



Wichita-Sedgwick County Metropolitan Area Planning Department

August 28, 2025

Via Christi Regional Medical Center, Inc.
4040 Vincennes Cir.
Indianapolis, IN 46268

AGI
Attn: Kandyn Leach
2655 International Pkwy.
Virginia Beach, VA 23452

Re: BZA2025-00053: Administrative Adjustment in the City to add one additional building sign on the north side of an existing building on property zoned GO General Office District, located on the east side of South Clifton Avenue and within one-block north of East Harry Street (3600 East Harry Street).

Legal Description: Lot 1, Block A, St. Joseph Medical Park Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to the Sign Code to permit one additional building sign on the north side of the building on property zoned GO General Office District. We understand that you are requesting an additional building sign for way-finding purposes related to the expansion of the emergency room. The additional sign would identify the entrance to the emergency room.

We find that allowing one additional building sign as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

- 1) Impact on existing uses in surrounding areas: Property directly north of the proposed sign is zoned LC Limited Commercial District and is the parking lot associated with a medical clinic. Properties northeast of the proposed location of the additional sign are zoned TF-3 Two-Family Residential District and are developed with single-family dwellings. The proposed second sign is under a canopy and covered by a building wall. So, there are no direct sight-lines from these dwellings to the proposed additional sign.
- 2) Compatibility with existing or permitted uses on abutting sites: The proposed adjustment will not alter or change any uses on adjacent sites, nor are there any direct sight-lines from the nearby dwellings to the proposed additional building sign.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way. The additional sign for way-finding purposes for the emergency room is an enhancement to the public health, safety or welfare of the community. Properties in the vicinity will not be materially injured.

Our signatures below indicate that a Sign Code Adjustment to allow one additional building sign

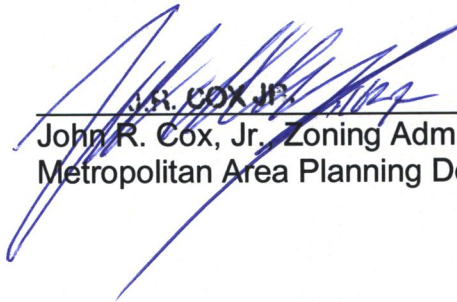
for a wayfinding sign is GRANTED subject to the following conditions:

- 1) The Sign Code Adjustment is for a building sign only as shown on the approved site plan and per the elevation and dimensional drawings; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in general conformance with the approved elevation, dimensional drawing and site plan. The sign shall be permitted and installed within one year from the date of approval. Portable signs are not allowed on the site.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Code Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



Scott Wadle, Director
Metropolitan Area Planning Department



J.R. COX JR.
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

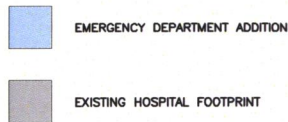
cc: MABCD
Mike Hoheisel, CM District III
Rebecca Johnson, CSR District III

Title: Requesting a variance for sign E02 to allow a second wall sign on the north elevation to identify and direct traffic to the entrance.

Applicant: Ascension Via Christi St. Joseph
Agent: Kandyn Leach, AGI

E01

E02



SITE PLAN

APPROVED 8/28/25 BY *[Signature]*
BZA 25-53 1 of 3

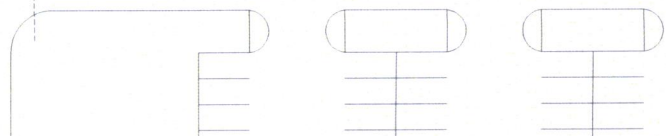
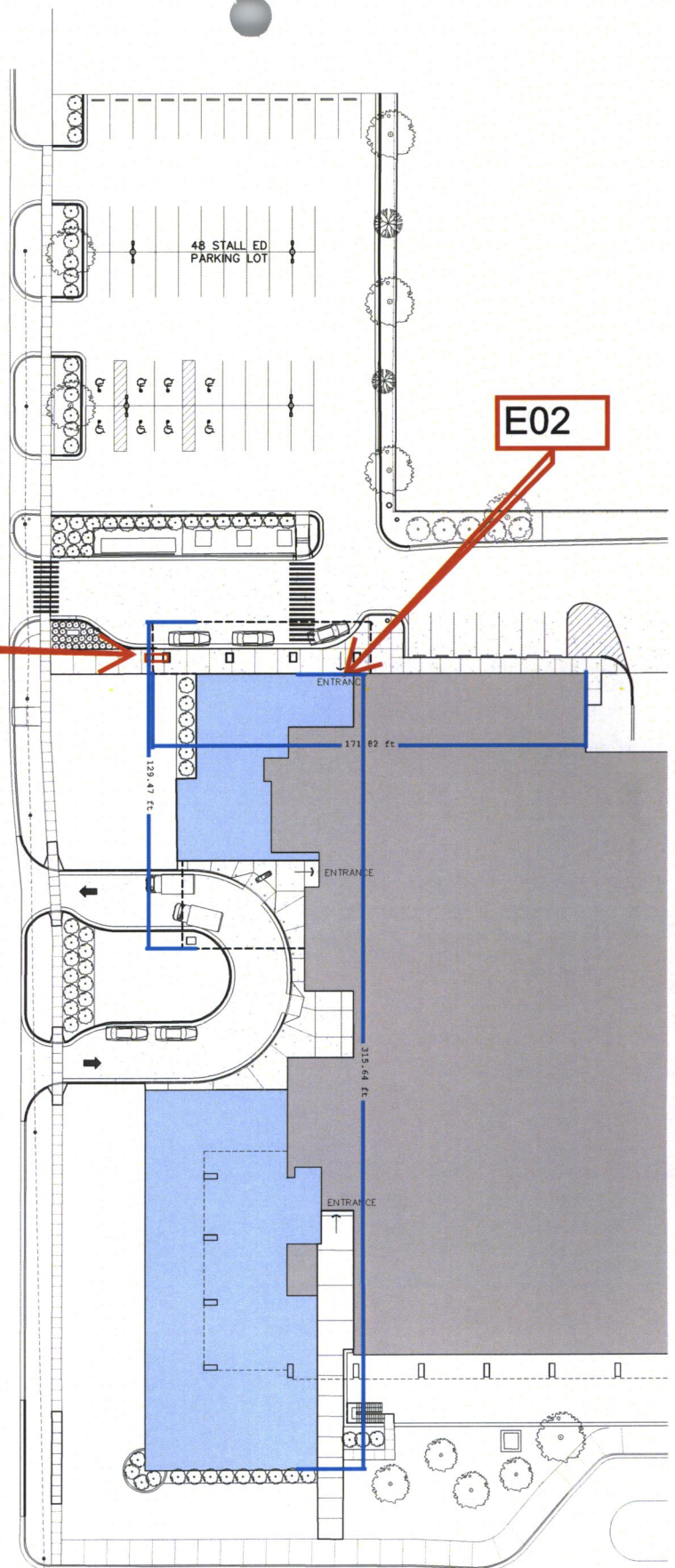
Legal Description: LOT 1 BLOCK A ST. JOSEPH
MEDICAL PARK ADD.

ST. JOSEPH PROPOSED SITE PLAN

 **VC-St. Joseph - ED Expansion**

SCALE : 1" = 30'-0"

MARCH 26, 2024



SITE PLAN

APPROVED 8/28/25 BY *Rep J*
BE425-53 2013

E02
3600 E. Harry Street

Existing

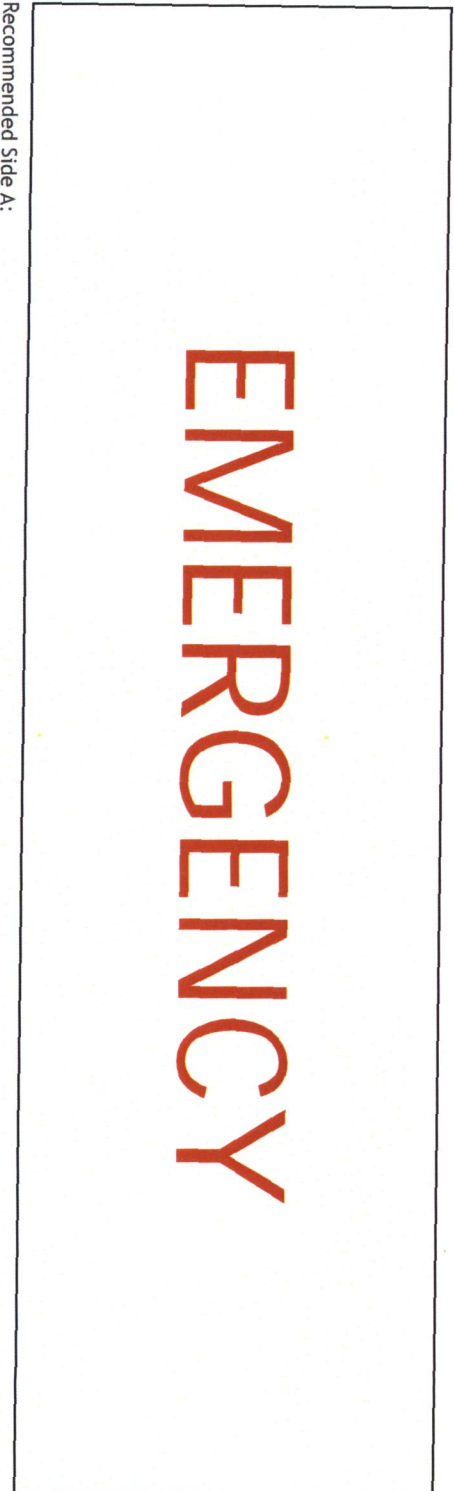
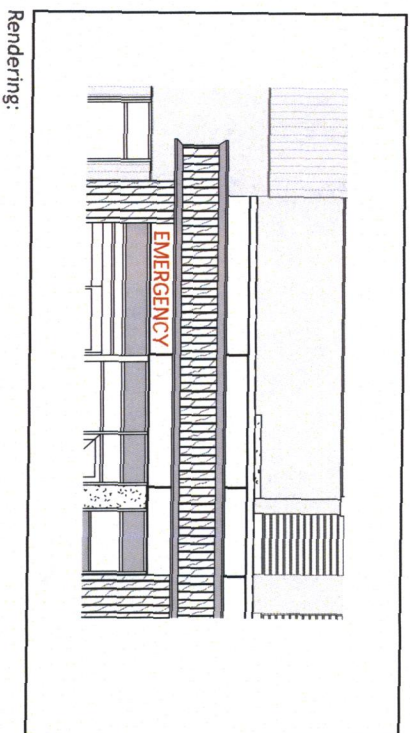
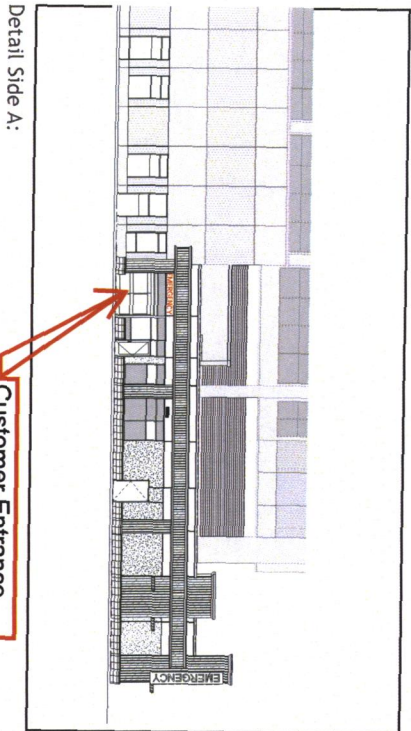


Sign Type: XXXX
Sign Code: XXXXX
Location: XXXXX
Bar Code: XXXX
Illumination: XXXXX
Dimensions: XXX-XX"
OAH: XX-XX"
OAW: XX-XX"
HOG: XX-XX"
Comments: XXXXXXXXXXXXX

Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-CUST
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size: H: 0'-11"
W: 7'-5 11/16"
OAH:
OAW:
Comments: XXX

Technical Survey: Required
Code Compliance: Yes



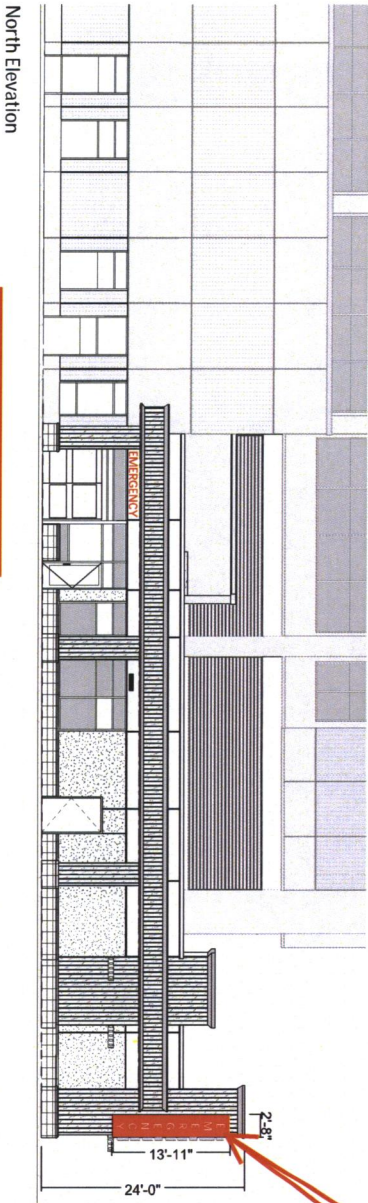
SITE PLAN

Elevations

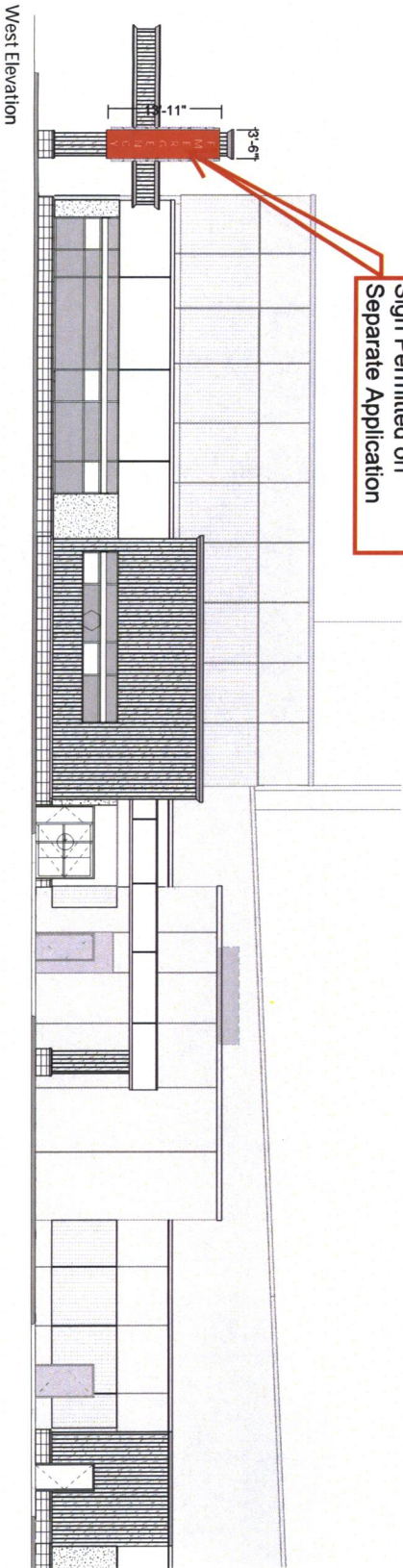
2

APPROVED 8/28/25 BY *[Signature]*
B2425-53 S of 3

3600 E. Harry Street



North Elevation



West Elevation