



Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED

January 7, 2019
October 19, 2018

17th & Ohio, LLC
Attn: Matt Vos
250 N. Water, Ste. 300
Wichita, KS 67202

Ferris Consulting Company
Attn: Greg Ferris
P.O. Box 573
Wichita, KS 67201

RE: BZA2018-00060: City Sign Code Adjustment to allow an increase of the allowed height of an off-site pole sign to extend 20 feet above the top rail of an elevated highway, in GC General Commercial zoning.

Legal Description: Lot 9 Except the North 9 feet; All Odd Lots 11 thru 25 including the North 5 feet of Lot 27 and one-half the Vacated Street Adjacent on the East and one-half the vacated Alley Adjacent on W. Cherry now Indiana Avenue; D.W. Jones Addition to Wichita, Sedgwick County, Kansas. The property is generally located north of East 17th Street North and west of I-135 (1212 E. 17th Street N.)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to allow a height increase of 20 feet for an off-site sign for League 42 at its property located at 1212 E. 1st Street North. BZA2018-20 (variance) was approved June 21, 2018 to allow the off-site sign as indicated on the attached site plan. The property is within 75 feet of the adjacent right-of-way of Interstate 135 overpass. The ground elevation at the proposed location is 1,307 feet and the top of the rail of the adjacent elevated highway is 1,335.88 feet.

Section 24.04.222 of the Sign Code allows a sign to extend 20 feet above an elevated roadway, allowing the sign to be 48.88 feet in height.

We find that allowing the height adjustment of the relocated off-site pole sign as proposed meets the three conditions required by Section 24.04.222 of the Sign Code as set out below:

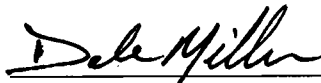
- 1) Impact on existing uses in surrounding areas: Existing use in the surrounding area is SF-5 which is developed with McAdams Park facilities and L'Ouverture Elementary Magnet School to the south; GI General Industrial developed with office and warehouse uses to the north and west; and Interstate 135 Highway right-of-way to the east.

- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will be will not negatively impact the surrounding area as it is directed to the traffic on the elevated highway.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

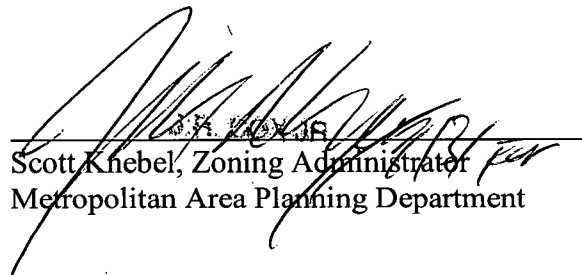
Our signatures below indicate that a Sign Code Adjustment to increase the height of an off-site sign to 48.88 feet is ALLOWED subject to the following conditions:

- 1) The Sign Code Adjustment is for an increase in height to 48.88 feet for one off-site billboard sign only as shown on the approved site plan; 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 and site plan. The sign shall not be located within any easement unless the appropriate permission has been obtained. 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.

The development application sign should now be removed from the property.



Dale Miller, Director
Metropolitan Area Planning Department



Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, Community Services Representative District I

SITE PLAN

APPROVED

10/19/15

BY

[Signature]

