



Wichita-Sedgwick County Metropolitan Area Planning Department

February 23, 2009

Central Christian Church - His Helping Hands c/o Paul Dohm
1441 E 37th Street N
Wichita, KS 67214

Trimark Signworks c/o Jim Atherton
319 S Oak
Wichita, KS 67213

RE: BZA2009-04: Sign Code adjustment to increase the permitted height of a sign along an elevated portion of I-135 by 20 feet, from 19'11" to 39'11".

Legal Description: Lot 1 His Helping Hands Addition to Wichita, Sedgwick County Kansas (1441 E 37th N).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose a sign adjacent to an elevated portion of I-135. The new sign is proposed to be 39 feet 11 inches high, which is 20 feet higher than the 19-foot 11 inch I-135 height at this location.

Section 24.04.251.2.h. of the Sign Code allows an adjustment to increase the maximum height of signs located within 75 feet of an elevated highway to 20 feet above the highest railing at a point perpendicular to the sign 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 freeway frontage with commercial and industrial zoning and land uses. Increasing the permitted height of the sign should not adversely impact the existing uses or permitted uses on abutting sites.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

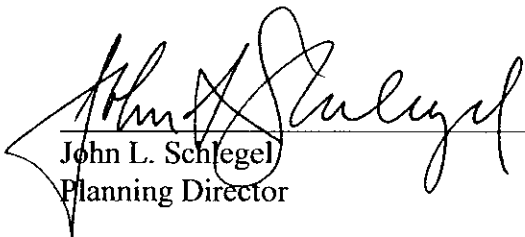
www.wichita.gov

- 2) Compatibility with existing or permitted uses on abutting sites: Pole signs are typically located in commercial and industrial areas along freeways; permitting a sign height of 39'11" should not reduce the compatibility of the sign 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 not be a negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

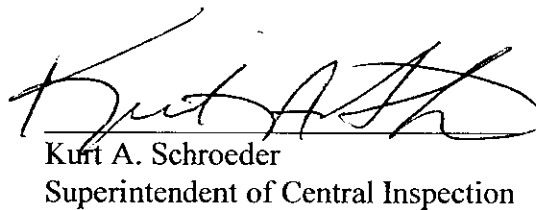
Our signatures below indicate that a Sign Code Adjustment to increase the maximum allowed height of a pole sign above the height of the highway railing, from 19'11" to 39'11" is hereby granted, subject to the following conditions:

- 1) The sign shall comply with all regulations of the Sign Code except that the maximum allowed height shall be 39'11".
- 2) The sign shall conform to the location, size, and design of the approved elevation drawing and site plan.
- 3) 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

cc: Kurt A. Schroeder, Superintendent, OCI
J. R. Cox, OCI
Herb Shaner, OCI
Sharon Fearey, District VI, Mail Stop 1-13

SITE PLAN

37th St. No.

APPROVED
SITE PLAN P2A 2009-04

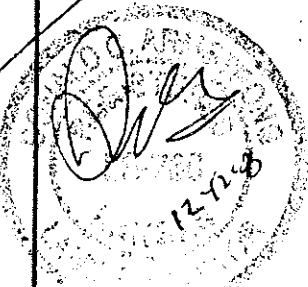
Michael J. Van Noy

DATE:

2-23-09

N01°11'20"W
824.29

Lot 1, His Helping Hands Add.



1"=100'

528.49 N88°48'40"E

499.63 N89°34'49"E

5' Misc Record 244, Page 24

Proposed sign
elev. -135.2

527.46 S05°31'48"E

374.05 S00°56'05"W

edge of pavement
elev. -155.10

I-135 Hwy. R/W

overhead line