



Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2012

Rock Road Billboard LLC
4601 E. Douglas
Wichita, KS 67218

Ferris Consulting
PO Box 573
Wichita, KS 67201

RE: **BZA2012-25**: City Sign Code administrative adjustment to replace a legal non-conforming sign with a smaller sign in GC General Commercial zoning, generally located north of 13th Street and West of Rock Road (1655 N. Rock Road).

Legal Description: Lot 1 ex. S. 130 feet and ex. Dedication, Block A, Brownie Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to alter a legal non-conforming sign by reducing its size on the aforementioned property. From reviewing your application we understand that you propose to reconstruct an existing 1344 square foot sign with a 1284 square foot sign. Section 24.04.251.2.g. of the Sign Code allows an adjustment to alter legal non-conforming signs provided the sign size is reduced, when the three conditions required by Section 24.04.251.6 of the Sign Code are met.

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

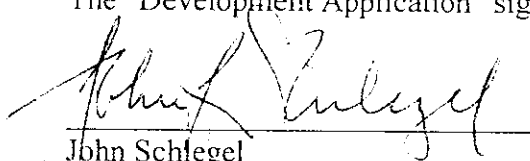
- 1) **Impact on existing uses in surrounding areas**: The immediate area is arterial street frontage that is zoned for commercial uses. Altering the legal non-conforming sign should not adversely impact the existing uses or permitted uses on abutting sites.
- 2) **Compatibility with existing or permitted uses on abutting sites**: The proposed off-site sign is typical of commercial areas along arterial streets. The proposed sign alteration should be compatible with existing or permitted uses on abutting sites.

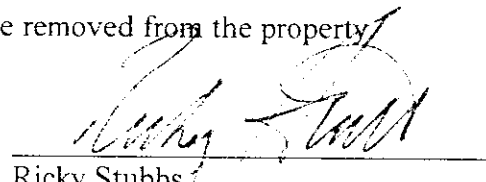
- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; there should be no impact to the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to alter a legal non-conforming sign by reducing its size on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The sign shall generally conform to the location, size, and design of the approved site plan and elevation drawing.
- 2) 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 Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

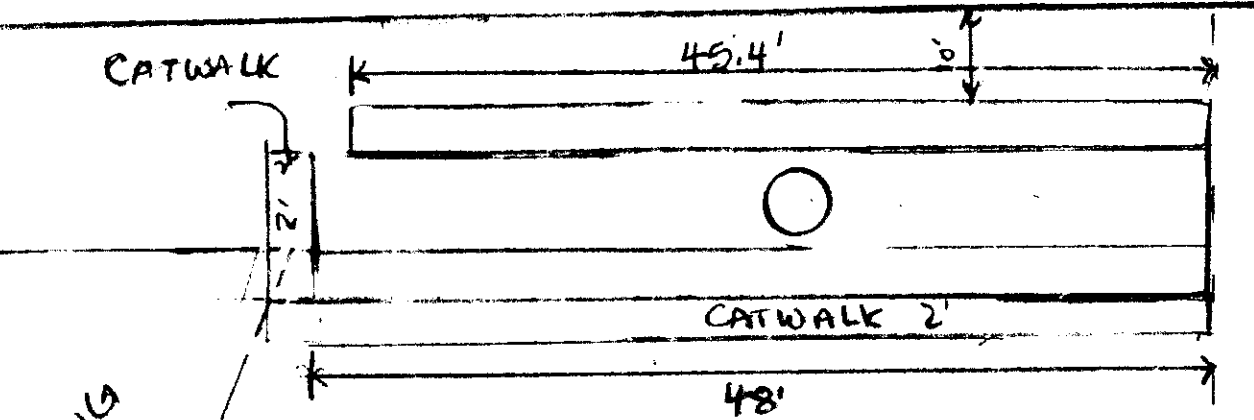
The "Development Application" sign should now be removed from the property.


John Schlegel
Planning Director


Ricky Stubbs
Co-assistant Interim Director of Central Inspection

cc: Ricky Stubbs, Office of Central Inspection
JR Cox, Office of Central Inspection
Pete Meitzner, District II, mailstop 1-13
Antione Sherfield, District II NA, mailstop 1-13

SITE PLAN



1655 N Rock Rd

35' Setback

Rock Road

1" = 10'

0 2.5 5 10



