



Wichita-Sedgwick County Metropolitan Area Planning Department

06/24/2008

Wesley Medical Center LLC attn Kris Hall
550 N Hillside
Wichita, KS 67214

Miracle Signs c/o Luke Luttrell
3611 N Broadway
Wichita, KS 67299

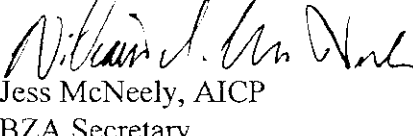
RE: BZA2008-27 City sign variance to authorize 184 and 228 square foot building signs, where no additional sign area exists, in B Multi-family zoning, generally located north of Murdock and west of Vassar (3232 E Murdock).

Dear Applicants:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on **June 24, 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,


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

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www.wichita.gov

BZA RESOLUTION NO. 2008-27

WHEREAS, Wesley Medical Center LLC c/o Kris Hall (Owner/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 authorize 184 and 228 square foot building signs, where no additional sign area exists in B Multi-family zoning, generally located north of Murdock and west of Vassar (3232 E Murdock).

LOT 1; BLOCK 1, WESLEY 5TH ADDITION, 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 June 24, 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 property is developed with a large, two-story medical clinic within B Multi-family zoning, which is intended primarily for apartment residences. The site is also unique as it is a part of a larger hospital complex. Visitors to the hospital complex will need to distinguish various buildings from each other.

WHEREAS, the Board of Zoning Appeals has found that granting the requested variance would not adversely affect the rights of adjacent property owners. No other property owners directly face the proposed signs, likewise landscaping and screening along the north and east property lines will mitigate any visual impact from these signs. Were this site not developed with a medical clinic under B Multi-family zoning, the owners could seek a zone change to commercial zoning, which would permit uses with greater affects on surrounding property owners.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the sign regulations would constitute an unnecessary hardship upon the applicant, as the clinic would not be authorized any building signage. Visitors who are not familiar with the campus may have difficulty finding this clinic without adequate building signage.

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 clinic location would serve in the community interest. The requested signage size is at an appropriate, legible scale relative to the larger building.

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 and sign regulations. The requested signage will make it easier to locate the clinic. The limitations within the Sign Code for B Multi-family zoning are not adequate for large medical clinics, particularly those within larger medical complexes. This variance request is consistent with variances previously approved for similar medical clinics 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,

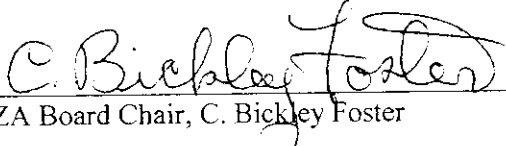
Code of the City of Wichita, a variance to section 24.04.191 of the Sign Code to authorize 184 and 228 square foot building signs, where no additional sign area exists in B Multi-family zoning, generally located north of Murdock and west of Vassar (3232 E Murdock).

LOT 1; BLOCK 1, WESLEY 5TH ADDITION, SEDGWICK COUNTY, KANSAS.

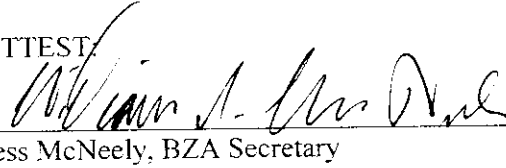
The variance is hereby **GRANTED**, subject to the following conditions:

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 one year 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.

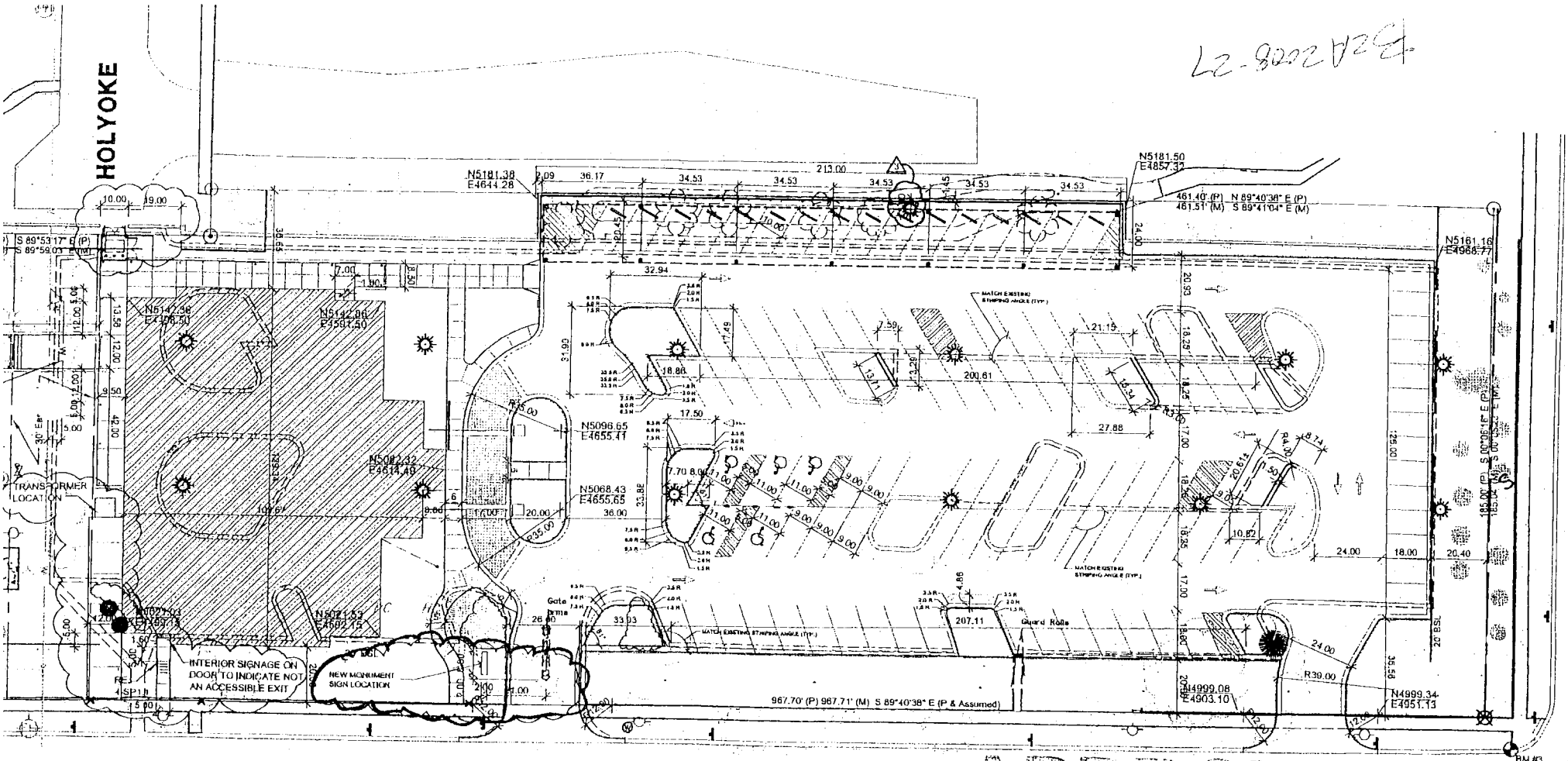
ADOPTED AT WICHITA, KANSAS, this 24th Day of June 2008.


BZA Board Chair, C. Bickley Foster

ATTEST


Jess McNeely, BZA Secretary

BEA 2008-27



HOLYOKE

VASSAR ST.



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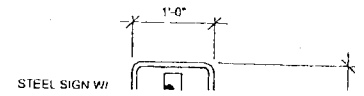
SITE PLAN

MURDOCK



APPROVED
SITE PLAN

William J. McHenry



STEEL SIGN W/

Date: 6-24-08