



Wichita-Sedgwick County Metropolitan Area Planning Department

May 24, 2012

City of Wichita c/o John Philbrick
455 N. Main City Hall
Wichita, KS 67202

Clear Channel Outdoor Inc. c/o David Mollhagen
3405 N. Hydraulic
Wichita, KS 67219

RE: BZA2012-28: City Sign Code administrative adjustment to replace a legal non-conforming sign, reducing the sign from two pylons to one, in CBD Central Business District zoning, generally located south of 1st Street and east of Washington (1005 E. 1st Street North).

**Legal Description: BEG INTSEC S LI FIRST ST & E LI WASH AVE S 101 FT E 120 FT N 101 FT W TO BEG - BEING PT LOT 2 & S 2 FT RES A MATHEWSON'S 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 the number of poles from three to one on the aforementioned property. From reviewing your application we understand that you propose to reconstruct an existing 144 square foot sign reducing the number of poles from three to one, and changing the sign from a 6 by 24 foot conventional sign with a 12 by 12 foot LED sign. Section 24.04.251.2.g. of the Sign Code allows an adjustment to alter legal non-conforming signs when the number of poles is reduced to one, and 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:

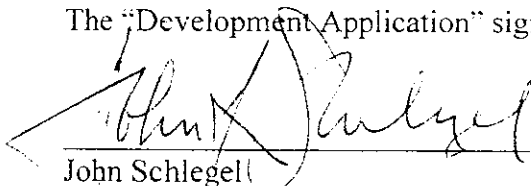
- 1) Impact on existing uses in surrounding areas: The immediate area is zoned for and developed with commercial uses. Altering the legal non-conforming sign should not adversely impact the existing uses or permitted uses on abutting sites.

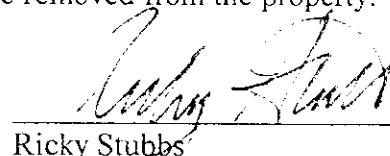
- 2) Compatibility with existing or permitted uses on abutting sites: The proposed off-site sign will not increase in size, and will reduce from two to one pole. The proposed sign alteration should be compatible with existing or permitted uses on abutting sites.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; there should be no impact to 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) The legal non-conforming sign shall require all permits and inspections, and shall conform to all standards of the Sign Code, with exception of the legal non-conforming status in CBD zoning.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code 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 Interim Director of Central Inspection

cc: Ricky Stubbs, Office of Central Inspection
JR Cox, Office of Central Inspection
Lavonta Williams, District I, mailstop 1-13
LaShonda Garnes, District I NA, mailstop 1-13

APPROVED

7/24/2012 - 78 ELEVATION

Date: 05-24-12

12.0 ft

WE BUY UGLY HOUSES.COM



AMERICA'S #1 HOME BUYER

1-800-44-BUYER

12.0 ft

21.0 ft

24.0 ft

Spice Merchant

1500 E. Douglas

Spices • Tea • Gifts

6.0 ft

30.0 ft

PROTECT MORE
FOR LESS



CALL 800-568-7777

N Washington Ave & E 1st St N Wichita

1550

WICHITA 21

150

140

145

APPROVED
BY 2012-78 DATE 01/11/12

Adelphiopsis

Date:

5-24-12