

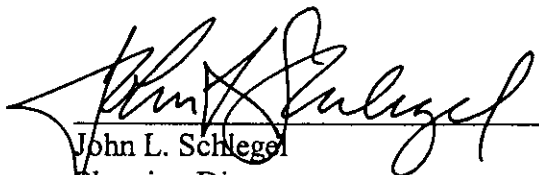
with reduced spacing should be more compatible with surrounding uses than the single larger sign that is permitted by the Sign Code.

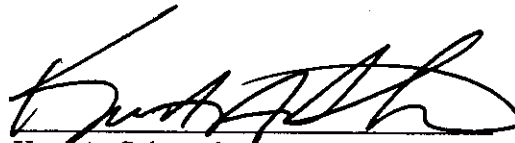
- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to reduce the spacing between signs from 150 feet to 100 feet on the aforementioned property is hereby granted, subject to the following conditions:

- 1) Ground signs on the subject property shall be installed in locations that are in general conformance with the approved site plan with a minimum spacing of 100 feet between signs.
- 2) Ground signs on the subject property shall be limited to monument style and shall share the same design and construction materials.
- 3) Ground signs on the subject property shall be limited to eight feet in height, with no sign exceeding 30 square feet in area and the total square footage of ground signage limited to 50% of the frontage along Hillside.
- 4) No business on the subject property shall advertise on more than one ground sign.
- 5) 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: Byron West, Trimark Signworks, 319 S. Oak, Wichita, KS 67213  
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



FILE COPY

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

April 29, 2004

Cy Wiggans  
251 S. Hillside  
Wichita, KS 67211

**RE: BZA2004-00031: Sign Code Adjustment to reduce the spacing between signs from 150 feet to 100 feet.**

**Legal Description: Lot 2, Zakas 6th Addition, Wichita, Sedgwick County, Kansas together with Lot 1, Cy Wiggans Addition, Sedgwick County, Kansas. Located at the northwest corner of Waterman and Hillside.**

Dear Mr. Wiggans:

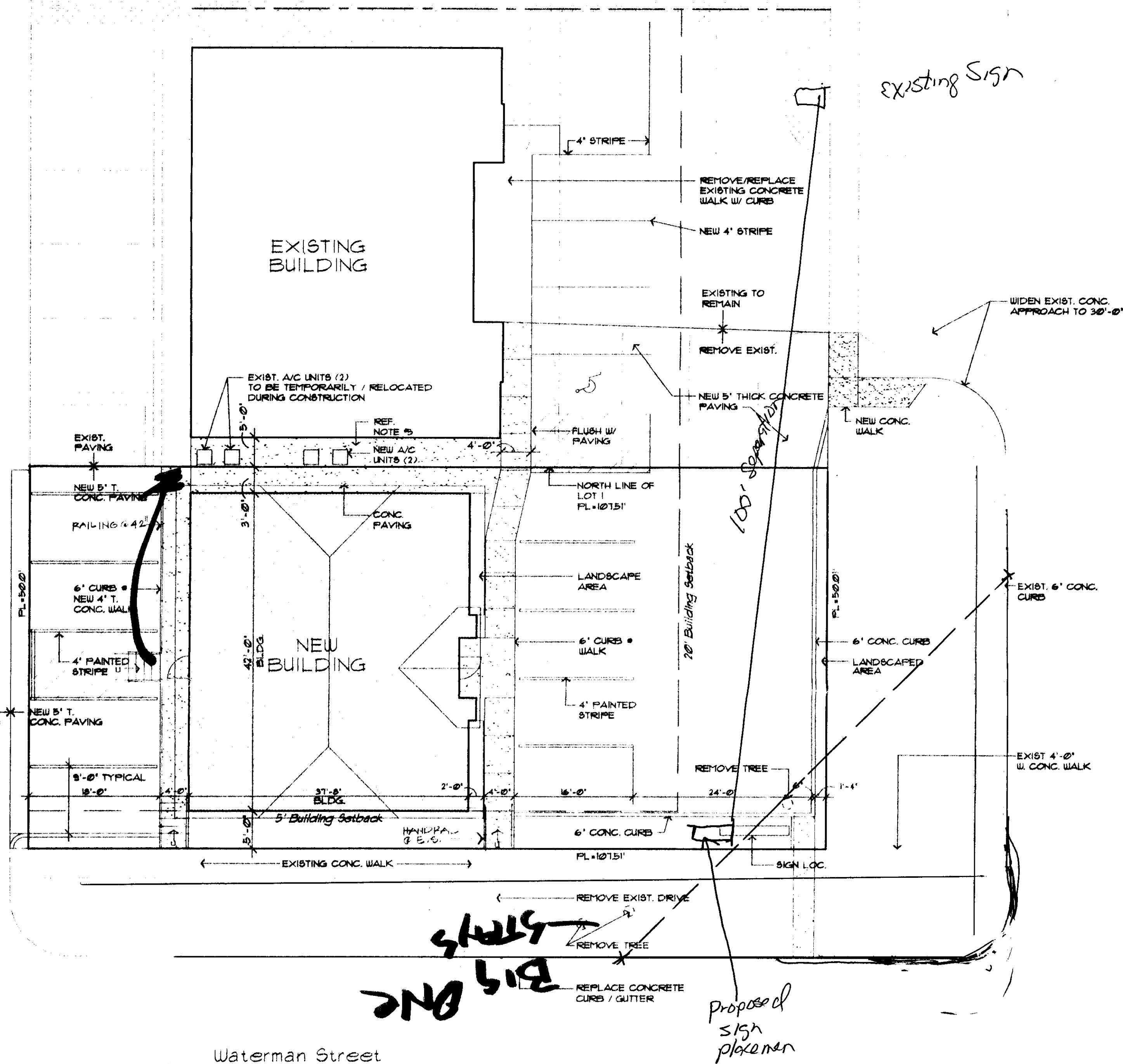
We have reviewed your request for a Sign Code Adjustment to reduce the spacing between signs on the aforementioned property. From reviewing your application, we understand that a second office building is under construction on the subject property and that you propose to construct a second monument sign along Hillside to advertise the businesses in the new building. Since your property has only 112.5 feet of frontage along Hillside, insufficient frontage is available for the two signs to be separated 150 feet as required by the Sign Code. However, you prefer to install two shorter monument style signs to advertise the four business on the property (one sign for each building) rather than construct a larger single sign; therefore, you have requested an adjustment to reduce the required spacing between the two signs to 100 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 office uses along the Hillside frontage. Residential uses will not have a direct view 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 improve the compatibility of the signs with surrounding uses, as smaller and shorter signs

Alley Paved

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# BUILDING DESIGN INFORMATION

- BUILDING CODE: 2000 I.B.C.
- OCCUPANCY: GROUP 'B' OFFICE  
CONSTRUCTION TYPE: TYPE V - B  
BUILDING AREA: 9,000 S.F. ALLOWABLE  
1,563 S.F. GROSS - FIRST FLOOR  
1,404 S.F. - NET FIRST FLOOR  
1,404 S.F. - NET BSMT.  
ONE EXIT REQ'D  
PARKING REQUIREMENTS: REQUIRED 6 CARS, PROVIDED 9 CARS
- PROPERTIES LOCATED AT 251 S. HILLSIDE (NORTH LOT) AND 251 S. HILLSIDE (NEW SOUTH LOT) ARE UNDER THE SAME OWNERSHIP AND ARE CONSIDERED A SINGLE BLDG.

## LEGAL DESCRIPTION

LOT 1, CY WIGGANS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS  
STREET ADDRESS: 251 S. HILLSIDE

## SITE PLAN NOTES

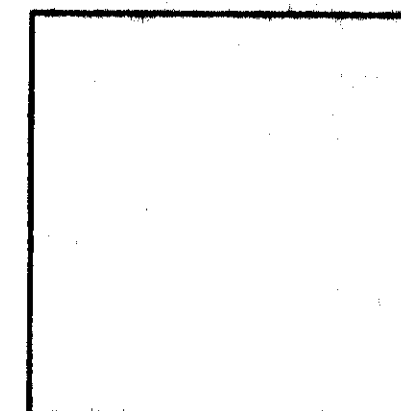
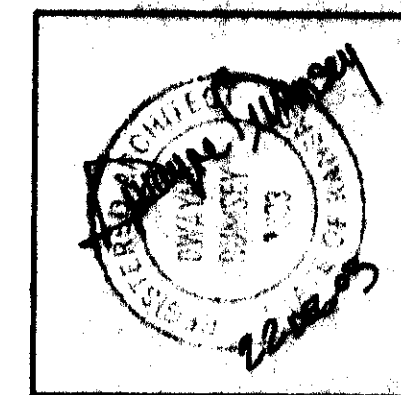
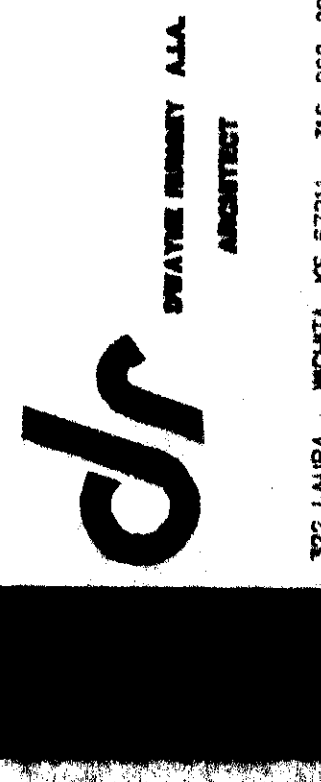
- ALL FINISH GRADES SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDING. REFERENCE CIVIL SITE GRADING PLAN FOR ALL FINAL / FINISH GRADES.
- CONCRETE PAVING: 5" THICK, 4000 PSI, AIR-ENTRAINED DESIGN MIX W/ 6X6-4/4 MAT REINFORCING. PLACE OVER 4" THICK MINIMUM COMPACTED GRANULAR FILL. SAW - CUT @ 20'-0" SECTIONS MAXIMUM.  
CONCRETE WALKS: SAME AS PAVING EXCEPT 4" THICK W/ 6X6-10/10 WWF REINFORCING. LIGHT BROOM FINISH TEXTURE.
- FINAL GRADING TO INCLUDE 4" MINIMUM TOPSOIL LIGHTLY COMPACTED TO CIVIL SITE GRADING ELEVATIONS.
- SLOPE FOR EXTERIOR WALKS AS FOLLOWS:  
ACCESS / PERSONNEL DOORS: 1/4" / FT. FOR 5'-0" (1 1/2" MAX.) SET FLUSH WITH INTERIOR FLOOR.  
MAX. SLOPE AT WALK: 1:20  
MAX. CROSS SLOPE AT WALK: 1:50  
MAX. SLOPE AT RAMP: 1:12
- GENERAL CONTRACTOR SHALL PROVIDE SHORING OR PROTECTION AS REQUIRED OF EXISTING BUILDING THAT IS ADJACENT TO NEW BUILDING BASEMENT EXCAVATION / CONSTRUCTION.



SITE PLAN  
1" = 10'-0"

BZA2004-00031  
SITE PLAN

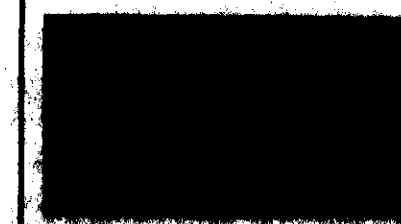
APPROVED 4-29-04 BY JK  
MAPD Copy



WIGGANS OFFICE BUILDING  
KANSAS  
WICHITA

date: Dec. 22, 2003

project: 2340



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of  
FOUR