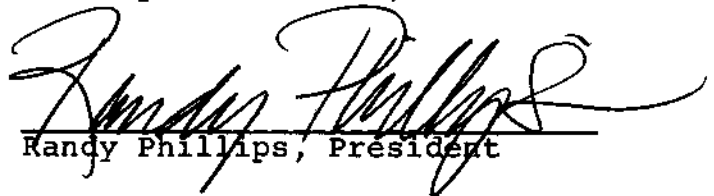


Lot 18, Block 10, Fairfield Estates, Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Rock Road and Polo (1151 N. Rock Road).

subject to the following conditions:

1. The ground identification sign for The Rehabilitation Hospital of Wichita shall be constructed in accordance with all applicable provisions of the Wichita sign code except that the message area may be increased to a maximum of 96 square feet. Overall sign height, however, shall be limited to 11 feet.
2. Within 60 days following approval by the Board and prior to release of the resolution authorizing this sign size variance, a revised elevation drawing (no larger than 11" x 17") of the sign shall be submitted to the Secretary showing the 96-square-foot size limitation.
3. The ground identification sign shall be constructed of the materials indicated on the plan submitted with this application and shall be installed at approximately the location identified on the site plan, also submitted with this application.

ADOPTED AT WICHITA, KANSAS, this 26th day of November, 1991.


Randy Phillips, President

ATTEST:


Louise Olivarez, Secretary

BZA RESOLUTION NO. 30-91

WHEREAS, NME/Specialty Hospital Group, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the size of an identification sign from 32 sq. ft. to 112 sq. ft. on property zoned the "BB" Office District and legally described as follows:

Lot 18, Block 10, Fairfield Estates, Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Rock Road and Polo (1151 N. Rock Road).

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 November 26, 1991, 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 site is large (9 1/2 acres) and has over 600 feet of street frontage on Rock Road and another 600+ feet of frontage on Polo; and

WHEREAS, the Board of Zoning Appeals has found that the granting of a sign variance to 112 square feet for this single-tenant use might adversely affect the rights of adjacent property owners or residents inasmuch as this size sign would be even larger than nearby multi-tenant signs, but if the variance is limited to 96 square feet, the size would be compatible with existing multi-tenant 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 owners represented in the application inasmuch as a 32-square-foot identification sign is insufficient in size to accommodate the logo and full name of this facility (The Rehabilitation Hospital of Wichita) if the letters are to be large enough to be easily read from traffic on Rock Road in sufficient time for lane changes and turning movements to be made, as may be needed; and

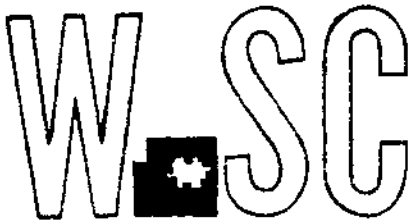
WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, due to the fact that the location of the sign will be required to be outside of the "vision triangle" at the intersection of Rock Road and Polo and it will not block the view of any nearby sign or building; and

WHEREAS, the Board of Zoning Appeals has found that the granting of a variance to 112 square feet would be opposed to the general spirit and intent of the sign ordinance inasmuch as that size is larger than necessary to identify the use at this location and would be even larger than nearby multi-tenant signs. However, a variance to 96 square feet would not be opposed to the spirit and intent of the sign ordinance, as it would be in harmony with nearby signs and with the scale of the building and 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 been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to increase the size of an identification sign from 32 sq. ft. to 96 sq. ft. on property zoned the "BB" Office District and legally described as follows:

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 6, 1992

NME/Specialty Hospital Group
1010 Wisconsin Avenue N.W.
Washington, DC 20007

Re: BZA 30-91 - Variance to increase the size of an identifica-
tion sign from 32 sq. ft. to 96 sq. ft.

Gentlemen:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on November 26, 1991. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files now that condition #2 has been completed. Enclosed is a copy of the approved site plan and a copy of the revised sign construction details.

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

Sincerely,


Louise Olivarez, Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: John Scoggin, Architecture, Inc., 1801 Alexander Bell Dr.,
Reston, VA, 22091
P.E.C., ATTN: Gary Wiley, 303 S. Topeka, 67202
Paul Hays, OCI
J.R. Cox, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk

letters are to be large enough to be easily read from traffic on Rock Road in sufficient time for lane changes and turning movements to be made, as may be needed.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the location of the sign will be required to be outside of the "vision triangle" at the intersection of Rock Road and Polo and it will not block the view of any nearby sign or building.

SPIRIT AND INTENT: It is the opinion of staff that the granting of a variance to 112 square feet would be opposed to the general spirit and intent of the sign ordinance inasmuch as that size is larger than necessary to identify the use at this location and would be even larger than nearby multi-tenant signs. However, a variance to 96 square feet would not be opposed to the spirit and intent of the sign ordinance, as it would be in harmony with nearby signs and with the scale of the building and lot.

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 to 96 square feet be granted, subject to the following conditions:

1. The ground identification sign for The Rehabilitation Hospital of Wichita shall be constructed in accordance with all applicable provisions of the Wichita sign code except that the message area may be increased to a maximum of 96 square feet. Overall sign height, however, shall be limited to 11 feet.
2. Within 60 days following approval by the Board and prior to release of the resolution authorizing this sign size variance, a revised elevation drawing (no larger than 11" x 17") of the sign shall be submitted to the Secretary showing the 96-square-foot size limitation.
3. The ground identification sign shall be constructed of the materials indicated on the plan submitted with this application and shall be installed at approximately the location identified on the site plan, also submitted with this application.

November 26, 1991

SECRETARY'S REPORT

CASE NUMBER: BZA 30-91

OWNER/APPLICANT/AGENT: NME/Specialty Hospital Group (owner/applicant)
Architecture, Inc.- ATTN: John Scoggin (agent)

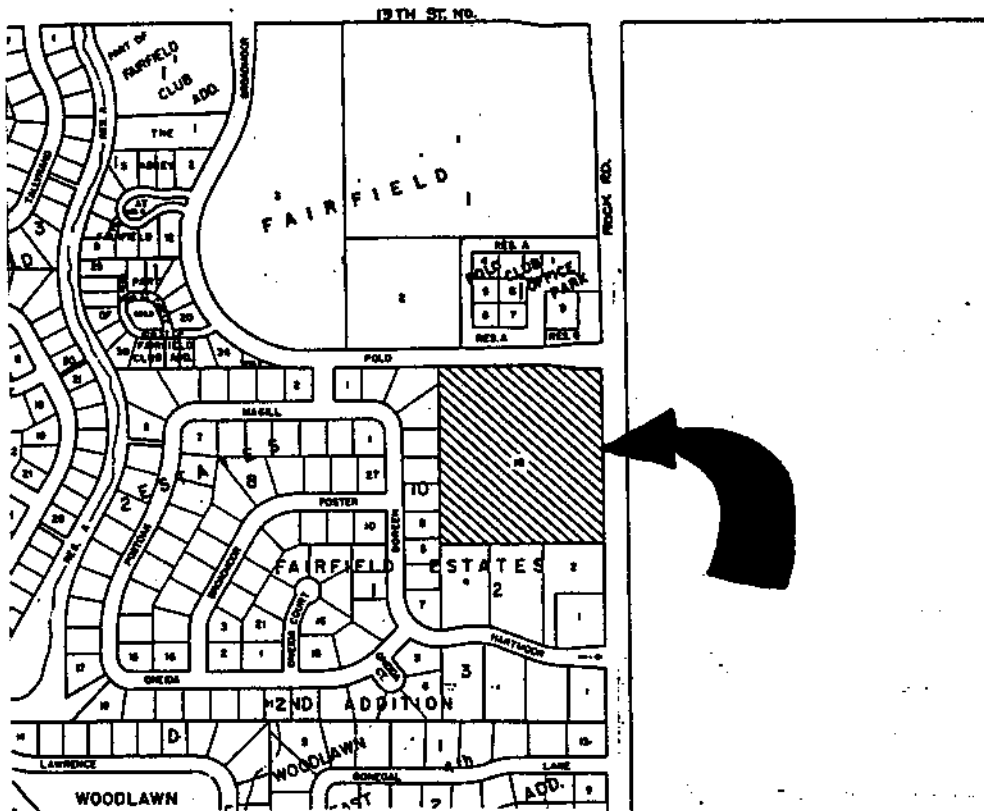
REQUEST: Variance to increase the size of an identification sign from 32 sq. ft. to 112 sq. ft.

CURRENT ZONING: "BB" Office District

SITE SIZE: 9½ acres

LOCATION: Southwest corner of Rock Road and Polo
(1151 N. Rock Road)

PROPOSED USE: Rehabilitation hospital



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.

BACKGROUND: The applicants are in the process of constructing a one-story rehabilitation hospital on a 9½-acre office-zoned lot at the southwest corner of Rock Road and Polo. Entrance into the site will be at one point on Polo, even though the facility will have a Rock Road address. The message area of a single-tenant ground or pole identification sign in the "BB" Office District is limited to 32 square feet with a maximum overall height of 22 feet. For a multi-tenant lot sharing the same sign structure, a 96-square-foot maximum sign area is permitted. This single-tenant applicant is requesting a 112-square-foot sign (8' x 14') which is 10½ feet high. The bottom 2½ feet will be a masonry base and is not counted as part of the sign area.

Only one ground or pole identification sign is permitted for any office or business in "BB", but one 32-square-foot building sign is also permitted for each major use in a building. Both ground or pole signs, as well as building signs, may be lighted with indirect or internal white light. It is not known at this time whether any building signs are proposed on this hospital building. However, since the building is located a considerable distance back from the streets, building signs would not be much help in providing identification to the traveling public in sufficient time for turning or lane change movements to be made.

The Secretary is of the opinion that there is justification for an identification sign larger than 32 square feet, but believes that 96 square feet should be the maximum size permitted.

ADJACENT ZONING AND LAND USE:

NORTH	"BB"	Offices
SOUTH	"AA"	One-family dwellings
EAST	"R-1" (Co.)	Wichita Country Club
WEST	"AA"	One-family dwellings

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the site is large (9½ acres) and has over 600 feet of street frontage on Rock Road and another 600+ feet of frontage on Polo.

ADJACENT PROPERTY: It is the opinion of staff that the granting of a sign variance to 112 square feet for this single-tenant use might adversely affect the rights of adjacent property owners inasmuch as this size sign would be even larger than nearby multi-tenant signs, but if the variance is limited to 96 square feet, the size would be compatible with existing multi-tenant signs in the area.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as a 32-square-foot identification sign is insufficient in size to accommodate the logo and full name of this facility (The Rehabilitation Hospital of Wichita) if the