CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 31, 2004

Christian Ablah
Fountain Square LLC
8621 E. 21st St. N. Ste. 150
Wichita, KS 67206

RE: BZA2004-00020: Sign Code Adjustment to increase the maximum allowed height of an on-site pole sign to 35 feet.

Legal Description: Lot 9, Mediterranean Plaza Addition, Wichita, Sedgwick County, Kansas. Located at the northwest corner of K-96 and Webb (3121 N. Webb).

Dear Mr. Ablah:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height of an on-site pole sign. From reviewing your application, we understand that you have sufficient frontage along Webb to permit a 30-foot high pole sign by giving up rights to one permitted pole sign. However, you indicate that due to the K-96 overpass at Webb the sign would not be adequately visible from K-96 at a height of 30 feet. Therefore, you propose to increase the allowed height of the sign to 35 feet.

Section 24.04.251.2.b. of the Sign Code allows an adjustment to increase the maximum allowed height of signs by 20 percent when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that increasing the height of 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: Existing uses in surrounding areas are heavy commercial and industrial uses, and increasing the permitted height of the sign should not adversely impact the existing uses.

2) Compatibility with existing or permitted uses on abutting sites: The additional height of the sign should not reduce compatibility of the sign with surrounding uses, which have signs of equal height than the sign proposed for the subject property.

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or 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 increase the maximum allowed height of an on-site pole sign to 35 feet on the aforementioned property is hereby granted, subject to the following conditions:

1) The on-site pole sign shall comply with all regulations of the Sign Code except that the maximum allowed height shall be 35 feet.

2) The on-site pole sign shall be of a design that is in general conformance with the approved elevation rendering and shall be installed in a location that is in general conformance with the approved site plan.

3) The on-site pole sign permitted by this adjustment shall be the only pole sign permitted along the subject property's Webb frontage.

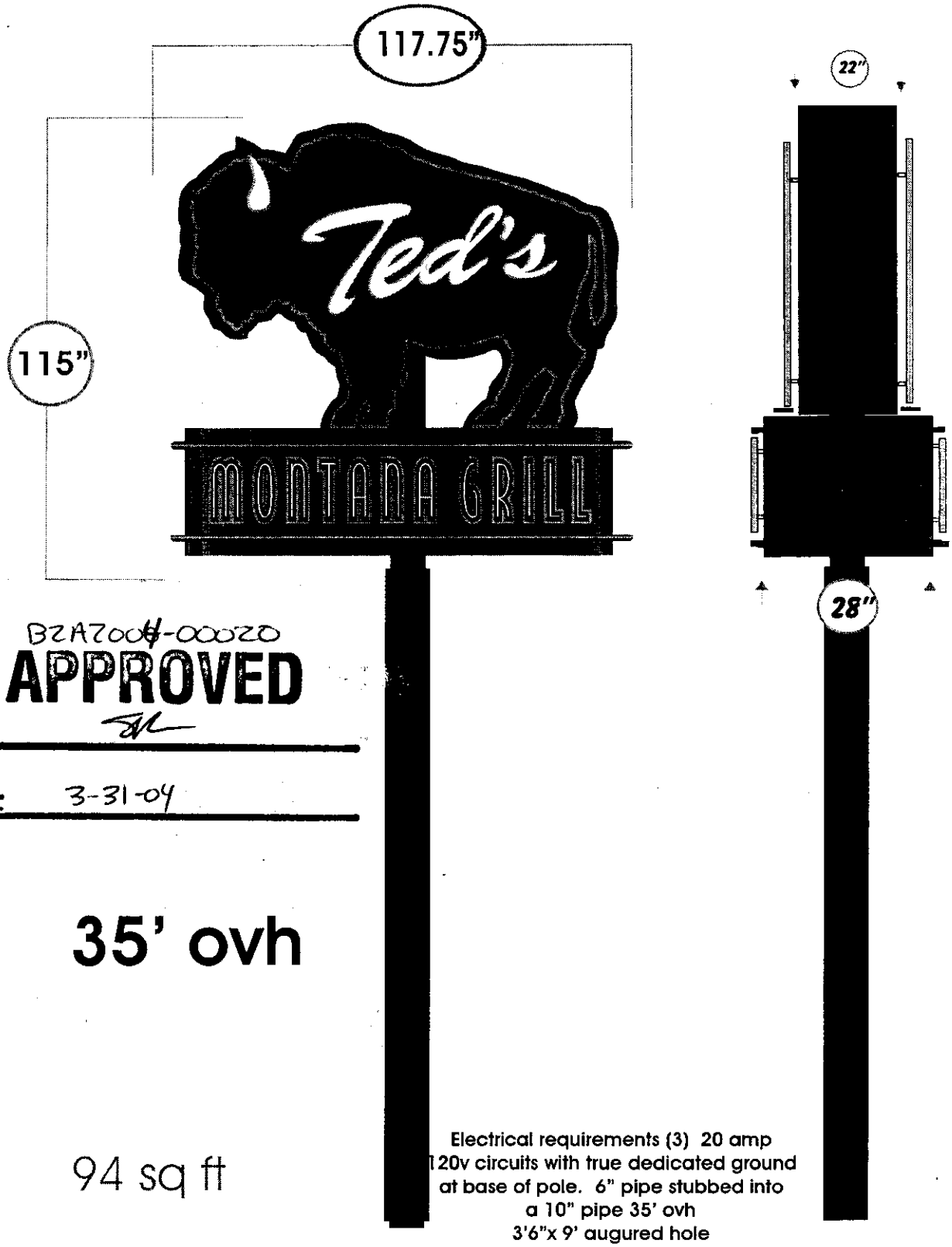
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

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

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Lewis Holland, Greater Atlanta Sign Company, 2164 Marietta Blvd., Atlanta, GA 30318
Jim Atherton, Trimark Signworks, 319 S. Oak, Wichita, KS 67213
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



B2A7004-000220

APPROVED

Date: 3-31-04

35' ovh

94 sq ft

Electrical requirements (3) 20 amp 120v circuits with true dedicated ground at base of pole. 6" pipe stubbed into a 10" pipe 35' ovh
3'6"x 9' augured hole

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404-873-5194 FAX

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FILE NAME: Ted's E Wichita	SALESMAN: L Holland		
JOB NAME: Ted's	PHONE: 404-888-0646	DATE: 2-18-04	
CONTACT:	FAX: 404-873-5194	SCALE:	
LOCATION: Webb Rd	E-MAIL: lholland@gascoinc.net	DRAWN BY:	

APPROVAL

APPROVAL IS REQUIRED TO BEGIN PRODUCTION

- ☐ Approved as is - No Changes
- ☐ Approved with changes noted
- ☐ Not Approved - Revise & Resubmit

NAME DATE

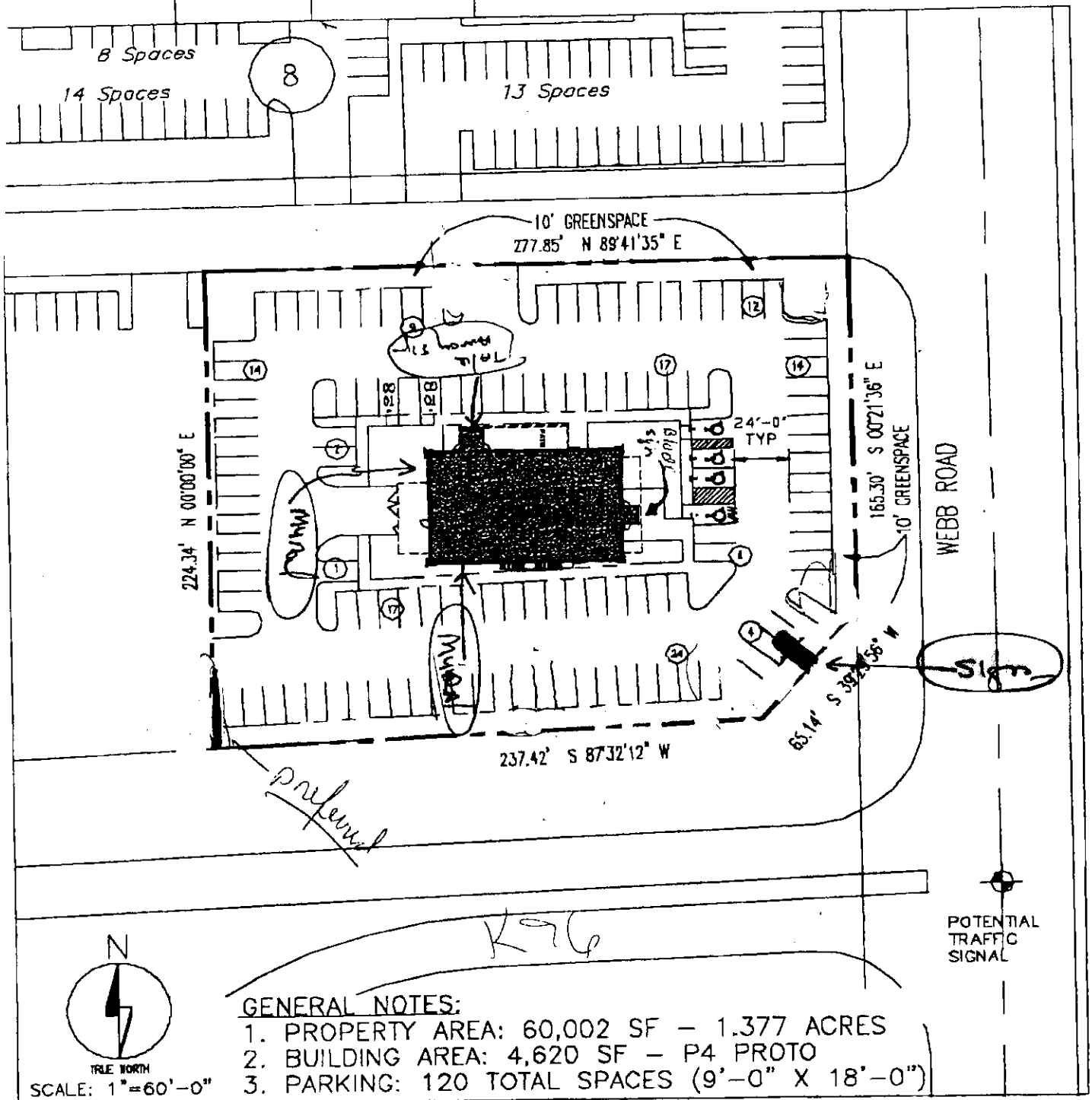
X

DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTATION ONLY AND MAY NOT BE TO SCALE

GHA
Architecture / Development
14110 Dallas Parkway
Suite 100
Dallas, Texas 75240
Ph: (972) 239-8884
Fax: (972) 239-5034

GHA Job No.	Date	Sheet No.	Project
030843	10-14-03	SCHEME 3	TED'S MONTANA GRILL

WEBB ROAD
WICHITA, KS



GENERAL NOTES:
1. PROPERTY AREA: 60,002 SF – 1.377 ACRES
2. BUILDING AREA: 4,620 SF – P4 PROTO
3. PARKING: 120 TOTAL SPACES (9'-0" X 18'-0")

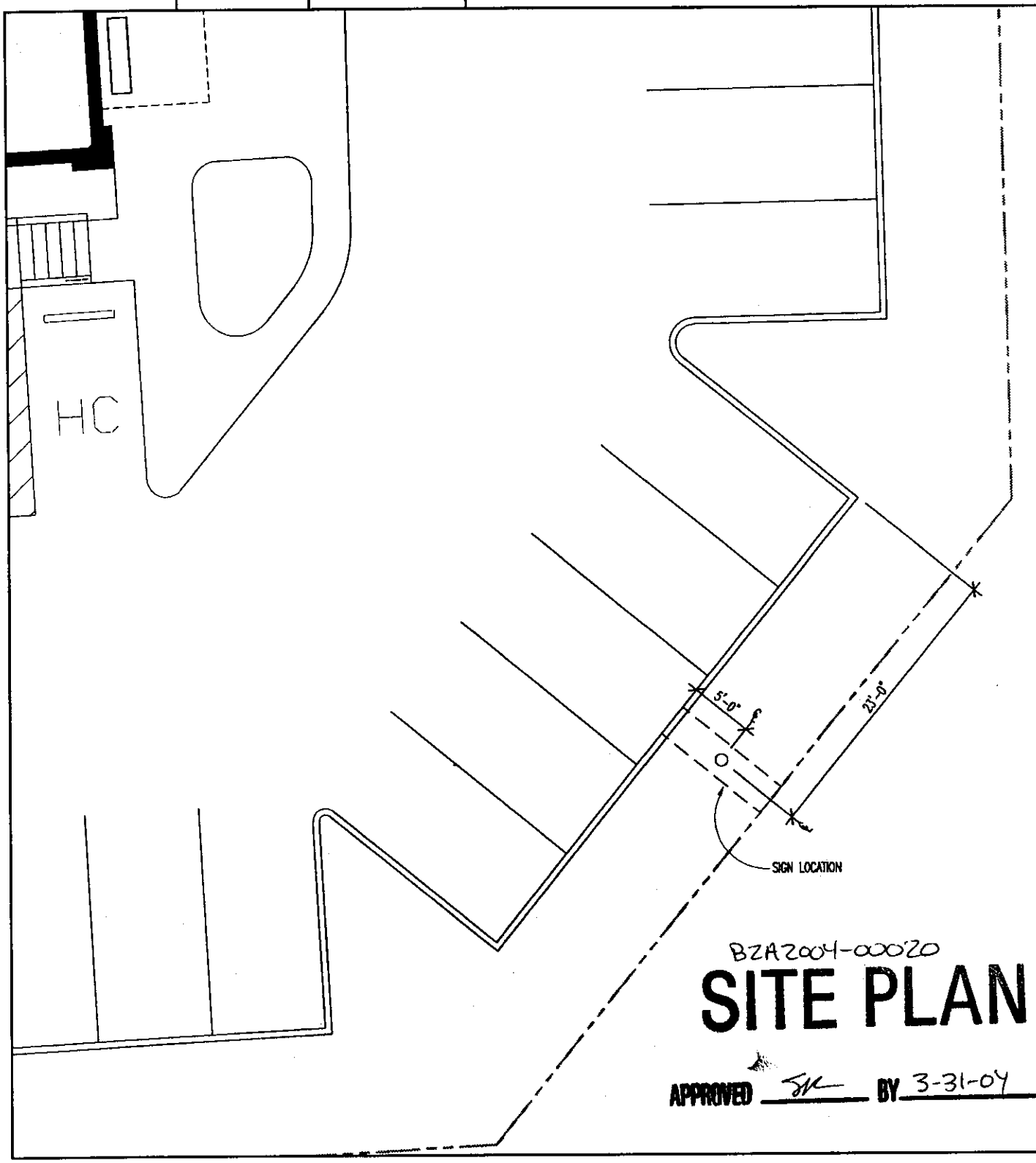
BZA2004-00020

SITE PLAN

APPROVED SK BY 3-31-04

GHA
Architecture / Development
Parkway Plaza I
14110 Dallas Parkway
Suite 100
Dallas Texas 75240
Ph: (972) 239-8884
Fax: (972) 239-5054

GHA Job No.	Date	Sheet No.	Project	
030843.007	02/18/04	SIGN 1	TED'S MONTANA GRILL	WEBB ROAD WICHITA, KS



BZA2004-00020

SITE PLAN

APPROVED SK BY 3-31-04