CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 27, 2007

Joe Self Jr. Real Estate LLC
8801 E. Kellogg
Wichita, KS 67278

RE: **BZA2007-30: Sign Code Adjustment to increase the maximum allowed height of an on-site pole sign up to 43 feet, but no more than 20 feet above the height of the highway railing, at a point perpendicular to the sign, on the elevated portion of Kellogg Road.**

Legal Description: Lots 1 Block 1, Lankin 2nd Addition to Wichita, Sedgwick, KS. Generally located south of Kellogg and west of Webb (8801 E Kellogg).

Dear Applicant:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign to 20 feet above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose to increase the height of a pole sign along a Kellogg Road overpass, southwest of the intersection of Kellogg and Webb. Your information indicates that the highest point of the highway railing at a point perpendicular to the sign is 23.47 feet above the ground elevation of the sign. Therefore, you are requesting an adjustment to the overall sign height at least 43 feet.

Section 24.04.251.2.h. of the Sign Code states: 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 that is zoned for commercial 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 areas along freeways and increasing the sign height to 20 feet above the elevated freeway railing 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 to 20 feet above the height of the highway railing at a point perpendicular to the sign on the aforementioned property 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 43 feet. Said sign shall generally conform to the location, size, and design of the approved site plan and elevation drawing.

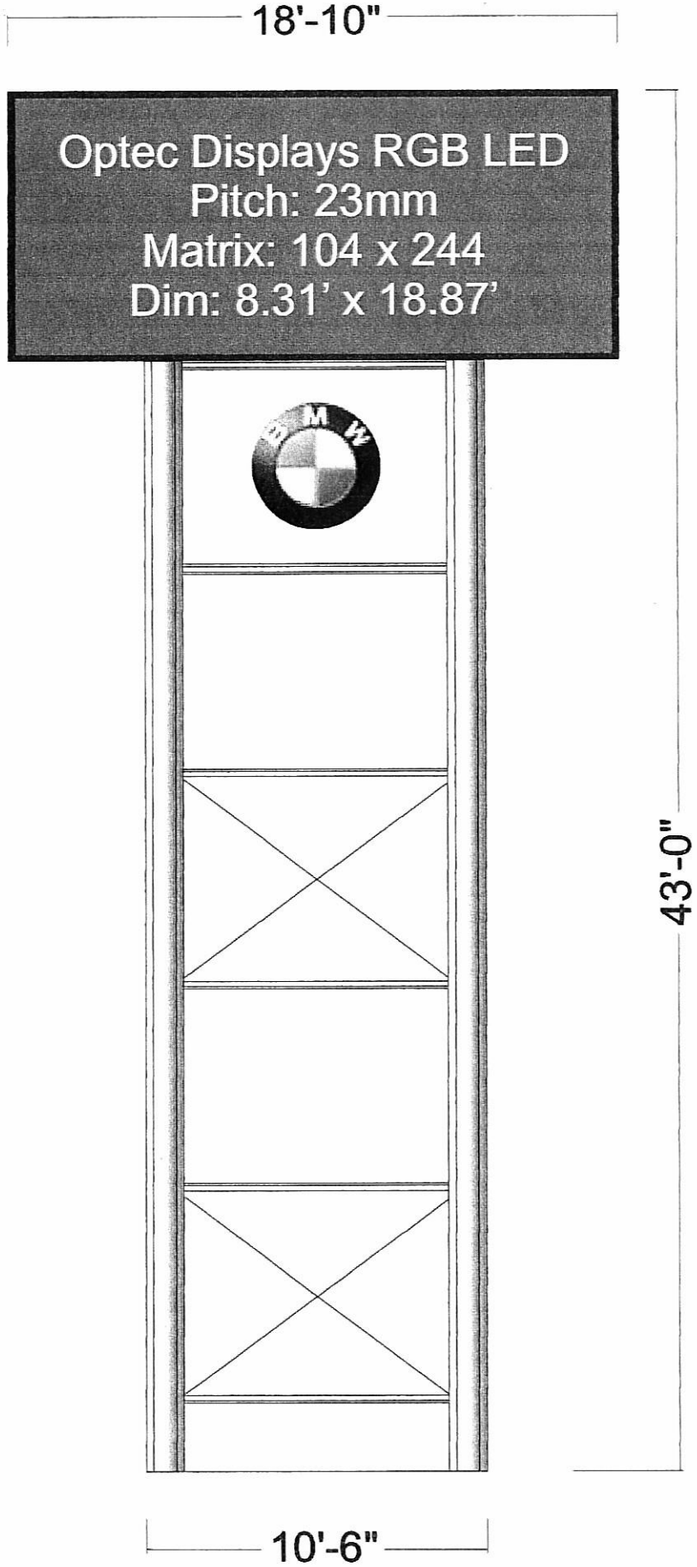
2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

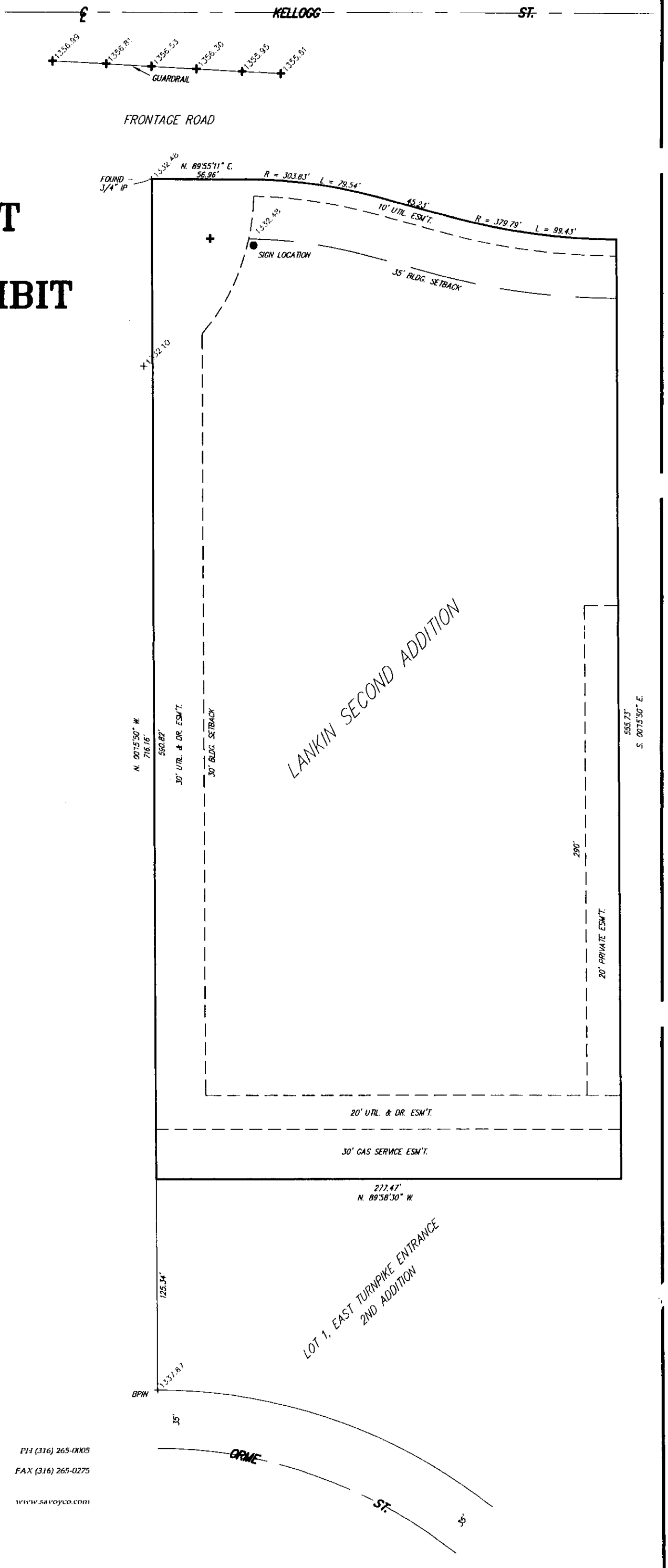
John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Miracle Sign Co, Attn: Joe Posten, 3611 N. Broadway, Wichita, KS 67219
Greg Ferris, Ferris Consulting, PO Box 573, Wichita, KS 67201
Kurt A. Schroeder, Superintendent, OCI
J. R. Cox, OCI


18'-10"
Optec Displays RGB LED
Pitch: 23mm
Matrix: 104 x 244
Dim: 8.31' x 18.87'
43'-0"
10'-6"

SIGN HEIGHT & LOCATION EXHIBIT



1' = 60'

DATE OF SURVEY: MAY 21, 2007

SAVOY COMPANY, P.A.

Savoy Company, P.A.

Land Surveyors

433 S. Hydraulic, Wichita, KS 67211

PH (316) 265-0005

FAX (316) 265-0275

www.savoyco.com

PROJ. # 07EE0794JG