CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 5, 2012

Dale Carter/Carter Co.
8721 Shadowridge Cir.
Wichita, KS 67226

George Lay Signs c/o Brian Rader
1016 N Waco
Wichita, KS 67203

**RE: BZA2012-14: City Sign Code Administrative Adjustment to alter a legal non-conforming sign by reducing size in GC General Commercial zoning, generally located south of 47th Street South and east side of Broadway (4810 S. Broadway).**

**Legal Description: W 322 FT LOT 3 EXC E 111 FT THEREOF& EXC N 106 FT CC B-729 HWY & EXC W 45 FT FOR ST. NOLAN GARDENS ADD., Wichita, Sedgwick County, Kansas.**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to alter a legal non-conforming sign by reducing its size on the aforementioned property. From reviewing your application we understand that you propose to replace a manual bulletin sign measuring 34.5 square feet with an LED sign measuring 32 square feet on a legal non-conforming pole sign. Section 24.04.251.2.f. of the Sign Code allows an adjustment to alter legal non-conforming signs provided the sign size is reduced, when the three conditions required by Section 24.04.251.6 of the Sign Code are met.

We find that altering 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 arterial street frontage that is zoned for commercial uses. Altering the legal non-conforming sign should not adversely impact the existing uses or permitted uses on abutting sites.

2) Compatibility with existing or permitted uses on abutting sites: LED signs are typically located in commercial areas along arterial streets. The proposed sign alteration should be 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 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 alter a legal non-conforming sign by reducing its size on the aforementioned property is hereby granted, subject to the following conditions:

1) The 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 Schlegel
Planning Director

Ricky Stubbs
Co-assistant Director of Central Inspection

cc: Ricky Stubbs, Office of Central Inspection
JR Cox, Office of Central Inspection
James Clendenin, District III, mailstop 1-13
Janet Johnson, District III Neighborhood Assistant, mailstop 1-13


CUP DP-2
17
16
400
47TH
BROADWAY
Sign
4821
BZA8-8T
20
WICHITA
4810
333
21
CUP DP-28
4833
CUP DP-68
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Proposed Sign:
35' OAH. Total square footage
of all signs on the pole 425.36 sq ft.




393.34
sq ft ID
sign

53" x 87" EMC
reader board (32.02 sq ft)