

- 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.

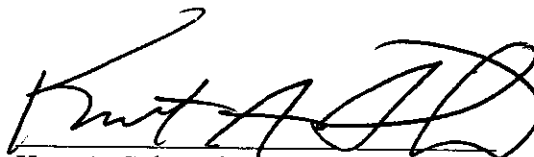
Our signatures below indicate that a Sign Code Adjustment to alter a non-conforming sign reducing it's size is hereby granted, subject to the following conditions:

- 1) The non-conforming pole sign shall comply with all other regulations of the Sign Code.
- 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 L. Schlegel  
Planning Director



Kurt A. Schroeder  
Superintendent of Central Inspection

cc: George Lay Signs, Inc. Attn: Brian Rader, 1015 N. Waco, Wichita, KS 67203  
Kurt Schroeder, Office of Central Inspection  
Dale Miller, MAPD  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Herb Shaner, Office of Central Inspection  
Jan Lister, Office of Central Inspection



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

September 14, 2005

Tim Lane, Tim Lane Enterprises, Inc.  
115 W 6<sup>th</sup> Ave  
El Dorado, KS 67042

**RE: BZA2005-00052: Sign Code Adjustment to alter a legal non-conforming sign reducing the sign size in LI Limited Industrial zoning.**

**Legal Description: Lots 34, 36, 38, 40, 42, 44, and 46 Block 5, Quincy Addition. Generally located on the northeast corner of West and Taft (456 S West Street).**

Dear Mr. Lane:

We have reviewed your request for a Sign Code Adjustment to alter a legal non-conforming sign reducing the sign size on the aforementioned property. From reviewing your application, we understand that you propose to replace the existing 32 square foot reader board sign with a 24 square foot LED message center, reducing the overall size by 8 square feet. You submitted an exhibit that illustrates this proposed change on your existing pole sign at the northeast corner of West and Taft.

Section 24.04.251.2.f. of the Sign Code allows an adjustment to structurally alter legal non-conforming on-site pole, ground or monument signs to be structurally altered at their existing base or pole structure location provided that the extent of non-conforming sign height or sign size is reduced. We find that altering the non-conforming sign reducing it's size 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 the intersection of two arterial streets; all surrounding property is zoned for industrial uses. Altering the non-conforming sign reducing it's size should not adversely impact the existing uses in surrounding areas provided the proposed sign meets all other code requirements.
- 2) Compatibility with existing or permitted uses on abutting sites: Pole signs are typically located in commercial and industrial areas along arterial streets; altering the non-conforming sign reducing it's size should not reduce the compatibility of the sign with existing or permitted uses on abutting sites.



443

26

WEST

25

450 S WEST ST

Existing sign

449

455

TAFT

BZA2000-00005

