CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2017

West Heights United Methodist Church
Attn: Tony Zimbelman
745 N. Westlink
Wichita, KS 67212

Ron's Sign Company
Attn: Chuck Feik
1329 S. Handley
Wichita, KS 67213

RE: **BZA2017-00014: Sign Code Adjustment to permit an LED sign on a new monument sign for an institutional use on property zoned B Multi-Family.**

Legal Description: LOT 1, WEST HEIGHTS METHODIST CHURCH ADDITION to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of W. Delano Avenue and N. Westlink Avenue (745 N. Westlink Avenue).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a monument sign with an electronic message board for an institutional use on the aforementioned property. From reviewing your application, we understand that you propose to build an 84-inch by 78-inch monument sign with a 22-inch by 60-inch LED component at the northeast corner of your lot located at the southwest corner of West Delano Avenue and North Westlink Avenue. This monument sign will be replacing two existing signs along North Westlink Avenue.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit electronic message signs for institutional uses located in any residential zoning district, or in any "NO", "GO", "NR", "OW" or "IP" zoning districts when the three conditions required by Section 24.04.251.6 of the Sign Code are met. We find that allowing the electronic message 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: Existing uses in the surrounding area are single-family residences on SF-5 Single-Family Residential zoned districts to the west, north and east

of the subject property. LC Limited Commercial zoned property abuts the south property line. The proposed electronic message sign is located 86 feet south of the nearest residence.

2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to the sign should not reduce compatibility of the sign with surrounding uses, as the copy and graphics changes will be restricted to one change per second or slower.

3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no 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 permit an electronic message sign for a church on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

1) The administrative adjustment is for a monument sign with an LED component only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.

2) The sign shall be in conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.

3) The sign shall not make copy or graphics changes faster than once per second.

4) No other freestanding signs shall be allowed on the subject site.

5) Portable signage shall not be permitted on the subject property.

6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Adjustment is null and void.

The development application sign should now be removed from the property.

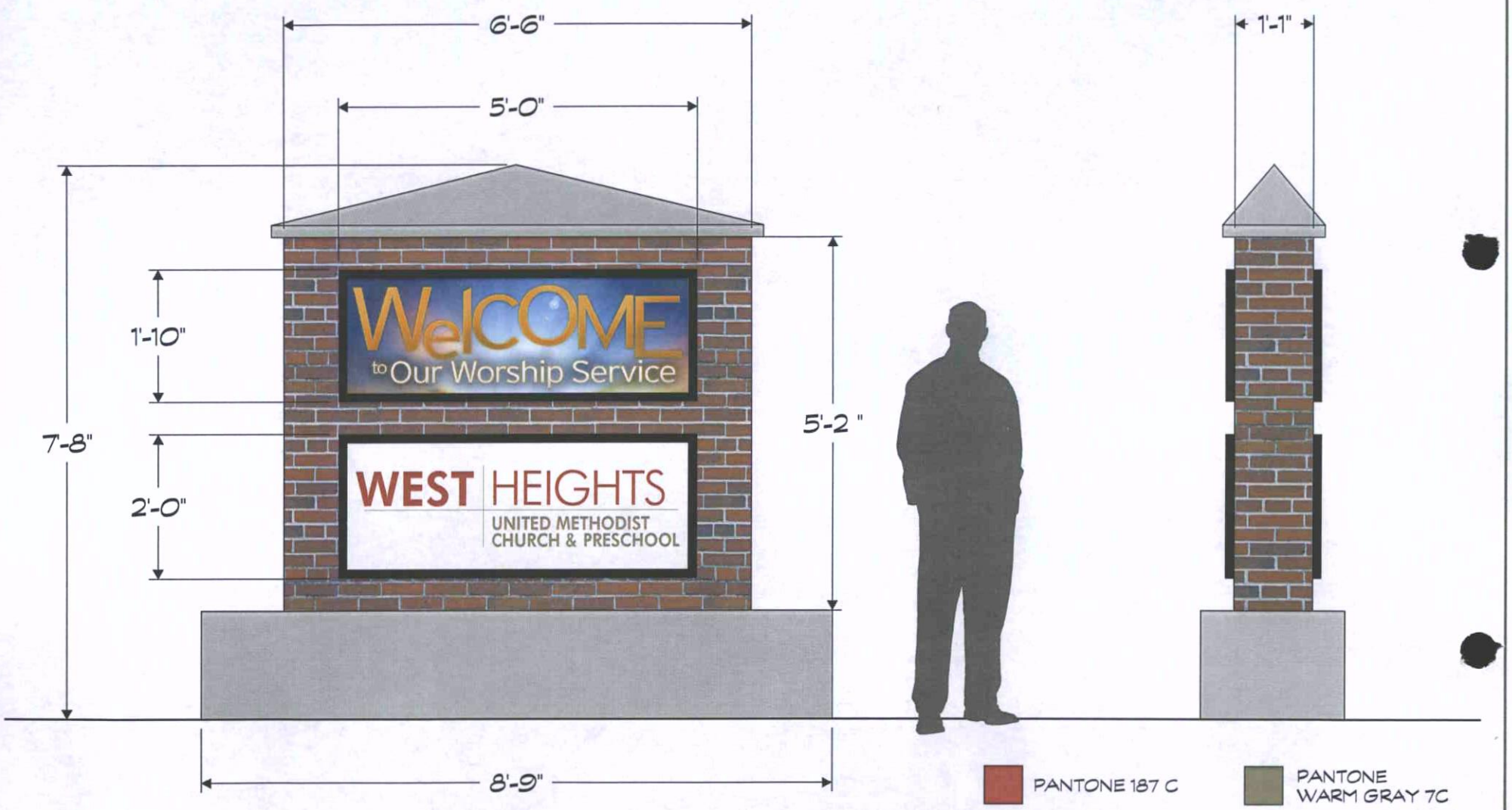
Dale Miller, Director
Metropolitan Area Planning Department

Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Services Representative District V

FRONT VIEW

SIDE VIEW



Ron's Sign Co.
267-8914 ▼ WICHITA, KS.
FOR ALL YOUR SIGN NEEDS

Company: West Heights UMC

Address: 745 N. Westlink Ave
Wichita, KS 67212

Description: Monument Sign

3315

Drawing Date: 03-21-17

Ron's Sign Co.
1329 S Handley
Wichita, KS 67213
Phone: 1.800.326.8914
Fax: 1.316.267.0811

By signing this you agree that all sizes, graphics and specifications are correct and satisfactory.
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Approved by:

Date: