Wichita-Sedgwick County Metropolitan Area Planning Department

March 9, 2026

Toon Enterprises L.P.
1009 S. Seneca Street
Wichita, KS 67213

Ron's Sign Company
Attn: Anders Herpolsheimer
1329 S. Handley St.
Wichita, KS 67213

Re: **BZA2026-00016:** Administrative Adjustment in the City to increase the height of an on-site sign to 20 feet above elevated highway (58.93 feet) on property zoned LI Limited Industrial District, generally located on the west side of South West Street and north side of I-235 Highway (3405 South West Street).

Legal Description: Lot 7 and 8, Block 1, Commerce and Industrial Park 2nd Addition, Wichita Sedgwick County, Kansas, except that part of said Lot 7 described as commencing at the southwesterly corner thereof; thence northeasterly 30 feet to the point of beginning; thence northeasterly 183.72 feet to a curve; thence southeasterly along an curve 11 feet; thence southwesterly 184.01 feet to beginning.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to permit an increase in an existing on-site sign height necessitated by the elevated section of Interstate Highway 235 to the south of the site. We understand that you are requesting an increase in height of approximately to 65-feet. Though Survey information provided in the application state that the highest portion bridge fence of I-235 has an elevation of 1,337.89 feet, the allowable increase in sign height must be based on the highest elevation of the guardrail. The elevation of the proposed sign location is 1,288.87 feet. The elevation of the highest guardrail is 1327.80 - a difference of 38.93 feet. Therefore, 20 feet above the guardrail would permit a sign up to 58.93 feet in height, and not the 65-foot height requested.

Section 24.04. 251.2(h) of the Sign Code allows a sign to extend up to 20 feet above an elevated roadway, allowing the sign to be 58.93 feet in height.

We find that allowing the height adjustment of the existing on-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: There will be no negative impacts on surrounding uses. Properties to the north, east, and west are zone LI Limited Industrial District and developed with a mixture of commercial and industrial uses.

2) Compatibility with existing or permitted uses on abutting sites: The height adjustment 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 on-site sign to 58.93 feet is GRANTED subject to the following conditions:

1) The Sign Code Adjustment is for an increase in height to 58.93 feet for one on-site sign only as shown on the approved **revised** 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 **revised** 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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR

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

cc: MABCD
Dalton Glasscock, CM District IV
Brooke Kauchak, CSR District IV

Pole Sign NEW LED ILLUMINATED ID CABINET, 76" RED & GREED LED GAS PRICE READER



SITE PLAN

APPROVED 3/10/26 BY

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Square Footage: 272.08

SCALE: 1" = 100"

RON'S SIGN COMPANY 1329 S. Handley St. Wichita, KS 67213 Phone: 1.316.267.8914 Fax: 1.316.267.0811	DRAWING DATE: 08.25.25 DESIGNER: A. Herpolsheimer SALES REP: J. Saindon	ADDRESS: 3405 S West St, Wichita, KS 67217 (SIGNATURE) CLIENT APPROVAL: DATE:	CUSTOMER: JumpStart DESIGN PHASE: FINAL	SHEET NUMBER: 4.0

By signing this, you agree that all of the following is correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be shown to anyone outside of your organization, nor is to be used, reproduced, copied, or exhibited in any fashion. Ron's Sign Co. will aim to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying surface materials and paint codes used. All sizes and dimensions are illustrated for client's view of the project and is not to be viewed as being exact size or exact scale.

Administrative Adjustment (BZA Adjustment)

3405 S West St, Wichita, KS 67217

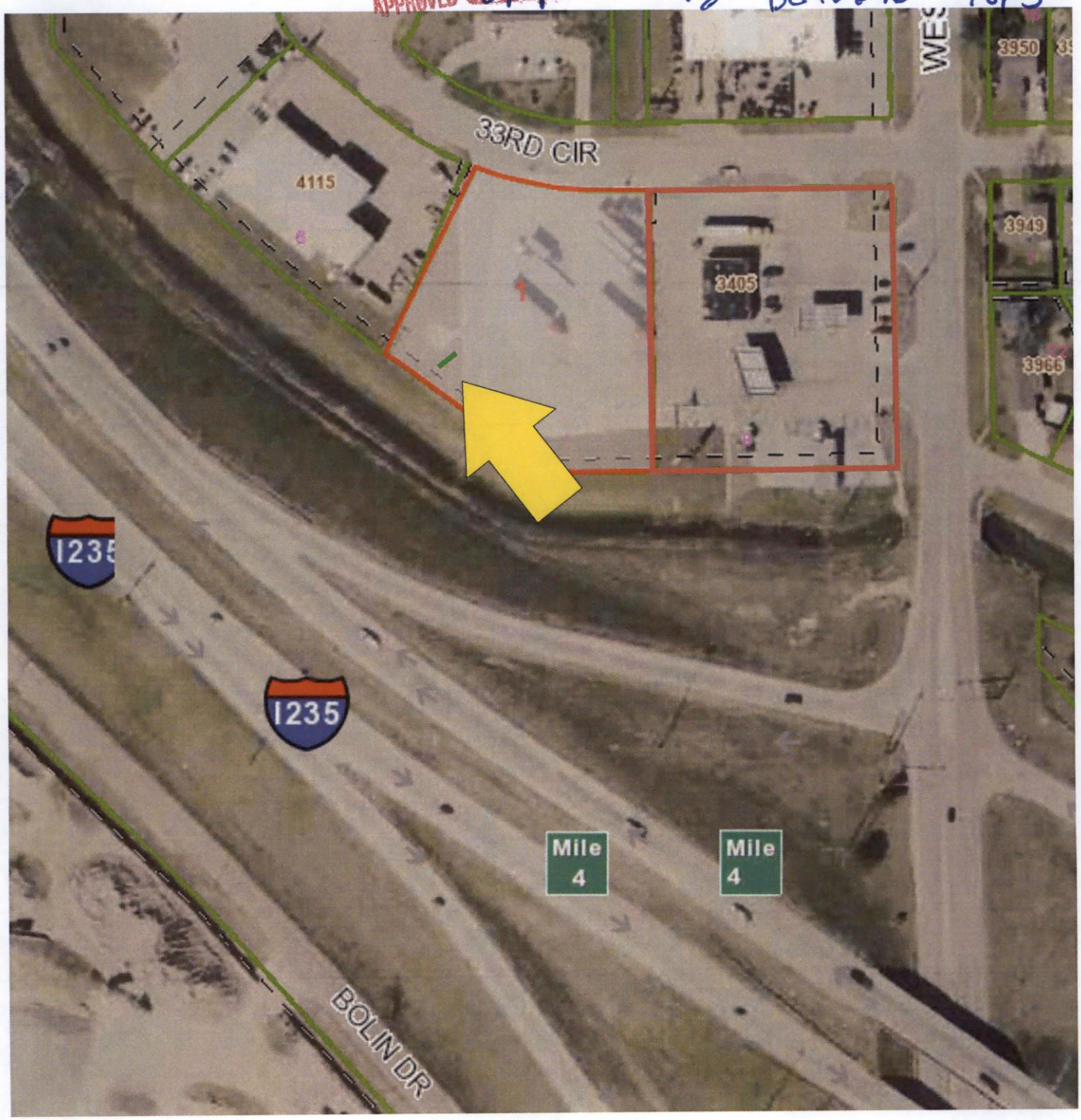
Increase to a maximum height of a pole sign w/in 75' of an elevated highway, to 20' above highest point of the highway

Applicant: JumpStart
c/o: Phil Near (Owner)
Agent: Ron's Sign Co.
c/o Anders Herpolsheimer

SITE PLAN

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BZA 26-16 1 of 3



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Pole Sign

NEW LED ILLUMINATED ID CABINET, 76" RED & GREEN LED GAS PRICE READER

58.93' (H)

SITE PLAN

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Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 08.25.25

DESIGNER: A. Herpolsheimer

SALES REP: J. Saindon

ADDRESS: 3405 S West St, Wichita, KS 67217

(SIGNATURE)
CLIENT APPROVAL: DATE:

CUSTOMER:
JumpStart

SHEET NUMBER:
7.0

DESIGN PHASE: FINAL

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