CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 4, 2008

New Western LC c/o Lindy Andeel
358 N Rock Rd
Wichita, KS 67206

Steve Stanfill
448 Kisiwa Village Rd.
Wichita, KS 67502

RE: **BZA2007-79: Sign Code Adjustment to alter a legal non-conforming off-site sign, reducing the size, in "LC" Limited Commercial zoning.**

Legal Description: That part Lot 1 Begining NE Corner South 184.89 feet West along South Line 30 Feet Drng & Utility Easement 224.06 feet North 184.97 feet to Point on North Line 92 feet East of NorthWest corner the East 224 feet to Beginning; New Western 4th. Addition. Generally located south of Kellogg and west of Beverly (5325 E Kellogg Dr.).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to alter a legal non-conforming sign, making it smaller, on property zoned "LC" Limited Commercial. From reviewing your application, we understand that you propose to reduce the sign by 150 square feet per side by eliminating the structure surrounding the display, and replace the sign with an LED display.

Section 24.04.251.f. of the Sign Code allows changes to the structure of a legal non-conforming sign if the extent of the legal non-conforming sign size is reduced. We find that allowing the proposed changes 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 along Kellogg/US 54, a limited access highway at this location. Decreasing the size of the legal non-conforming sign should not adversely impact the existing uses in the area, as the sign area will be smaller.

2) Compatibility with existing or permitted uses on abutting sites: Decreasing the size of the legal non-conforming sign will not make the sign any less compatible 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 be no 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 legal non-conforming sign, making it smaller, is granted, subject to the following conditions:

1) The replacement legal non-conforming sign shall not exceed the size of the current legal non-conforming sign. Skirting shall be removed from the sign in accordance with the submitted sign photograph.

2) The replacement legal non-conforming sign shall generally conform to the location of the approved site plan.

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.

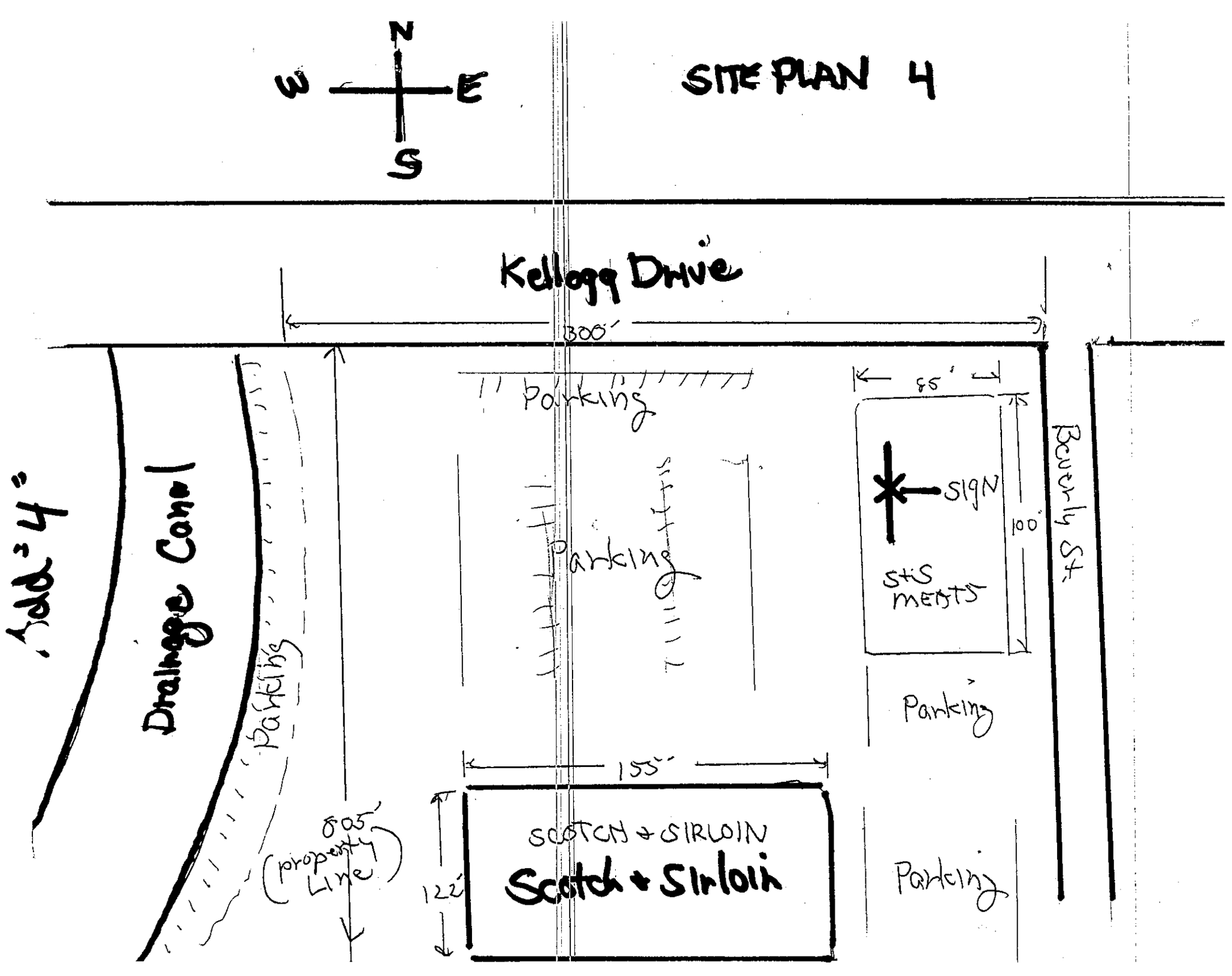
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosures

cc: Randy Sparkman, Office of Central Inspection
J. R. Cox, Office of Central Inspection
Jim Skelton, CM District III


N
W
E
S
SITE PLAN 4
Kellogg Drive
300'
Parking
55'
SIGN
100'
STRUCTURES
Beverly St.
Parking
Parking
Drainage Canal
Parking
155'
505'
(property Line)
122'
SCOTCH & SIRLOIN
Scotch & Sirloin
Parking
Add 4"


Scotch & Sirloin
Wichita's Prime Rib Specialist
Home of
Sterling Silver
SKIRTING
TO BE Eliminated