



Wichita-Sedgwick County Metropolitan Area Planning Department

October 11, 2018

Riverview Baptist Church
Attn: George Blades
844 W. 53rd Street North
Wichita, KS 67204

LB signs
Attn: Jake Schifelbein
5010 N. Maize Road
Maize, KS 67101

RE: BZA2018-00054: Sign Code Adjustment to permit an electronic message center on an existing sign for religious institution located in SF-5 Single-Family Residential.

**Legal Description: E 175 FT W1/2 S 78 FT LOT 22 & E 175 W1/2 LOT 23 EXC S 20 FT FOR STREET, and S 238 FT W 131 FT LOT 23 & 40 FT VAC STREET & 66 FT ABAND. AVI ROW ADJ ON W EXC RD INTERURBAN PLACE
ADDITION to Wichita, Sedgwick County, Kansas. Generally located 1,100 feet west of the intersection of North Arkansas Avenue and West 53rd Street North (844 W. 53rd Street N.)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an electronic message board as part of an existing sign on the aforementioned property. From reviewing your application, we understand that you propose to build a 48 square foot pylon sign with an LED component.

Section 24.04.251.i of the Sign Code allows an adjustment for an electronic message sign "SF-5" Single-Family zoning district. We find that allowing the existing sign with an electronic message board component 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 north, west, south and an apparent non-conforming commercial uses on SF-5 zoned property east of the subject property.
- 2) Compatibility with existing or permitted uses on abutting sites: Allowing an LED component in a new pylon sign along 407 feet of lineal street frontage of West 53rd Street

North will not negatively affect surrounding uses, as the copy and graphics changes will be restricted to one change per second or slower.

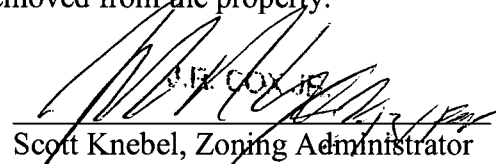
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way or easements; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The administrative adjustment is for a 48 square foot pylon sign with an LED component in SF-5 residential zoning; 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 be located within any easement unless the appropriate permission has been obtained.
- 4) The sign shall not be located within any corner or driveway site triangle.
- 5) Additional 20 feet of public right-of-way was dedicated when the church added the day care center. The new sign may not be located in the right-of-way.
- 6) The sign shall not make copy or graphics changes faster than once per second.
- 7) No other freestanding signs shall be allowed on the subject site.
- 8) Portable signage shall not be permitted on the subject property.
- 9) 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


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Cindy Claycomb, City Council District VI
Brandon Findley, CSR District VI

Existing



Proposed



SITE PLAN

APPROVED 10/11/2018 BY Ken Orga



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

property line

1: 625

