

Posted to 4 Sec. 6-5-86
Eshot 6-11-86
Record ✓

Case No. BZA 14-86 - Charter Hospital
of Wichita requests a variance to permit
the construction of an identification
sign to a maximum of 90 sq ft gross
surface area (including base) in lieu
of the permitted 32 sq ft on property
zoned the "RR" Office District. 5 pages

ACTION

B.Z.A. 14-86 APPROVED 5/27/86
DATE

Posted to 1/4 Sec 6-5-86
Ehot 6-11-86
Record ✓

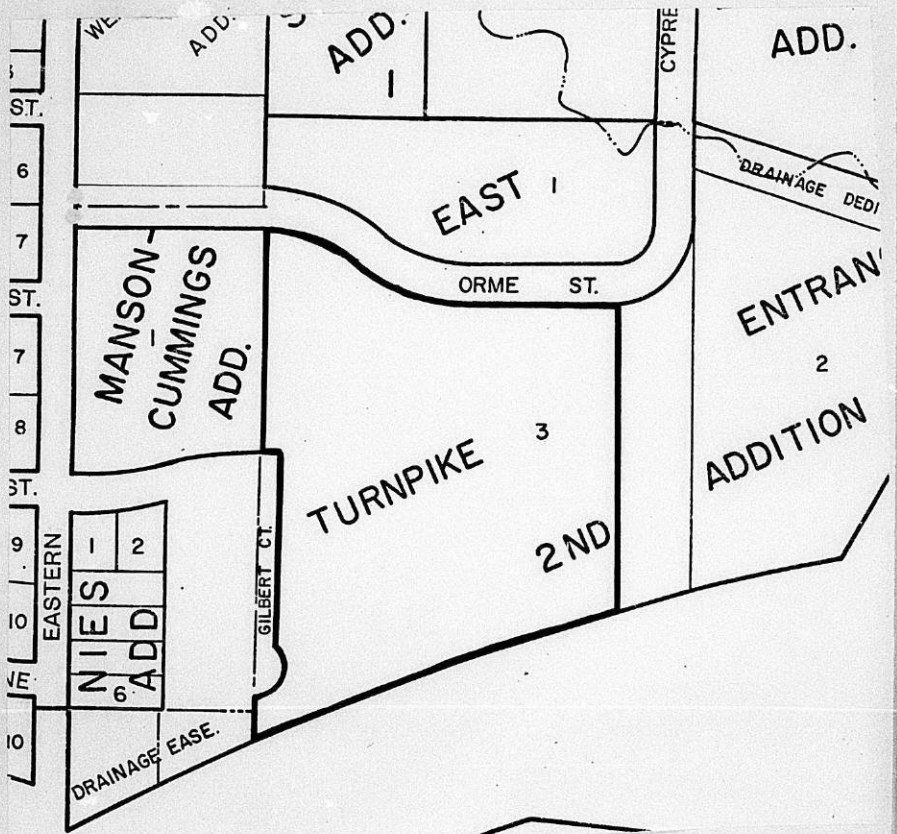
Case No. BZA 14-86 - Charter Hospital
of Wichita requests a variance to permit
the construction of an identification
sign to a maximum of 90 sq ft gross
surface area (including base) in lot
of the permitted 32 sq ft on property
zoned the "RPH" Office use. The variance is to

Map No. 6046A

BZA 14-86
Filed _____

AREA DATA:

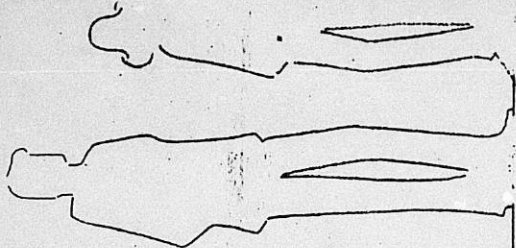
1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E BB S R-6 W B N BB
3. Land Use: East Vacant South Turnpike 3 Apts
West APTS North Vacant
4. Area (is) () platted.



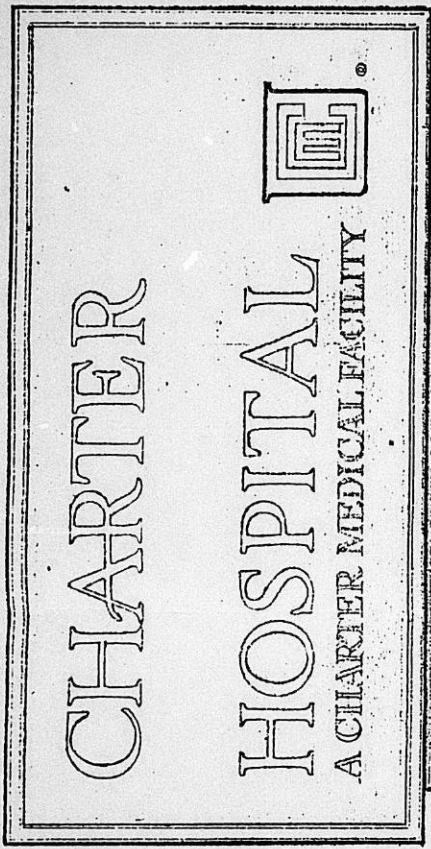
HASTINGS, INC.
 No. 2153C
 LOS ANGELES-CHICAGO-LOGAN, OH
 HOUSTON, TX-LOCUST GROVE, GA
 U.S.A.

10'-0"

2 1/2" BEVELED PICTURE



METAL SKIRT

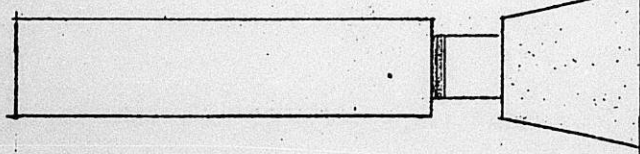


CHARTER

HOSPITAL
A CHARTER MEDICAL FACILITY



14"



END VIEW

5'-0"

7"
15" ft

7-01-9

FRONT VIEW

5' X 10' DOUBLE FACE SIGN, ROUTED OUT COPY & LOGO BACKED WITH PLASTIC, SMALL COPY (3/4") PAINTED ON BACKGROUND INTERNALLY ILLUMINATED WITH H.G. FLUORESCENT LAMPS

NOTE:
USE OFFICIAL APPROVED STAT FOR LETTERS & LOGO FOR PRODUCTION LAYOUT

COPY	SIZE		COLOR		MATERIAL		TREATMENT		ILLUMINATION		M.A.		SIGN		DESTINATION		
	LTR.	BKG.	LTR.	BKG.	LTR.	BKG.	LTR.	BKG.	LTR.	BKG.	LTR.	BKG.	QUANTITY	FACTORY	ADDRESS	CLIENT	
																	CHARTER MEDICAL C
																	MASON, G.A.

14-76

May 29, 1986

Patrick A. Regan
Charter Hospital of Wichita
c/o Charter Medical Corporation
577 Mulberry Street
Macon, Georgia 31298

Re: BZA 14-86 - Request for Variance

Dear Mr. Regan:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 27, 1986.

This Resolution reflects the official action of the Board to approve your request 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,

Glen E. Lytle
Assistant Secretary

GEL/lw

Enclosure

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION CASE NO. 14-86

WHEREAS, Charter Hospital of Wichita, c/o Charter Medical Corporation, 577 Mulberry Street, Macon, Georgia, 31298, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to permit the construction of an identification sign to a maximum of 90 square feet gross surface area (including base) in lieu of the permitted 32 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 3, except the east 143 feet thereof, East Turnpike Entrance Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Orme and east of Eastern (8901 East Orme).

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 May 27, 1986, 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 it has over 600 feet of frontage adjacent to a street that has office zoning or light commercial for the majority of both sides of the street which exceeds a distance of 1200 feet; and

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 sign will be located across the street from another large parcel of ground that is zoned the "BB" Office District and the erection of a larger sign should not have any adverse affect on the adjacent properties; 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 owners represented in the application inasmuch as erection of a sign of 32 square feet will not be adequate to identify such a large project on ten acres; 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 sign property located, will not interfere with any needed right-of-way or easements; 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 regulation for limiting the size of signs in the office district does not take into account the possibility of large parcels of "BB" Office District for office or institutional development; 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 permit the construction of an identification sign to a maximum of 90 square feet

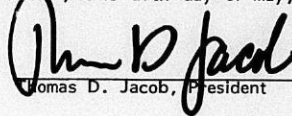
gross surface area (including base) in lieu of the permitted 32 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 3, except the east 143 feet thereof, East Turnpike Entrance Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Orme and east of Eastern (8901 East Orme).

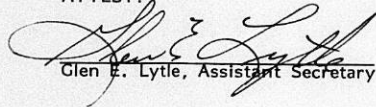
be approved subject to the following conditions:

1. The permitted gross area of the sign may be increased from 32 square feet to 90 square feet including the supporting masonry base.
2. The sign may be internally illuminated with white light only.

ADOPTED AT WICHITA, KANSAS, this 27th day of May, 1986.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

SECRETARY'S REPORT
CASE NO. BZA 14-86

APPLICANT: Charter Hospital of Wichita, c/o Charter Medical Corporation, 577 Mulberry St., Macon, GA 31298

AGENT: Patrick A. Regan, same.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to increase the gross area of an identification sign from 32 square feet to 90 square feet including the supporting structure.

GENERAL LOCATION: On the south side of Orme and east of Eastern.

ZONING: Subject property is zoned the "BB" Office District as are the properties to the east and north. To the west is "B" Multiple-family Dwelling District and to the south is the "R-6" General Residence District.

LAND USE: Subject property is being developed as a hospital. Property to the east and north are vacant. Apartments are developed to the west and south across the turnpike.

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.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to increase the gross area of an identification sign from 32 square feet to a maximum of 90 square feet which will include the structural support of the sign. The actual sign will be a double face sign with a gross surface area of 50 square feet.

It should be noted that the property is a large lot of approximately 10 acres in size with a frontage of 636 feet on Orme Street. It is located between the Kansas Turnpike on the south of the chevrolet dealership that fronts on Kellogg. The sign will be located 250 feet east of any residential development to the west and should not have any adverse affect on any adjacent property.

Since the distance from the sign to any residential property exceeds 200 feet, the sign may be illuminated at all hours. The height of the sign is less than 10 feet which is well under the maximum limitation of 30 feet.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it has over 600 feet of frontage adjacent to a street that has office zoning or light commercial for the majority of both sides of the street which exceeds a distance of 1200 feet.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the sign will be located across the street from another large parcel of ground that is zoned the "BB" Office District and the erection of a larger sign should not have any adverse affect.

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 inasmuch as the erection of a sign of 32 square feet will not be adequate to identify such a large project on ten acres.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the sign property located, will not interfere with any needed right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as regulation for limiting the size of signs in the office district does not take into account the possibility of large parcels for office or institutional development.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. The permitted gross area of the sign may be increased from 32 square feet to 90 square feet including the supporting masonry base.
2. The sign may be internally illuminated with white light only.

BZA CASE NO. 14-86

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>7</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>9</u>	TOTAL NOTICES SENT <u>5/6/86</u>

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

May 6, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 14-86

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 Charter Hospital of Wichita, c/o Charter Medical Corporation, 577 Mulberry Street, Macon, Georgia, 31298, 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 permit the construction of an identification sign to a maximum of 90 square feet gross surface area (including base) in lieu of the permitted 32 square feet on property zoned the "BB" Office District. A legal description of the applicant's property is as follows:

Lot 3, except the east 143 feet thereof, East Turnpike Entrance Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Orme and east of Eastern (8901 East Orme).

This application has been assigned Case No. BZA 14-86. It will be considered by the Board of Zoning Appeals on May 27, 1986 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 or objections regarding 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.

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.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS

CASE NO. 14-86

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Charter Hospital of Wichita
 c/o Charter Medical Corporation
 Mailing Address 577 Mulberry St., Macon, GA 31298 Phone 1-800-841-9403
 Name of Authorized Agent CMC - Patrick A. Regan
 Mailing Address 577 Mulberry Street, Macon, GA 31298 Phone 1-800-841-9403
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. The variance requested is To allow a 50 square foot pylon
identification sign on a 3 foot base in an area allowing 32 square feet.
90 square feet including base.
 for property located 8901 East Orme

and legally described as: Lot 3, except the east 143 feet thereof,
East Turnpike Entrance Second Addition to the City of Wichita, Kansas,
Sedgwick County, Kansas.

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

- 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. 39-285); 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.

Applicant Charter Hospital of Wichita

Authorized Agent Patrick A. Regan 4-17-86
 Senior Executive Director, Charter Medical Corporation

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:00 (a.m./p.m.), APRIL 21, 1986, together with appropriate fee of 300.00.

Signed [Signature]

O W N E R S H I P L I S T

<u>Property Description</u>		<u>Property Owner</u>
	East Turnpike Entrance 2nd Addition	
Lot 3, except the East 143 feet.	"	✓ Charter Medical Of Wichita, Inc. P.O. Box 209 Macon, Georgia 31298
The East 143 feet of Lot 3	"	✓ Seldin Development and Management Company 13057 West Center Road Omaha, Nebraska 67144
Lot 1 and Lot 2	"	Same as Above
	Manson - Cummings Addition	
Lot 1	"	✓ Leland R. Speed, as Managing Trustee and Successor Trustee to Arthur W. Viner, and Thomas G. Davis, Jr. as Trustees under a Restated Declaration of Trust 12-14- 1971 120 North Congress Street Jackson, Mississippi 39201
Lot 1, as to Buildings only	"	✓ Eastgag Associates, Ltd. Suite #500 6201 Powers Ferry Road Atlanta, Georgia 30339
	Nies Addition	
Lot 2	"	✓ Jack Johnson Edna Johnson 8417 East Gilbert 67207
Lot 3 Lot 4 Lot 5 Lot 6	"	✓ Clifford A. Nies Betty J. Nies Rural Route #2 Rose Hill, Kansas 67133

Property Description

Property Owner

A tract in the Northeast Quarter of the Northwest Quarter of Section 29 Township 27 South, Range 2 East of the 6th P.M., described as: Beginning 1275.34 feet South of the Northeast corner of the Northwest Quarter, thence Westerly along the South line of Manson - Cummings Addition, 192.12 feet, thence South 445.51 feet, thence East to the East line of the Northwest Quarter, thence North to the point of beginning.

✓ Leroy Cummings
Helen R. Cummings
8425 East Gilbert
67207

A tract in the Northeast Quarter of the Northwest Quarter of Section 29 Township 27 South Range 2 East of the 6th P.M., described as: Beginning at a point 652.34 feet South of the Northeast corner of the Northwest Quarter of the said section, thence South 198 feet, thence west 165 feet, thence North 198 feet, thence East to beginning.

✓ Executives Inc. a Kansas Corp.
601 Songboat Club Road
Longboat Key, Florida
33548

The south 198 feet of the North 850.34 feet of the West one half of the East 20 rods of the Northeast Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M.

Same as above

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot Radius of:

Lot 3, except the East 143 feet thereof,
East Turnpike Entrance Second Addition
to the City of Wichita, Kansas, Sedgwick
County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 13th day of April, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Sr. Vice-President

Order No: 359008

ap

Charter Medical is requesting a variance to the ordinance to allow our standard hospital sign. This is a 5' x 10' sign on a 3' high base. (Please see attached drawings.)

This request is due to the fact that Charter has a very large tract and only proposes one sign on the property. Charter Medical's property is approximately ten acres in size with 636 feet of frontage. Charter will have no signage on the building. The thirty-two square foot sign allowed would be small for the large tract and frontage. Therefore, we feel that a fifty square foot sign is necessary for identification.

This size sign will not adversely affect surrounding properties as there are many large signs on parcels and for businesses in the area. The property fronts on Orme Street and the rear is the Interstate.

Attached is a picture of the proposed sign. It is a very attractive and low profile sign. The nibbed out aluminum letters are backed with plex and internally lighted.

Charter Medical feels this is an attractive sign and will be an addition to the area.

April 17, 1986



CHARTER
MEDICAL
CORPORATION

Mr. Glen E. Lytle
Special Assistant for Zoning
Wichita-Sedgwick County
Metropolitan Area Planning Department
City Hall, Tenth Floor
455 North Main Street
Wichita, KS 67202

RECEIVED

APR 21 1986

METROPOLITAN PLANNING
ROUTE

RE: Application for Variance

Dear Mr. Lytle:

Enclosed please find Charter Medical's request for a variance to the sign ordinance for Charter Hospital of Wichita. Attached to the application please find all pertinent information required for the hearing scheduled for May 27, 1986.

Thank you for your assistance with this 'long-distance' filing, the information you provided was extremely helpful.

Sincerely,

TERESA DAVISON
Administrative Assistant/Signage Coordinator
Facilities Planning and Construction

/d

Enclosures

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FO 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>Plan Rev. (P.W.)</i>		<i>250.00</i>
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

*

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

Roll # 3