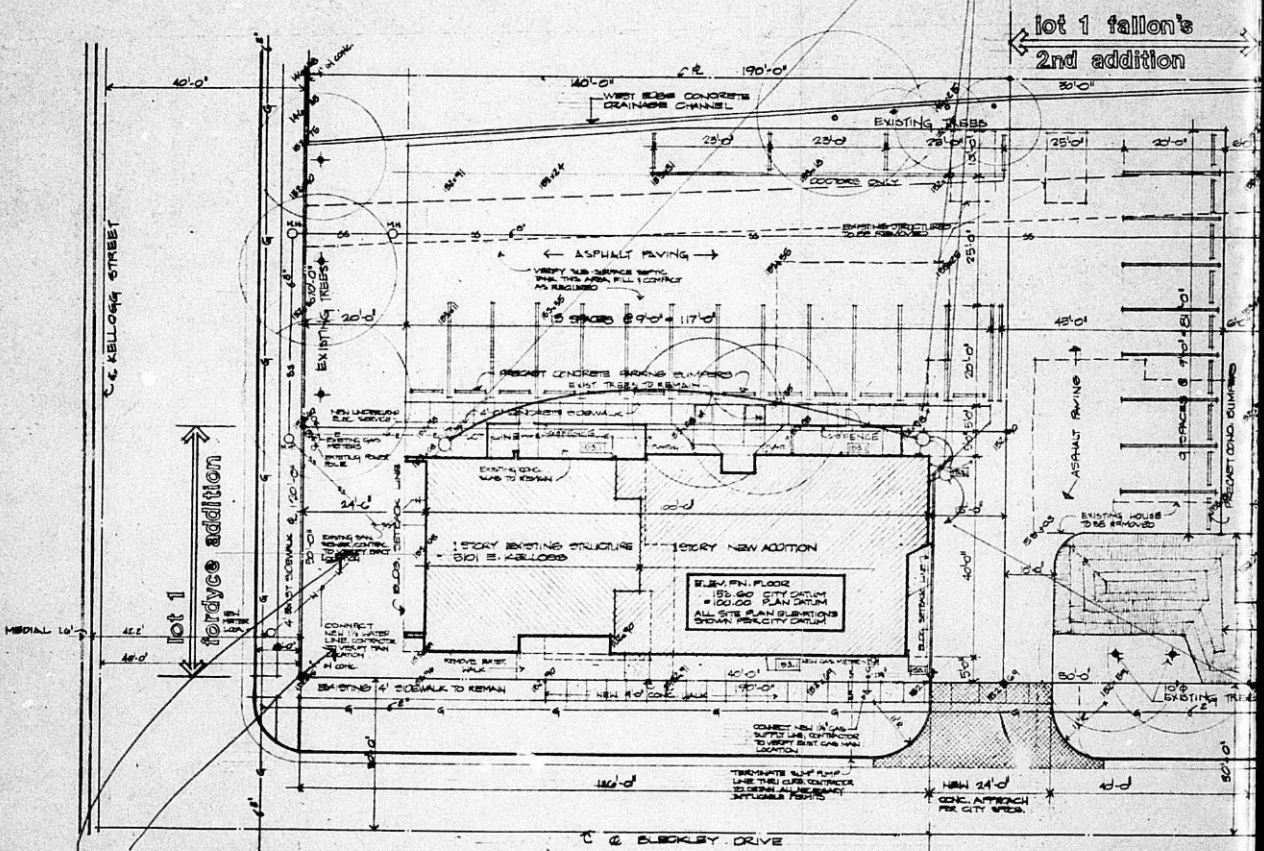
BZA 11-79

LEGAL DESCRIPTION

1 LOT 1, FAROYCE ADDITION WICHITA, SEOGENICK COUNTY, KANSAS
 2 LOT 1, FALLON'S 2ND ADDITION, WICHITA, SEOGENICK COUNTY, KANSAS
 3 A TRACT IN THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28, TOWNSHIP 27, RANGE 1 EAST OF THE 6TH PM, SEOGENICK COUNTY, KANSAS, DESCRIBED AS: BEGINNING 180 FEET WEST AND 40 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 28, ON THE SOUTH LINE OF KELLOGG STREET; THENCE SOUTH 40 FEET; THENCE WEST 180 FEET; THENCE NORTH 40 FEET; THENCE EAST 20 FEET TO THE PLACE OF BEGINNING EXCEPT THE WEST 50 FEET THEREOF.

1 BUILDING ACTIVITY
 1 PARKING
 1 PARKING

PARKING LOT FLOODLIGHTS THREE INFERIOR # 535 WB N 10 TS 13 AIM AS DIRECTED BY THE ARCHT MOUNTING DETAILS



REMOVE EXISTING SIGN
 NEW SIGN - LOCATED 7' BEHIND SIDEWALK & CENTERED ON BLDG. FRONTAGE



SITE PLAN

medical offices

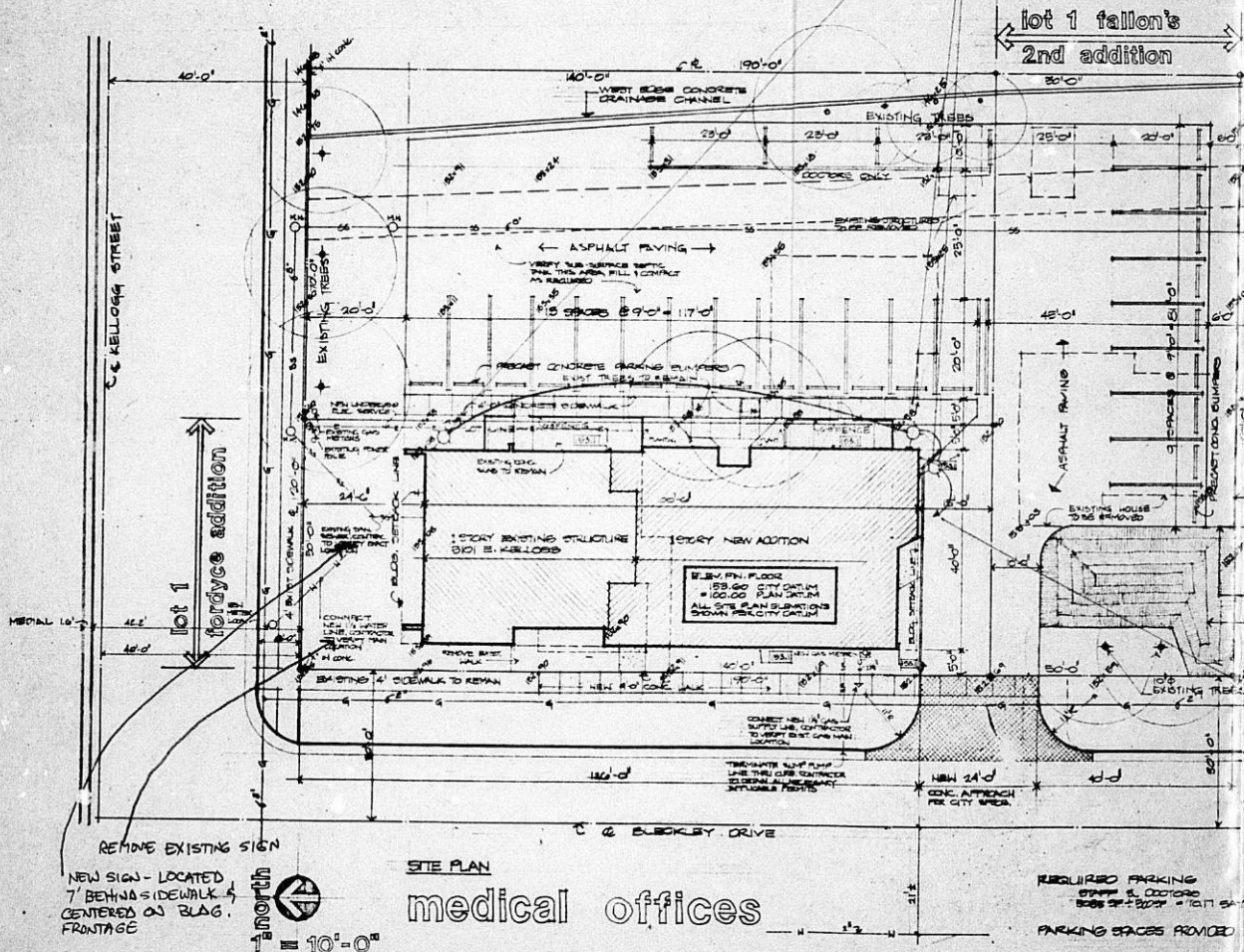
REQUIRED PARKING
 STAFF & CUSTOMERS
 5000 SF @ 2000 SF = 10000 SF
 PARKING SPACES PROVIDED

LEGAL DESCRIPTION

1 LOT 1, FORDYCE ADDITION, HICHTA, SEDGWICK COUNTY, KANSAS
 2 LOT 1, FALLON'S 2ND ADDITION, HICHTA, SEDGWICK COUNTY, KANSAS
 3 A TRACT IN THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 17 RANGE 1 EAST OF THE 6TH PM, SEDGWICK COUNTY, KANSAS, DESCRIBED AS: BEGINNING 180 FEET WEST AND 40 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 25, ON THE SOUTH LINE OF KELLOGG STREET; THENCE SOUTH 40 FEET; THENCE WEST 120 FEET; THENCE NORTH 40 FEET; THENCE EAST 120 FEET TO THE PLACE OF BEGINNING EXCEPT THE WEST 20 FEET THEREOF.

1 BUILDING ACTIVITY
 2 PARKING
 3 PARKING

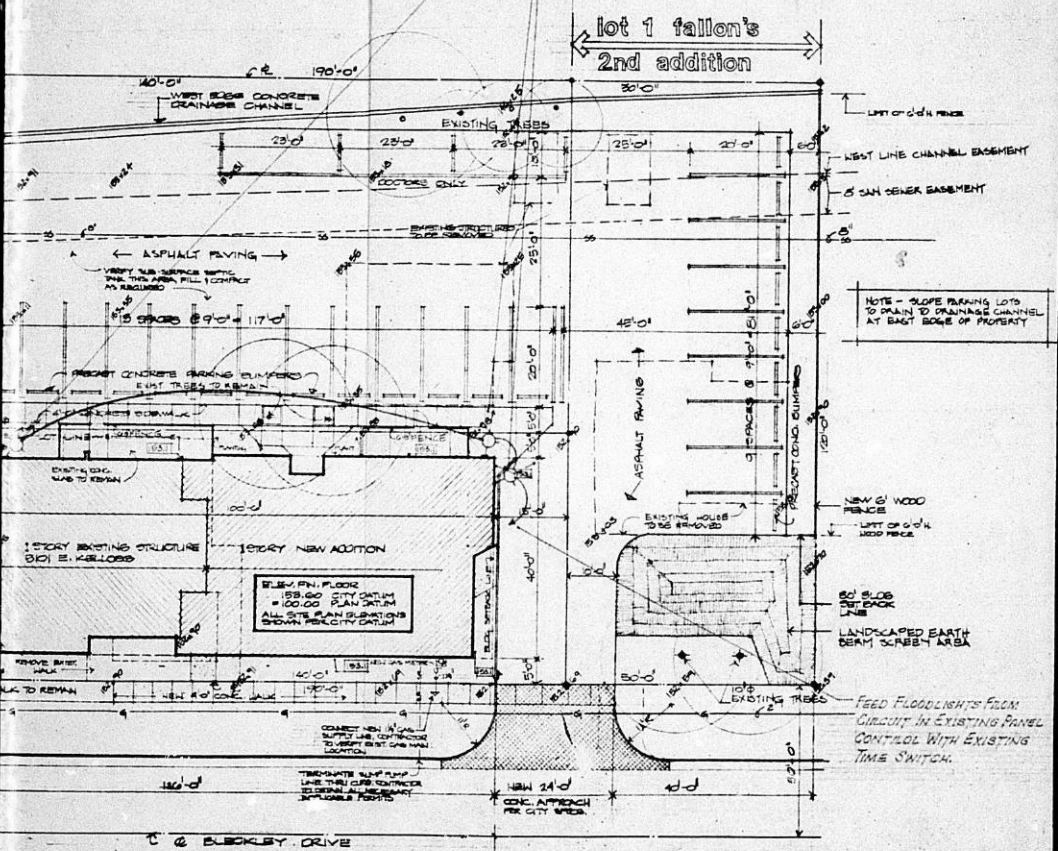
PARKING LOT FLOODLIGHTS THREE
 INFERIOR #535 WB N 10 TS G
 AIM AS DIRECTED BY THE ARCHT
 MOUNTING DETAILS



SECTION NICHITA, SEDEGENCK COUNTY, KANSAS
 2ND ADDITION, NICHITA, SEDEGENCK COUNTY, KANSAS
 EAST HALF (E/2) OF THE NORTH-EAST QUARTER (NE/4)
 QUARTER (N/4) OF SECTION 25, TOWNSHIP 27 N, RANGE 1
 W, SEDEGENCK COUNTY, KANSAS, DESCRIBED AS: BEGINNING
 40 FEET SOUTH OF THE NORTH-EAST CORNER OF THE NORTH-
 (1/4) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION
 LINE OF KELLOGG STREET; THENCE SOUTH 40 FEET;
 WEST; THENCE NORTH 40 FEET; THENCE EAST 120 FEET
 BEGINNING, EXCEPT THE WEST 20 FEET THEREOF.

BUILDING ACTIVITY
 PARKING

PARKING LOT FLOODLIGHTS THREE REQUIRED, EACH
 INFERRIOR # 535 WB N 10 TS G 48x100 150 S 120 E.
 AIM AS DIRECTED BY THE ARCHITECT, VERIFY
 MOUNTING DETAILS



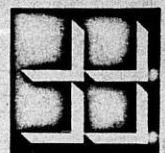
lot 1 fallen's
 2nd addition

NOTE - SLOPE PARKING LOTS
 TO DRAIN TO DRAINAGE CHANNEL
 AT EAST EDGE OF PROPERTY

FEED FLOODLIGHTS FROM
 CIRCUIT IN EXISTING PANEL
 CONTROL WITH EXISTING
 TIME SWITCH.

REQUIRED PARKING
 STAFF & DOCTORS
 9 CARS
 11 CARS
 20 CARS
 PARKING SPACES PROVIDED
 25 CARS

medical offices



GOSSEN LIVINGSTON
 PESCE & ASSOCIATES, P.A.

228 NORTH 4th STREET, SUITE 1100, WICHITA, KANSAS 67202
 ARCHITECTS AND ENGINEERS



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MEDICAL OFFICES FOR
 GARDNER R. TILBAC, M.D.

801 S. KELLOGG
 WICHITA, KANSAS

SITE PLAN

JOB NO. 19-00
 DATE 5-6-78
 DRAWN WGL
 CHECKED
 1 of 1

BZA-11-79