



Wichita-Sedgwick County Metropolitan Area Planning Department

04/29/2008

Galichia Medical Properties LLC
2600 N Woodlawn
Wichita KS 67220

Trimark Signworks attn Michael Bankston
319 Oak
Wichita, KS 67213

**RE: BZA2008-11 Variance to increase size of wall, monument and directional signage
at 2600 N Woodlawn (Galichia Heart Hospital).**

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,

A handwritten signature in black ink, appearing to read 'Jess McNeely'.

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

BZA RESOLUTION NO. 2008-11

WHEREAS, Galicha Medical Properties LLC c/o Alisa Crawford (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 ground sign from 32 to 120 square feet, permit two additional building signs and to increase the maximum size of those building signs from 32 to 47.5 and 105.5 square feet, and increase the size of directional signs from 6 to 18 square feet in GO General Office zoning, generally located north of Mainsgate and east of Woodlawn (2600 N. Woodlawn).

Lot 1, Block 1, Hinkles Addition, Sedgwick County, Kansas; AND the West 23.72 feet of the South 216.96 feet of Reserve A, Woodlawn North Pointe 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 signs are for emergency services within one medical complex providing a variety of services. A site this large could 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 Woodlawn, a heavily traveled arterial street with significant development pressures. The site is further unique in that the emergency portion of this complex is further from Woodlawn than the remaining complex, with the need for easy identification by those in a trauma situation.

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 directly face any of the proposed signs. Residential back yards from which these signs could be visible are 160 feet or more from the site; and the applicant maintains a landscape buffer on the south property line of 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 emergency functions need their own ground and building signs for identification, and 32 square foot ground and building sign may not be sufficiently visible for this location, given the 700-foot distance from the 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 emergency services location would serve in the community interest. The requested signage size is at an appropriate, legible scale relative to the larger hospital complex.

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 signage will make it easier to locate the hospital emergency services. The limitations within the Sign Codes 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.

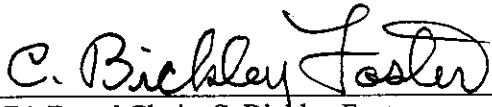
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Section 2.12.590.B, Code of the City of Wichita, a variance to the Sign Code to increase the maximum size of a ground sign from 32 to 120 square feet, permit two additional building signs and to increase the maximum size of those building signs from 32 to 47.5 and 105.5 square feet, and increase the size of directional signs from 6 to 18 square feet in GO General Office zoning, generally located north of Mainsgate and east of Woodlawn (2600 N. Woodlawn).

Lot 1, Block 1, Hinkles Addition, Sedgwick County, Kansas; AND the West 23.72 feet of the South 216.96 feet of Reserve A, Woodlawn North Pointe Addition to Wichita, Sedgwick County, Kansas.

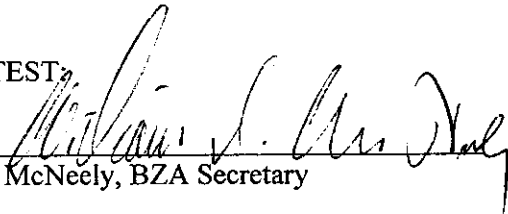
The variance is hereby **GRANTED**, subject to the following conditions:

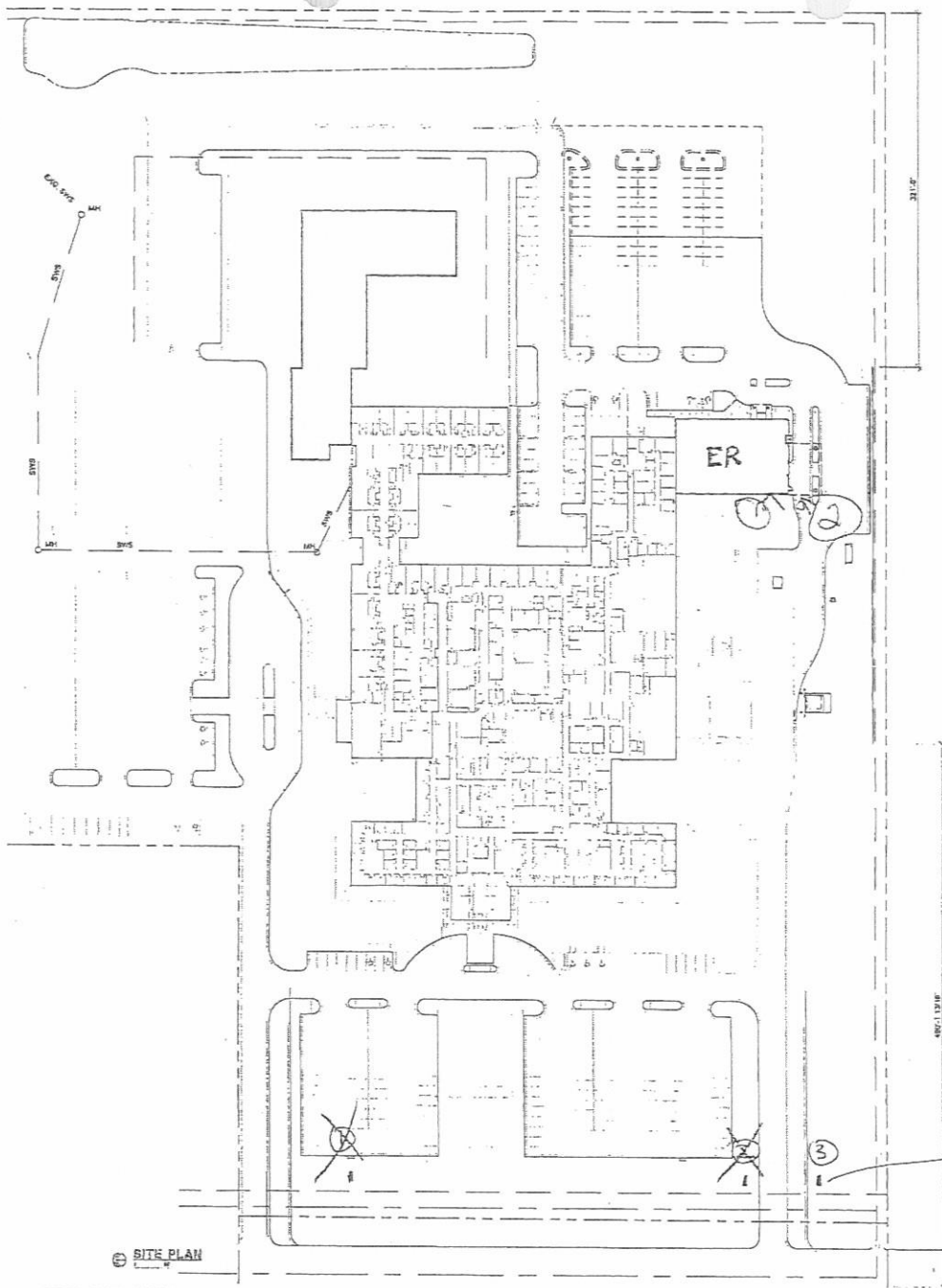
1. The site shall be developed in conformance with the approved site plan and elevation drawings.
2. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within two years of the variance granting, unless such time period is extended by the BZA.
3. 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



SITE PLAN



GALICHIA LANDSCAPE FENCE

28 DEC 08

315' 105' 600'

APPROVED

BZA 2008-11 SITE PLAN

William J. De Vries

Date:

4-29-08