



**Wichita-Sedgwick County Metropolitan Area Planning Department**

9/29/2006

Via Christi Riverside Med. Center Inc.  
ATTN: Karen Allen  
1035 N Emporia Ste 195  
Wichita KS 67214

TriMark Signworks  
ATTN: Michael Bangston  
319 S Oak  
Wichita KS 67213


**RE: BZA2006-0063 – Variance to the sign code to permit a second 96 square foot sign in GO General Office zoning generally located north of Maple and west of 135th West.**

Dear Ladies and Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on **September 26, 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, BZA Secretary  
Current Plans Division

JM/ya

Cc: Sharon Dickgrafe, Law Dept, 1-132  
Herb Shaner, OCI, 1-72  
Bob Martz, WCC District V, 1-13

## BZA RESOLUTION NO. 2006-00063

**WHEREAS**, Via Christi Riverside Medical Center Inc., % Karen Allen (Owner/Applicant); pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to section 24.04.193.1 of the Sign Code to increase the maximum number of permitted ground signs for a business from one to two on property zoned "GO" General Office.

Lot 1 except the W 47.78 feet, Riverside Health System Addition to Wichita, Sedgwick County, Kansas. Generally located north of Maple and west of 135th Street West (13610 W Maple).

**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 September 26, 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 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 condition which is unique, as the requested second sign for a business is along a heavily traveled arterial street, and the one code permitted sign is along a different arterial street. Likewise, the size of this site is unique in that it could house numerous businesses, and each business would be allowed separate signage within square footage limits.

**WHEREAS**, the Board of Zoning Appeals has found that the granting the requested variance would not adversely affect the rights of adjacent property owners. No residential properties directly face the proposed sign, and surrounding business properties are permitted more signage than this site.

**WHEREAS**, the Board of Zoning Appeals has found that the strict application of the zoning regulations constitutes an unnecessary hardship upon the applicant, as one sign at this corner location would not adequately identify the site on two heavily traveled arterial streets.

**WHEREAS**, the Board of Zoning Appeals has found that the requested variance would not adversely affect the public interest, as the additional sign would serve in the community interest identifying the site to persons arriving from 135<sup>th</sup> West.

**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, as the signage will make it easier to locate the facility. Likewise, the requested signage is within size limits, and would be permitted by code if it were for a different business than the first sign.

**WHEREAS**, each of the five conditions required by Section 2.12.590.B, 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, Code of the City of Wichita, variance be granted to increase the maximum number of permitted ground signs for a business from one to two on property zoned "GO" General Office legally described as follows:

Lot 1 except the W 47.78 feet, Riverside Health System Addition to Wichita, Sedgwick County, Kansas. Generally located north of Maple and west of 135th Street West (13610 W Maple).

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 approval of the variance, unless such time period is extended by the BZA.
3. The resolution authorizing this variance may be reviewed for compliance with conditions by the BZA; the board may then make recommendations to staff regarding enforcement of conditions.

**ADOPTED AT WICHITA, KANSAS, this 26th Day of September 2006.**

  
\_\_\_\_\_  
BZA Board Chair, Bickley Foster

ATTEST:

  
\_\_\_\_\_  
Jess McNeely, BZA Secretary



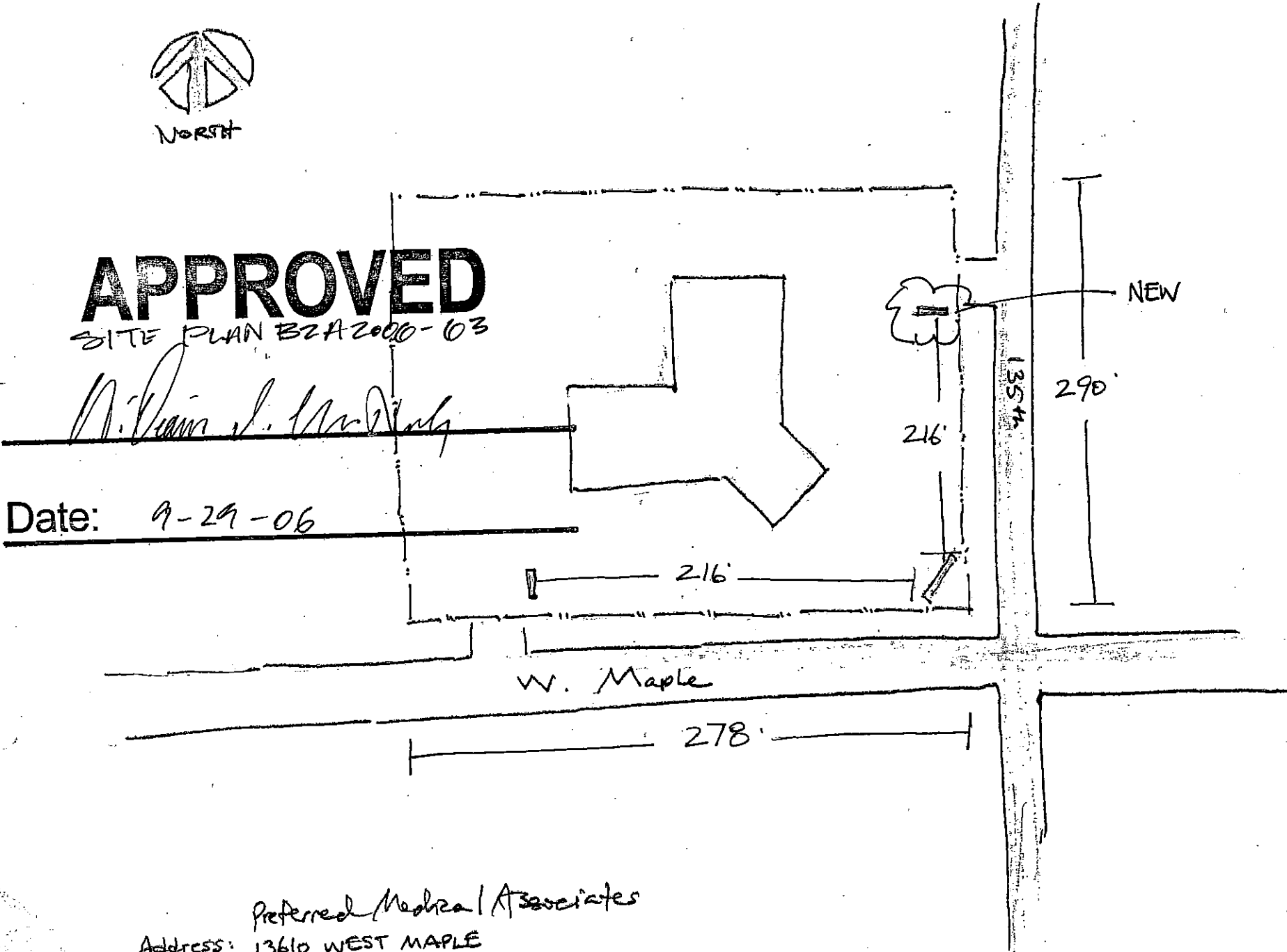
NORTH

# APPROVED

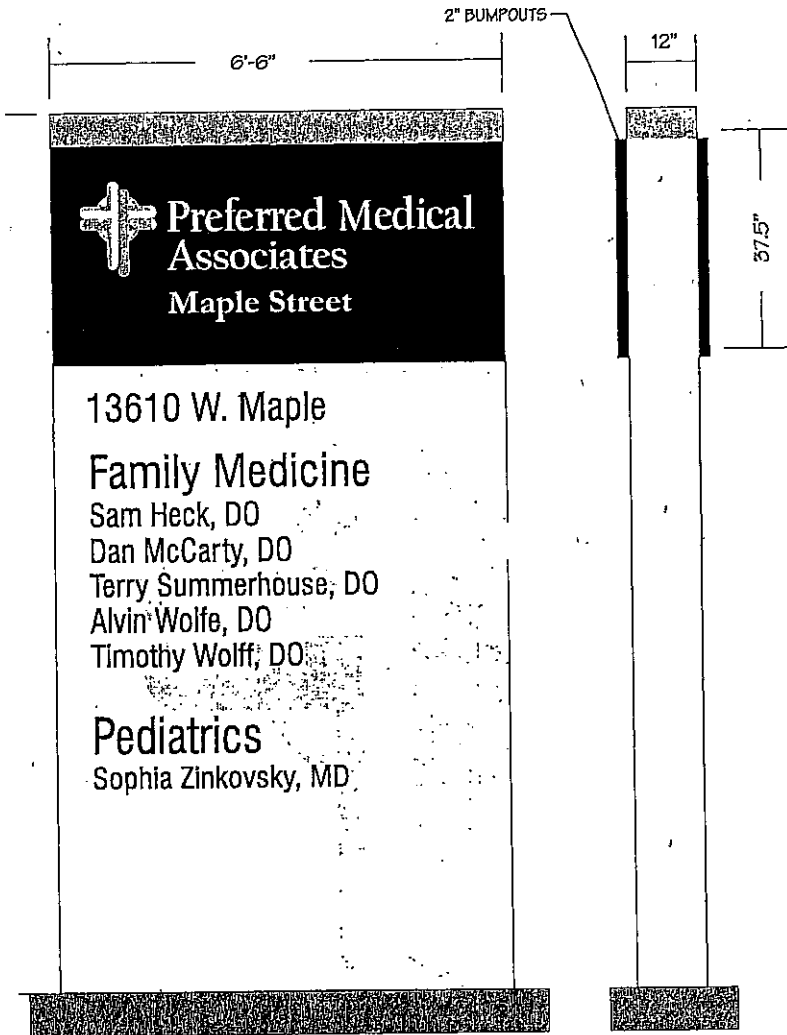
SITE PLAN BZA 2000-03

*William J. McLaughlin*

Date: 9-29-06



Preferred Medical Associates  
 Address: 13610 WEST MAPLE



AS 281 BLUE / VINYL: 1140 LIGHT NAVY

AS 872 GOLD / VINYL: 2212 BRIGHT GOLD METALLIC

▲ 028.4 LT. GREY

INSTALL SITE:

13610 W. MAPLE

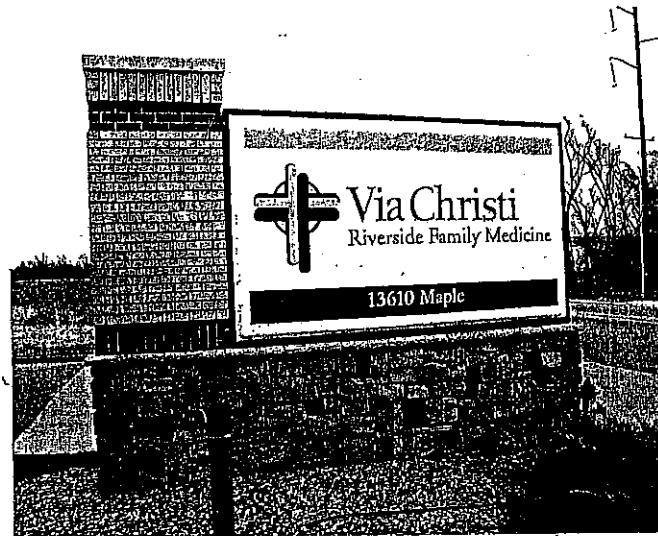
WICHITA, KS

CONTACT: KAY MYRTLE @ 291-4223

Date \_\_\_\_\_

Marketing Approval \_\_\_\_\_

Views shown with respect to sizes and content. The specifications are correct and represent our order requirements exactly.



REMOVE (2) EXISTING BRICK AND STONE MONUMENT SIGNS (ONE IS SHOWN ABOVE).

REMOVE (1) EXISTING 3' X 7' S/F POST & PANEL SIGN IN FRONT OF BUILDING AND DISPOSE.

FAB AND INSTALL (1) NEW D/F MONOLITH SIGN AS SHOWN.  
12" DEEP CABINET WITH .125 FACES AND 2" BUMP OUTS  
VINYL COPY  
PAINTED CROSS IN THE BACKGROUND

FORM AND POUR 6" DEEP CONCRETE (51) PAVED 6" OF ASP

**APPROVED**

ELEVATION B2A2006-03

*K. Myrtle*

Date:

9-29-06