CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 3, 2009

Real Development, Inc. c/o Michael Elzufon
105 S Broadway, Ste. 100
Wichita, KS 67201

Law Kingdon Architecture c/o David Hoffman, FAIA
345 Riverview, Ste. 200
Wichita, KS 67203

RE: **BZA2009-01: Sign Code administrative adjustment to allow a 20% increase in building sign size over the 400sf limit in CBD zoning. Generally located on the west side of Market and north of Douglas (125 N Market).**

Legal Description: Lot 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 on Market Street, in original Town (now City) of Wichita, Sedgwick County, Kansas, as platted by William Greiffenstein.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to allow a 20% increase in building sign size over the 400sf limit in CBD zoning on the aforementioned property. From reviewing your application, we understand that you propose three 479 square foot signs as part of a building renovation.

Section 24.04.251.2.c. of the Sign Code allows an adjustment to permit an increase in building sign size by up to 20% when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that allowing the 20% increase in size for three building signs 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: Existing uses in the surrounding area include banking, office, and commercial uses all within the CBD zoning district. The proposed adjustment should have no impact on the surrounding businesses.

2) Compatibility with existing or permitted uses on abutting sites: The proposed building sign size increase is within adjustable limits, and should be compatible with the commercial uses on abutting properties.

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 allow a 20% increase in building sign size over the 400sf limit in CBD zoning on the aforementioned property is hereby granted, subject to the following conditions:

1) The signs shall be in conformance with the approved elevation drawing.

2) No animated, flashing or moving images or text shall be displayed on the signs.

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 Schroeder, Office of Central Inspection
JR Cox, Office of Central Inspection
Herb Shaner, Office of Central Inspection
Lavonta Williams, WCC 1, Mail Stop 1-13