



Board of Zoning Appeals Agenda Item

Meeting

Date: 2/10/2026

From: Josh White, Principal Planner

Item: 1110 E Kansas Ave sign variance

Purpose:

Hold a public hearing to consider the advisability of granting a variance for a sign at 1110 E Kansas Ave that exceeds the maximum height by 25 feet and exceeds the maximum area by 146 square feet.

Background:

KLANDS Venture LLC has requested a variance to the sign regulations. The subject property is located at 1110 E Kansas Avenue. The property is being developed as a travel center. The area surrounding the property is commercial (mixed use). The applicants are planning to erect a sign at the southwest corner of the site that exceeds the height and size requirements. Regulations allow for a 25' pole sign with an area of no more than 100 square feet. The proposal is for a sign with a height of 50' and an area of 246 square feet (although 22 square feet is for a separate business). The property is approximately 13.68 acres. It is the recommendation of staff that a variance for an encroachment onto the front yard for the construction of a carport with a 5-foot front yard setback be denied:

It is the recommendation of staff that a sign variance to exceed the maximum height by 25 feet and exceed the maximum area by 146 square feet be approved based on the following factors:

- The proposed signage will not adversely affect the neighborhood
- The distance from the sign to the nearest house is approximately 500 feet.
- The height of the highway presents a visibility challenge for the sign and thus a hardship on the applicant.
- The signage will not interfere or be confused with traffic signals or road signs and lights.
- The variance is not opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to approve/disapprove a variance for a sign at 1110 E Kansas Ave that exceeds the maximum height by 25 feet and exceeds the maximum area by 146 square feet.

Attachments:

Staff report Presentation Link <https://arcg.is/0TqDz00>