



Wichita-Sedgwick County Metropolitan Area Planning Department

June 28, 2021

Via Christi Regional Medical Center, Inc.
Attn: Stuart Henderson
929 N. St. Francis
Wichita, KS 67214

George Lay Signs
Attn: Michael Lay
P.O. Box 246
Wichita, KS 67201

RE: BZA2021-00029 – City Administrative Adjustment to the Sign Code to increase the number of building signs per Section 24.04.251.2.d of the City of Wichita Sign Code on property zoned GO General Office; generally located one-half mile east of South Hillside Avenue on the north side of East Harry Street (3600 East Harry Street)

LEGAL: 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 and an increase in letter height and projection depth. We understand that you are requesting an additional building sign with an increase in height from 15 inches to 20 inches, and an increase for the projection from 2 inches to 3 inches.

We find that allowing one additional building sign with an increase in height from 15 inches to 20 inches, and an increase for the projection from 2 inches to 3 inches for an a 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: North of the subject site is LC Limited Commercial (medical offices) and TF-3 Two-Family Residential (single-family dwellings) zoned property. Property east is zoned GO (medical offices) and LC (commercial buildings – restaurants, personal service). Property south of the subject site is zoned LC (parking for Via Christi Medical Center).
- 2) Compatibility with existing or permitted uses on abutting sites: The proposed adjustments will not alter or change any uses on adjacent sites.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be an enhancement to the public health, safety or welfare of the community. Properties or improvements in the vicinity will not be materially injured.

Our signatures below indicate that a Sign Code Adjustment to allow one additional building sign, increase in height from 15 inches to 20 inches, and an increase the projection from 2 inches to 3 inches for an identification sign is GRANTED subject to the following conditions:

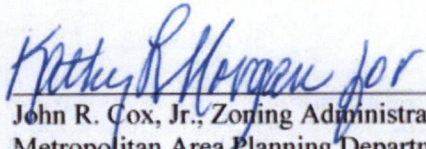
- 1) The Sign Code Adjustment is for a building sign only as shown on the approved site plan and per

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.


J.R. COX, JR.

Scott Wadle, Director
Metropolitan Area Planning Department



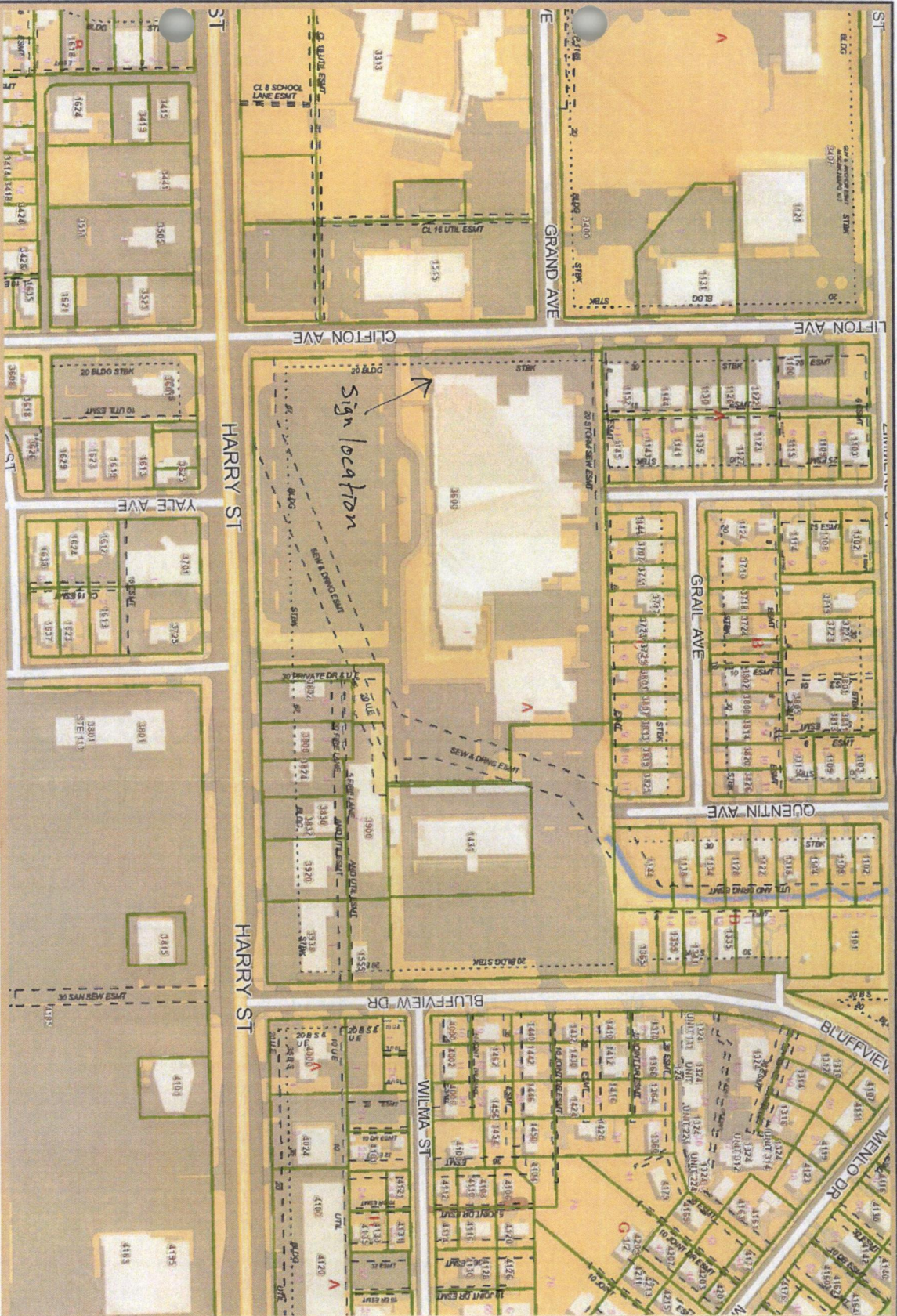
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jared Cerullo, City Council, District III
Maddy Campbell, CSR District III



Geographic Information Services
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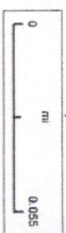


SITE PLAN
 APPROVED 6-28-2021 *[Signature]*



Sedgwick County, Kansas

My Map



Date: 6/7/2021

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My Map

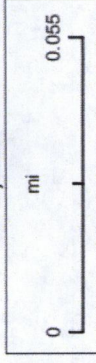
Sedgwick County, Kansas



SITE PLAN

APPROVED 6/29/2021 [Signature]

1:2,257



Date: 6/7/2021

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