



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

May 17, 2021

8 Ball Billiards & Games, LLC  
Attn: Chilton Billiards  
700 S. Broadway  
Wichita, KS 67211

Ferris Consulting  
Attn: Greg Ferris  
P.O. Box 573  
Wichita, KS 67201

**RE: BZA2021-00023– City Administrative Adjustment to exceed height requirements and separation between signs per Section 24.04.251.2.h and Section 24.04.251.2.a of the City of Wichita Sign Code; generally located at Southeast corner of East Kellogg Drive and South Broadway Avenue (700 South Broadway)**

**LEGAL: Lot 1, Block 1 Quik Trip 12<sup>th</sup> Addition Wichita, Sedgwick County, Kansas**

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to permit an increase in sign height necessitated by the elevated section of East Kellogg (US Hwy 54) over South Broadway Avenue to per Sec. 24.04.251.2.h. and a reduction in sign separation per Sec. 24.04.251.2.a. We understand that you are requesting an increase in height from 25-feet to 45-feet, and that you are also requesting a reduction in sign separation from 150 feet to 127 feet.

We find that allowing the height adjustment of the new on-site pole sign and the reduction of the sign separation as proposed meets the three conditions required by Section 24.04.222 of the Sign Code as set out below:

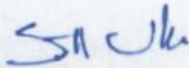
- 1) Impact on existing uses in surrounding areas: North of the subject site is elevated highway U.S. 54. Property east, west and south of the site is zoned GC General Commercial and is developed with a hotel (west), convenience/gas station (south) and there are vacant lots to the east.
- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will not negatively impact the surrounding area as it is directed to the traffic on the elevated highway.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no 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 height of an on-site sign to 45 feet and reduce the sign separation to 127 feet is ALLOWED subject to the following conditions:

- 1) The Sign Code Adjustment is for an increase in height to 45 feet for one on-site sign only as shown on the approved site plan and a reduction of separation to 127 feet between signs; all signage on

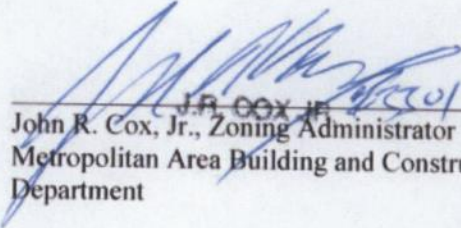
the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.

- 2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall not be located within any easement unless the appropriate permission has been obtained. The sign shall be permitted and installed within one year from the date of approval. Portable signs are not allowed on the site. The sign shall not be located in any driveway site triangle or corner site triangle.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Code Adjustment is null and void.



---

Scott Wadle, Director  
Metropolitan Area Planning Department



J.R. COX JR  
John R. Cox, Jr., Zoning Administrator  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Jared Cerullo, City Council, District III  
Maddy Campbell, CSR District III

# SITE PLAN

APPROVED 5-17-21 BY *Blmerga*

SITE PLAN  
700 S. Broadway  
Chilton Billiards



400

54

Proposed Chilton Sign.  
72 Sq. Ft.

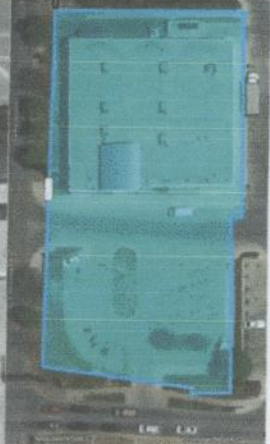
Existing QT Sign.  
107 Sq. Ft.

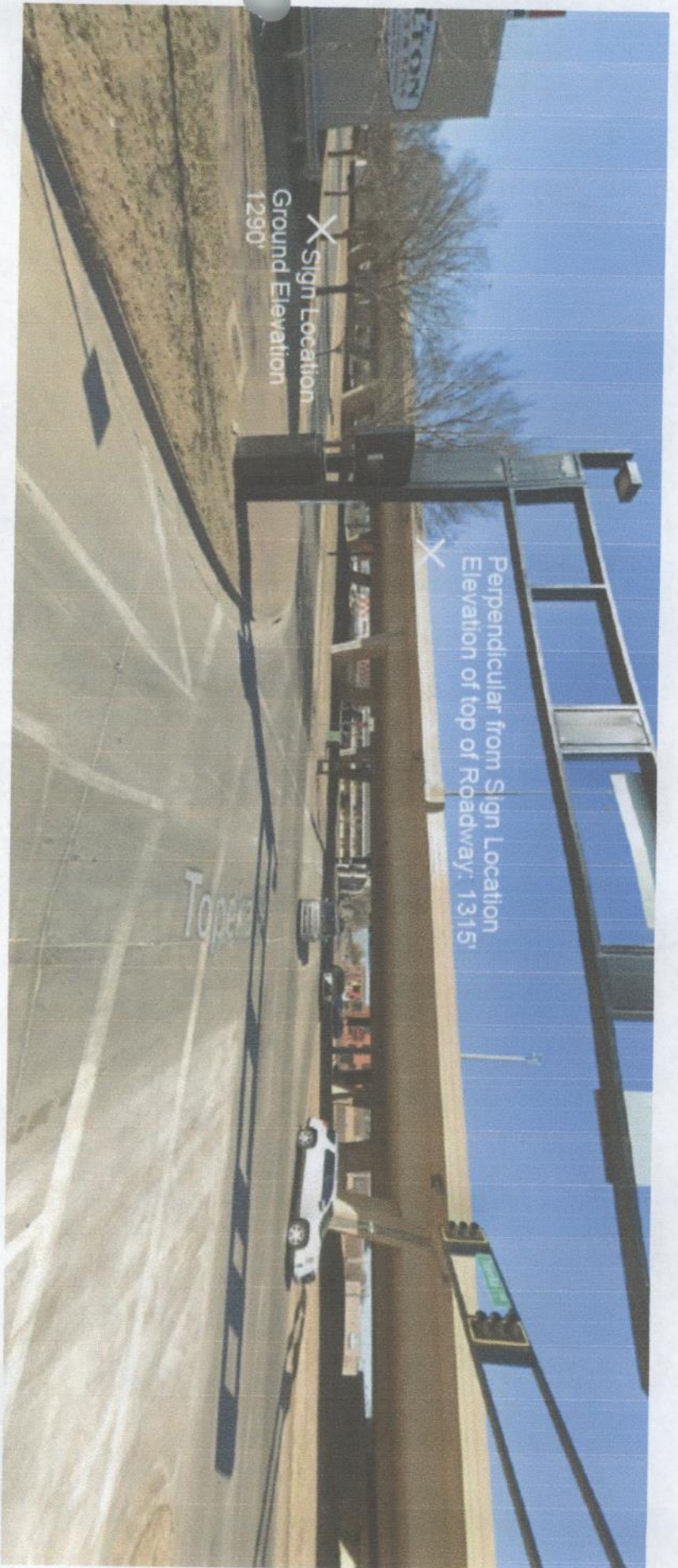
Distance Between  
127 Ft.

Kellogg Frontage: 281'

Existing Chilton Monument on Broadway.  
23 Sq. Ft.

Broadway Frontage: 152'





X Sign Location  
Ground Elevation  
1290'

X  
Perpendicular from Sign Location  
Elevation of top of Roadway: 1315'

Exhibit for Height of Roadway Perpendicular to Site within 75'

# SITE PLAN

APPROVED 5-17-21 BY *Blumerga*