CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 29, 2008

IAMP c/o Judy Pierce
3830 S Meridian
Wichita, KS 67217

Ferris Consulting
PO Box 573
Wichita, KS 67201

RE: **BZA2008-53: Administrative sign adjustment to allow improvements to a legal non-conforming onsite pole sign. Generally located southeast of South Meridian and I-235 (3830 S. Meridian) in GO General Office zoning.**

Legal Description: Lot 1, Aero Addition.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to alter a legal non-conforming sign, making it smaller, on property zoned GO General Office. From reviewing your application, we understand that you propose to reduce the LED display sign from 109.5 to 103.75 square feet.

Section 24.04.251.f. of the Sign Code allows changes to the structure of a legal non-conforming sign if the extent of the legal non-conforming sign size is reduced. We find that allowing the proposed changes 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 along I-235, a limited access highway at this location. Decreasing the size of the legal non-conforming sign should not adversely impact the existing uses in the area, as the sign area will be smaller.

2) Compatibility with existing or permitted uses on abutting sites: Decreasing the size of the legal non-conforming sign will not make the sign any less compatible 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 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 a Sign Code Adjustment to alter a legal non-conforming sign, making it smaller, is granted, subject to the following conditions:

1) The replacement legal non-conforming sign shall not exceed the size of the current legal non-conforming sign.

2) The replacement legal non-conforming sign shall generally conform to the submitted elevation drawing.

2) 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.

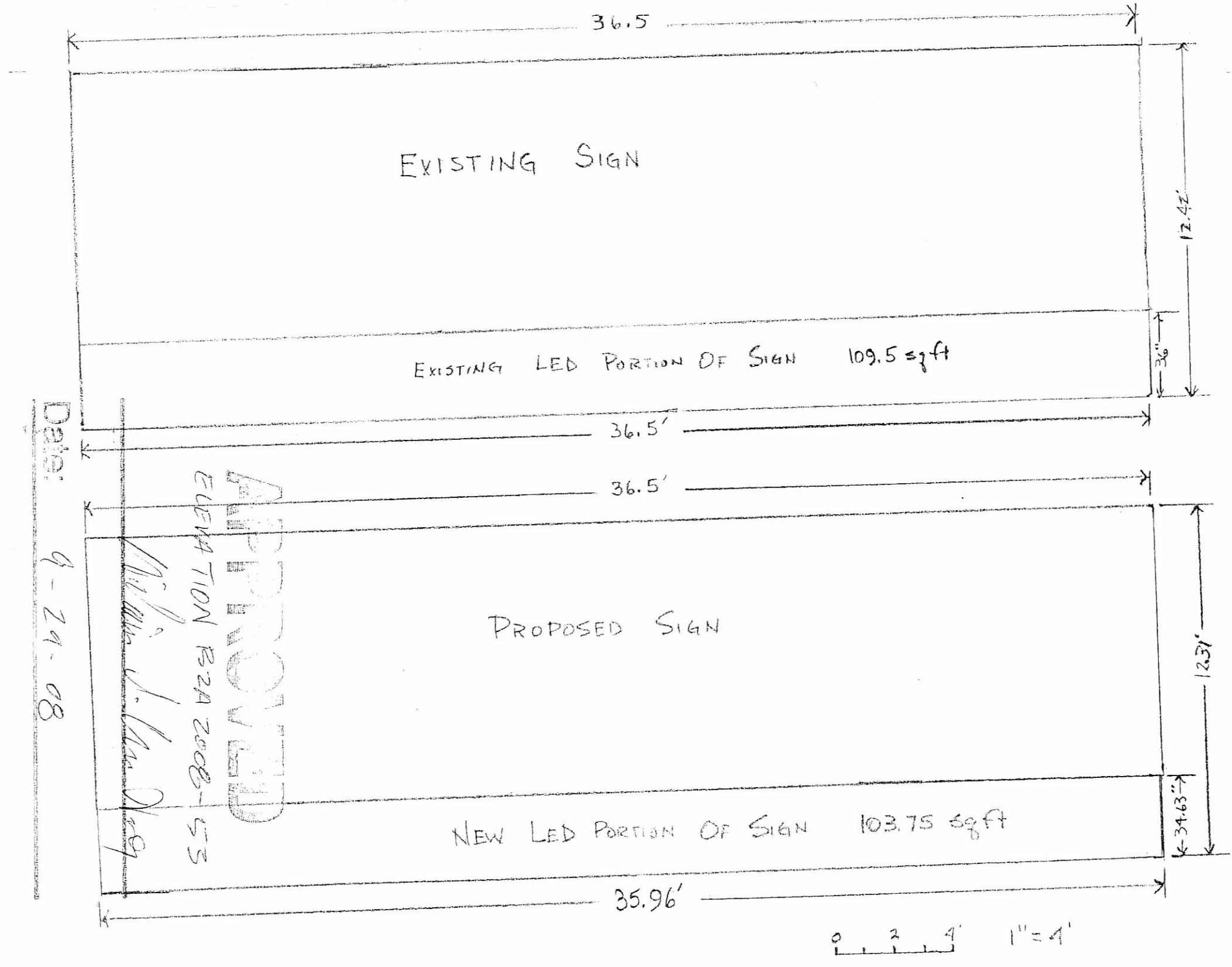
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosures

cc: Kurt Schroeder, Office of Central Inspection
J. R. Cox, Office of Central Inspection
Paul Gray, CM District IV


36.5
EXISTING SIGN
12.42'
EXISTING LED PORTION OF SIGN 109.5 sq ft
36"
36.5'
36.5'
PROPOSED SIGN
12.31'
NEW LED PORTION OF SIGN 103.75 sq ft
34.63"
35.96'
0 2 4' 1"=1'
APPROVED
EXPIRATION DATE 2008-5-5
Date: 9-24-08