



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 6, 2009

The City of Wichita  
City Managers Office Property Management, 13<sup>th</sup> Floor  
Attn: John Philbrick  
455 N Main  
Wichita, KS 67218

George Lay Signs c/o Brian Rader  
1016 N Waco  
Wichita, KS 67203

**Re: BZA2009-34: Sign Code Adjustment to increase the maximum allowed height of a pole sign by 20% from 35 feet to 42 feet on property zoned LI Limited Industrial.**

**Legal Description: Lot 1, Block 1, Animal Services Campus Addition, Wichita, Sedgwick County, Kansas; generally located at the southwest corner of K-96 and Hillside. (3303 N Hillside)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height of a pole sign on the aforementioned property. From reviewing your application, we understand that you propose to construct the sign for the Murfin Animal Care Campus. The submitted documents demonstrate that the proposed height increase would make the sign more visible from K-96.

Section 24.04.251.2.b of the Sign Code allows an adjustment to increase the maximum height of on-site signs by up to 20 percent 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: Property nearest the proposed sign is also zoned LI and developed with industrial uses and a fire station. Increasing

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

**T** 316.268.4421 **F** 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

the permitted height of the sign should not adversely impact the existing surrounding uses. The increase in sign height is within allowable limits and will make the sign more visible from K-96.

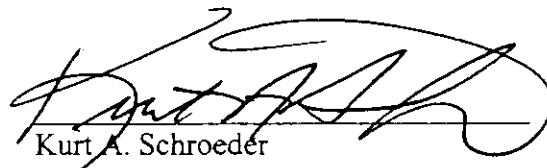
- 2) Compatibility with existing or permitted uses on abutting sites: The increased height of the sign should not make the sign incompatible with existing and future development on nearby properties, as the sign is of an appropriate size and scale in relation to the size of the property.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should be no 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 from 35 feet to 42 feet is hereby granted, subject to the following conditions:

- 1) There shall be only one pole sign permitted on the subject property. Said sign shall comply with all Sign Code regulations except that it shall be permitted at a maximum height of 42 feet. The sign shall generally conform to the location, size and design of the approved sign 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 the Zoning Adjustment null and void.

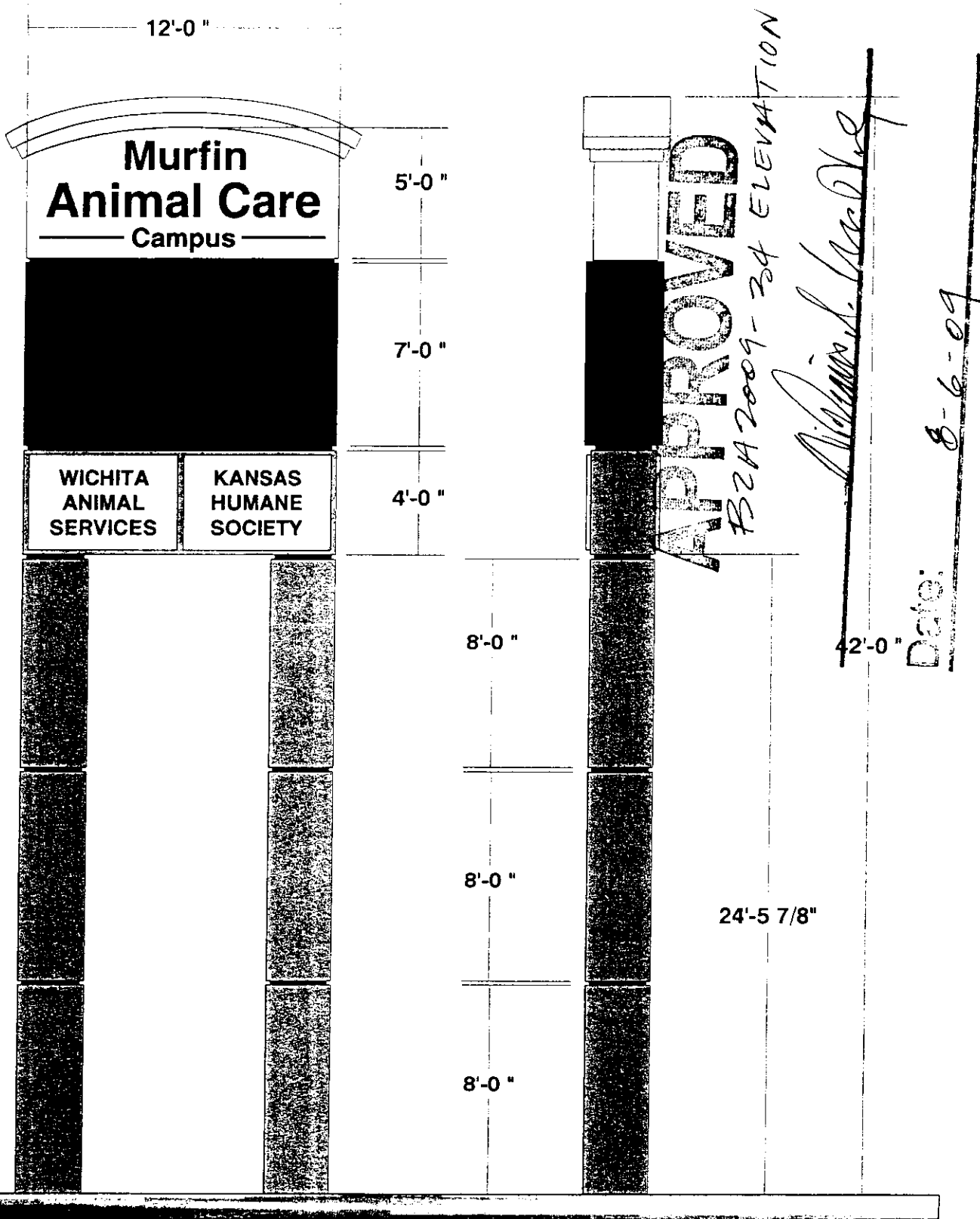
The development application sign should now be removed from the property.

  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection  
J.R. Cox, Office of Central Inspection  
Lavonta Williams, WCC District 1



PROOF ONLY COLORS SHOWN MAY NOT MATCH FINAL OUTPUT.  
 LOGO/FONT ARTWORK PRODUCTION READY YES  NO

**George Lay Signs Inc.**

1016 NORTH WACO • WICHITA KS. 67203-3999  
 (316) 262-0433 • (800) 888-0433 • FAX (316) 262-3306  
 laysigns@laysigns.com

CUSTOMER NAME: KANSAS HUMANE SOCIETY SCALE: 1/4" = 1'

LOCATION: K-96 AND HILLSIDE

SALESPERSON: BRIAN RADER DATE: JULY 09 W.O. #

FILE NAME: KHS-42FT VRSN: A PAGES: 1 SKETCH # S 6584

APPROVED BY:

SPECIFICATIONS: