Wichita-Sedgwick County Metropolitan Area Planning Department

September 11, 2020

Trustee of the Carpenters District Council
Of Greater St. Louis
1401 Hampton Avenue
St. Louis, MO 63139

RE: BZA202020--00014 – City Variance to increase the height and size of sign permitted in LC Limited Commercial; generally located on the south side of East Kellogg Drive and one-half mile east of South Rock Road (8405 E. Kellogg Drive)

Dear Applicants,

The official action of the Board of Zoning Appeals was to grant the requested increase in height from 25 feet to 45 feet and to grant a 300 square feet sign instead of the 400 feet square sign requested in the application. You will receive an executed copy of BZA2020-33 Resolution adopted by the Board of Zoning Appeals on September 10, 2020 once it has been processed.

1. Allow a 300 square feet sign with an LED developed in accordance with the approved site plan and revised sign elevation. Only one sign will be allowed for this zoning lot.
2. The applicant shall obtain all permits necessary to construct the sign from the Metropolitan Area Building and Construction Department and the sign shall be erected within one year.
3. The sign shall conform to all other requirements of the City of Wichita Sign Code.
5. The resolution authorizing this variance may be declared null and void upon findings by the Zoning Board of Appeals that the applicant has failed to comply with any of the foregoing conditions.

If you have any questions concerning this matter, please call our office at (316)-268-4421.
Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR District II

BZA RESOLUTION NO. BZA2020-33

WHEREAS, The Trustees of the Carpenters District Council of Greater St. Louis and Vicinity, (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to increase the height and size of a permitted sign on property zoned LC Limited Commercial and legally described as:

Lot 2, Circuit City Addition, Wichita, 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 September 10, 2020, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, there should not be any adverse harm to nearby properties. The construction will not alter the flow of water; and

WHEREAS, the variance requested will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or the harmonious development of the community; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to increase the height and size of a permitted sign on property zoned LC Limited Commercial and legally described as follows:

Lot 2, Circuit City Addition, Wichita, Sedgwick County Kansas.

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

1. Allow a 300 square feet sign with an LED developed in accordance with the approved site plan and revised sign elevation. Only one sign will be allowed for this zoning lot.
2. The applicant shall obtain all permits necessary to construct the sign from the Metropolitan Area Building and Construction Department and the sign shall be erected within one year.
3. The sign shall conform to all other requirements of the City of Wichita Sign Code.
5. The resolution authorizing this variance may be declared null and void upon findings by the Zoning Board of Appeals that the applicant has failed to comply with any of the foregoing conditions.

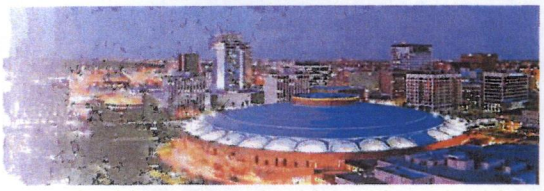
ADOPTED AT WICHITA, KANSAS, 10th Day of July, 2020.

Michael C. Greene, BZA Board Chair

ATTEST:

David L. Yearout, BZA Secretary

The Wichita Eagle
Kansas.com
330 N Mead St | Wichita, KS 67202 | 316-268-6000



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004730098		50004 MAPC/BZA September 10	$84.00	1	10.00 In

Attention: Betsy Pagán

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 08/20/2020

Ending issue of: 08/20/2020

STATE OF KANSAS) .SS
County of Sedgwick)

VICTORIA RODELA, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **8/20/2020** to **08/20/2020**.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

V Rodela
Signature of Principal Clerk
DATED: 8/25/2020

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Notary Public Dallas County, Texas

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON AUGUST 20, 2020 (4730098)
(One Time Only)

MAPC/BZA September 10, 2020
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 10, 2020 no earlier than 1:30 p.m.,** the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II - Room 101B - 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2020-00033 City Variance to the sign code for additional height and size of an on-site sign along Kellogg on property zoned LC Limited Commercial and generally located on the south side of Kellogg and one half mile east of South Rock Road (8405 E Kellogg).

CON2020-00024 City Conditional Use for Vehicle Sales, Outdoor, on property zoned LC generally located on the south side of West Central Avenue and west of North West Street (4231 West Central Avenue).

ZON2020-00027 City zone change from SF-5 to TF-3 on property located 1600 feet west of South Seneca Street, 1475 feet south of West Pawnee Avenue (1602 West Dallas).

ZON2020-00028 City zone change from SF-5 to TF-3 Two-Family Residential on property located 885 feet south of West Central Avenue, 3000 feet east of I-235 Highway (538 North Anna).

ZON2020-00030 City Zone Change from Single-Family Residential (SF-5) to General Commercial (GC) for development, Generally located on the East side of South Broadway Avenue and within one half mile south of East 47th Street South (5136 S Broadway).

VAC2020-00021 City vacation of the east 15 feet of a 35-foot building setback to allow new Wendy's footprint on site for longer drive thru queue; generally located southeast of the intersection of Douglas Avenue and Rock Road (160 S. Rock Road).

VAC2020-00022 City vacation of public utility easement to allow for a privately owned service; generally located 1/4 mile west of Meridian on Portwest Circle, south of 53rd Street N (4921 N. Portwest Circle).

VAC2020-00031 City vacation of a portion of a platted rear setback on SF-5 zoned property; generally located east of I-35 on the north side of East 63rd Street South (1100 E 63rd St S).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION due to COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: David Yearout 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316-858-7764

Participate Remotely

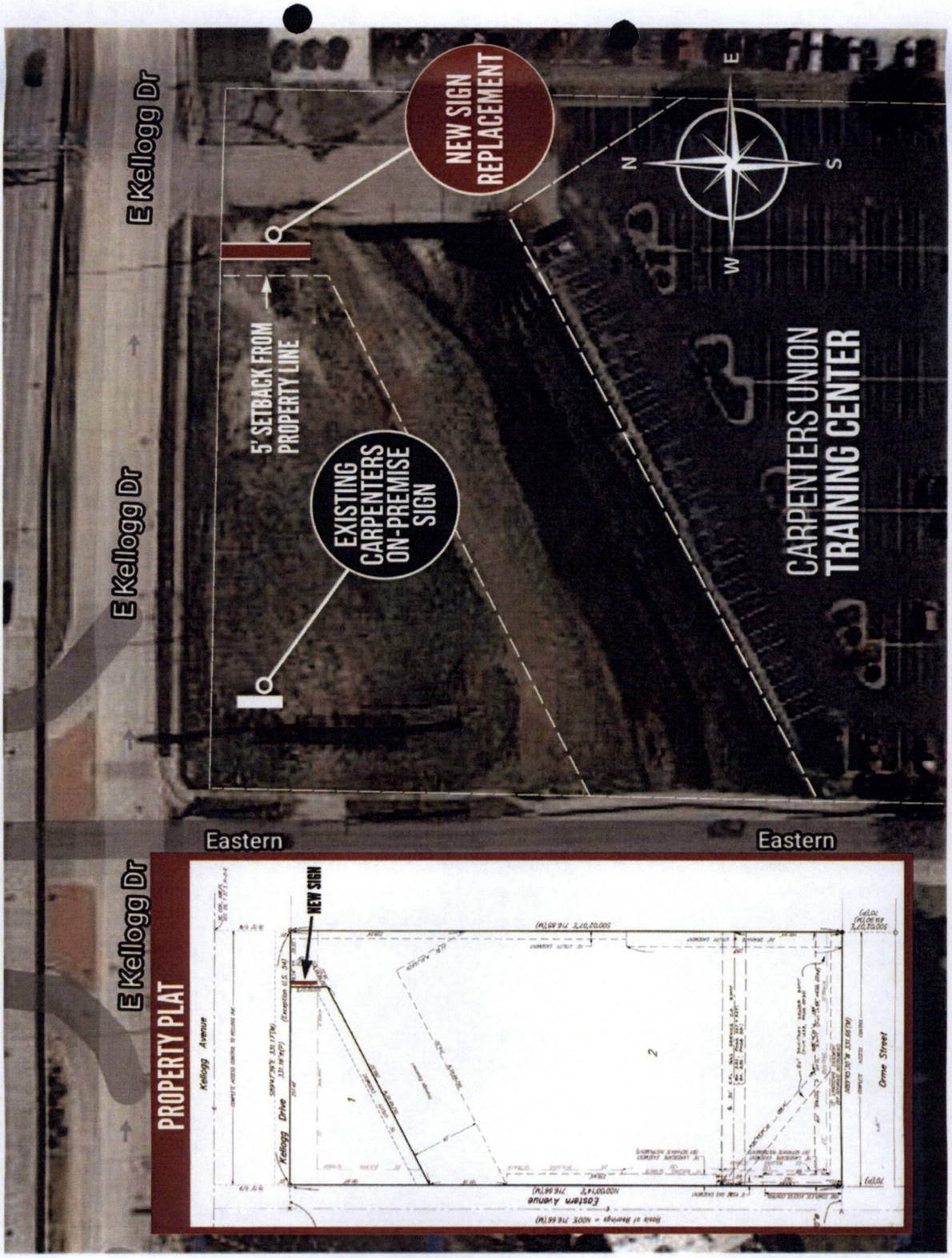
Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/751333133

You can also dial in using your phone.
United States: +1 (224) 501-3412

Access Code: 751-333-133

Attend a Virtual Connection Site In-Person
You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on August 17, 2020
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



SITE PLAN

APPROVED 9-10-20 BY Rlmorga

SITE PLAN

APPROVED 9-10-2020 KLMorgan

WICHITA SIGN COMPANY



CARPENTERS UNION - EASTBOUND

BZA2020-00033

September 10, 2020