CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 4, 2010

Coulter Properties
Attn: Jamie B. Coulter, Owner
PO Box 12248
Wichita, KS 67277

FILE COPY

Miracle Signs
Attn: Brooke Flowers
3611 N. Broadway
Wichita, KS 67219

RE: **BZA2010-00018: Sign Code Adjustment to permit an electronic message sign for commercial use on property zoned GO General Office ("GO").**

Legal Description: North 215 feet and West 240 feet of Lot 1; Block A; Rockborough Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Rock Road one-fourth mile north of Douglas Avenue (302 North Rock Road).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a full color electronic message sign for commercial use on property zoned GO General Office ("GO") on the aforementioned property. From reviewing your application, we understand that you have proposed a 3' x 8' full color LED sign.

Section 24.04.251.2.i. of the Sign Code states, "Allowing variable message or electronic message signs for institutional uses located in any residential zoning district, or any "NO", "GO", "NR", "OW" or "IP" district." This administrative adjustment provision is limited to institutional uses such as churches, hospitals and schools and does not apply to signs for commercial uses. Therefore, request cannot be approved as an administrative adjustment.

If you desire, you can request an LED sign as a variance of the Sign Code before the Board of Zoning Appeals. The Board of Zoning Appeals would evaluate your request under the requirements of State Law regarding variances. Please contact Planning Staff at 268-4421 if you desire to file a variance request. Your administrative adjustment filing fee may be applied towards a variance filing fee.

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
Dale Miller, MAPD
JR Cox, Office of Central Inspection
Sue Schlapp, CM District II