



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 12th 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:

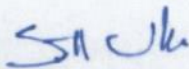
- 1) Impact on existing uses in surrounding areas: North of the subject site is elevated highway U.S. 54. Property east, west and south of the site is zoned GC General Commercial and is developed with a hotel (west), convenience/gas station (south) and there are vacant lots to the east.
- 2) Compatibility 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

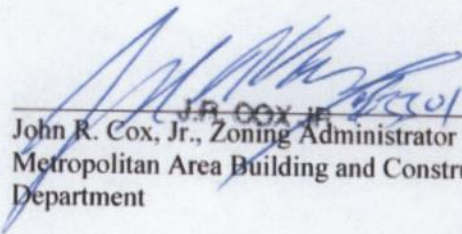
the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.

- 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

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



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

SITE PLAN

APPROVED 5-17-21 BY *Blumaga*

SITE PLAN
700 S. Broadway
Chilton Billiards



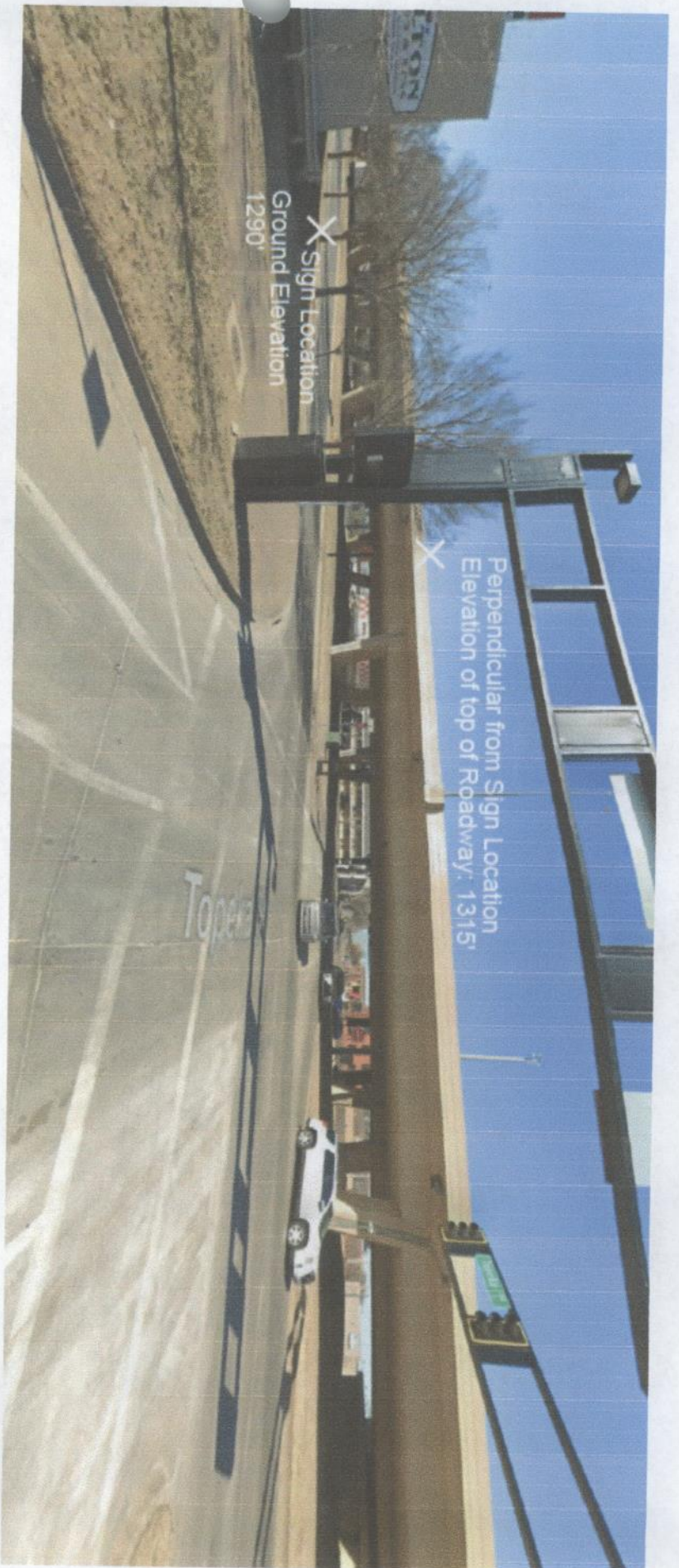


Exhibit for Height of Roadway Perpendicular to Site within 75'

SITE PLAN

APPROVED 5-17-21 BY *Blum*