



Wichita-Sedgwick County Metropolitan Area Planning Department

May 26, 2010

Central Christian Church – His Helping Hands
Attn: Paul Dohm
1141 E. 37th Street North
Wichita, KS 672124

Visions, LLC
Attn: James L. Snodgrass
8830 Windwood Circle
Wichita, KS 67226



Randall Sparkman
7825 Prestwick
Wichita, KS 67212

RE: BZA2010-00021: Sign Code Adjustment to increase the permitted height of a sign along an elevated portion of I-135 to 20 feet above the height of the deck/railing perpendicular to the elevated highway, or 41 feet 9.48 inches, on property zoned GI General Industrial (“GI”).

Legal Description: Lot 1, Block his Helping Hands Addition to Wichita, Sedgwick County, Kansas. Generally located west of I-135, 535 feet south of the right-of-way of 37th Street North (1441 East 37th Street North).

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 deck/railing on the aforementioned property. From reviewing your application, we understand that you propose a sign adjacent to an elevated portion of I-135, placed in a location that is at an elevation of 134.4 feet. The elevation of the deck/railing perpendicular to this location is 156.19 feet.

Section 24.04.251.2.i. 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 the point perpendicular to the sign when the three conditions required by Section 24.04.251.6 of the Sign Code are met.

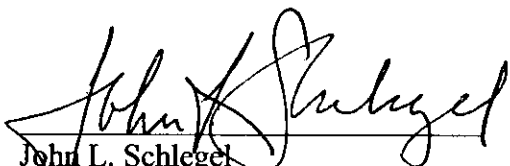
We find that increasing the height of the sign as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

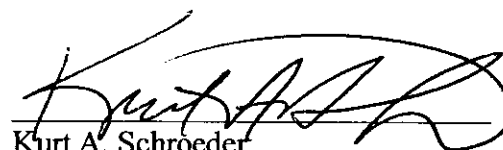
- 1) Impact on existing uses in surrounding areas: The immediate area is freeway frontage with commercial and industrial zoning and land uses, except for a park facility to the south. Increasing the permitted height of the sign should not adversely impact the existing uses or permitted uses on abutting sites.
- 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 41 feet 9.48 inches 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 right-of-way. The sign location is closer than 660 feet from the park abutting the south property line, however, this location was allowed to be as close as 500 feet from the park by the granting of a Variance (BZA2010-00004). Therefore, based on the lack of encroachment into public right-of-way and the findings of the Variance, (which acknowledged the ability of the sign to be request this height increase by administrative review), 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 the pole sign above the height of the highway railing, to a maximum height of 41 feet 9.48 inches, 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 41 feet 9.48 inches.
- 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 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.

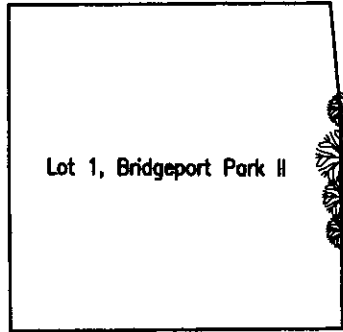
The development application sign should now be removed from the property.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
JR Cox, Office of Central Inspection
Janet Miller, CM District VI

SITE PLAN



Lot 1, Bridgeport Park II

500' N - 152.96

1-135 HWY. R/W (south bound)

37th St. No.

557.02

158.25

897.13

489.83 N89°34'48" E

5' Misc Record 244, Page 24

elev. -155.10

Lot 1, His Helping Hands Add.

New Proposed sign
elev. -156.47 38.00

top of Barrier
elev. -156.19

elev. -151.50

Existing HWY sign
elev. -151.05



PARK



30' Driveway Easmt
527.46 S05°31'48" E

374.05 S00°56'50" W

533.73

134.0

533

137.0

136.0

139.0

136.0

137.0

138.0

139.0

140.0

141.0

142.0

143.0

144.0

145.0

146.0

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148.0

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151.0

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