

CUP DP 193

18

172.09

CENTRAL

106 ft.

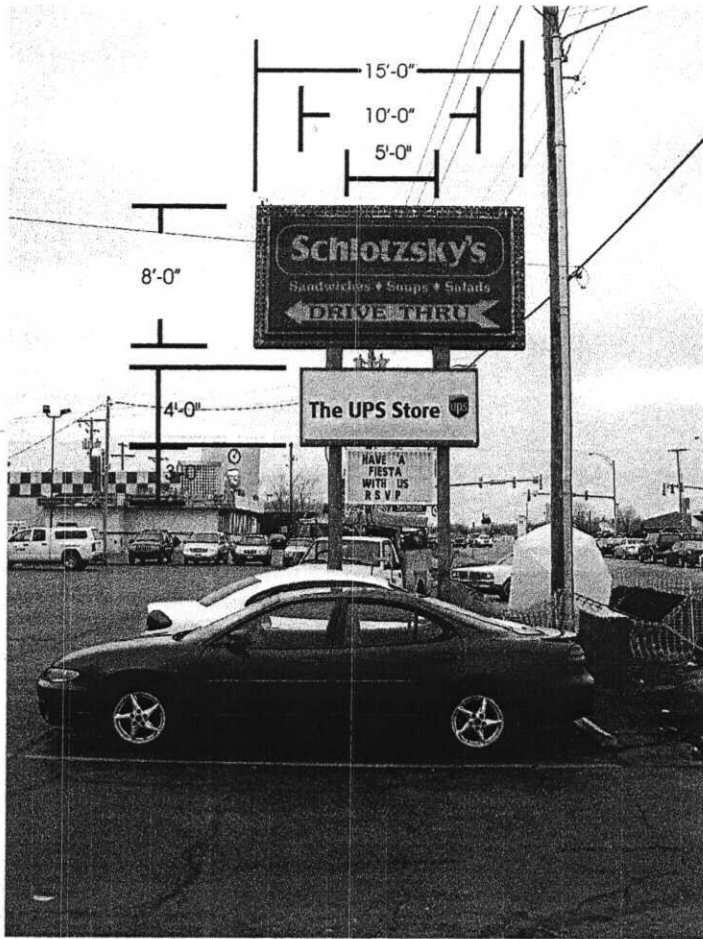
43'-0" Location of the sign

HERE

APPROVED

Existing Square Footages

Schlotzsky'2 - 120sq ft
 UPS Store - 40 sq ft
 Marquee - 15 sq ft
 TOTAL - 176 sq ft/



EXISTING LOOK

Proposed Square Footages

Schlotzsky'2 - 60 sq ft
 UPS Store - 40 sq ft
 Marquee - 15 sq ft
 TOTAL - 115 sq ft



PROPOSED NEW LOOK

APPROVED
 BZA 2006-28

William J. ...

George Lay Signs Inc.

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

APPROVED BY:

CUSTOMER NAME:
 Schlotzsky's

LOCATION:
 6507 E. Central

SALESPERSON:
 David Vernia

DATE:
 12/16/2005

FILE NAME:

VRSN:
 A

PAGES:
 1

SCALE:
 NTS

W.O. #
 Date: 4-18-06

SKETCH #
 Q-2614

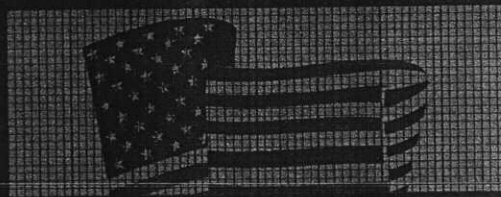
SPECIFICATIONS:

Remove the existing Main ID sign and install the smaller sized ID size.

8'-0"

ABC Discount
WINE & SPIRITS

3'-0"



3'-0"

APEX PERSONAL FITNESS 682-2759

3'-0"

18'-2 1/4"

APPROVED

BZA 2006-28

William L. Duly

Date:

4-18-06

NEW LOOK

- 2) Compatibility with existing or permitted uses on abutting sites: Decreasing the size of the legal non-conforming signs will not make the signs any less compatible with existing or permitted uses on abutting sites than the current legal non-conforming signs.
- 3) Effect on public health, safety or welfare: There will be no further encroachment into public utility easements or right-of-way; therefore, there should be no 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 replace two existing legal non-conforming signs with new, smaller signs, reducing the overall area of the signs, subject to the following conditions:

- 1) The legal non-conforming signs shall generally conform to the location, size, and design of the approved elevation drawings and site plans.
- 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 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

Enclosures

cc: Randy Sparkman, Office of Central Inspection
J. R. Cox, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 17, 2006

Daugherty Family Limited Partnership
c/o Ken Mechtley
6705 E Central
Wichita, KS 67213

David Vernia
George Lay Signs, Inc.
1016 N Waco
Wichita, KS 67203

RE: BZA2006-28: Sign Code Adjustment to replace two existing legal non-conforming on-site signs with new, smaller signs on property zoned "LC" Limited Commercial.

Legal Description: Lot 1 Schlotzsky's Addition, and Lot 1 Madison 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located south of E. Central and east of Woodlawn (6507 and 6425 E. Central).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to replace two existing legal non-conforming signs with new, smaller signs on property zoned "LC" Limited Commercial. From reviewing your application, we understand that you propose to remove the existing signs, and reduce the overall face sizes with new signs, including an LED sign.

Section 24.04.251.f. of the Sign Code allows changes to the structure of a legal non-conforming sign if the extent of the legal non-conforming sign size is reduced. We find that allowing the proposed changes 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 predominately developed commercial uses along the Central frontage. Decreasing the size of the legal non-conforming signs should not adversely impact the existing uses in the area, as the sign areas will be smaller.