



Wichita-Sedgwick County Metropolitan Area Planning Department

July 28, 2023

Jump Start
Attn: Phil Near
1425 East Douglas Avenue
Wichita, KS 67211

Ron's Sign Company
Attn: Anders Herpolsheimer
1329 South Handley Street
Wichita, KS 67213

RE: BZA2023-00043– Administrative Adjustment in the City to increase the height of an on-site pole sign by 17.5 percent to be visible above street trees on property zoned LC Limited Commercial District; generally located on the northeast corner of West 27th Street South and South Seneca Street (2796 South Seneca Street).

LEGAL: Lot 3, Block 1, Warr's No. 3 Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to increase the height of an on-site pole sign by 17.5 percent (25 feet to 29 feet 4 inches). We understand the need for the increase in height is to permit the top portion of the sign to be visible above existing, mature street trees along South Seneca Street. Sec. 24.04.251.2(b) of the Wichita Sign Code permits the heights of signs to be Administratively Adjusted up to 25 percent of their permitted height.

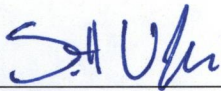
We find that allowing the height adjustment of the new on-site sign as proposed meets the three conditions required by Section 24.04.251 of the Sign Code as set out below:

- 1) Impact on existing uses in surrounding areas: Properties to the west are zoned GO General Office District and developed with a medical office and a single-family dwelling with a Conditional Use to permit a tanning salon (CON2006-00018). Property to the north is zoned LC Limited Commercial District and developed with a veterinary clinic. Property to the east is zoned GO and B Multi-Family Residential District and developed with an apartment building. Property to the south is zoned LC Limited Commercial District and developed with a restaurant. Property to the southwest is zoned SF-5 Single-Family Residential and developed with a church, which is also permitted to operate a day care (BZA34-79).
- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will not negatively impact the surrounding area as it does not obstruct the visibility of any neighboring signs. At this location, the uses on South Seneca Street are generally higher intensity. The sign is buffered from lower intensity, residential development by other uses. In addition, if the subject site had 25 additional linear feet of frontage along South Seneca Street, it would be permitted one additional sign with the provision that if that additional sign was not installed, the subject sign could be increased in height by five-feet by right.

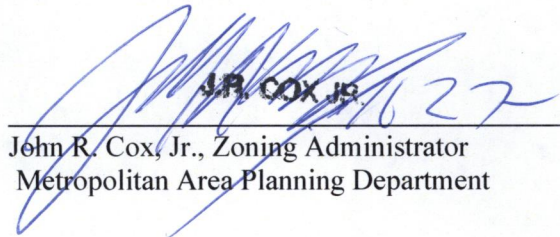
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to increase the height of one on-site sign to 29 feet 4 inches is ALLOWED subject to the following conditions:

- 1) The Sign Code Adjustment is for an increase in height to 29 feet 4 inches for one on-site sign only as shown on the approved site plan and sign elevation; 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 conceptual elevation and site plan. However, a final site plan shall be submitted for approval upon application for the sign permit. 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.
- 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



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, City Council District IV
Brooke Kauchak, CSR District IV

Administrative Adjustment (BZA Adjustment)
2796 S. Seneca St, Wichita, KS 67211
Adjustment to allow 25% increase to height of the pole sign

Applicant: JumpStart
c/o: Phil Near (Owner)
Agent: Ron's Sign Co.
c/o Anders Herpolsheimer

SITE PLAN

APPROVED 8/7/23 BY 
BZA 23-43 1013



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 07.06.23
DESIGNER: A. Herpolsheimer
SALES REP: J. Saindon

ADDRESS: 2796 S. Seneca St, Wichita, KS 67217

(SIGNATURE)

CLIENT APPROVAL:

DATE:

CUSTOMER:

JumpStart

DESIGN PHASE: FINAL

SHEET NUMBER:

2.0

By signing this, you agree that all of the following is correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be shown to anyone outside of your organization, nor is to be used, reproduced, copied, or exhibited in any fashion. Ron's Sign Co. will aim to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying surface materials and paint codes used. All sizes and dimensions are illustrated for client's view of the project and is not to be viewed as being exact size or exact scale.

Pole Sign

NEW DOUBLE-POLE SIGN, LED GAS PRICE READERS

SCALE: 1" = 50"



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 07.27.23

DESIGNER: A. Herpolsheimer
SALES REP: J. Saindon

ADDRESS: 2796 S. Seneca St, Wichita, KS 67217

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

JumpStart

DESIGN PHASE: FINAL

SHEET NUMBER:

4.0

By signing this, you agree that all of the following is correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be shown to anyone outside of your organization, nor is to be used, reproduced, copied, or exhibited in any fashion. Ron's Sign Co. will aim to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying surface materials and paint codes used. All sizes and dimensions are illustrated for client's view of the project and is not to be viewed as being exact size or exact scale.

Pole Sign

NEW DOUBLE-POLE SIGN, LED GAS PRICE READERS



SITE PLAN

APPROVED 5/7/23 BY [Signature]
BZA 23-43 3-48



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8934
Fax: 1.316.267.0811

DRAWING DATE: 07.27.23

DESIGNER: A. Herpolsheimer
SALES REP: J. Salndon

ADDRESS: 2796 S. Seneca St, Wichita, KS 67217

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

JumpStart

DESIGN PHASE: FINAL

SHEET NUMBER:

5.0

By signing this, you agree that all of the following is correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be shown to anyone outside of your organization, nor is to be used, reproduced, copied, or exhibited in any fashion. Ron's Sign Co. will aim to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying surface materials and paint codes used. All sizes and dimensions are illustrated for client's view of the project and is not to be viewed as being exact size or exact scale.