

Postcard  
2-27-85 HBL

**ACTION**

BZA 15-85 APPROVED 3-26-85  
DATE

4948C

300'4 Sec 4-8-85

SPR. 5-2

Reard L

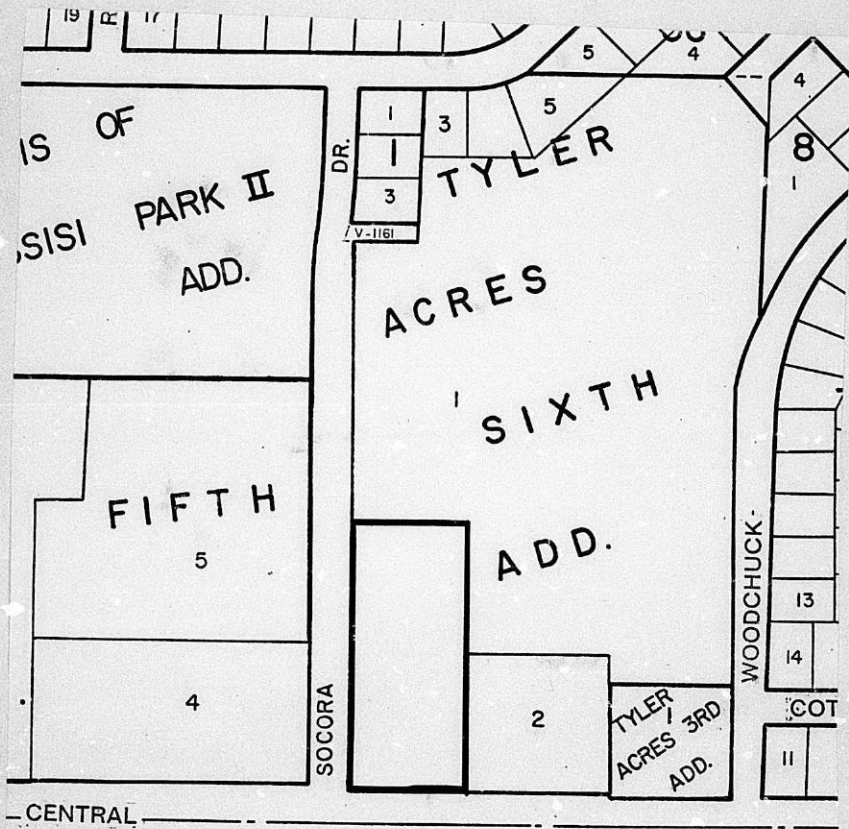
Case No. BZA 15-85 - St. Francis Regional Medical Center, Attn: Joel Pollack, 929 N. St. Francis - requests a variance to increase the permitted gross area of an identification sign from 32 square feet to 130 square feet

Map No. 494BC

BZA 15-85  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E BB S AA W LC&DB N BB
3. Land Use: East Vacant South School  
West Vacant North Vacant
4. Area (is) (~~to~~) platted.



LOS ANGELES-CHICAGO-LOGAN, OH  
REGISTRATION: TULACUITY GROVE, GA  
USA

**Standard**  
No. 2-153C

HASTINGS, MN

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

March 6, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 15-85

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 St. Francis Regional Medical Center, Attn: Joel Pollack, 929 North St. Francis, Wichita, Kansas, 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 gross area of an identification sign from 32 square feet to 130 square feet on property zoned "BB" Office District. A legal description of the applicant's property is as follows:

All of that part of Lot 1, Tyler Acres Sixth Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said Lot 1; thence easterly, along the south line of said Lot 1, 220.30 feet to the SW corner of Lot 2, Tyler Acres Sixth Addition; thence northerly, along the west line and the west line extended of said Lot 2, 480.21 feet; thence westerly, 234.59 feet to a point on the west line of said Lot 1, said point being 480 feet north of the SW corner thereof; thence southerly, along said west line, 480 feet to the point of beginning. Generally located on the northeast corner of Central and Socora.

This application has been assigned Case BZA 15-85. It will be considered by the Board of Zoning Appeals on March 26, 1985 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.

Jack H. Galbraith  
Secretary

April 2, 1985

St. Francis Regional Medical Center  
Attn: Joel Pollack  
929 North St. Francis  
Wichita, Ks. 67214

Re: BZA 15-85 - Request for Variance

Dear Mr. Pollack:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 26, 1985.

This Resolution reflects the official action of the Board to approve your request and sets out the condition 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:sad  
Encl.

cc: Linda Cannon, Graphic Systems, 313 South Ida, Wichita 67211  
Monty Robson, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 15-85

WHEREAS, St. Francis Regional Medical Center, Attn: Joel Pollack, 929 North St. Francis, 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 a directional sign from 32 square feet to 130 square feet on property zoned the "BB" Office District and legally described as follows:

All of that part of Lot 1, Tyler Acres Sixth Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said Lot 1; thence easterly, along the south line of said Lot 1, 220.30 feet to the SW corner of Lot 2, Tyler Acres Sixth Addition; thence northerly, along the west line and the west line extended of said Lot 2, 480.21 feet; thence westerly, 234.59 feet to a point on the west line of said Lot 1, said point being 480 feet north of the SW corner thereof; thence southerly, along said west line, 480 feet to the point of beginning. Generally located on the northeast corner of Central and Socora.

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 26, 1985, 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 the property is located between properties zoned the "LC" Light Commercial District and as such is the only property in that stretch of Central not zoned "LC" Light Commercial; 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 the request to increase the sign area on this property would still not be as large as the sign permitted 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 the applicants would be required to request a change of zoning on the property in order to construct the sign without the granting of the variance requested; 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 increase in sign area will not interfere with any 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 the ordinance does not take into consideration large developments on major streets in the "BB" Office District, but does consider such development in the "LC" Light Commercial District; 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

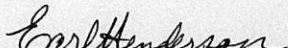
increase the permitted gross surface area of a directional sign from 32 square feet to 130 square feet on property zoned the "BB" Office District and legally described as follows:

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be approved subject to the following condition:

1. The property shall be permitted only one sign exceeding the 32 square feet limitation and said sign shall be permitted a 130 square foot gross surface area limitation.

ADOPTED AT WICHITA, KANSAS, this 26th day of March, 1985.

  
Earl Henderson, President

ATTEST:

  
Glen B. Lytle, Assistant Secretary

**THE CITY OF WICHITA**

OFFICE OF Citizen Participation

DATE March 15, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 15-85: Generally located on  
the northeast corner of Central  
and Socora

On Wednesday, March 13, CPO Neighborhood Council "A" considered the captioned case, a request for a variance to increase the permitted gross area of an identified sign from 32 square feet to 130 square feet on property zoned "BB" Office District. After discussion the Council voted 6-0 to recommend approval of the requested variance.

Joel Pollack, agent for the applicant, was present to describe the request and respond to questions.

There were no individuals present to speak either favorably or in opposition to the request.

Council members were provided the notice to adjoining property owners and a map of the area. MAPD staff comments were not available.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 4-85 is considered on March 26.

*Barry L. Carroll*  
Barry L. Carroll  
Administrative Aide III

BLC:blc

Noted:

*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director

**RECEIVED**

MAR 15 1985

METROPOLITAN PLANNING

ROUTE

SECRETARY'S REPORT  
CASE NO. BZA 15-85

APPLICANT: St. Francis Regional Medical Center, Attn:  
Joel Pollack, 929 North St. Francis, Wichita,  
Kansas.

AGENT: Linda Cannon, Graphic Systems, 313 South Ida,  
Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code  
of the City of Wichita, to increase the permitted  
gross surface area of a directional sign from 32  
square feet to 130 square feet.

GENERAL LOCATION: On the northeast corner of Central and Socora.

ZONING: Subject property is zoned the "BB" Office District  
as is the property to the north. To the east and  
west is "LC" Light Commercial. To the south is  
"AA" One-family Dwelling District.

LAND USE: Subject property is being developed with medical  
offices. Properties to the east, west and north  
are vacant. Property to the south is a high  
school.

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 permit the construction of an identification sign for a medical office complex with a gross surface area of 130 square feet. Signs in the "BB" Office District are limited to 32 square feet of gross surface area. Signs for development in the Light Commercial District adjacent to an arterial street is limited to 2 square feet per lineal foot of frontage, in this case it would allow 440 square feet.

It should be noted that this is the only property on the north side of Central between Woodchuck and Tyler that is not zoned the "LC" Light Commercial District. Had the entire frontage been zoned "LC" there would have been no need to request a variance.

It is the Secretary's opinion that the location on a major street being the only frontage not in the "LC" District is unique and can be justified for the variance. The size of the sign should not in anyway be out of character with the adjacent properties.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as it is located between properties located in the "LC" Light Commercial District and is the only property not zoned accordingly.

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 request for an increase in the sign area would not be as large as the signs permitted on the adjacent properties.

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 applicants would be required to request a change of zoning on the property in order to construct the sign unless the variance is granted.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the increase in sign area, on a property that could be zoned "LC" Light Commercial, should not affect the need for any 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 ordinance does not take into consideration large developments on major streets in the "BB" Office District, but does consider such development in the "LC" Light Commercial District.

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 condition:

1. The property shall be permitted only one sign exceeding the 32 square feet limitation and said sign shall be permitted a 130 square foot gross surface area limitation.
-

BZA CASE NO. 15-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>4</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>7</u>	TOTAL NOTICES SENT <u>3-6-85</u>

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

March 6, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 15-85

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All of that part of Lot 1, Tyler Acres Sixth Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said Lot 1; thence easterly, along the south line of said Lot 1, 220.30 feet to the SW corner of Lot 2, Tyler Acres Sixth Addition; thence northerly, along the west line and the west line extended of said Lot 2, 480.21 feet; thence westerly, 234.59 feet to a point on the west line of said Lot 1, said point being 480 feet north of the SW corner thereof; thence southerly, along said west line, 480 feet to the point of beginning. Generally located on the northeast corner of Central and Socora.

This application has been assigned Case BZA 15-85. It will be considered by the Board of Zoning Appeals on March 26, 1985 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.

Jack H. Galbraith  
Secretary



ST. FRANCIS REGIONAL MEDICAL CENTER

February 18, 1985

Board of Zoning Appeals  
City of Wichita  
455 N. Main  
Wichita KS 67202

We respectfully request a variance in the size of the sign for the following reasons:

- We are creating a medical campus to provide the necessary health care for the citizens of west Wichita. This site is unique and will be the first campus of its kind in the area and eventually, we contemplate a 200-bed hospital as part of this campus. In that respect, the property is unique and will serve a unique purpose for the citizens of west Wichita. The sign itself is being professionally done by Graphic Systems and will be compatible with the surrounding properties and completed in the most professional manner. We therefore, believe that a variance will not adversely affect the rights of adjacent property owners or residents. Because of the medical nature of this campus, we believe that not having a highly visible sign to direct the citizens to immediate health care in an emergency or in any other situation, would prove an unnecessary hardship, not only upon the property owner but upon the citizens of west Wichita as well. In fact, it could adversely affect the public health, safety and general welfare of the citizens if the sign were not able to be constructed.
- Finally, we believe that granting the variance will be in keeping with the general spirit and intent of Title XXVIII, (Zoning Ordinance). We therefore, respectfully request your granting of the variance to allow for a larger sign as requested.

Sincerely,

*St. Francis Regional Medical Center*  
*Joel M. Pollack*  
St. Francis Regional Medical Center  
by: Joel M. Pollack  
Applicant

*Linda Cannon*  
Graphic Systems Inc.  
by: Linda Cannon  
Authorized Agent

7'-4"



ST FRANCIS  
REGIONAL  
MEDICAL CENTER

WEST WICHITA  
MEDICAL PARK

West Wichita  
Family Health Center

West Wichita  
Family Physicians

Preston Socora

Pharmacy

St. Francis

Neighborhood

Medical Center

Medical Diagnostic  
Services Ltd.

*Dark bronze  
aluminum  
internally  
illuminated*

15'-9"



**Elev. - Medical Park Site Sign**

1/2" x 1'-0"

*concrete  
or steel w/  
concrete like  
coating*



ST. FRANCIS REGIONAL MEDICAL CENTER

February 18, 1985

City of Wichita  
455 N. Main  
Wichita KS 67202

ATTN: Mr. Glen Lytle, Planning Department

Dear Mr. Lytle:

Enclosed please find the following:

1. Completed application form for variance.
2. A certified listing of the names and current mailing address of owners of all property within a distance of 200 feet.
3. A statement in writing justifying the variance requested.
4. A sketch showing the sign which is contemplated and which necessitates the variance requested.
5. Our check to the City of Wichita in the amount of \$150.00 as fee for requesting the variance.

We hope the above meets with your approval.

Very truly yours,

*St. Francis Regional Medical Center*  
*Joel M. Pollack*  
St. Francis Regional Medical Center  
by: Joel M. Pollack  
Applicant

*Linda Cannon*  
Graphic Systems Inc.  
by: Linda Cannon  
Authorized Agent

WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

N. BRENT WOOTEN, P.E.



**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

316-262-7271 • 330 LAURA • WICHITA, KANSAS 67211

All that part of Lot 1, Tyler Acres Sixth Addition, Wichita, Kansas, described as follows: Beginning at the S.W. Corner of said Lot 1; thence easterly, along the south line of said Lot 1, 220.30 feet to the S.W. Corner of Lot 2, in said Tyler Acres Sixth Addition; thence northerly, along the west line and the west line extended of said Lot 2, 480.21 feet; thence westerly, 234.59 feet to a point on the west line of said Lot 1, said point being 480 feet north of the S.W. Corner thereof; thence southerly, along said west line, 480 feet to the point of beginning. Containing 109,174.24 square feet or 2.506 acres, more or less.

BOARD OF ZONING APPEALS

CASE NO. 15-85

CITY OF WICHITA, KANSAS

FILED 2-22-85

APPLICATION FOR VARIANCE

I. Name of Applicant St. Francis Regional Medical Center  
 ATTN: Joel M. Pollack  
 Mailing Address 929 N. St. Francis (67214) Phone 268-6810  
 Name of Authorized Agent Linda Cannon, Graphic Systems  
 Mailing Address 313 S. Ida (67211) Phone 267-4171  
 Relationship of applicant to property is that of owner  
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to increase permitted area for identification sign from 32 square feet to 130 square feet.

for property located at the northeast corner of Central and Socora.

and legally described as: All that part of Lot 1, Tyler Acres Sixth Addition, Wichita, Kansas, described as follows: Beginning at the S.W. Corner of said Lot 1; thence easterly, along the south line of said Lot 1, 220.30 feet to the S.W. corner of Lot 2, in said Tyler Acres Sixth Addition; thence northerly, along the west line and the west line extended of said Lot 2, 480.21 feet; thence westerly, 234.59 feet to a point on the west line of said Lot 1, said point being 480\* in the City of Wichita; and which is presently zoned "RB" office .

- 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. 36-596); 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.

\*feet north of the S.W. Corner thereof; thence southerly, along said west line, 480 feet to the point of beginning. Containing 109,174.24 square feet or 2.506 acres, more or less.

Applicant St. Francis Regional Medical Center  
Joel M. Pollack  
 St. Francis Regional Medical Center  
 By Joel M. Pollack  
 Authorized Agent Linda Cannon  
 Linda Cannon  
 Graphic Systems

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 1:30 (a.m.p.m.), 2-22-85, 1985, together with appropriate fee of 150.00.

Signed L. Chivers 12/17

OWNERSHIP LIST

Lot	Addition	Property Owner
	Beginning at the SW/c of Lot 1, Tyler Acres Sixth Addition; th. E'ly along the S line of said Lot 1, 220.30' to the SW/c of Lot 2, in said Tyler Acres Sixth Addition; th. N'ly, along the W line and the W line extended of said Lot 2, 480.21'; th. W'ly, 234.59' to a point on the W line of said Lot 1, said point being 480' N of the SW/c thereof; th. S'ly, along said W line, 480' to the p.o.b.	✓ Affiliated Medical Services, Inc. 818 N. Emporia Wichita, KS 67214
	Lot 1, Tyler Acres Sixth Addition, except above described tract.	✓ Sisters of the Sorrowful Mother-St. Francis Health Corp. 929 N. St. Francis Wichita, KS 67214
Lot 2	Tyler Acres Sixth Addition	✓ Edward T. Neville Rita A. Neville, Trustees for Alvin Leon Neville & Gregory Allen Neville 9625 Maple Wichita, KS 67209
Lot 4	Tyler Acres Fifth Addition	Same As Above
Lot 5	"	Same As Above
Lot 1	Notre Dame High School Addition	✓ Catholic Diocese of Wichita 424 N. Broadway Wichita, KS 67202

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

All that part of Lot 1, Tyler Acres Sixth Addition, Wichita, Kansas, described as follows: Beginning at the SW corner of said Lot 1; thence easterly, along the south line of said Lot 1, 220.30 feet to the SW corner of Lot 2, Tyler Acres Sixth Addition; thence northerly, along the west line and the west line extended of said Lot 2, 480.21 feet; thence westerly, 234.59 feet to a point on the west line of said Lot 1, said point being 480 feet north of the SW corner thereof; thence southerly, along said west line, 480 feet to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 19th day of February, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Hable*  
Sr. Vice President

Order No: 343444  
ns

CENTRAL

FUTURE DEVELOPMENT ZONE

FUTURE ENTRANCE

crossed  
bamboo  
identification  
sign

DOCTORS OFFICE A  
18,100 GSF

14 CARS

BUILDING SETBACK LINE

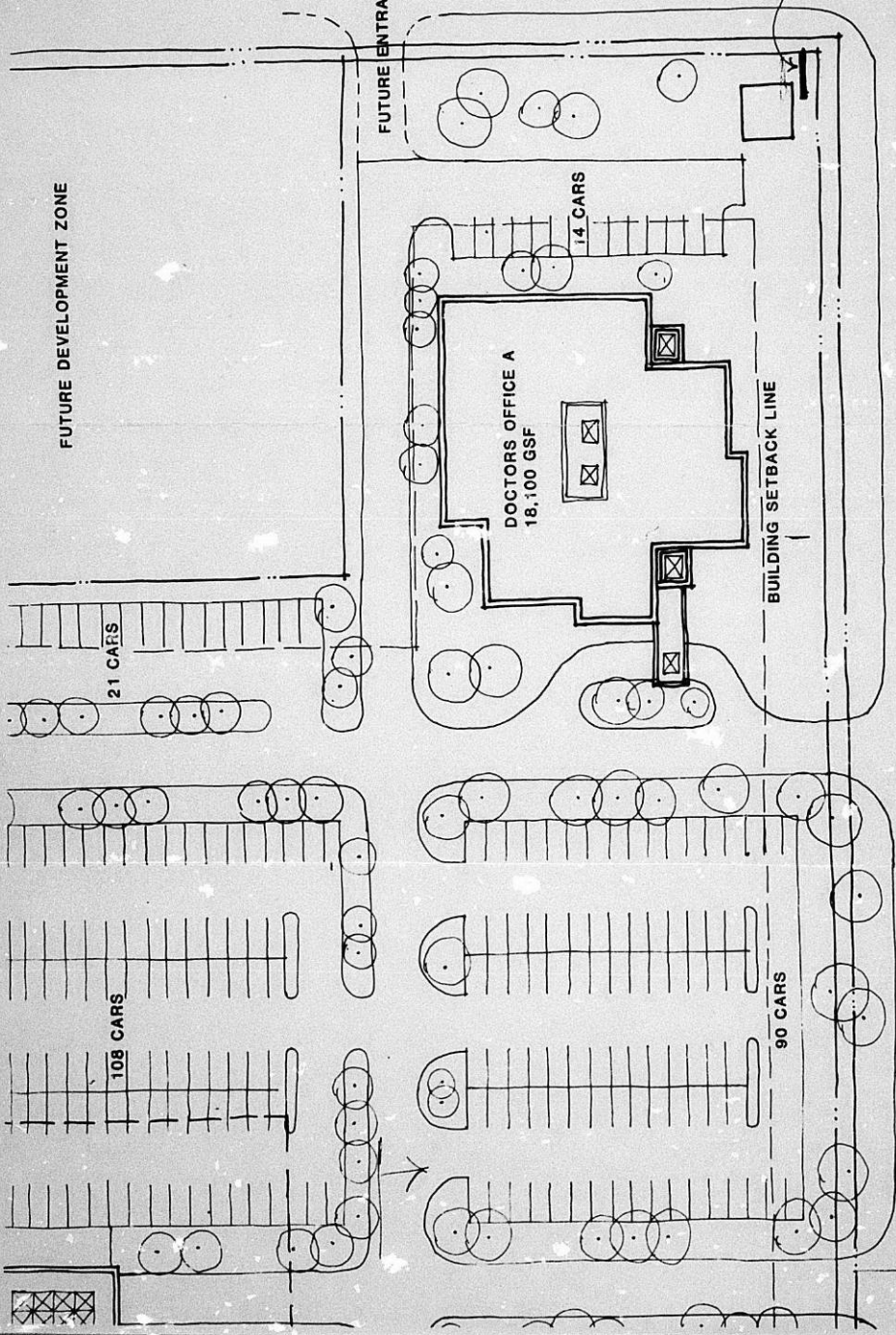
21 CARS

108 CARS

90 CARS

SOCORA

SITE PLAN



**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FORM 29-1

PAYMENT NOTICE  
 City of Wichita

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

Planning

DESCRIPTION	AMOUNT
Variance	150-
sign sign	
NAME	Dr. Thomas R. Jones, Mayor
ADDRESS	739 71st Street
FUND	755-4170-100
COMMENTS	DUE DATE 2-22-85
DATE	2-22-85
	BY 56