



Wichita-Sedgwick County Metropolitan Area Planning Department

April 30, 2021

Antioch Christian Church
3741 W. 13th Street
Wichita, KS 67213

Ron's Sign Company
Attn: Anders

RE: BZA2021-00013 – City Variance for property zoned SF-5 Single-Family Residential for an LED message board located 1,000 feet north of West 13th Street north, 650 feet east of North West Street (3741 W 15th Street North)

Dear Applicant,

The official action of the Board of Zoning Appeals was to grant the requested variance. The BZA2021-00013 Resolution adopted by the Board of Zoning Appeals on April 22, 2021 is attached. The approval of the request is subject to the following conditions.

1. The variance shall apply only to the existing monument sign and be developed in accordance with the drawings submitted.
2. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department to construct the addition.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kathy L. Morgan, Senior Planner
Metropolitan Area Planning Department
271 West 3rd Street, Room 203
Wichita, KS 67202

Copies to: MABCD
Cindy Claycomb, WCC District VI, mail stop 1-131
Ana Lopez, CRS District VI, mail stop 1-131

BZA RESOLUTION NO. BZA2021-00013

WHEREAS, Antioch Christian Church (Applicant); pursuant to Kansas Statutes Annotated 12-759, requests Variances to allow a building sign that exceed two square feet in area and an adjustment to allow an LED sign on property zoned SF-5 Single Family Residential, and legally described as follows:

Lot 1, Antioch Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 22, 2021, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

WHEREAS, It is the opinion of Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, in the case of Variances to allow a building sign that exceed two square feet in area and an adjustment to allow an LED sign on property zoned SF-5 Single Family Residential, and legally described as follows:

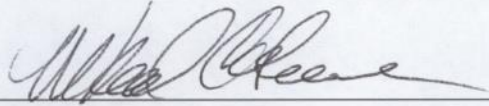
All of Lots 1 and 3, and Lot 5, except the South 20 feet thereof, on Harvard Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas.

The variances are hereby GRANTED, subject to the following conditions:

1. Signage shall be in substantial conformance with the approved site plan and included elevations.
2. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department to construct the signage and the signage shall be erected within one year.

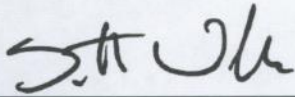
3. The resolution authorizing this variance may be declared null and void upon findings by the Zoning Board of Appeals that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 22nd Day of April, 2021.



Michael Greene, BZA Board Chair

ATTEST:



Scott Wadle,
BZA Secretary

ANTIOCH

CHRISTIAN CHURCH

IN-PERSON WORSHIP
SUNDAY 10:30 AM

ONLINE ALSO

SUNDAY SCHOOL
9:30AM

WORSHIP
10:30AM

approved
5-5-2021
Elmora