

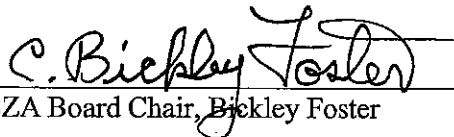
Code of the City of Wichita, a variance be granted to Section 24.04.190.3. of the Sign Code legally described as follows: (redundant)

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 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.
3. 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 23rd Day of May, 2006.


BZA Board Chair, Bickley Foster

ATTEST:


Jess McNeely, BZA Secretary

BZA RESOLUTION NO. 2006-00034

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 a variance to allow internal illumination of a building identification sign and allow the building identification sign to project more than two inches from the building wall.

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 May 23, 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 24.04.19.3. of the Sign 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, along a heavily traveled arterial street, with the proposed sign 700 feet from the public street. The need for visibility of this sign makes this property unique.

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance requested for internal illumination of a building sign, which projects greater than two inches from the building wall, for an emergency facility, will not adversely affect the rights of adjacent property owners. 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 the building sign may not be adequately visible for an emergency facility 700 feet from a heavily traveled arterial street without the proposed internal illumination.

WHEREAS, the Board of Zoning Appeals has found that the requested variance for an internally illuminated building sign projecting more than two inches from the building wall would not adversely affect the public interest, inasmuch as the increased visibility of the emergency building sign would serve in the community health/safety interest.

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance for an internally illuminated building sign projecting more than two inches from the building wall 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 an identification sign in nature with no business name.

WHEREAS, each of the five conditions required by Section 24.04.250. of the Sign 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,



Wichita-Sedgwick County Metropolitan Area Planning Department

May 23, 2006

Galicha Medical Properties LLC
Attn: Tom Nester
2600 N Woodlawn
Wichita KS 67220

RE: BZA2006-0034 – Variance to allow internal illumination of a building identification sign and allow the building identification sign to project more than two inches from the building wall.

Dear Ladies and Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on **May 23, 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, AICP
BZA Secretary
Current Plans Division

JM/ya

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

