CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 16, 2008

Wichita Inn West LLC c/o Jackie Williams
6335 W. Kellogg
Wichita, KS 67209

Ron's Sign Co. c/o John Saindon
1329 S Handley
Wichita, KS 67213

RE: **BZA2008-28: Sign Code adjustment to increase the permitted height of a sign along an elevated portion of Kellogg from 25 to 38.5 feet.**

Legal Description: Lot 1, Sandlians 2nd addition, Sedgwick County, KS. (6335 W Kellogg Dr.).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose to replace a sign adjacent to an elevated portion of U.S. 54 / Kellogg Road. The new sign is proposed to be 38.5 feet high, which is 14.5 feet higher than the 24-foot Kellogg height at this location.

Section 24.04.251.2.h. of the Sign Code allows an adjustment to increase the maximum height of signs located within 75 feet of an elevated highway to 20 feet above the highest railing at a point perpendicular to the sign when the three conditions required by Section 24.04.251.6. of the Sign Code are met.

We find that increasing the height of the sign as proposed 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 immediate area is freeway frontage with commercial and industrial zoning and land uses. Increasing the permitted height of the sign should not adversely impact the existing uses or permitted uses on abutting sites.

2) Compatibility with existing or permitted uses on abutting sites: Pole signs are typically located in commercial and industrial areas along freeways; permitting a sign height of 38.5 feet should not reduce the compatibility of the sign with existing or permitted uses on abutting sites.

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a 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 a Sign Code Adjustment to increase the maximum allowed height of a pole sign above the height of the highway railing, from 25 to 38.5 feet is hereby granted, subject to the following conditions:

1) The pole sign shall comply with all regulations of the Sign Code except that the maximum allowed height shall be 38.5 feet.
2) The sign shall conform to the location, size, and design of the approved elevation drawing and site plan.
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

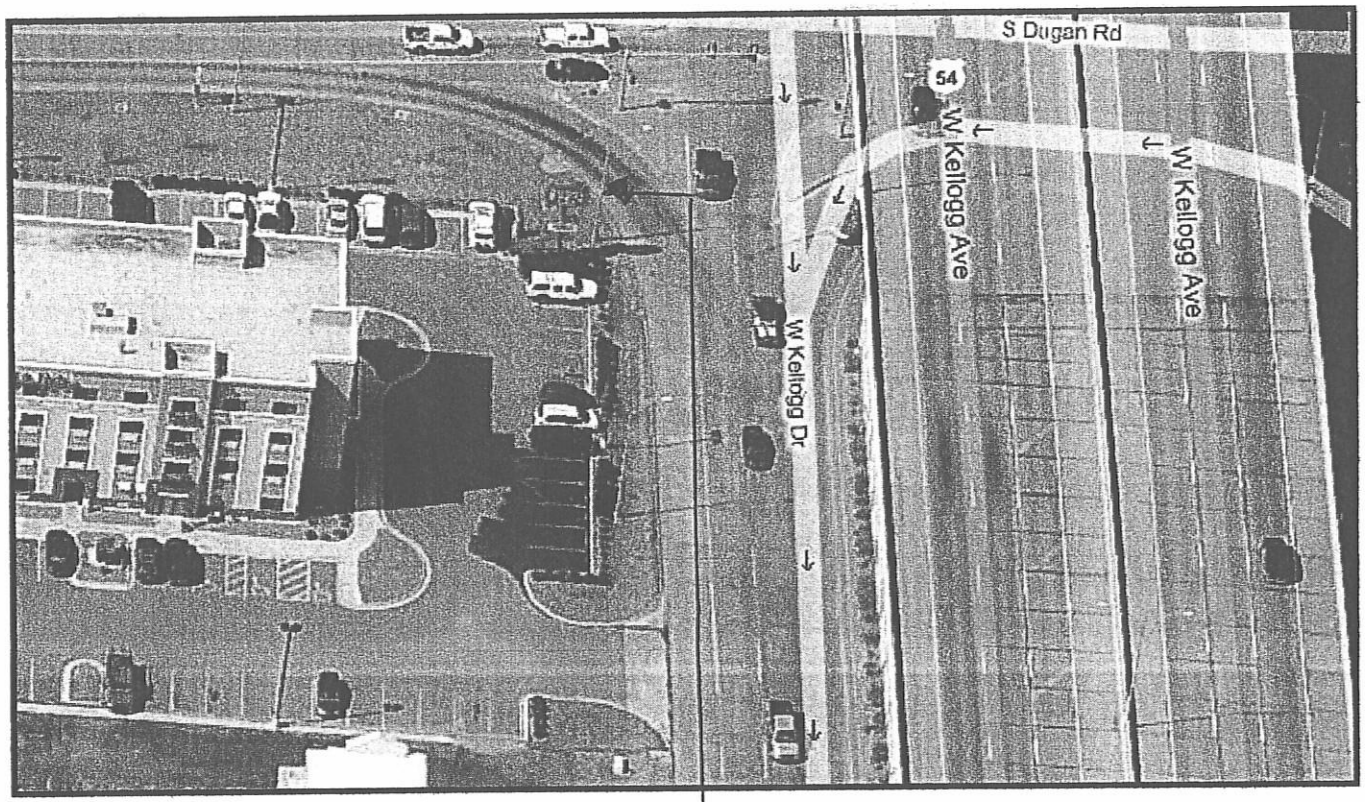
Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt A. Schroeder, Superintendent, OCI
J. R. Cox, OCI
Paul Gray, District IV, Mail Stop 1-13

For the best possible print results, click the printer icon on the Live Search Maps page.

Location result for

6335 W Kellogg Dr, Wichita, KS 67209-2329



Wichita INN SIGN

APPROVED

SITE PLAN BZA 2008-28

Date: 6-16-08