



Wichita-Sedgwick County Metropolitan Area Planning Department

October 29, 2012

Glenbrook LLC c/o Monte Froehlich
129 N. 10th Street
Lincoln, NE 68508

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

RE: BZA2012-55 – City variance request of the Sign Code to increase the size of a pole sign from 100 to 300 square feet in GC General Commercial ("GC") zoning; generally located south of Kellogg and east of Webb (10001 E. Kellogg).

Dear Applicants:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the City Board of Zoning Appeals on October 23, 2012. This resolution reflects the official action of the Board. It is forwarded for your information and files.

If you have any questions concerning this matter, please call our office at 268-4421.

Sincerely,

Jess McNeely, AICP
BZA Secretary
Current Plans Division

cc: Rick Stubbs, Office of Central Inspections
JR Cox, Office of Central Inspection
Pete Meitzner, WCC II CM
Antione Sherfield, WCC II NA

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

BZA RESOLUTION NO. BZA2012-55

WHEREAS, Glenbrook LLC c/o Monte Froehlich (owner), Greg Ferris (agent), pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance of the Sign Code to increase the size of a pole sign from 100 to 300 square feet in GC General Commercial ("GC") zoning; generally located south of Kellogg and east of Webb (10001 E. Kellogg).

Legal Description:

BEG 81.9 FT S & 440 FT E NW COR E1/2 NW1/4 TH S 520 FT W 440 FT S 558.10 FT E 495 FT N 1078.3 FT W 55 FT TO BEG SEC 28-27-2E

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of October 23, 2012, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that this property is unique in that it has only 55 linear feet of street frontage for a 7.11 acre site. The site is further unique in that the property line is being moved further from Kellogg to allow a freeway expansion.

WHEREAS, the Board of Zoning Appeals has found that granting the requested variances will not adversely affect the rights of adjacent property owners. All adjacent properties are zoned GC and developed with commercial and industrial land uses. All adjacent properties are permitted a 300 square foot sign equal to the applicant's request.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the Code would constitute an unnecessary hardship upon the applicant. Without the requested variance, this property would be limited to a 100 square foot sign for a nightclub commercial establishment. The Kellogg Freeway expansion will place this sign further from Kellogg than the current sign. Once Kellogg is expanded to a limited access freeway, a 100 square foot sign would not adequately identify this site for drivers needing to take a freeway exit to access the business.

WHEREAS, the Board of Zoning Appeals has found that the requested variances will not adversely affect the public interest. Conversion of the existing sign site to right-of-way is certainly in the public interest. Permitting a sign with adequate visibility for this site is in the public interest.

WHEREAS, the Board of Zoning Appeals has found that granting the requested variance does not oppose the general spirit and intent of the Code. The spirit and intent of the Sign Code is for adequate visibility of signs without negative impacts on surrounding properties. The Sign Code does not anticipate such unique sites with limited street frontage.

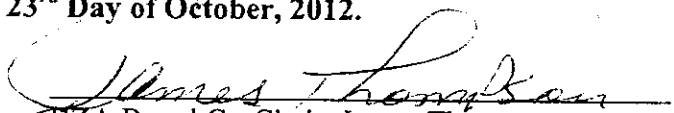
WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, are found to be present for a variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Section 2.12.590.B, Code of the City of Wichita, a variance of the Sign Code to increase the height of an off-site sign from 30 to 50 feet, and to allow an off-site sign in the 20-foot front setback in GC General Commercial ("GC") zoning; generally located south of Kellogg and east of Webb (10001 E. Kellogg).

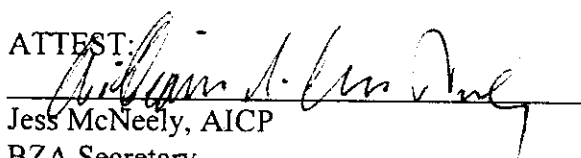
The variance is hereby **GRANTED**, subject to the following conditions:

1. The sign shall be developed in conformance with the approved site plan and elevation drawing.
2. The variance shall be to increase the size of the subject sign from 100 to 300 square feet only; the sign shall conform to all other Sign Code requirements unless a separate variance or adjustment is granted.
3. The applicant shall obtain all permits necessary to construct the sign and the sign shall be erected within one year of the variance granting, unless such time period is extended by the BZA.
4. The above conditions are subject to enforcement by any legal means available to the City of Wichita.

ADOPTED AT WICHITA, KANSAS, this 23rd Day of October, 2012.


BZA Board Co-Chair, James Thompson

ATTEST:


Jess McNeely, AICP
BZA Secretary

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 4
October 23, 2012

SECRETARY'S REPORT

CASE NUMBER: BZA2012-55

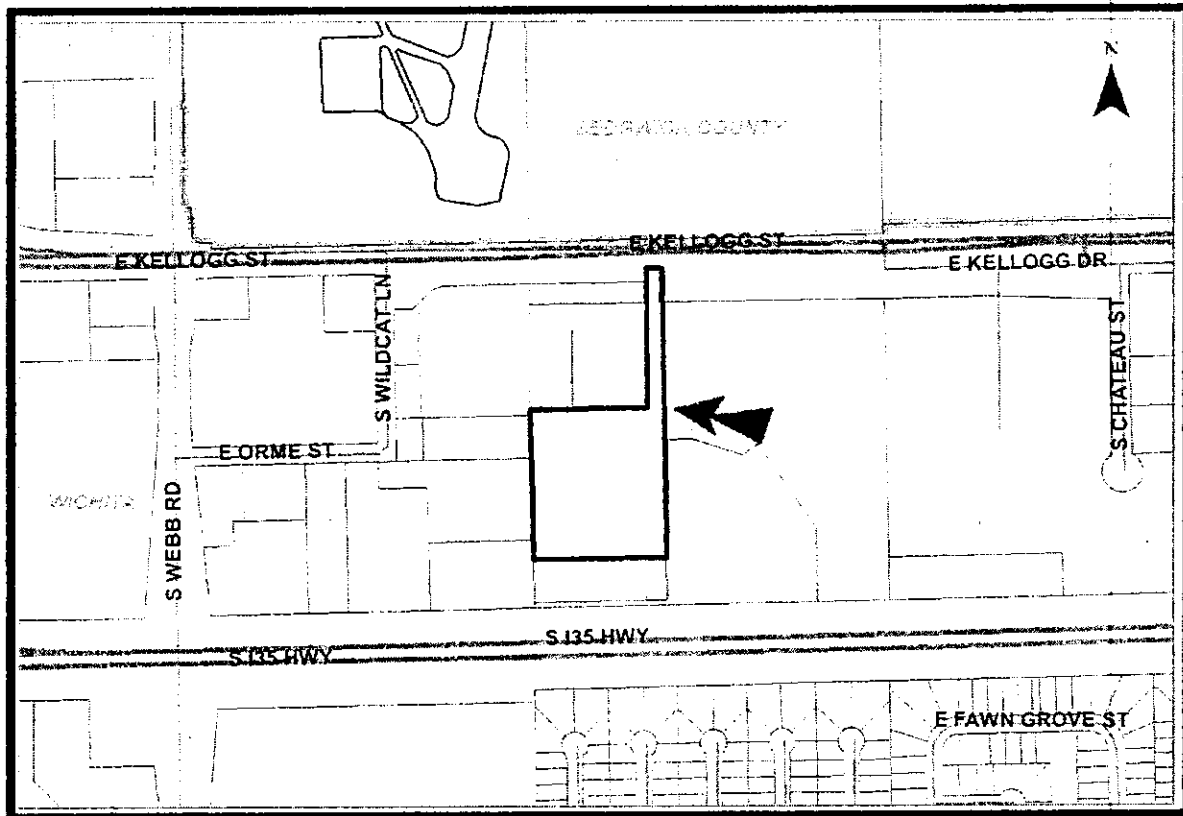
APPLICANT/AGENT: Glenbrook LLC, c/o Monte Froehlich (owner), Ferris Consulting
c/o Greg Ferris (agent)

REQUEST: City Sign Code variance to increase the size of a pole sign from
100 to 300 square feet in GC General Commercial ("GC") zoning

CURRENT ZONING: GC General Commercial

SITE SIZE: 7.11 acres

LOCATION: Generally located south of Kellogg and east of Webb (10001 E.
Kellogg).



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

BACKGROUND: The applicant has a 100 square foot pole sign on the subject site which is developed with a nightclub. The applicant's sign location will be taken for right-of-way for the Kellogg Freeway expansion. Kellogg will expand to a limited access freeway at this location with a service road accessing the application area and other properties along Kellogg.

Section 24.04.221 (4) of the Sign Code limits pole signs in GC zoning to .8 square feet per linear foot of street frontage. The application area is a 7.11 acre site with 55 feet of frontage on Kellogg for access. By the Sign Code calculation, this site would be permitted only 44 square feet of signage; however, the Code goes on to permit a minimum 100 square feet of signage for all GC zoned sites.

The applicant states (see the attached letter) that the Kellogg expansion will require increased signage for this business, allowing drivers to identify the site and take exits to reach the site. The applicant requests a 300 square foot sign, the same size permitted on adjacent GC properties. All property surrounding the application area is also zoned GC and developed with vehicle sales, retail, office, fraternal institution and vehicle repair land uses.

ADJACENT ZONING AND LAND USE:

NORTH	GC	Retail
SOUTH	GC	Fraternal institution
EAST	GC	Vehicle repair
WEST	GC	Vehicle sales

The five criteria necessary for approval as they apply to variances requested.

UNIQUENESS: It is staff's opinion that this property is unique in that it has only 55 linear feet of street frontage for a 7.11 acre site. The site is further unique in that the property line is being moved further from Kellogg to allow a freeway expansion.

ADJACENT PROPERTY: It is staff's opinion that the requested variance would not adversely affect the rights of adjacent property owners. All adjacent properties are zoned GC and developed with commercial and industrial land uses. All adjacent properties are permitted a 300 square foot sign equal to the applicant's request.

HARDSHIP: It is staff's opinion that the strict application of the provisions of the Sign Code would constitute a hardship upon the applicant. Without the requested variance, this property would be limited to a 100 square foot sign for a nightclub commercial establishment. The Kellogg Freeway expansion will place this sign further from Kellogg than the current sign. Once Kellogg is expanded to a limited access freeway, a 100 square foot sign would not adequately identify this site for drivers needing to take a freeway exit to access the business.

PUBLIC INTEREST: It is staff's opinion that the requested variance is not adverse to the public interest. Conversion of the existing sign site to right-of-way is certainly in the public interest. Permitting a sign with adequate visibility for this site is in the public interest.

SPIRIT AND INTENT: It is staff's opinion that granting the requested variance does not oppose the general spirit and intent of the Sign Code. The spirit and intent of the Sign Code is for adequate visibility of signs without negative impacts on surrounding properties. The Sign Code does not anticipate such unique sites with limited street frontage.

RECOMMENDATION: Should the Board determine that the conditions necessary for the requested variances exist, the Secretary recommends that a variance to increase the size of a pole sign from 100 to 300 square feet in GC General Commercial ("GC") zoning be GRANTED, subject to the following conditions:

1. The sign shall be developed in conformance with the approved site plan and elevation drawing.
2. The variance shall be to increase the size of the subject sign from 100 to 300 square feet only; the sign shall conform to all other Sign Code requirements unless a separate variance or adjustment is granted.
3. The applicant shall obtain all permits necessary to construct the sign and the sign shall be erected within one year of the variance granting, unless such time period is extended by the BZA.
4. The above conditions are subject to enforcement by any legal means available to the City of Wichita.

NW Corner, E 1/2, NW 1/4 S22 T21S R4E

81.9'

440'

KEILLOGG/US-54

55'

EXISTING POLE SIGN
TO BE REMOVED BY CITY

ROW PURCHASED BY CITY

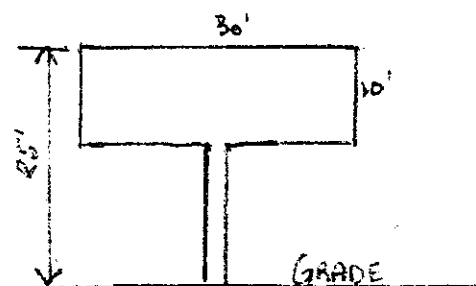
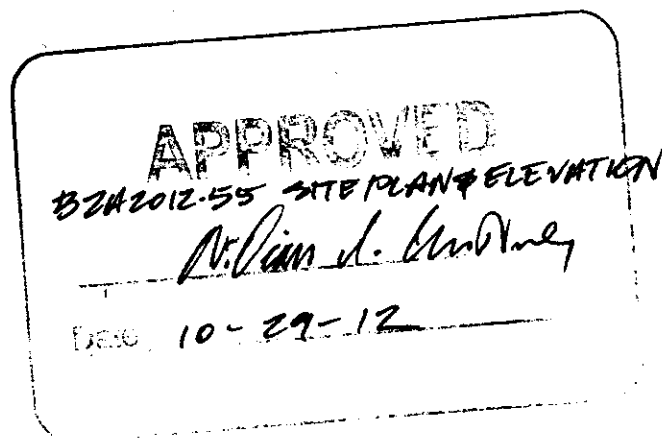
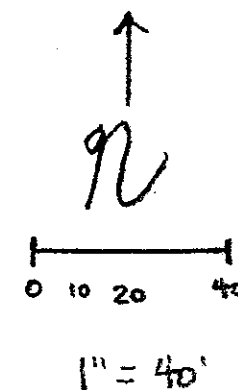
178.25'

NEW PROPERTY
LINE

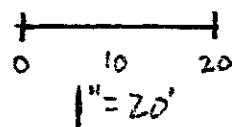
INGRESS + EGRESS
CROSSING

PROPOSED 10'x30'
NEW POLE SIGN

10' UTILITY EASEMENT



PROPOSED NEW POLE SIGN



ELEVATION
DRAWING

SITE PLAN

BOARD OF ZONING APPEALS

REQUEST FOR A SIGN VARIANCE

10001 E. KEILLOGG

GLENBROOK LLC

FERRIS CONSULTING
GREG FERRIS
PO Box 513
WICHITA, KS 67201