



Wichita-Sedgwick County Metropolitan Area Planning Department

December 29, 2006

RD Royse
6224 Peach Tree Ln.
Wichita, KS 67218

David Mollhagen
Clear Channel Outdoor, Inc.
3405 N Hydraulic
Wichita, KS 67219

RE: BZA2006-89: Sign Code Adjustment to alter a legal non-conforming off-site sign, reducing the size, in "LC" Limited Commercial zoning.

Legal Description: Lot 1 Block A Royse Second Addition, Wichita, Sedgwick County, Kansas. Generally located south of E 21st Street N and west of Woodlawn (6011 E 21st Street N).

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 face size from two 12x24-foot static panels to one 12x24-foot non-static panel.

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:

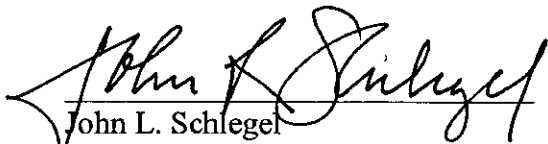
- 1) Impact on existing uses in surrounding areas: The immediate area is along 21st Street N, an arterial street. Decreasing the size of the legal non-conforming sign should not adversely impact the existing uses in the area, as the sign area will be smaller.
- 2) Compatibility with existing or permitted 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.

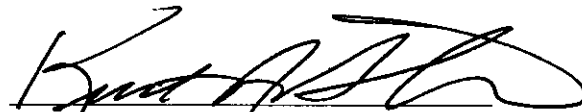
Our signatures below indicate that a Sign Code Adjustment to alter a legal non-conforming sign, making it smaller, is granted, subject to the following conditions:

- 1) The legal non-conforming sign shall generally conform to the location, size, and design of the approved elevation drawing and 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.



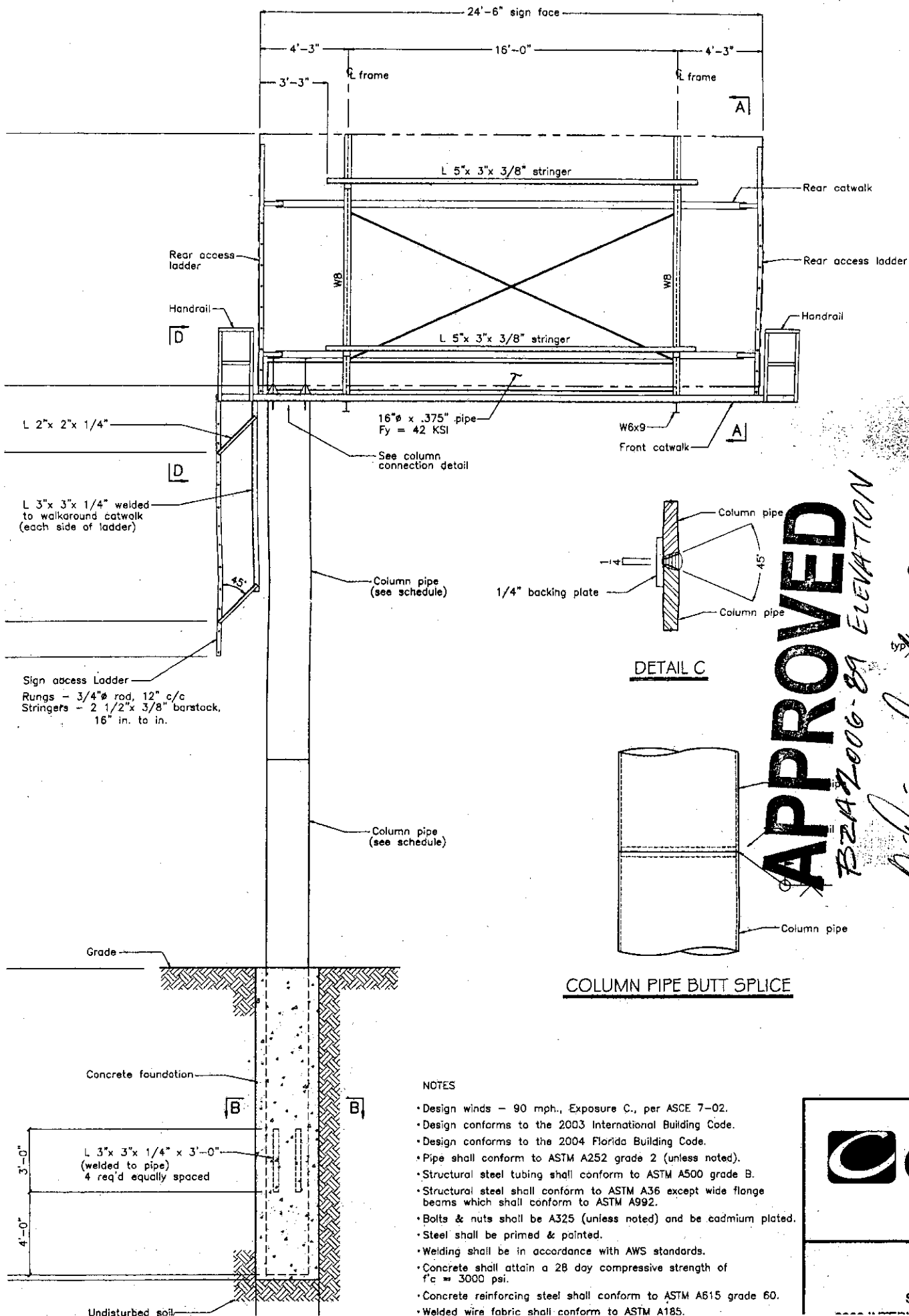
John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosures

cc: Randy Sparkman, Office of Central Inspection
J. R. Cox, Office of Central Inspection





APPROVED

BZA 2006-89 SITE PLAN

A. Harris / M. Dwyer

Date:

1-5-07



6011 E. 21st N.