CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2014

Cy Wiggins
251 S. Hillside
Wichita, KS 67211

Ron's Sign Company
1329 S. Handley Street
Wichita, KS 67213

RE: **BZA2014-00021: City Sign Code Adjustment to permit a tenant sign with an LED component for a commercial use on property zoned "GO" General Office.**

Legal Description: LOT 2, ZAKAS 6TH ADDITION and LOT 1, CY WIGGINS ADDITION to Wichita, Sedgwick County, Kansas. Generally located west of South Hillside and two blocks south of East Douglas Avenue (251 - 257 S. Hillside).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an electronic message sign for a commercial use on the aforementioned property. From reviewing your application, we understand that you propose to build a new tenant sign board with an LED component.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit electronic message signs for institutional uses located in "GO" General Office zoning when the three conditions required by Section 24.04.251.6 of the Sign Code are met. We find that allowing the electronic message 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 the surrounding area are SF-5 Single Family to the west and LC – Limited Commercial to the east. The proposed electronic message sign is approximately 220 feet from the nearest residence, and no residences face the sign.

2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to the sign should not reduce compatibility of the sign with surrounding uses, as the sign will not be permitted to flash or display moving images, and graphics changes will be restricted to one change per second or slower.

3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be 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 permit an electronic message sign as part of a larger sign on the aforementioned property is hereby granted, subject to the following conditions:

1) The administrative adjustment is for a tenant sign with one LED component only; no other ground signage or portable signage is permitted.

2) The sign shall be in conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.

3) No animated, flashing or moving images or text shall be displayed on the sign; the sign shall not make copy or graphics changes faster than once per second.

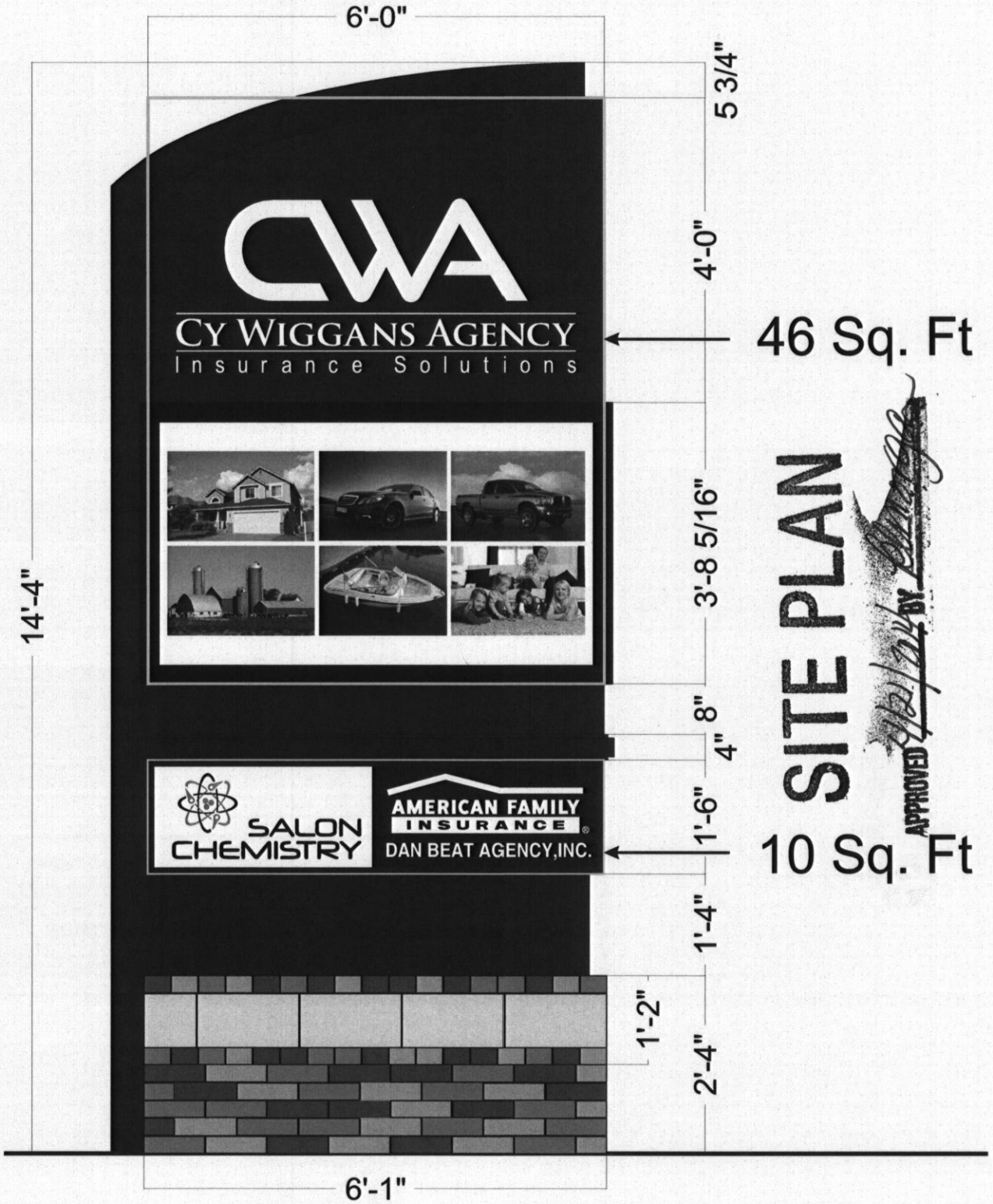
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

The development application sign should now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Dept.

cc: JR Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, NA District II



* This will be the only pole sign at location

Company: Cy Wiggans Agency Inc.	Description: 251 S Hillside St Wichita, KS 67211	Specs/Price: North Monument Sign

Ron's Sign Co.
1329 S Handley
Wichita, KS 67213
Phone: 1.800.326.8914
Fax: 1.316.267.0811

By signing this you agree that all sizes, graphics and specifications are correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be used or duplicated without permission.

Approved by: Date:

77'-0"
251
S Hillside
A
SITE PLAN
APPROVED
BY
Sign Location
144'-0"
E Waterman St
E Waterman St
E Waterman St
S Hillside St
S Hillside St
S Hillside St
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