



Wichita-Sedgwick County Metropolitan Area Planning Department

September 29, 2006

Sedgwick County
538 N Main
Wichita KS 67203

KU School of Medicine
ATTN: Janice Arbuckle
1010 N Kansas
Wichita KS 67214

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

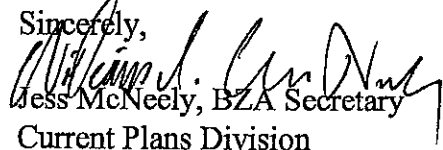
RE: BZA2006-00064 Sign variance request to increase sign area from 48 square feet to 100 and 140 square feet and increase the height of one sign from 20 to 30 feet, for the KU School of Medicine in B Multi-family zoning generally located north of 9th Street and east of I-135.

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
Carl Brewer, WCC District I, 1-13

BZA RESOLUTION NO. 2006-00064

WHEREAS, Sedgwick County (owner), Kansas University School of Medicine c/o Janice Arbuckle (Applicant); pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to section 24.04.191 of the Sign Code to increase the maximum size of two identification signs along a collector or expressway in “B” Multi-family zoning from 48 square feet to 100 and 140 square feet; and a variance to Section 24.04.191 of the Sign Code to increase the maximum height of a sign from 20 feet to 30 feet in “B” Multi-family zoning.

Lot 3, Block 1 KUMC Addition to Wichita, Sedgwick County, Kansas. Generally located north of 9th Street North and west of I-135 (1010 N 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 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 variances arise from such conditions which are unique, as the proposed signage is for a three story medical school/hospital, within “B” Multi-family zoning (which restricts signage size), and is located at the intersection of an elevated interstate highway and an on-ramp. A site this large 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 granting the requested variances would not adversely affect the rights of adjacent property owners, as the overall sign size and height will be similar to existing signage. Likewise, the proposed signs do not face any residences.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the zoning regulations constitutes an unnecessary hardship upon the applicant, as a 48 square foot sign may not be sufficient for visibility from the interstate (490 feet from the building) or the interstate on-ramp (170 feet from the building). Visibility from the interstate is necessary for this facility as many visitors are from outside the immediate neighborhood, and many are from out of town.

WHEREAS, the Board of Zoning Appeals has found that the requested variance would not adversely affect the public interest, as the improved medical school/hospital visibility would serve in the community health/safety interest. Likewise, the facility association with Kansas University Medical School, and therefore the KU logo, is a unique part of the immediate neighborhood’s identity, and the public has an interest in the unique identity of neighborhoods.

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 medical facility, and the signage size and height is within reasonable limits. The “B” Multi-family restriction of sign size to 48 square feet is intended for smaller apartment complexes and medical offices, and does not consider institutions of this size and height with an interstate location.

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, variances be granted to section 24.04.191 of the Sign Code to increase the maximum size of two identification signs along a collector or expressway in "B" Multi-family zoning from 48 square feet to 100 and 140 square feet; and a variance to Section 24.04.191 of the Sign Code to increase the maximum height of a sign from 20 feet to 30 feet in "B" Multi-family zoning, on property legally described as follows:

Lot 3, Block 1 KUMC Addition to Wichita, Sedgwick County, Kansas. Generally located north of 9th Street North and west of I-135 (1010 N Kansas)

The variances are hereby **GRANTED**, subject to the following conditions:

1. The site shall be developed in substantial 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 issuance of the sign permit, 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

APPROVED

SITE PLAN BZA 2006-64

Mr. [unclear] Mr. [unclear]

Date: 10-2-06



APPROVED
ELEVATION P&EA 2006-04

Approved by the City

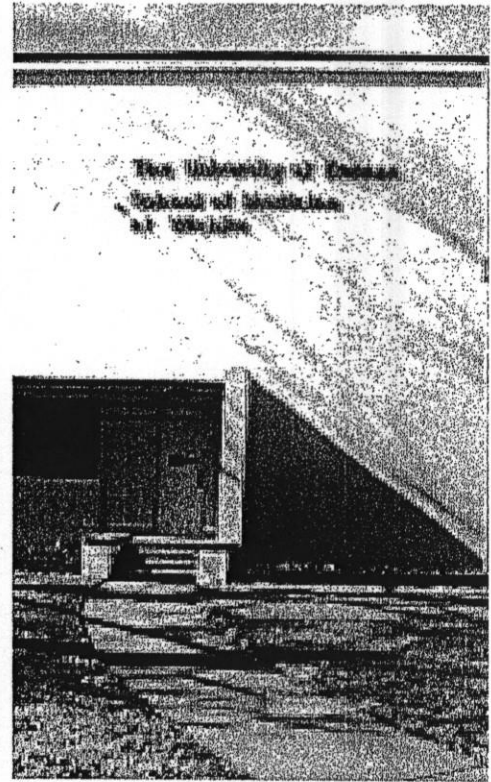
Date: 10-2-06



SOUTHEAST ELEVATION

257"
KU THE UNIVERSITY OF
KANSAS
School of Medicine
Wichita

1"
30"
8"



EXISTING SIGNAGE

FAB AND INSTALL (2) SETS OF NON-LIT REVERSE CHANNEL LETTERS AND PLATE LETTERS TO THE BRICK WALLS AS SHOWN:

"KU" LETTERS ARE 1" DEEP NON-LIT REVERSE CHANNELS FLUSH MOUNTED.

ALL OTHER COPY IS ROUTED 3/8" PLATE ALUMINUM LETTERS PIN MOUNTED ON 1/2" SPACERS.