CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 22, 2007

Steven Barrett
TDFW, LLC
150 N. Market St.
Wichita, KS 67202

RE: BZA2007-00036: Sign Code Adjustment to increase the maximum allowed size of a wall sign from 32 square feet to 38.4 square feet with the addition of a second sign.

Legal Description: Lot 1, Bruce Meeker 2nd Addition, Wichita, Sedgwick County, Kansas. Located north and west of the intersection of North Hillside Avenue and 2nd Street. (327 North Hillside).

Dear Mr. Barrett:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed size of a wall sign on the aforementioned property. From reviewing your application, we understand that you propose to add an additional sign, thus increasing the allowed sign square footage. We further understand that by adding the additional sign, the square footage would be increased by 20%. The currently proposed sign is 32 square feet in size; therefore, you have requested an adjustment to increase the maximum allowed size of a wall sign and the addition of a second sign.

Section 24.04.251.2.c. of the Sign Code allows an adjustment to increase the maximum allowed size of a wall sign by up to 20 percent and Section 24.04.251.2.d. of the Sign Code allows for increasing the maximum number of allowed building or wall signs per any elevation by up to one (1) in the NO, GO, NR, OW or IP zoning districts, when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that increasing the size of the wall sign with the addition of one (1) 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: Existing uses in surrounding include commercial uses along the Hillside frontage. Nearby residences do not face the sign location. The proposed second sign and additional square footage should have no greater impact on surrounding uses than a single sign. The sign, when completed, will look like one sign. The second sign is the logo for the company, which will be located just about the approved sign.

2) Compatibility with existing or permitted uses on abutting sites: Adding the second sign and increasing the square footage should not reduce compatibility of the sign with surrounding uses, as the same total number of signs would be permitted for more tenants in smaller tenant spaces.

3) Effect on public health, safety or welfare: There will be no encroachment into public 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 permit a second building sign on one elevation and the increase in square footage from 32 square-feet to 38.4 square-feet in NR Neighborhood Retail zoning on the aforementioned property is hereby granted, subject to the following conditions:

1) The administrative adjustment shall be for a second building sign on one elevation with the increased square-footage on the subject site only. Other users on this property shall be limited to one building sign per elevation unless a variance or administrative adjustment permits a second sign.

2) The sign shall be in conformance with the approved elevations 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

Enclosure

cc: Michael Bankston, Trimark Signworks, 319 South Oak Street, Wichita, KS 67213
Kurt Schroeder, Office of Central Inspection

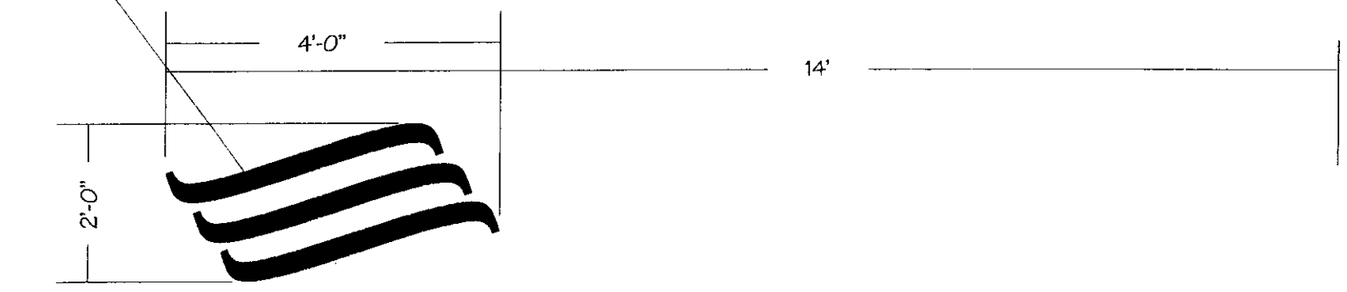


FAB AND INSTALL (1) SET OF BACK LIT CHANNEL LETTERS AS SHOWN:

5" DEEP CHANNELS PAINTED DARK BRONZE.
PLEX FACES WITH SLATE GREY AND DARK EMERALD GREEN FIRST SURFACE VINYL.
1" BRONZE TRIMCAPS.
WHITE NEON ILLUMINATION, 120 VOLTS.
FLUSH MOUNT.

INSTALL SITE:
327 N. HILLSIDE
SIDNEY ELI
512-535-4513
512-239-9304 MOBILE

ADDITIONAL SECOND SIGN



UNICARE

APPROVED

BZA 2007-00036

Date: 8-28-07

Approved By_____ Date_____ Marketing Approval_____

Please review this drawing carefully.
By signing this you verify the accuracy of all graphics shown with respect to sizes and content. The specifications are correct and represent our order requirements exactly.

TRIMARK signworks

319 S. OAK
WICHITA, KANSAS
(316) 263-2224
FAX (316) 263-1463

Job Name:
Unicare

Job Location:
Wichita, KS

Layout:
unicare01.cdr

Production File:
unicare01.plt

Sales Contact:
Michael Bankston
Karie Kerr

Scale:
1/2"=1'

Dwg.#
905762

Drawn By:
G.Claussen

Date:
7-25-07

Revisions:

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UL UNDERWRITERS LABORATORIES ELECTRIC SIGN