



Wichita-Sedgewick County Metropolitan Area Planning Department

May 2, 2006

Galicha Medical Properties LLC
2600 N Woodlawn
Wichita KS 67220

RE: BZA2006-26 – Variance to increase the number of ground signs for a business from one to two, and to increase the maximum area of a ground sign from 32 to 36 square feet, on property zoned "GO" General Office, generally located east of Woodlawn and 500 feet north of Mainsgate Street (2600 N Woodlawn).

Dear Ladies and Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on April 25, 2006. This resolution reflects the official action of the Board. It is forwarded to you for your information and files.

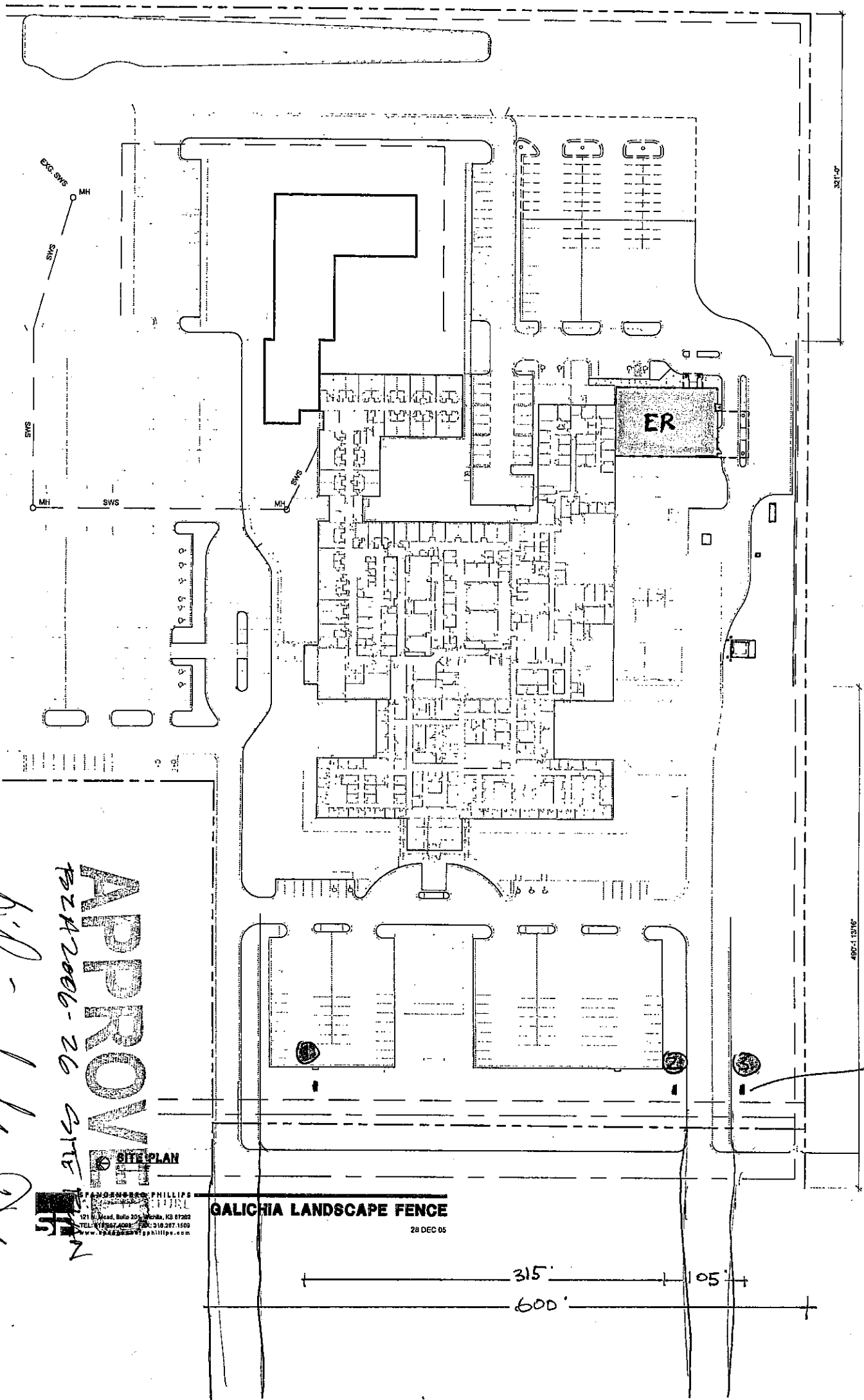
If you have any questions concerning this matter, please call our office at 268-4421.

Sincerely,


Jess McNeely, BZA Secretary
Current Plans Division

JM/ya

Cc: TriMark Signworks, Attn: Michael Bangston, 319 S Oak, Wichita KS 67213
Sharon Dickgrafe, Law Dept, 1-132
Herb Shaner, OCI, 1-72
Carl Brewer, WCC District I, 1-13



Date:

5-24-06

William J. McQuay

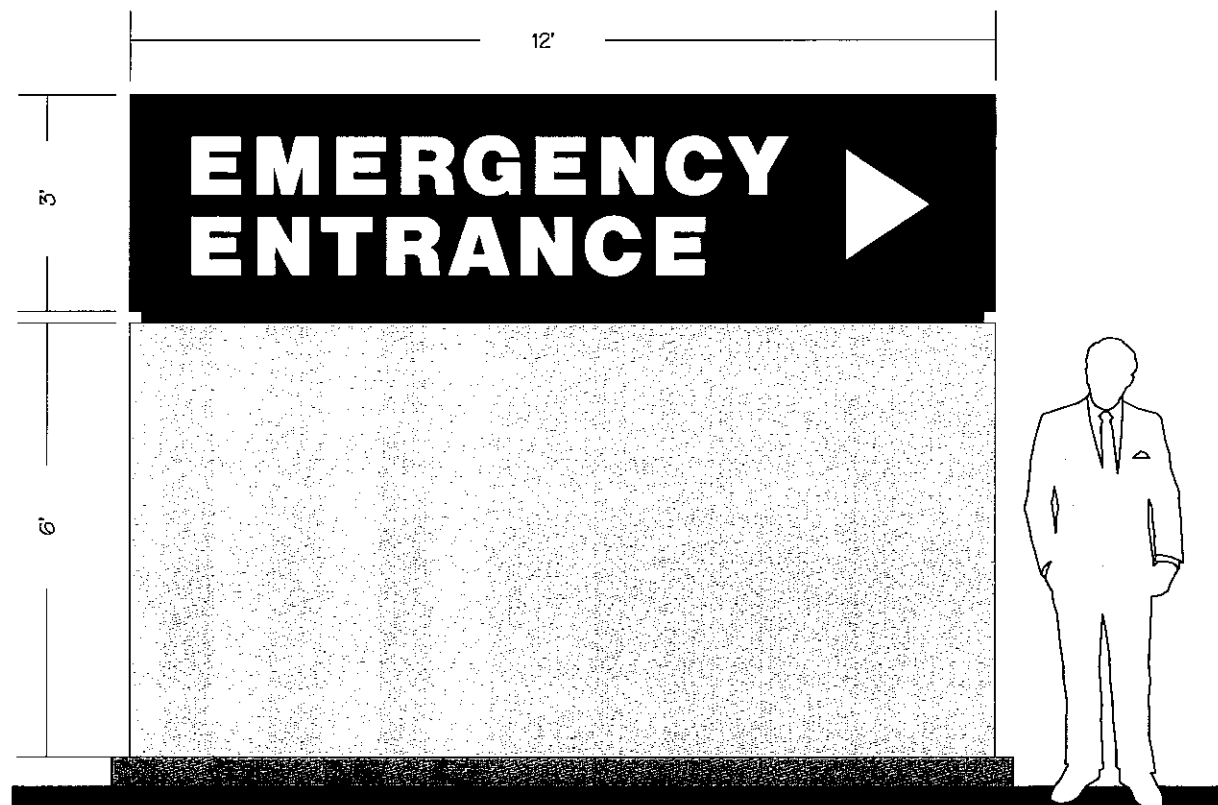
APPROVED
 12/20/06-26 SITE PLAN

SITE PLAN

CRANDALL & PHILLIPS
 121 E. 1st, Suite 200, Omaha, NE 68102
 TEL: 402.466.4000 FAX: 402.466.1600
 www.crandallandphillips.com

GALICHIA LANDSCAPE FENCE

28 DEC 05



FAB AND INSTALL (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN AS SHOWN:

12" ALUMINUM EXTRUSION CABINET WITH ROUTED .125 FACES AND WHITE PLEX BACKERS.

FLUORESCENT ILLUMINATION, 120 VOLTS.

CABINET AND FACE PAINT COLOR: PMS 485 RED.

2" BLACK REVEAL.

12" DEEP ALUMINUM POLE COVER, PAINTED BEIGE (COLOR TBA).

PLACE ON CONCRETE SLAB.

INSTALL SITE:
2610 N. WOODLAWN
TOM NESTOR
644-3190

APPROVED

BZA 2006-26 ELEVATION

N. Nestor, L. M. Only

Date: *5-24-06*



319 S. OAK
WICHITA, KANSAS
(316) 263-2224
FAX (316) 263-1463

Job Name:
Galichia Heart Hospital

Job Locaton:
Wichita, KS

Layout:
galich23.cdr

Production File:
galich23.plt

Sales Contact:
Michael Bankston
Karie Kerr

Scale:
3/8" = 1'

Dwg.#
903321-6

Drawn By:
G.Claussen

Date:
2-9-06

Revisions: 2-14-06, 5-2-06

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Approved By _____ Date _____ Marketing Approval _____

Please review this drawing carefully.
By signing this you verify the accuracy of all graphics shown with respect to sizes and content. The specifications are correct and represent our order requirements exactly.

Lot 1, except that part platted as Woodlawn North Pointe Addition, Hinkle's Addition, Sedgwick County, Kansas. Generally located east of Woodlawn and 500 feet north of Mainsgate Street (2600 N Woodlawn).

The variance is hereby **GRANTED**, subject to the following conditions:

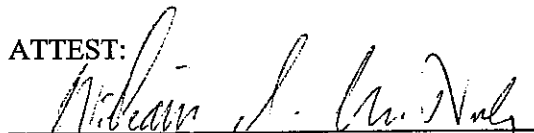
1. The site shall be developed in substantial conformance with the approved site plan and elevation drawings.
2. The applicant shall submit a site plan and sign elevations to planning staff no later than 60 days after approval of the variance. The site plan and elevations require approval by planning staff, and shall demonstrate that the sign conforms to the Sign Code except that it is a second sign for one business, and that it is 36 square feet in size.
3. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the issuance of the sign permit, unless such time period is extended by the BZA.
4. The resolution authorizing this variance may be declared null and void upon findings by the Board that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 25th Day of April, 2006.



BZA Board Chair, Bickley Foster

ATTEST:



Jess McNeely, BZA Secretary

BZA RESOLUTION NO. 2006-00026

WHEREAS, Galichia Medical Properties LLC c/o Tom Nester, (Owner/Applicant); Trimark Signworks c/o Michael Bankston (Agent) pursuant to Section 2.12.590.B, Code of the City of Wichita, requests variance to increase the maximum number of permitted ground signs for a business from one to two; and to increase the maximum area of a ground sign from 32 square feet to 36 square feet.

Lot 1, except that part platted as Woodlawn North Pointe Addition, Hinkle's Addition, Sedgwick County, Kansas. Generally located east of Woodlawn and 500 feet north of Mainsgate Street (2600 N Woodlawn).

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 25, 2006, 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, inasmuch as the proposed signage is for an emergency facility on a large office site with two existing business, along a heavily traveled arterial street. A site this large could house numerous businesses, and each business would be allowed separate signage within square footage limits.

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance requested for an additional sign per business, for an emergency directional sign, will not adversely affect the rights of adjacent property owners, inasmuch as no surrounding properties directly face the proposed sign.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the sign regulations will constitute an unnecessary hardship upon the applicant, inasmuch as a six square foot directional sign may not be sufficient for an emergency facility at a large office site along a heavily traveled arterial street.

WHEREAS, the Board of Zoning Appeals has found that the variance would not adversely affect the public interest, inasmuch as the additional emergency directional sign would serve in the community health/safety interest.

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance for a second sign per business would not oppose the general spirit and intent of the Sign Code inasmuch as the signage will make it easier to locate the emergency facility, and it is a directional sign in nature with no business name. Provided that the requested sign does not exceed the size of signs normally permitted in the "GO" General Office zoning district, which should be sufficient.

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, pursuant to Section 2.12.590.B, Code of the City of Wichita, variance be granted to Section 24.04.193.1. of the Sign Code legally described as follows: