



Wichita-Sedgwick County Metropolitan Area Planning Department

September 24, 2007

Joe Self
8801 E. Kellogg Rd.
Wichita, KS 67207

RE: BZA2007-00048: Sign Code Administrative Adjustment to increase the maximum allowed height of an on-site pole sign up to 40 feet, but no more than 20 feet above the height of the highway railing, at a point perpendicular to the sign, on the elevated portion of Kellogg Road.

Legal Description: Lot 1, Block 1, Lankin 2nd Addition to Wichita, Sedgwick, KS. Generally located southwest of the intersection of Kellogg Road and Cypress Drive (8801 E. Kellogg Road).

Dear Mr. Self:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign to 20 feet above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose to construct a new pole sign along Kellogg Drive adjacent to the U.S. 54 / Kellogg Road overpass, just southwest of the intersection of Kellogg Road and Cypress Drive. You submitted an exhibit that illustrates the new sign will be 40 feet high, and you are requesting an adjustment to allow the proposed height of at least 40 feet, or 20 feet above the railing on the Kellogg Road/US 54 overpass.

Section 24.04.251.2.h. of the Sign Code allows an adjustment to increase the maximum height of signs located within 75 feet of an elevated highway to 20 feet above the highest railing at a point perpendicular to the sign 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:

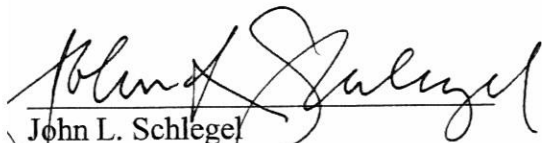
- 1) Impact on existing uses in surrounding areas: The immediate area is freeway frontage that is zoned for commercial uses. Increasing the permitted height of the sign should not adversely impact the existing uses or permitted uses on abutting sites.

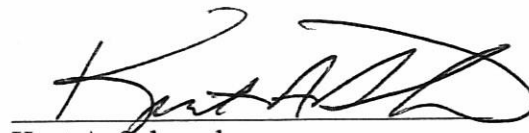
- 2) Compatibility with existing or permitted uses on abutting sites: Pole signs are typically located in commercial areas along freeways and construction of a new 40 feet tall sign should not reduce the compatibility of the sign with existing or permitted uses on abutting sites.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; 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 a pole sign to 20 feet above the height of the highway railing at a point perpendicular to the sign on the aforementioned property is hereby granted, subject to the following conditions:

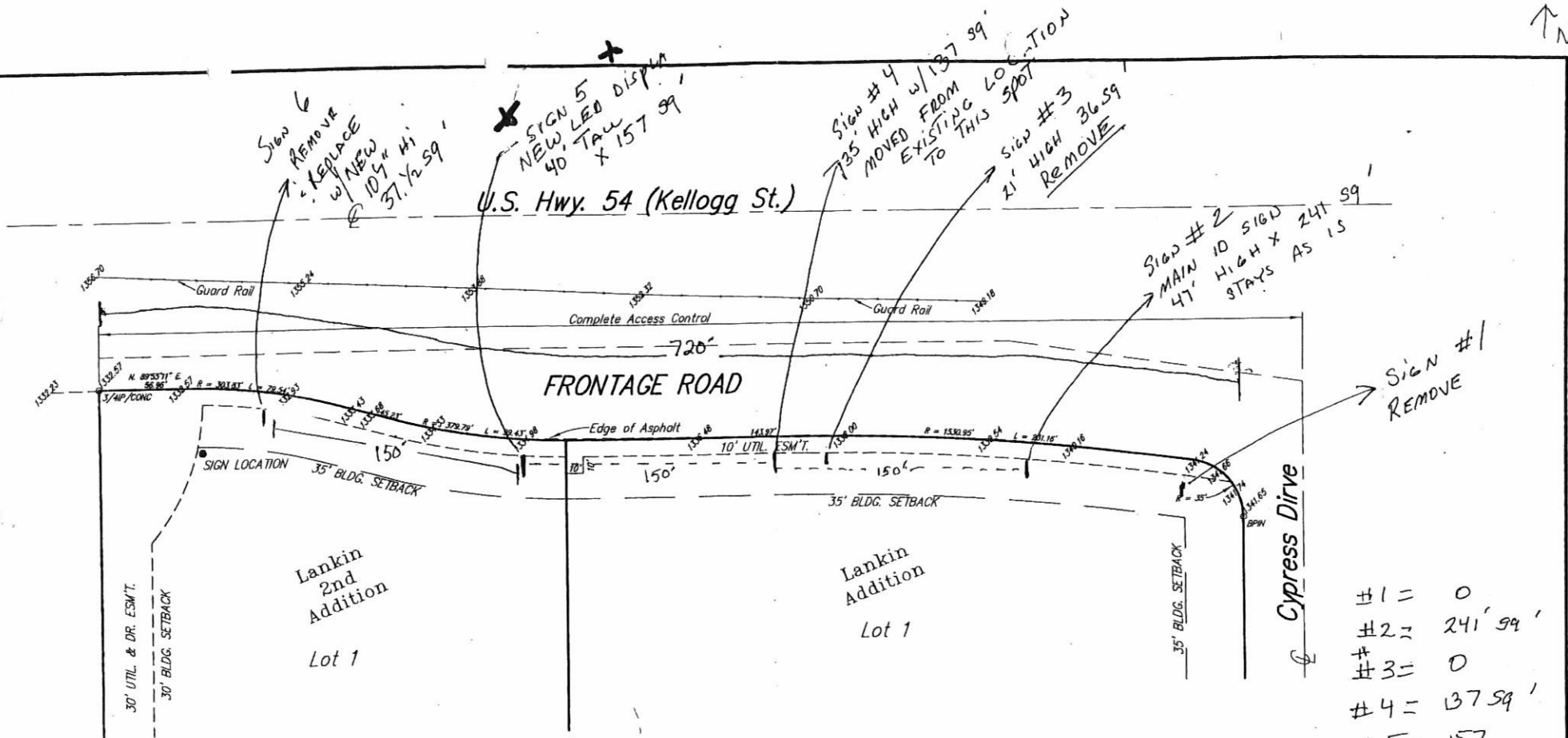
- 1) The pole sign shall comply with all regulations of the Sign Code except that the maximum allowed height should be 40 feet. Said sign shall generally conform to the location, size, and design of the approved site plan and elevation drawing.
- 2) If the Zoning Administrator finds that there is a violation 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: Miracle Sign Co., Atten: Brian Kirkland, 3611 N. Broadway, Wichita, KS 67219
Kurt A. Schroeder, Superintendent, O.C.I.
Randy Sparkman, O.C.I.
J. R. Cox, O.C.I.



EXHIBIT

1" = 60'

DATE OF SURVEY: AUGUST 7, 2007



Savoy Company, P.A.
Land Surveyors

433 S. Hydraulic, Wichita, KS 67211

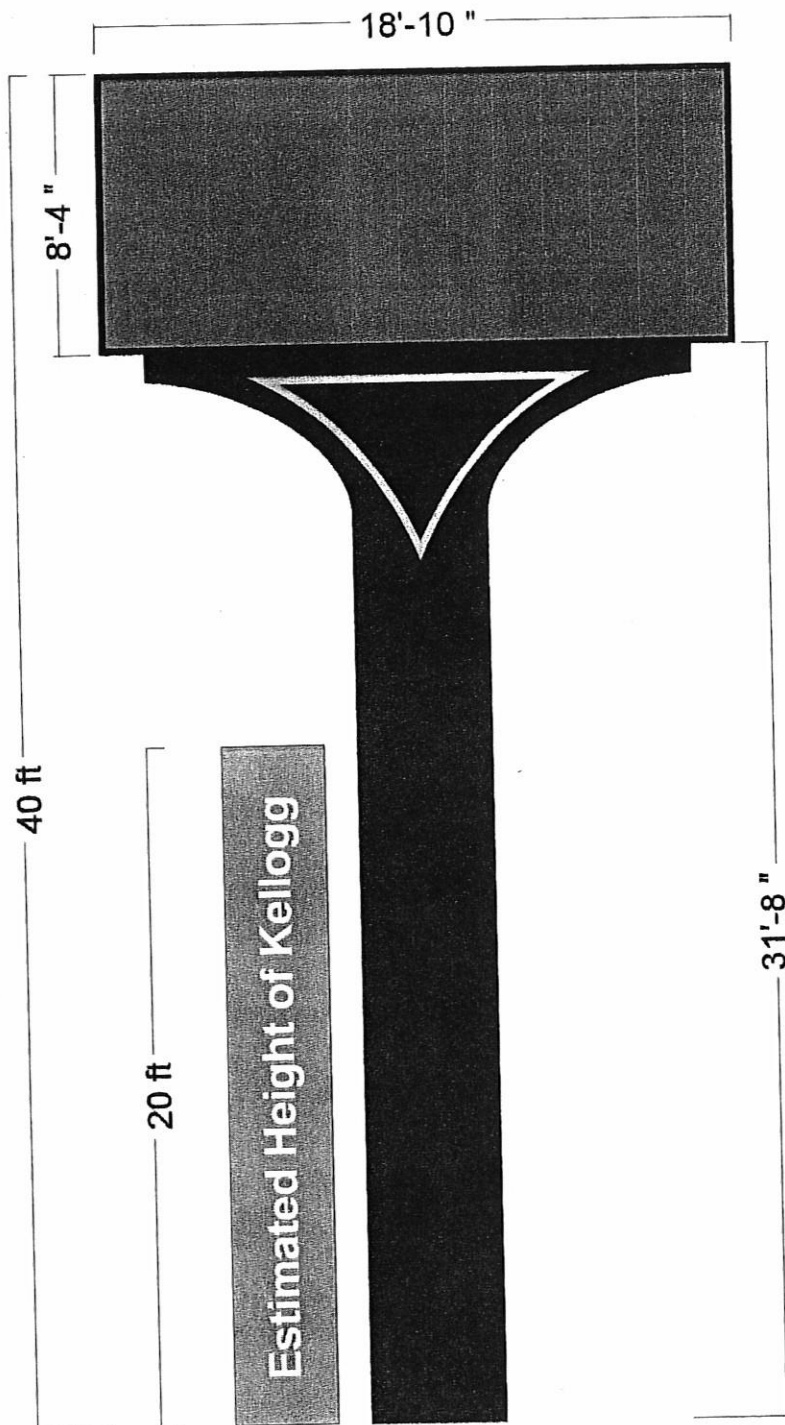
PH (316) 265-0005
FAX (316) 265-0275

www.savoyco.com

PROJ. # 07AUG0305 G

$\pm 1 = 0$
 $\pm 2 = 241' 99"$
 $\pm 3 = 0$
 $\pm 4 = 137' 99"$
 $\pm 5 = 157$
 $\pm 6 = 37.5$
 $\hline 572.5$

$720 \times .8 = 576.$



157 sqft

Sign + J
* New

CUSTOMER:	
Joe Self	
DATE: 9/04/07	DRAWING #
DRAWN BY: Jason Ridder	SALESPERSON: Joe Poston
FILE NAME:	
DISK NAME:	
SIGN TYPE: LED Pole Sign	
SCALE: NA	REV#:
APPR. DATE:	DESO:
APPROVAL SIGNATURES:	



We Build Business.

3811 N. Broadway Wichita, KS 67219
316 - 832-1177 fax: 316 - 838-4774

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