



CLEAR CHANNEL

**Present**



**Propose**

**APPROVED**

BZA 2005-82 ELEVATION

*William L. McNeil*

Date: 1-11-06

- 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 than the current legal non-conforming sign.
- 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.

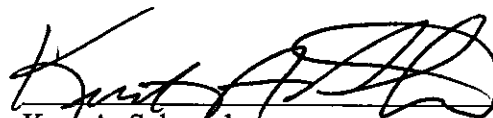
Our signatures below indicate that a Sign Code Adjustment to replace an existing legal non-conforming billboard with a new, smaller billboard to include removing the east face of the billboard, reducing the face height of the west billboard face by three feet (from 17 to 14 feet), positioning the sign to be eight feet over the existing building, and changing the west face from tri vision to LED is hereby granted, subject to the following conditions:

- 1) The legal non-conforming off-site sign shall have a west face only, shall have a maximum face height 14 feet, and shall generally conform to the location, size, and design of the approved 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: Susan Schlapp, City Council District II  
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**

January 10, 2006

Team Players LLC  
123 S Dellrose  
Wichita, KS 67218

David Mollhagen  
Clear Chananel Outdoor  
3405 N Hydraulic  
Wichita, KS 67219-3899

**RE: BZA2005-82: Sign Code Adjustment to replace an existing legal non-conforming billboard with a new, smaller billboard on property zoned "LC" Limited Commercial.**

**Legal Description: Lot 1, Block 1 Central and Rock Addition, Wichita, Sedgwick County, Kansas. Generally located north of Central and east of Rock (2809 E. Douglas).**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to replace an existing legal non-conforming billboard with a new, smaller billboard on property zoned "LC" Limited Commercial. From reviewing your application, we understand that you propose to remove the east face of the billboard, reduce the face height of the west billboard face by three feet, position the sign to be eight feet over the existing building, and change the west face from tri vision to LED.

Section 24.04.251.g. of the Sign Code allows changes to the structure of a legal non-conforming off-site pole sign if the extent of the legal non-conforming sign size is reduced. We find that allowing the structural changes to the legal non-conforming 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 predominately developed commercial uses along the Rock frontage. Decreasing the size of the legal non-conforming sign should not adversely impact the existing uses in the area, as the sign face to the west will be smaller, and the sign face to the east will be eliminated.