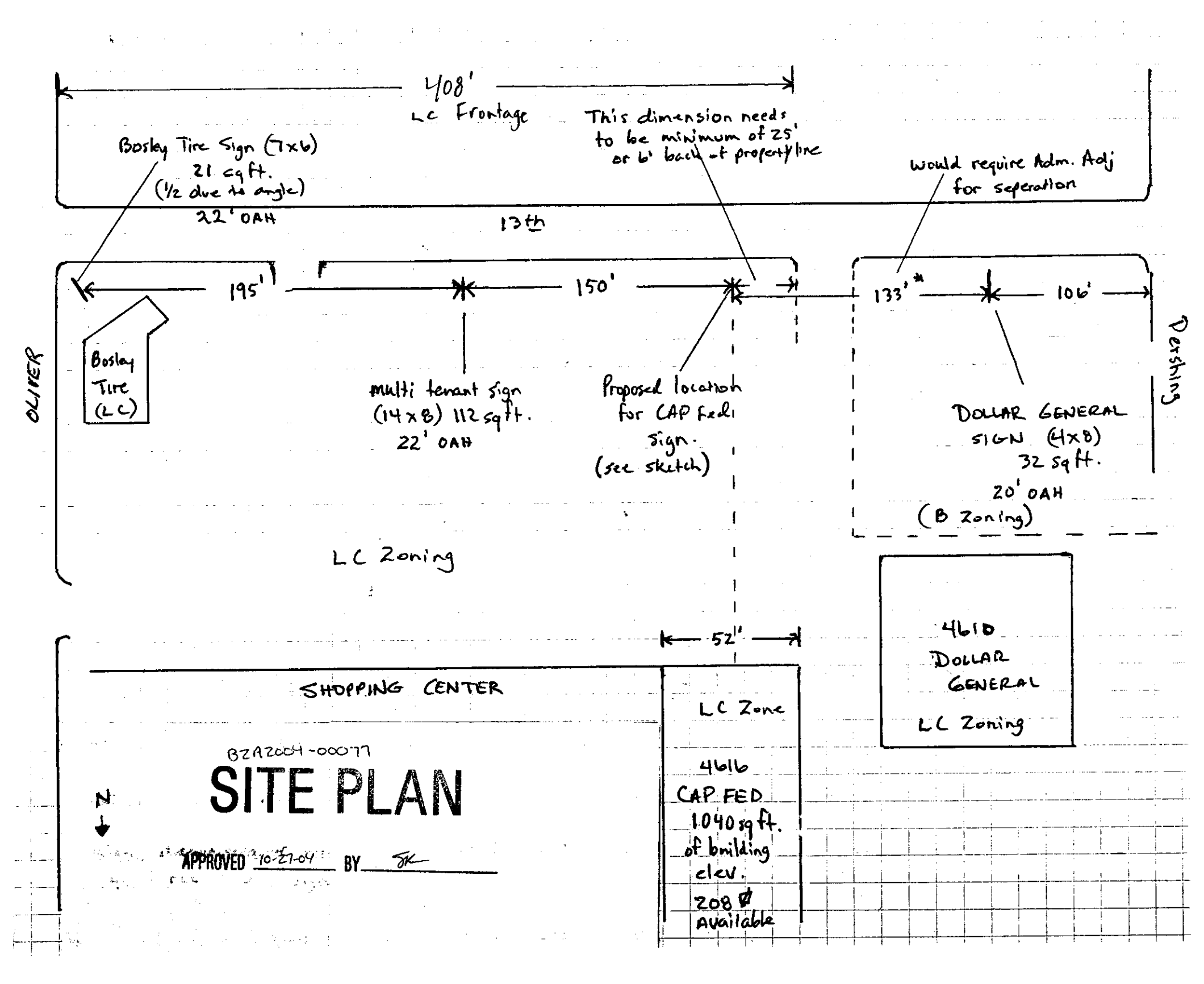

408'
LC Frontage
This dimension needs to be minimum of 25' or 6' back of property line
Would require Adm. Adj for seperation
Bosley Tire Sign (7x6)
21 sq ft.
(1/2 due to angle)
22' OAH
13th
195'
150'
133'*
106'
OLIVER
Pershing
Bosley Tire (LC)
multi tenant sign (14x8) 112 sq ft.
22' OAH
Proposed location for CAP Fed sign. (see sketch)
DOLLAR GENERAL SIGN (4x8)
32 sq ft.
20' OAH
(B Zoning)
LC Zoning
52'
4610 DOLLAR GENERAL
LC Zoning
SHOPPING CENTER
LC Zone
4616 CAP FED
1040 sq ft. of building
elev.
208' Available
BZA2004-00077
SITE PLAN
N
APPROVED 10-27-04 BY

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 reduce the spacing between a proposed new sign and an existing sign located to the west from 150 feet to 133 feet on the aforementioned property is hereby granted, subject to the following conditions:

1) The proposed new sign shall be installed in the location indicated on the approved site plan with a minimum spacing of 133 feet between the proposed new sign and the existing sign located to the west.

2) The proposed new sign shall be monument style and shall be limited to 20'6" in height and 193 square feet in size.

3) 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: Chuck Carson, Luminous Neon, P.O. Box 916, Hutchinson, KS 67504-0916
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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 27, 2004

FILE COPY

Ken-Mar Center LLC
11457 Olde Cabin Rd.
St. Louis, MO 63141

RE: **BZA2004-00077: Sign Code Adjustment to reduce the spacing between a proposed new sign and an existing sign located to the west from 150 feet to 133 feet.**

Legal Description: Reserve C, Ken-Mar Addition, Wichita, Sedgwick County, Kansas. Located at the northwest corner of 13th Street North and Oliver.

We have reviewed your request for a Sign Code Adjustment to reduce the spacing between signs on the aforementioned property. From reviewing your application, we understand that you propose to construct a monument sign along Oliver. While the property has sufficient frontage along Oliver to permit the proposed size and height of the sign, the existing signs on the property are spaced such that the proposed new sign cannot be placed along Oliver and maintain the required 150 feet of separation from other signs. Therefore, you have requested an adjustment to reduce the required spacing between the proposed new sign and the existing sign located to the west from 150 feet to 133 feet.

Section 24.04.251.2.a. of the Sign Code allows an adjustment to reduce the minimum allowed distance required between signs by up to one-third when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that reducing the distance between signs 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 primarily commercial uses near the 13th Street North and Oliver intersection. Residential uses will not have a direct view of the sign and will not be impacted by signage on the subject property, even with reduced spacing.

2) Compatibility with existing or permitted uses on abutting sites: Reducing the spacing between signs should not negatively impact the compatibility of the proposed sign with surrounding uses, as the reduction in sign spacing is minor, the sign height is less than the maximum permitted height by almost 20%, and the sign is a monument sign with a tasteful design.