CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

August 27, 2025

BHDR Property LLC
3455 N. Amidon Ave.
Wichita, KS 67204

Andrew Rooks
5942 Forbes Ct.
Bel Aire, KS 67220

Bradley Hanneman
6301 Briar Rose Ln.
Valley Center, KS 67147

RE: **BZA2025-00045:** Administrative Adjustment in the City to increase sign area of a ground sign on property zoned NO Neighborhood Office District with PO #148; generally located on the west side of North Amidon Avenue and within 0.6 miles north of West 29th Street North (3455 North Amidon Avenue).

Legal Description: Lot 1, Block A of the Hanneman Addition, City of Wichita, Kansas.

Dear Applicant:

We have reviewed your request for adjustments to Protective Overlay 148 to allow a ground sign with a total area of 18 square feet (6 feet x 3 feet). The purpose of the adjustments is to increase visibility of the sign from North Amidon Avenue.

Provision # 8 of PO #148 states "No signage on Amidon shall be permitted larger than two square feet; provided that it shall not be illuminated and shall be mounted flat against the façade of the building. Ground signage on Wormer shall be limited to 10 feet in height."

The following review is for the portion of the request regarding the proposed increase in the square footage and placement of the sign. We find that the proposed request meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

1) Impact on existing uses in surrounding areas: The subject site is zoned NO Neighborhood Office District with PO #148. Ground signs in the NO District are allowed to be up to 32 square feet in size. A ground sign that is 18 square feet in size is a reasonable request for the site.

2) Compatibility with existing or permitted uses on abutting sites: Permitting the proposed sign at a size of 18 square feet is not likely to have detrimental compatibility issues with uses on abutting sites. Based on the placement and orientation of the sign, and conditions of approval, significant detrimental impacts are not anticipated.

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Adjustment to PO #148 to permit a ground sign 18 square feet in size facing North Amidon Avenue for the aforementioned property is hereby **GRANTED**, subject to the following conditions.

1) The Administrative Adjustment is for allowing a ground sign 18 square feet in size facing North Amidon Avenue. All other signage on the site shall otherwise conform to PO #148 unless a separate adjustment or variance is approved.

2) The sign shall conform to all other requirements of the City of Wichita Sign Code.

3) The sign shall be in general conformance with the approved site plan. The sign shall be permitted and installed within one year from the date of approval.

4) Portable, Electronic Message Center(EMC), or LED signage shall not be permitted on the subject property.

5) The sign shall not be illuminated between the hours of eleven (11) p.m. and seven (7) a.m.

6) 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 Adjustment is null and void.

Our signatures below indicate that a Sign Code Adjustment to permit a ground sign up to 18 square feet and facing North Amidon Avenue, for the aforementioned property is hereby **APPROVED.**

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

Scott Wadle, Director
Metropolitan Area Planning Department

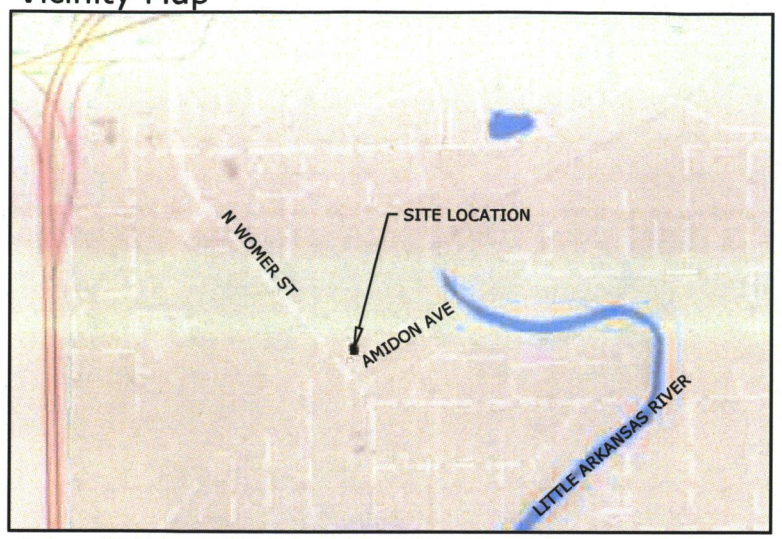
John R. Cox, Jr, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

SITE PLAN

APPROVED JBE BY 8/27/25

Vicinity Map



0 1000' 2000' 4000'

Scale:	1" = 2000'-0"

LOT BUILDING & IMPERVIOUS COVERAGE CALCULATIONS

PARCEL AREA =	48285 SF
BUILDING COVERAGE CALCULATIONS	
EXISTING BUILDING	2589 SF
CURRENT COVERAGE	5.36%
IMPERVIOUS COVERAGE CALCULATIONS	
BUILDING	2589 SF
COVERED PORCH	90 SF
DRIVEWAY	6906 SF
WALKWAY	932 SF
CURRENT COVERAGE	21.78%

Legend

- Setbacks
- Roof Line
- Construction Area
- Property Line
- Topography Line
- Rockery

Hanneman Project 3455 N Amidon ave Wichita, KS Parcel 00553875	Legal Desc. LOT 1 BLOCK A HANNEMAN ADD

SITEPLAN

0 20' 40' 80'

Scale:	1" = 40'-0"

FastSitePlans.com
www.fastsiteplans.com

DESIGNED BY:
Fast Site Plans, LLC.
siteplans@faststeplans.com
www.fastsiteplans.com

CLIENT:
RESIDENTIAL

FAST SITE PLANS DRAFTING SERVICES
HANNEMAN SITEPLAN PLAN
3455 N AMIDON AVE, WICHITA, KS

DISCLAIMER:

PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. WHILE WE DO NOT DOUBT THE FLOOR PLANS ACCURACY, WE MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY, STRUCTURAL, AND CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION AS THE SUITABILITY OF THE PROPERTY FOR YOUR SPACE REQUIREMENTS,

DATE: JUL 08, 2025

SCALE: 1" = 40'-0"

Drawn by: HV
siteplans@fastsiteplans.com

REV:	DATE:

SHEET: B1 OF 1