

commercial areas along freeways. Decreasing the required sign spacing should not adversely impact surrounding land uses, as the proposed sign spacing will be at 120 feet.

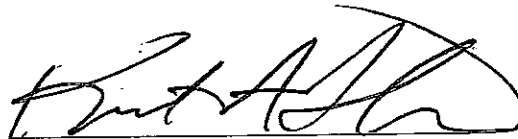
- 2) Compatibility with existing or permitted uses on abutting sites: The decreased sign spacing should not make the sign incompatible with existing or future development on adjacent properties, as the decreased spacing is within the allowable adjusted distance.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, 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 decrease the minimum allowed spacing between ground signs to 120 feet is hereby granted, subject to the following conditions:

- 1) Signage on the property shall generally conform to the location of the approved site plan drawing.
- 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: Kurt Schroeder, Office of Central Inspection
J. R. Cox, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

August 2, 2006

RJ Realty LLC
11212 E Kellogg
Wichita, KS 67207

Roger Schofield
7001 E Kellogg
Wichita, KS 67207

Jim Atherton
Trimark Signworks
319 S Oak
Wichita, KS 67213

RE: BZA2006-53: Sign Code Adjustment to decrease required separation between ground signs from 150 to 120 feet in "LC" Limited Commercial zoning, generally located south of Kellogg and west of Governour (7001 E Kellogg).

Legal Description: Lot 1, Ripstra Addition to Wichita, Sedgwick County, KS. Generally located south of Kellogg and west of Governour (7001 E Kellogg).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to reduce the maximum spacing between ground signs on the aforementioned property. From reviewing your application, we understand that you propose to build a new ground sign within 120 feet of an existing sign along E Kellogg.

Section 24.04.251.2.a. of the Sign Code allows an adjustment to reduce the minimum spacing between ground signs by up to one-third. The requested adjustment is allowable when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that reducing the spacing between signs 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 surrounding area is along E Kellogg, a heavily traveled limited access freeway. The requested reduction in sign spacing is not untypical of