



**LAWRENCE SIGN CODE BOARD OF APPEALS AGENDA
MAY 4, 2017 – 6:35 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF CITY
HALL, SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

CALL THE MEETING TO ORDER

TAKE ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

ITEM NO. 1: MINUTES

Consider approval of the minutes from the March 2, 2017 meeting.

ITEM NO. 2: COMMUNICATIONS

Acknowledge any communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

**ITEM NO. 3: MONUMENT AND AREA MARKER SIGN VARIANCES FOR VAN GO
INC.; 715 NEW JERSEY STREET**

SV-17-00207: Consider a variance request from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The request is from the specific provisions of Section 5-1841.6, which regulate maximum size, height, illumination and materials of signage of ground sign/surface mounted (monument sign) to be installed on industrial zoned property. The requests are for the existing arts center located at 715 New Jersey Street, zoned IG (General Industrial) District. The variance request was submitted by Van Go, Inc., the property owner of record.

ITEM NO. 4: MISCELLANEOUS

a) Consider any other business to come before the Board.

ADJOURN



**LAWRENCE SIGN CODE BOARD OF APPEALS AGENDA
MARCH 2, 2017 – 6:35 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF
CITY HALL, SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

Members present: Clark, Holley, Mahoney, Wilbur
Staff present: Cargill, Crick, Larkin, Walthall

ITEM NO. 1: MINUTES

Consider approval of the minutes from the October 10, 2016 meeting.

ACTION TAKEN

Motioned by Holley, seconded by Clark, to approve the minutes from the October 10, 2016 meeting of the Board.

Unanimously approved 4-0.

ITEM NO. 2: COMMUNICATIONS

There were no communications to come before the Board.

There were no ex parte contacts or abstentions.

There were no agenda items deferred.

ITEM NO. 3: WALL SIGN VARIANCES AT GROWING SMILES; 4320 W. 6TH ST

SV-17-00082: Consider a request for a variance from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The request is from the provisions of Section 5-1840.3(B) which regulates the maximum size, height, illumination and materials of signage located in the CO (Office Commercial) District. The applicants request is to allow one illuminated wall sign for each tenant not to exceed 32 square feet for the three total tenants for the building. The request is submitted for Growing Smiles/Oread Orthodontics at 4320 W. 6th Street. The variance request was submitted by Tammy Moody, with Luminous Neon for Hawktown Properties, L.L.C., the property owner of record.

STAFF PRESENTATION

Mr. Barry Walthall presented the item.

Clark asked if this is the most restrictive zoning for illuminated signs.

Walthall said yes, there is a limited sign allowance for that size of a building. When the code was developed in the 1980s, office buildings were used differently than they are today.

Clark asked what the sign requirements would be if it were not residentially zoned.

Walthall said the zoning is not driving the restriction, staff calculated the percentage of allowable area for the sign based on building size.

APPLICANT PRESENTATION

Ms. Tammy Moody, Luminous Neon, said she has been involved with multiple variances along this corridor and hopes the new sign code will address the limitations in residential office districts. She explained that the sign will have subtle LED backlighting.

Mahoney thanked the applicant for working with staff.

ACTION TAKEN

Motioned by Wilbur, seconded by Clark, to close public comment for the item.

Unanimously approved 4-0.

BOARD DISCUSSION

Mahoney said it's pretty cut and dry and it will be interesting to hear about changes to the sign code.

ACTION TAKEN

Motioned by Holley, seconded by Wilbur, to approve the variance based on meeting discussion and staff recommendation.

Unanimously approved 4-0.

ITEM NO. 4: MONUMENT AND AREA MARKER SIGN VARIANCES FOR FOX RUN APARTMENT COMPLEX; 4500 OVERLAND DRIVE

SV-17-00089: Consider a request for variances from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The requests are from the specific provisions of Section 5-1828, which regulate maximum size, height, illumination and materials of signage of Directional and Informational Signs; and Section 5-1840 which regulates which regulate maximum size, height, illumination and materials of signage permitted in Residential Districts. The requests are for the existing apartment complex located on the northwest corner of Folks Road and Overland Drive, which is addressed as 4500 Overland Drive, zoned RSO (Single-Dwelling Residential – Office) District. The variance requests were submitted by Nicholas Moos with Orion Property Group L.L.C. managing agent for Fox Run Apartments, KS, L.P., the property owner of record.

STAFF PRESENTATION

Walthall presented the item.

Wilbur asked if the property, including signage, was constructed in 2003 under the old code.

Walthall said yes, they just couldn't find any documentation of the sign.

APPLICANT PRESENTATION

A representative of Fox Run Apartments explained that they're just replacing the sign to make the property look better.

No public comment

ACTION TAKEN

Motioned by Clark, seconded by Wilbur, to close public comment for the item.

Unanimously approved 4-0.

BOARD DISCUSSION

Mahoney said he agrees that the proposed will be an upgrade and he feels directional signs are beneficial to public safety.

ACTION TAKEN

Motioned by Wilbur, seconded by Clark, to approve the variances with conditions as provided in the staff report.

Unanimously approved 4-0.

ITEM NO. 5: MISCELLANEOUS

a) Consider any other business to come before the Board.

Walthall discussed the process for revisions to the sign code. He said there are no public meetings yet, but a draft is largely complete. He hopes to have a draft ready for the public by May, and to the City Commission by the end of the summer.

Clark asked how any changes affect temporary signage.

Walthall said the lawsuit addressed temporary signage in particular- the Supreme Court decided there cannot be rules based on sign content.

Clark asked if that will impact monument signs.

Walthall said yes, staff can no longer look at the sign content.

Crick reminded them about the rules of quorum.

ADJOURN 7:13 PM

Memorandum
City of Lawrence
Planning & Development Services

TO: Sign Code Board of Appeals

FROM: Barry Walthall, Building Codes Manager

**C: Kurt Schroeder, Asst. Director of Planning & Development,
Development Services**

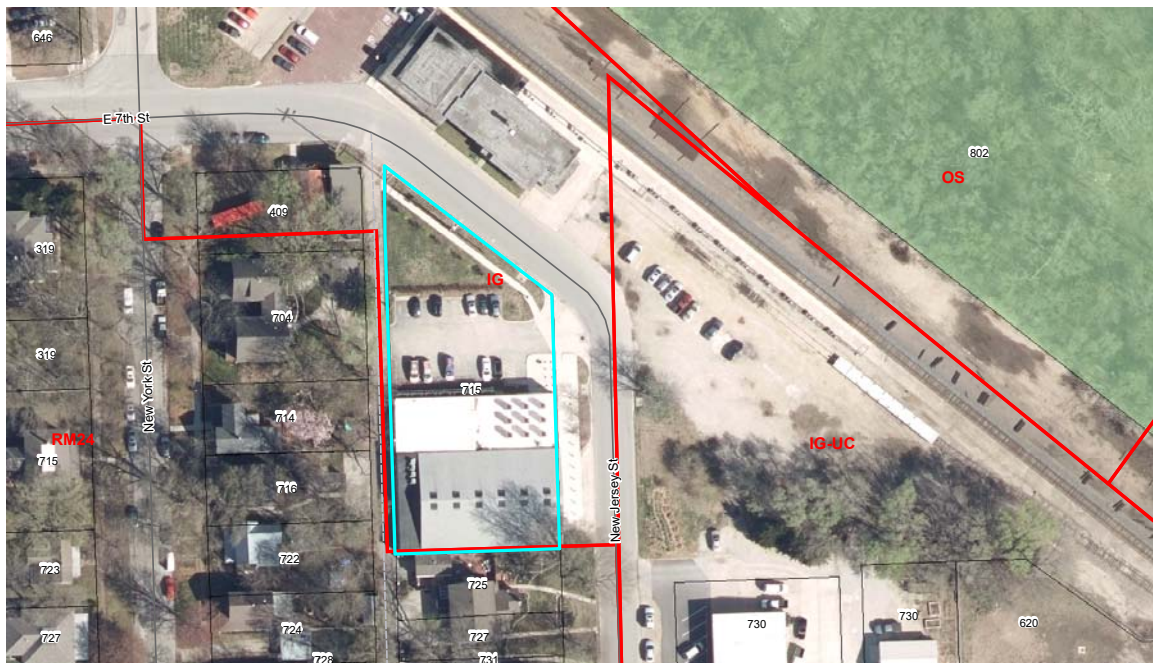
Date: April 25, 2017

RE: 715 New Jersey Street Sign Variance Request

PROJECT SUMMARY

The requested variances are:

1. To allow eight (8) illuminated ground signs.
2. To reduce the required width of the sign base for seven (7) illuminated ground sign to less than 65% of the sign width.



Aerial Photograph

GENERAL INFORMATION

Zoning Designation: IG (General Industrial)

Sign Code Reference:

5-1841.6(A) **Signs in Commercial or Industrial Districts, General.** From and after March 22, 1995, the installation of a ground sign/pole mounted shall not be permitted in a commercially or industrially zoned district, including districts zoned planned commercial and industrial. One (1) ground sign/surface mounted (monument sign) may be installed on a tract of property with a commercial or industrial zoning designation, including property zoned planned unit developments, pursuant to this Section. The ground sign/surface mounted shall be limited to a height of twelve (12) feet and shall not exceed sixty (60) square feet in surface area, provided that for each additional five (5) feet of setback from the right-of-way property line, the height may increase by two (2) feet, for a maximum height of sixteen (16) feet, and the surface area may increase by an additional six (6) feet, to a maximum not to exceed seventy-two (72) square feet of surface area.

5-1841.6(B) **Same, Base Calculation.** The permanent base of the sign shall not contain lettering, logo or insignia, and shall be permanently attached to the sign. The total base width must be at least sixty-five percent (65%) and no more than one hundred and twenty-five percent (125%) of the width of the sign. The base width shall not exceed eight (8) feet for a sign on a lot of less than one (1) acre, provided that a sign on a lot of one acre or more shall have a maximum base width of twelve (12) feet. The square footage surface area limitation established in subsection (A) shall not include the dimensions of the base. For sign structures without a separation materials between the base and the sign, the requirements of this Section shall be determined by establishing the square footage covered by the perimeter of any lettering, logo, and insignia which shall be considered the signage square surface area.

CODE ANALYSIS

Code Analysis – IG Ground Signs			
5-1841.6(A)	This code section sets forth the allowable sign characteristics for signs in the IG zoned district, as well as other industrial and commercial zoned districts:		
	Monument Sign		
	Allowable Number of Signs: 1	Requested Number of Signs: 8	
	Allowable Area: 66 sq. ft. (based on setback distance of 7 ft. as shown on the plot plan provided with the permit application)	Requested Area: Sign 1 ("V") – 7.9 sq. ft. Sign 2 ("A") – 8.5 sq. ft. Sign 3 ("N") – 7.25 sq. ft. Sign 4 ("G") – 9.25 sq. ft. Sign 5 ("O") – 9.25 sq. ft. Sign 6 ("I") – 1.5 sq. ft. Sign 7 ("N") – 7.25 sq. ft. Sign 8 ("C") – 8.5 sq. ft. Total area of all signs – 59.5 sq. ft.	
	Allowable Sign Height: 14 ft.	Requested Height: 3 ft.	
	Allowable Illumination: Yes	Requested Illumination: Yes	

	Sign Base	
5-1841.6(B)	Allowable Maximum Width of Sign Base: 8 ft. (The parcel is less than one acre in area.)	Requested Width of Sign Base: Sign 1 ("V") – 1 ft. Sign 2 ("A") – 1 ft. Sign 3 ("N") – 1 ft. Sign 4 ("G") – 1 ft. Sign 5 ("O") – 1 ft. Sign 6 ("I") – 1 ft. Sign 7 ("N") – 1 ft. Sign 8 ("C") – 1 ft. Total width of all bases – 8 ft.
	Required width of sign base (percent of sign width): At least 65% of the width of the sign but not more than 125% of the width of the sign.	Requested width of sign base (percent of sign width): Sign 1 ("V") – 37.7% Sign 2 ("A") – 35.1% Sign 3 ("N") – 41.3% Sign 4 ("G") – 32.4% Sign 5 ("O") – 32.4% Sign 6 ("I") – 200% Sign 7 ("N") – 41.3% Sign 8 ("C") – 35.1%
	Allowed width of sign (with 12 in. base width): Minimum – 7.8 in. (.65 ft.) Maximum – 15 in. (1.25 ft.)	Requested width of signs: Sign 1 ("V") – 31.75 in. (2.64 ft.) Sign 2 ("A") – 34.125 in. (2.84 ft.) Sign 3 ("N") – 29 in. (2.4 ft.) Sign 4 ("G") – 37 in. (3.08 ft.) Sign 5 ("O") – 37 in. (3.08 ft.) Sign 6 ("I") – 6 in. (.5 ft.) Sign 7 ("N") – 29 in. (2.4 ft.) Sign 8 ("C") – 34.125 in. (2.84 ft.) Total width – 238 in. (19.8 ft.)
	Allowed width of sign (with 8 ft. base width): Minimum – 62.4 in. (5.2 ft.) Maximum – 120 in. (10 ft.)	

CRITERIA FOR APPROVAL OF VARIANCE

Per Section 5-1847(B), the Board may grant variances from the construction and district regulations upon the determination that all of the following findings have been fully met:

1. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone; and the unique conditions are not created by an action or actions of the property owner or applicant; and

2. At the time a variance is granted by the Board, the Board shall find that the granting of the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such zoning districts or neighborhood in which the property is located; and
3. At the time a variance is granted by the Board, the Board shall find that the strict application of the requirements of Article 18, Chapter 5, of the City Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Article. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of this Article that were not in effect at the time a predecessor sign was installed.

STAFF ANALYSIS

The applicant has informed staff that a grant has been obtained to fund the manufacture and installation of the proposed ground signs. Due to timing of the grant process and disbursement requirements for the grant funds there is no alternative to modify the project design to comply or more nearly comply with the City sign code without going through a reapplication process.

Staff opinion is that the variance request does not meet the criteria for the granting of a variance:

1. In the opinion of staff, conditions do not exist which are unique to the location and which are not ordinarily found in the same district zone. Conditions identified by the applicant as unique are created by action or actions of the owner or applicant.
 - The applicant cites as unique factors that the lot is oddly shaped, is located in a mixed-zoned area, and that the site presents unique challenges. Oddly shaped lots are common within the IG zoned district; as is proximity to other, often less intense, zoned districts. IG districts in east Lawrence, and most other areas of the City outside of business parks, are generally located in small pockets, with mixtures of oddly shaped and rectangular parcels that are adjacent to and surrounded by other zoned districts such as single- and multi-family residential, office and open space.
 - The applicant identifies the curve at 7th and New Jersey Streets as a gateway to the cultural arts district. The location may or may not be such a gateway, but the proposed signs brand the Van Go property, not the arts district.
 - The design process for the series of signs included no evaluation of the City of Lawrence Code regarding sign regulations, and there is no information provided that a sign complying with the administrative provisions could not serve the purpose of branding the organization and property.

2. In the opinion of staff, the granting of a variance may be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. The number of ground signs requested is unprecedented, and contradicts the purpose statements of the City Code. The following provisions of Section 5-1801 of the City Code are among the stated purposes of the sign regulations:

- To lessen hazardous situations, confusion and visual clutter caused by the proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian, bicycle and vehicular traffic; and
- To curtail the size and number of signs and sign messages to the minimum reasonably necessary to identify a residential or business location and the nature of any such business; and
- Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains; and
- To preserve and enhance the natural and scenic characteristics of this community; and
- Regulate signs in a manner so as not to interfere with, obstruct vision of or distract motorists, bicyclists, or pedestrians.

As shown in the above "Code Analysis Table", the total combined width of the requested signs is 19.8 feet, which is roughly twice the maximum allowed width of a monument sign allowed for this location by City of Lawrence Code Section 5-1841.6(B). The requested signs span approximately 110 feet of street frontage, which is eleven times the maximum allowed sign width for this location. The presence of 8 proposed signs spread along 110 feet of street frontage contradicts all of the above listed purposes of Section 5-1801 of the City Code.

Staff opinion is that a sign designed in accordance with Section 5-1841.6 could fulfill the above listed purposes of the sign regulations as well as the purposes cited by the applicant, as follows:

- Allow for the communication of information necessary for the conduct of commerce.
 - Enhance the attractiveness and economic well-being of the City as a place to live, vacation and conduct business.
3. The strict application of the requirements of the sign code may result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the code. The signs for which variances have been requested have been approved through a grant funding process. Resubmitting a new design may jeopardize the funding source.

STAFF RECOMMENDATION

Staff recommends denial of the variance requested to allow eight (8) illuminated ground signs, and to reduce the required width of the sign base for seven (7) illuminated ground signs to less than 65% of the sign width.

Date: March 31, 2017

Zoning Classification: _____

Name of Business: Van Go, Inc.

Address: 715 New Jersey St. Lawrence, KS 66044

Disposition: _____

\$250.00 Non-Refundable Fee Required with application – Date Paid: _____

APPLICATION FOR A SIGN VARIANCE

(Chapter V, Section 1847, of the Code of the City of Lawrence, Kansas)

Variance Request:

(attached)

City Code (Municipal Law) States:

Note: The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized ONLY upon an affirmative vote of majority of board members present. Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:

- A. The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.
- B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.
- C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

Note: Applicant must provide a picture or drawing (to scale) of the proposed sign. Location of ground signs (pole-surface mounted) will need location indicated on the submitted site plan.

Van Go Inc
Applicant Signature

by [Signature] (Exec. Dir.)
Signature of Property Owner (if other than applicant)

785-842-3797

Phone number (day)

Van Go's Sign Variance Request

- A. The variance request arises from conditions that are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.**

Hired by Van Go Inc. to design a sign for the north side of their facility at 7th and New Jersey, Rockhill and Associates were challenged to create readable signage from every angle and direction. The architect's intent was to clearly identify the Van Go's site with a sign in keeping with the contemporary flair and artistic nature of the building.

The sweeping curve at 7th and New Jersey, a "gateway" to Lawrence's thriving Cultural Arts District, is totally unique to the East Lawrence neighborhood. Rockhill's challenge was to create a visible, readable sign on the triangular shaped lot where Van Go resides, while using the sharp curve to its full advantage. Rockhill & Assoc. succeeded in creating signage so sculptural, it doubles as landscape art. Hugging the "Van Go" curve, the letters are readable to all who pass and utilizes to full advantage the unique configuration of the property: an odd-shaped lot in a mixed-zoned area with a thriving downtown to the west, an active train station to the north and residences the west & south. The site presents unique challenges.

- B. The granting of the variance will not materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.**

Not only is this sign not "detrimental or injurious" to the neighborhood, we contend that it's graceful, sweeping presence will positively represent the entryway to the Cultural Arts District. "The Van Go Curve" will add class, quality and substance to East Lawrence—a Lawrence neighborhood in revival.

In 2006, Van Go Inc. purchased the warehouse for 350 K, and embarked on a massive renovation of the building, at a cost of 1.5 million. The choice was risky: to make a large, permanent investment in East Lawrence hoping that others would follow-suite—and they have. Van Go now stands as the cornerstone to a thriving Arts and Culture community and is more than proud that the investment it made 11 years ago, has helped transform the neighborhood.

As the City of Lawrence's re-vamp of the Sante Fe Depot gets underway, the sculptural signage on the Van Go curve should help to positively impact the

project—grounding the corner and bringing life to the Sante Fe Depot and the City's forward-thinking decision to invest in its renovation.

C. The strict application of requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with general purpose/intent of article.

In 2017, Van Go applied for and received grant funding from the Kriz Charitable Fund for signage “to visibly brand its site.” It’s important to note that the grant was approved based on the current Rockhill and Assoc. design. The case made to the grant committee was that the design would honor the artistic nature of Van Go Inc. and commemorate our 20th anniversary by:

“...boldly and artistically identifying our longtime home at 7th and New Jersey—a place that will serve at-risk teens in our community for years to come.”

Re-submitting a new sign design to the funder means there is no guarantee of approval. Losing funding for the sign would result in both “practical difficulties and unnecessary hardship.”

The Van Go sign, as proposed, does comply with the general purpose and intent of chapter 5 section 1801—specifically:

Objective #2 Allow for the communication of information necessary for commerce.

Van Go, has had identity issues since its inception—which is why making a statement via visible signage on its property is so important. After 20 years of operations, Van Go wants to communicate that it’s here to stay: established, permanent and a non-profit worthy of philanthropic giving.

Objective #4: Enhance the attractiveness and economic well-being of the City as a place to live, vacation and conduct business.

This one-of-a-kind sculptural sign, not only gives Van Go visibility and credibility, it beautifully anchors the gateway to the burgeoning new Cultural Arts District--Lawrence Kansas' newest “jewel in the crown.” A neighborhood in revival, this area is attracting the attention of small towns everywhere looking to revitalize their own commercial areas in decline.

Our hope is that Van Go's visionary investment a decade ago and its ongoing dedication to improving the City of Lawrence, will be supported. Further, that its ongoing commitment to the East Lawrence neighborhood will help stimulate the local economy by encouraging others to invest here as well.

Board of Zoning Appeals/Sign Code Board
City of Lawrence Public works
PO Box 708
Lawrence, Kansas 66044

March 31, 2017

Dear Board members,

I am writing this letter in support of Van Go Inc.'s request for a sign variance at their 715 New Jersey location.

As Van Go's neighbor, we would be excited to have such a beautiful piece of sculptural signage adorning the "Van Go Curve". We have reviewed the plans and variance appeal and believe that the sign fits with the unique aesthetics and nature of the neighborhood.

I strongly encourage the Board of Zoning appeals to approve Van Go's application for a sign variance. The proposed sign, like all the improvements they've made to East Lawrence, will positively impact the East Lawrence neighborhood where I live and own property.

Sincerely,



Van Go Neighbor
Codi Bates, Owner, Bon Bon
806 Pennsylvania St.
Lawrence, KS 66044

Board of Zoning Appeals/Sign Code Board
City of Lawrence Public works
PO Box 708
Lawrence, Kansas 66044

March 31, 2017

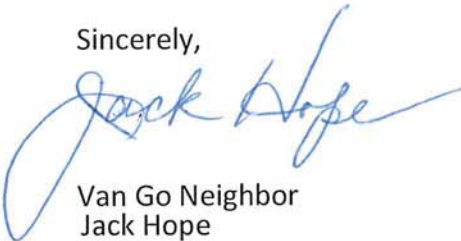
Dear Board members,

I am writing this letter in support of Van Go Inc.'s request for a sign variance at their 715 New Jersey location.

As Van Go's neighbor, I am happy to support the sculptural signage being proposed to adorn the "Van Go Curve," and have reviewed the plans and variance application. From my perspective, this sign fits well with the unique aesthetics and nature of the neighborhood.

I strongly encourage the Board of Zoning appeals to approve Van Go's application for a sign variance. The proposed sign, like all the improvements they've made to East Lawrence, will positively impact the neighborhood where I live and own property.

Sincerely,

A handwritten signature in blue ink that reads "Jack Hope". The signature is fluid and cursive, with the first name "Jack" being more prominent than the last name "Hope".

Van Go Neighbor
Jack Hope
741 New Jersey St.
Lawrence, KS

Board of Zoning Appeals/Sign Code Board
City of Lawrence Public works
PO Box 708
Lawrence, Kansas 66044

March 31, 2017

Dear Board members,

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As Van Go's neighbor, I am happy to support the sculptural signage being proposed to adorn the "Van Go Curve," and have reviewed the plans and variance application. From my perspective, this sign fits well with the unique aesthetics and nature of the neighborhood.

I strongly encourage the Board of Zoning appeals to approve Van Go's application for a sign variance. The proposed sign, like all the improvements they've made to East Lawrence, will positively impact the neighborhood where I live and own property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Lattimore", with a long horizontal flourish extending to the right.

Van Go Neighbor
Jennifer Lattimore
704 New York St.
Lawrence, KS 66044

A handwritten signature in blue ink, appearing to read "Richard Kershenbaum", with a long horizontal flourish extending to the right.

Van Go Neighbor
Richard Kershenbaum
704 New York St.
Lawrence, KS 66044

Board of Zoning Appeals/Sign Code Board
City of Lawrence Public works
PO box 708
Lawrence, KS 66044

March 31, 2017

Dear Board Members,

I am writing this letter in support of Van Go Inc.'s request for a sign variance at their 715 New Jersey location.

As Van Go's next door neighbor since 1999 when their organization moved into the blighted building next door, my wife Patti and I have been amazed by their ongoing effort to transform and improve our neighborhood. First, with the massive building renovation in 2008/9 designed and executed by Rockhill and Associates, and later with the beautiful glass mural installed on the north side of their building in 2015.

Van Go has continued, year after year, to enhance their property, thus improving the East Lawrence neighborhood we share. In my opinion, the improvements to the Van Go building have been of the highest structural and artistic quality.

The sign that's been custom-designed for their site also exemplifies that quality.

I strongly encourage the Board of Zoning appeals to approve Van Go's application for a sign variance. The proposed sign, like all the improvements they've made to East Lawrence, will positively impact the East Lawrence neighborhood where I live and work.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marty Kennedy". The signature is fluid and extends to the right with a long, sweeping tail.

Marty Kennedy
Owner, Kennedy Glass, 730 New Jersey
Resident, 721 New Jersey

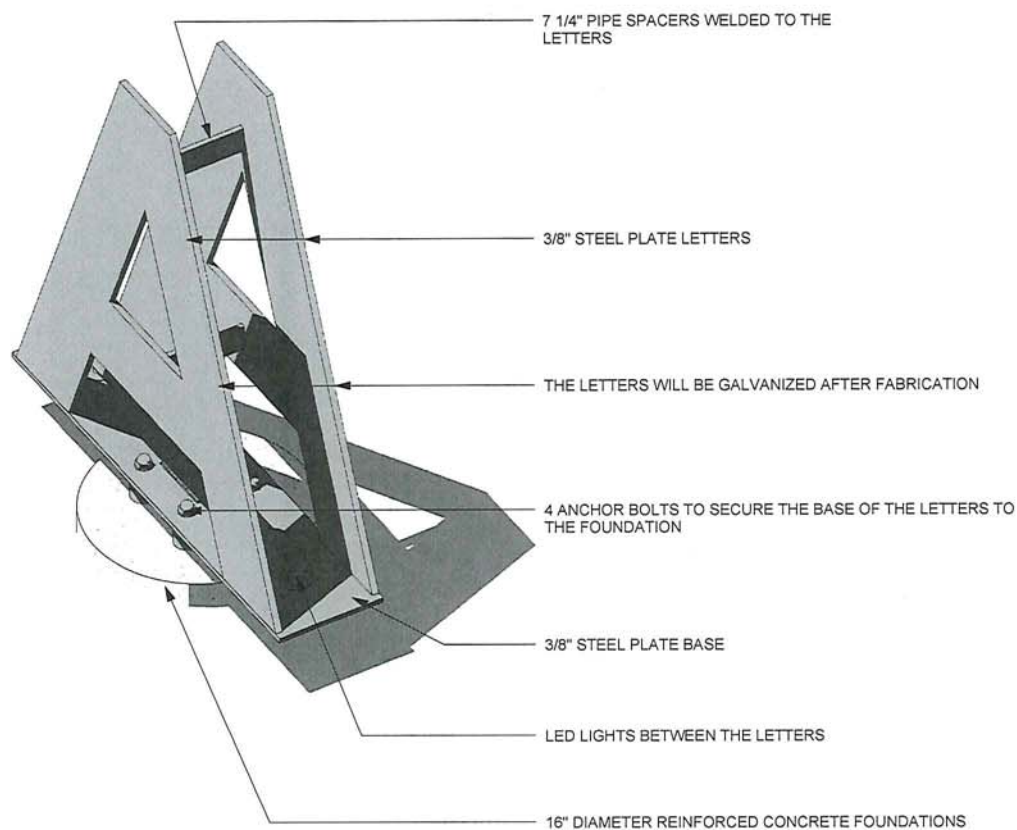
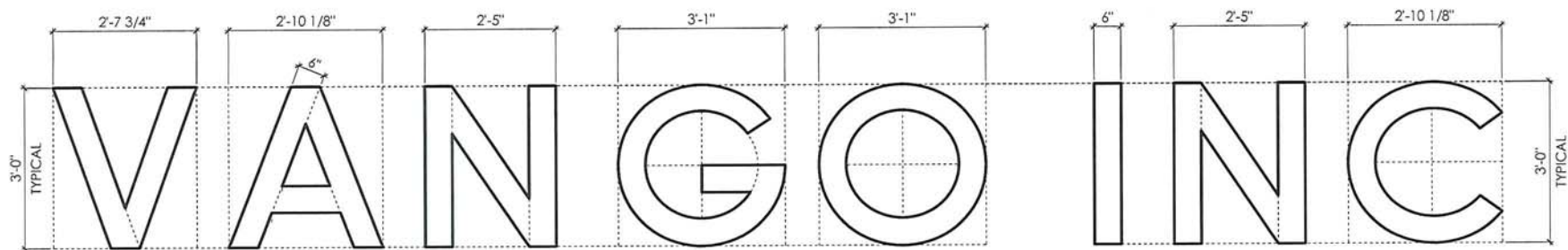


VAN GO INC LANDSCAPE SIGN

R+A

Van Go Inc. Sign
Van Go Inc. 715 New Jersey Street
Lawrence, Kansas 66044

VAN GO INC LANDSCAPE SIGN









City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Building Safety Division
1 Riverfront Plaza, Suite 110
PO Box 708
Lawrence, KS 66044
Phone: (785) 832-7700
Fax: (785) 832-3110
www.lawrenceks.org
buildinginspections@lawrenceks.org

SIGN PERMIT APPLICATION*

Date: 2/27/17

Project Name: VAN GO INC. SIGN

Project Address: 715 NEW JERSEY

Type of work: ☒ Construct New Sign

☒ Permanent

-OR-

-OR-

☐ Rework or Replace Existing Sign

☐ Temporary from: _____ to _____

Type of Sign ☒ Ground Sign ☐ Wall Sign ☐ Awning/Canopy ☐ Banner

☐ Other: _____

☐ Non-Illuminated ☒ Illuminated (method) INTERNAL

Sign to be constructed of: GALVANIZED STEEL AND CONCRETE

Sign Size: Sign Width: 22' Sign Height: 4' Total Sq Ft: 88

Ground Signs: Height from grade to top of sign: 4' MAX

Distance from street right-of-way: 7'

Wall Signs: Business facade width (ft) _____ height (ft) _____ Total Sq Ft: _____

Estimated Value: \$12,000

*Required Attachments:

*A site plan showing sign placement on the property

*A drawing or photograph detail showing sign graphics and dimensions

*An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation to the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org.

Sign Contractor: ROCKHILL AND ASSOCIATES

Applicant Name (please print): _____ DAN ROCKHILL

Phone Number: 785-393-0747 Email: rockhill@sunflower.com

Electrical Contractor (if required): LYNN ELECTRIC

I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Dan Rockhill

2/27/17

Applicant Signature

Date

