



Wichita-Sedgwick County Metropolitan Area Planning Department

November 29, 2006

Carstar Corporation
Attn: Angela Norris
8923 W. Kellogg Rd.
Wichita, KS 67209

RE: BZA2006-00088: Sign Code Adjustment to increase the maximum allowed height of an on-site pole sign up to 45 feet, but no more than 20 feet above the height of the highway railing, at a point perpendicular to the sign, on the elevated portion of Kellogg Road.

Legal Description: Lots 1 & 2, Block M, Westport Addition to Wichita, Sedgwick, KS. Generally located south of Kellogg Road and west of Tyler Road (8923 W Kellogg Drive).

Dear Ms. Norris:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign to 20 feet above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose to increase the height of a pole sign along Kellogg Drive adjacent to the U.S. 54 / Kellogg Road overpass, just southwest of the intersection of Kellogg Road and Tyler Road. You submitted an exhibit that illustrates that the highest point of the highway railing at a point perpendicular to the sign is 25.3 feet above the ground elevation of the sign. The existing sign is currently 29'-9" high, and you are requesting an adjustment to the height of at least 15'-3" feet, bringing the proposed height to at least 45 feet.

Section 24.04.251.2.h. of the Sign Code states: 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 a point perpendicular to the sign when the three conditions required by Section 24.04.251.6. of the Sign Code are met.

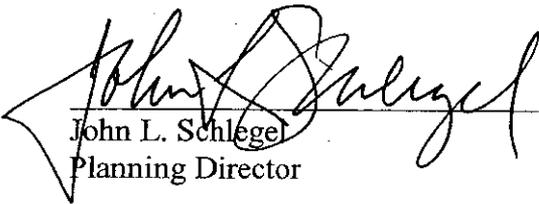
We find that increasing the height of the sign as proposed meets the three conditions required by Section 24.04.251.6. of the Sign Code as set out below:

- 1) Impact on existing uses in surrounding areas: The immediate area is freeway frontage that is zoned for commercial uses. 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 areas along freeways and increasing the sign height by 15 feet 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 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 increase the maximum allowed height of a pole sign to 20 feet above the height of the highway railing at a point perpendicular to the sign on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The pole sign shall comply with all regulations of the Sign Code except that the maximum allowed height shall be 45 feet. Said 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 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

cc: George Lay Signs, Atten: David Vernia, 1016 N. Waco, Wichita, KS 67203
Carstar Corp., 8400 W. 110th St. Suite: 200, Overland Park, KS 66210
Kurt A. Schroeder, Superintendent, O.C.I.
Randy Sparkman, O.C.I.
J. R. Cox, O.C.I.

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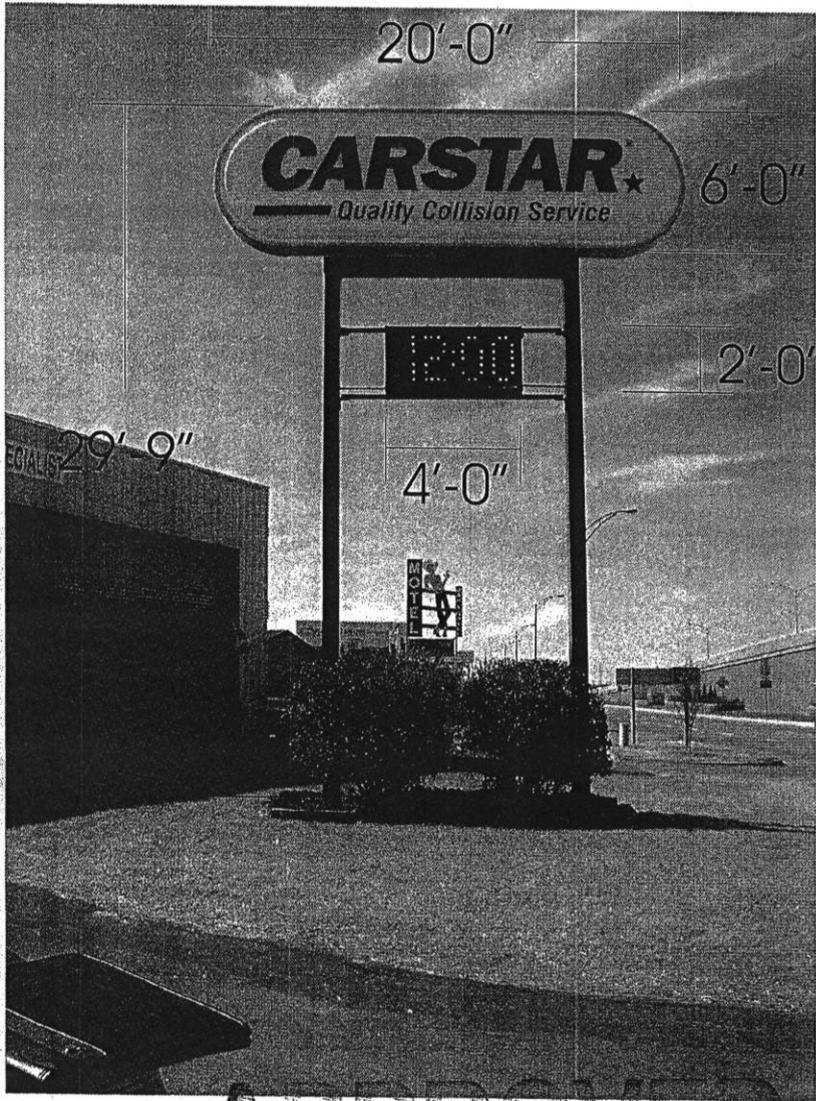
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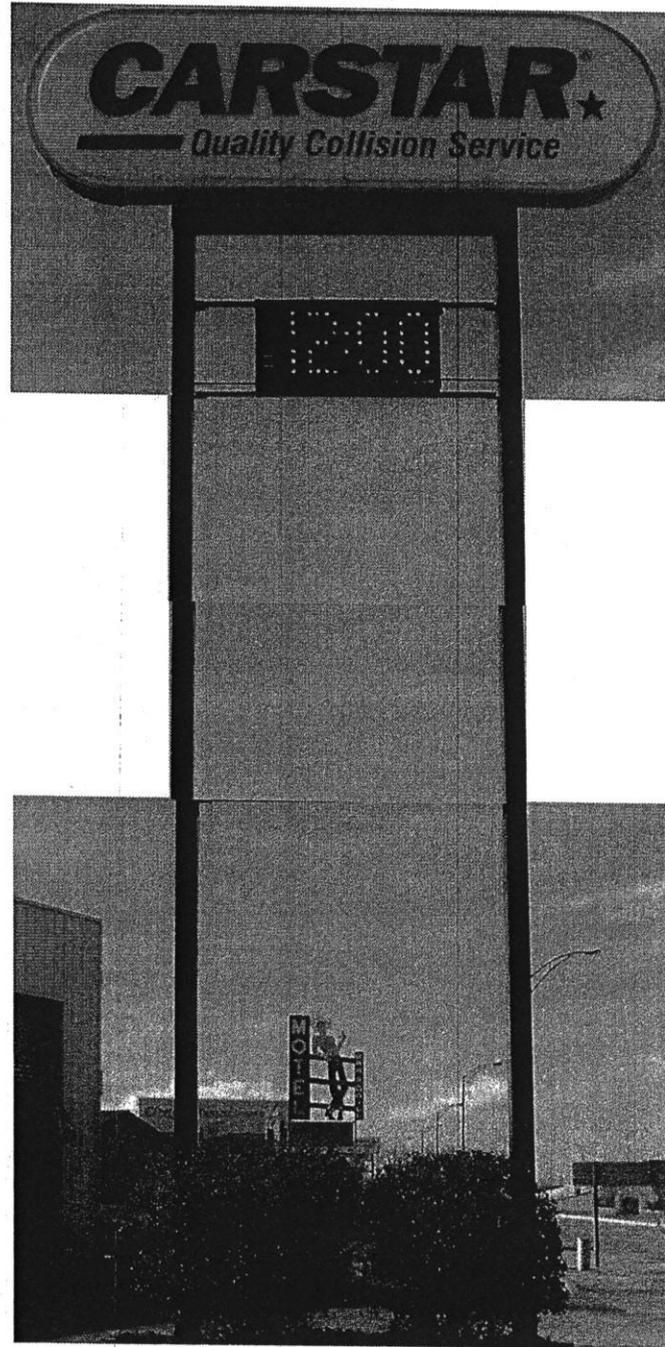
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APPROVED
EXISTING

BZA 2006-88

Date: 12-1-06



PROPOSED