

CUSTOMER:  
Mobile Communications

DATE: 11/22/05	DRAWING #
DRAWN BY: Jason Ridder	SALESPERSON: Brian Kirkland
FILE NAME:	
DISK NAME:	
SIGN TYPE: Tenant Sign	
SCALE: NA	REV#:
APPR. DATE:	DESC:
APPROVAL SIGNATURES:	



**We Build Business.**  
 3611 N. Broadway Wichita, KS 67219  
 316-832-1177 Fax: 316-838-4774

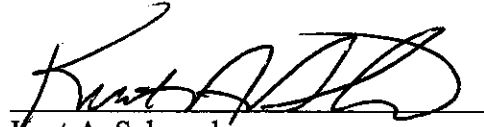
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- 1) Said sign shall comply with all Sign Code regulations except that it shall be permitted at a maximum height of 17 feet 7 inches. Said sign shall generally conform to the location, size, and design of the approved site plan and elevation drawing.
- 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

Enclosures

cc: Mobile Communications, 3805 W 13<sup>th</sup> Street, Wichita, KS 67203  
Brian Kirkland, Miracle Signs, 3611 N Broadway, Wichita, KS 27219  
Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Jan Lister, Office of Central Inspection



**FILE COPY**

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

December 22, 2005

Tam Nguyen  
3801 W. 13<sup>th</sup> Street North  
Wichita, KS 67203

**RE: BZA2005-80: Sign Code Adjustment to increase the height of a building sign by less than 20%, from 15 feet to 17 feet 7 inches.**

**Legal Description: Lot 1 Block A Goldcrown Addition, Wichita, Sedgwick County, Kansas. Generally located south of N. 13<sup>th</sup> Street West and east of West Street (3805 W 13th).**

Dear Mr. Nguyen:

We have reviewed your request for a Sign Code Adjustment to increase the height of a building sign on the aforementioned property. Exhibits attached with the application illustrate that the proposed sign would be increased by 2'7", an increase of less than 20%, and would remain below the top of the roof.

Section 24.04.251.2.b. of the Sign Code allows an adjustment to increase the maximum height of building signs by up to 20 percent 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 developed with commercial uses along the 13<sup>th</sup> Street frontage. Increasing the permitted height of the sign should not adversely impact the existing uses since the increase in sign height is minor.
- 2) Compatibility with existing or permitted uses on abutting sites: The increased height of the sign should not make the sign incompatible with future development on adjacent properties, as the sign is tasteful in design and is of an appropriate scale in relation to the size of the property.
- 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 height of a building sign from 15 feet to 17 feet 7 inches is hereby granted, subject to the following conditions: