Wichita-Sedgwick County Metropolitan Area Planning Department

August 3, 2020

East Heights United Methodist Church
Attn: Steve Spencer
4407 East Douglas Avenue
Wichita, KS 67218

George Lay Signs
Attn: Michael Lay
1016 North Waco Avenue
Wichita, KS 67203

RE: **BZA2020-00032: City Sign Code Administrative Adjustment to allow a new monument sign with an LED component for an institutional use on SF-5 Single-Family Residential zoned property. Generally located one-half mile west of South Oliver Avenue on the south side of East Douglas Avenue (4407 E. Douglas Avenue)**

Legal Description: Lot 1 Exc E 150 Ft & Exc N 10 Ft Ded For St & N 11.5 Ft Lot 3 Exc E 150 Ft Block A, Highland Park Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a new monument sign (100 square feet) with a 32 square feet LED component at the East Heights United Methodist Church at 4407 East Douglas Avenue. The existing identification sign located at the southeast corner of East Douglas Avenue and South Crestway Street will remain.

Section 24.04.251.i of the Sign Code allows an adjustment for an electronic message sign in SF-5 Single-Family Residential zoning district. We find that allowing a new monument sign (8-feet by 13.25-feet) with an electronic message board (8-feet by 4-feet) 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, east, and south of the subject property and a church on a TF-3 Two-Family Residential zoned lot to the west.

2) Compatibility with existing or permitted uses on abutting sites: Allowing the new monument sign with an electronic display will not negatively affect surrounding uses. The sign does not face any houses and 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 new monument sign (8-feet by 13.25-feet) with an electronic message board component (32 square feet) as proposed; 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 signage will be allowed in the driveway site triangle or the corner site triangle. Portable signage shall not be permitted on the subject property.

5) 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.

Scott Wadle, Interim Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, CSR District I

George Lay Signs Inc
1016 North Waco | Wichita KS, 67203-3999
316.262.0433 | (800) 888.0433 | laysigns@laysigns.com

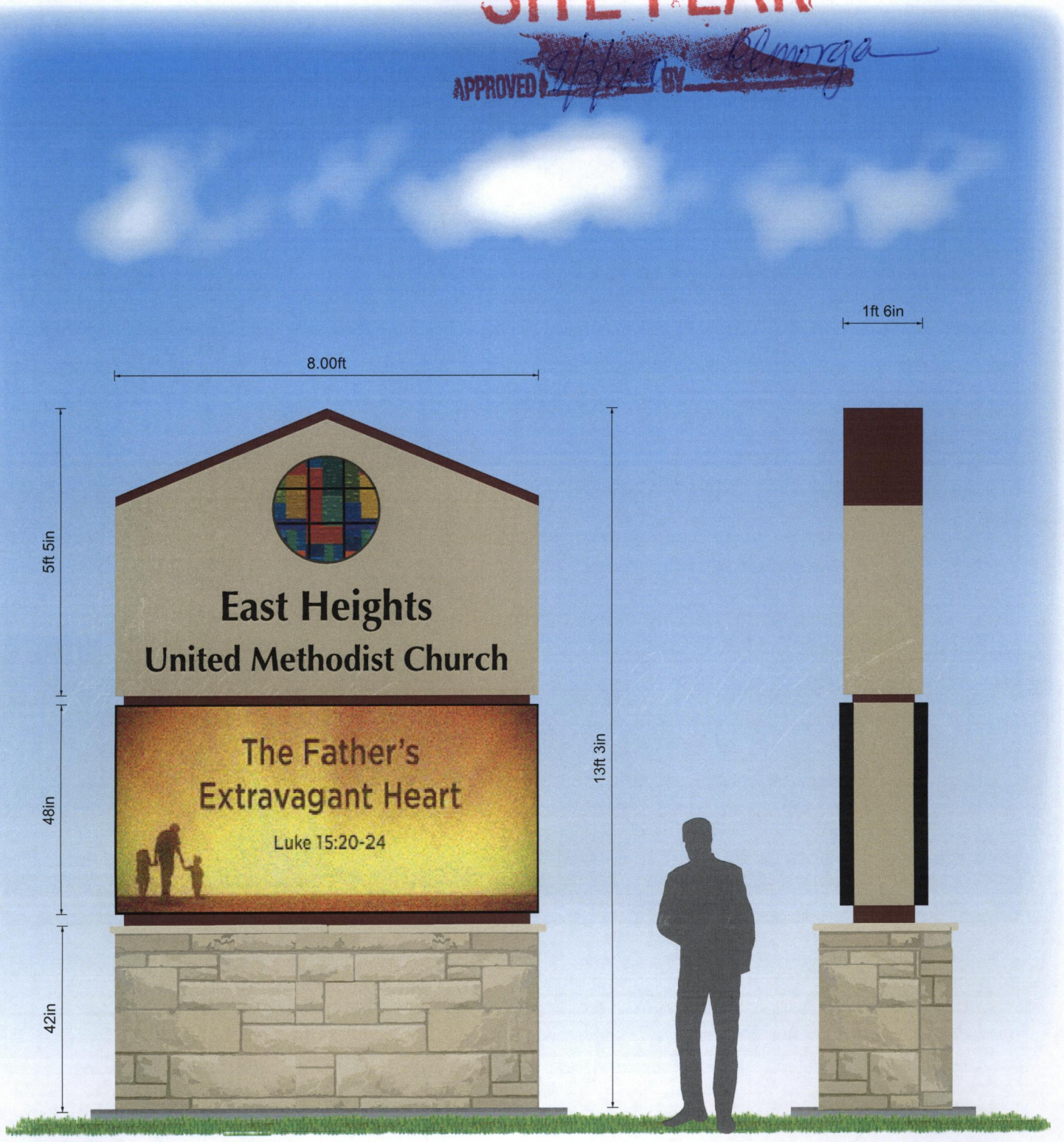
DESIGNED FOR | EAST HEIGHTS UNITED METHODIST

CLIENT APPROVAL

x

SITE PLAN

APPROVED BY



SPECS **FILE NAME:** S:\Customers\EAST HEIGHTS METHODIST\2020\Art\EHUMC_PylonEMC_2020.pdf

Sketch: Revisions to show Cirrus EMC approx in 4' x 8' configuration and mounted to stone base approx 42" tall x 8'wide. Depth TBD. OAH of sign is approx 13' 3"

COLORS (proof only colors may not match final output)

- ☐ All Colors TBD
- ☐
- ☐
- ☐
- ☐
- ☐

DATE: 05/20 **SKETCH:**17727.1

ADDRESS | 4407 E Douglas

SALESPERSON | Mary Wilson

SCALE | 3/8" = 1'

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