



Wichita-Sedgwick County Metropolitan Area Planning Department

04/29/2008

Wesley Medical Center LLC
% Scott Hoepner
550 N Hillside
Wichita KS 67214

Trimark Signworks, attn Jim Atherton
319 N Oak
Wichita, KS 67213

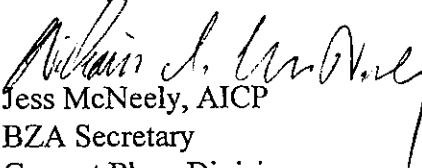
RE: BZA2008-10 Variance to permit a 145 square foot additional building sign in the GO zoning district for Wesley Medical Trauma Center at 550 N Hillside.

Dear Ladies and Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on April 29, 2008. 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 Sharon Dickgrafe, Law Dept, 1-132
 Herb Shaner, OCI, 1-72
 Lavonta Williams, WCC District I, 1-13
 Kurt Schroeder, OCI, 1-72
 JR Cox, OCI, 1-72

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www.wichita.gov

BZA RESOLUTION NO. 2008-10

WHEREAS, Wesley Medical Center LLC c/o Scott Hoepner (Owner/Applicant); pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to the Sign Code to increase the maximum size of a building sign from 32 square feet to 145 square feet for a Trauma Center; and to allow more than one sign per major user per building elevation in GO General Office zoning, generally located north of Central and east of Hillside (550 N Hillside).

Lots 1 and 2, EXCEPT Street, Wesley Medical Center Addition to Wichita, Sedgwick County, Kansas.

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 29, 2008, 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 conditions that are unique, as the proposed sign is for one business providing a variety of services, and located within a large medical center campus. Typically, such a large campus would house numerous businesses, and each business would be allowed separate signage with the likely square footage of the signage exceeding the square footage of signage requested by the applicant. The site is also unique given its location along Hillside, a heavily traveled arterial street with significant development pressures, and nearby commercial zoning with larger sign area allocations. The site is further unique in that this sign identifies the trauma center within the larger hospital, and the uniqueness of a trauma center would require easy identification.

WHEREAS, the Board of Zoning Appeals has found that granting the requested variance would not adversely affect the rights of adjacent property owners. No residences exist on the platted lots adjacent to this site. The properties facing this site are zoned LC, and authorized larger signs than this site.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the zoning regulations would constitute an unnecessary hardship upon the applicant, as the hospital trauma center needs its own building sign identification, and a 32 square foot sign may not be sufficiently visible on this multi-story building complex along an arterial street.

WHEREAS, the Board of Zoning Appeals has found that the requested variance would not adversely affect the public interest at this location, as increased visibility of the trauma center location would serve in the community interest. The requested signage size is at an appropriate, legible scale relative to the larger building.

WHEREAS, the Board of Zoning Appeals has found that granting the requested variance would not be opposed to the general spirit and intent of the zoning regulations. The limitations within the Sign Code are not adequate for large medical complexes, particularly those along arterial streets. This variance request is consistent with variances previously approved for similar medical complexes and hospitals in the Wichita area.

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, are found to be present for a variance to be granted.

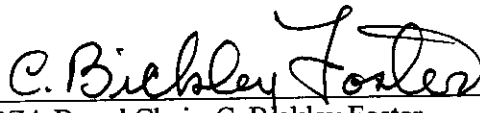
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Section 2.12.590.B, Code of the City of Wichita, a variance to the Sign Code to increase the maximum size of a building sign from 32 square feet to 145 square feet for a Trauma Center; and to allow more than one sign per major user per building elevation in GO General Office zoning, generally located north of Central and east of Hillside (550 N Hillside).

Lots 1 and 2, EXCEPT Street, Wesley Medical Center Addition to Wichita, Sedgwick County, Kansas.

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

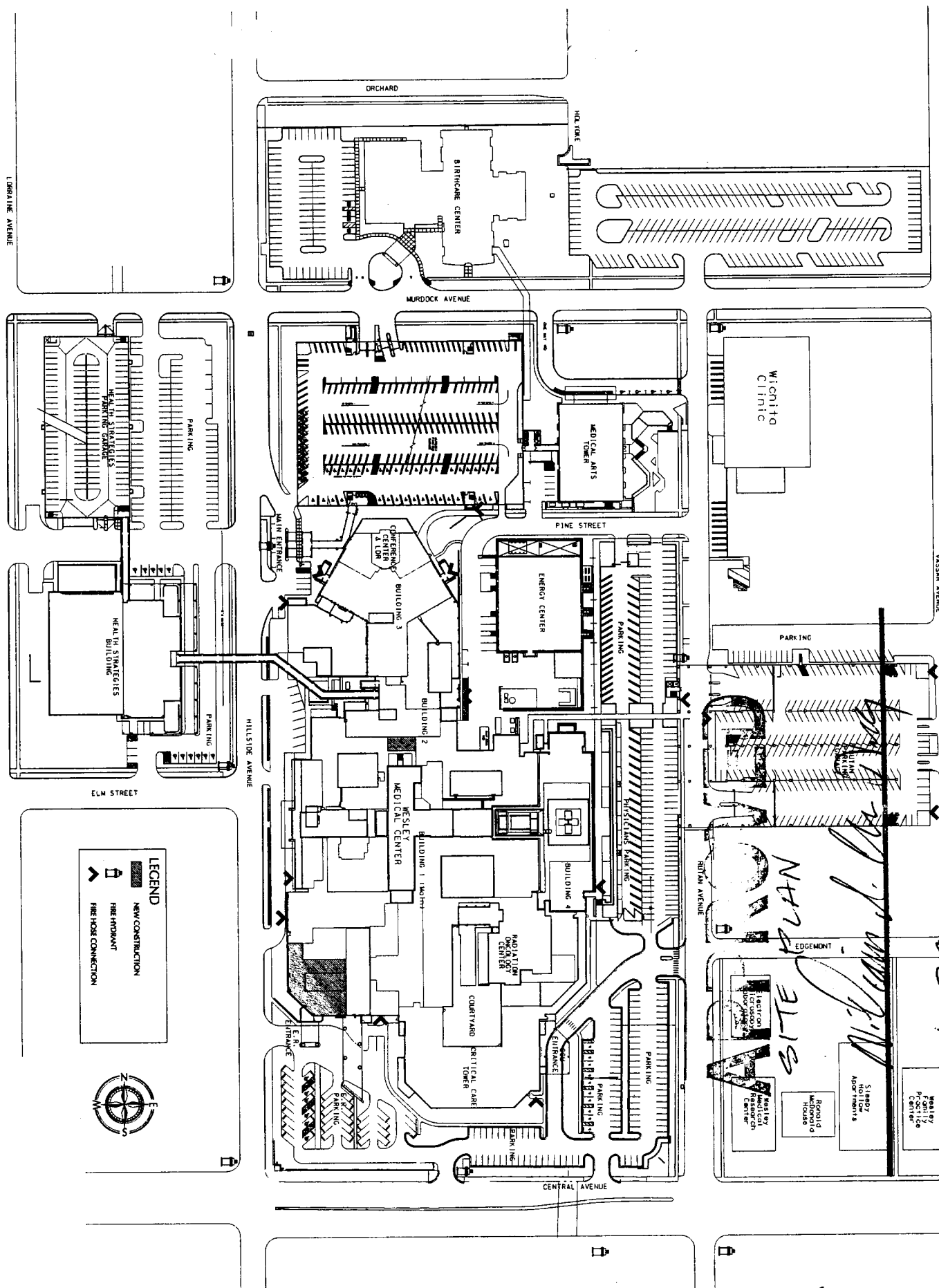
1. The site shall be developed in conformance with the approved site plan and elevation drawings.
2. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the variance granting, unless such time period is extended by the BZA.
3. The above conditions are subject to enforcement by any legal means available to the City of Wichita.

ADOPTED AT WICHITA, KANSAS, this 29th Day of April 2008.


BZA Board Chair, C. Bickley Foster

ATTEST:


Jess McNeely, BZA Secretary



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BZA 2008-10



**GOULD TURNER GROUP, P.C.
ARCHITECTURE**
4400 HARDING ROAD, SUITE 1000
NASHVILLE, TENNESSEE 37205

REVISIONS:

DATE:
JANUARY 25, 2007