



Wichita-Sedgwick County Metropolitan Area Planning Department

October 21, 2022

Central Christian Church
2900 North Rock Road
Wichita, KS 67226

Greg Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

RE: BZA2022-00045 – Variance request in the City to increase the height of an off-site sign to 55 feet, generally located on the south side of East 37th Street North and within one-block west of North Hydraulic Avenue (1441 East 37th Street North).

Dear Applicant,

At its regular meeting on **October 20, 2022**, the official action of the Board of Zoning Appeals was to **GRANT** the requested variance. The approval of the request is subject to the following conditions.

1. The sign shall not exceed 55 feet in height as shown on the site drawings submitted by the applicant and shall be developed in accordance with the approved site plan and elevation drawings. Only one off-site sign will be allowed for this zoning lot.
2. The off-site sign shall adhere to all applicable setbacks.
3. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year.
4. The sign shall conform to all other requirements of the City of Wichita Sign Code.

If you have any questions concerning this matter, please call our office at (316)-268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans, Division Manager

Copies to: MABCD

BZA RESOLUTION NO. BZA2022-00045

WHEREAS, Central Christian Church / His Helping Hands (owner); pursuant to Kansas Statutes Annotated 12-759, request a Variance to increase the height of an off-site/billboard sign to 65 feet on property located at 1441 east 37th Street North; legally described as follows:

Lot 1, His Helping Hands Addition, 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 October 20, 2022, 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, the request to permit an increase in building height is appropriate considering the uniqueness of the site. The property on which the original sign was located was acquired by the Kansas Department of Transportation causing the location of the sign to move west. Future highway expansion will cause a height increase of the highway, and the sign will have to increase in height to be visible.

WHEREAS, granting the additional height will not adversely affect the rights of adjacent property owners. The property is in an area of GI General Industrial zoning with highway frontage.

WHEREAS, the strict application of zoning code height restriction constitute an unnecessary hardship on the applicant. Without the additional height, the sign will not be visible. This will make the sign impractical. That would result in a loss of revenue to the property owner and have negative impact on their ability to utilize the property to bring revenue to the non-profit.

WHEREAS, granting the variance to permit the additional building height is in the public interest and will not adversely affect surrounding properties. There are signs along the Interstate in this near area. Development of off-site signs along highways is expected and encouraged when located in General Industrial zoning by the Sign Code Regulations. There is no negative impact on the public, and this Variance will not impact the development of the community.

WHEREAS, granting the variance will not be opposed to the general spirit and intent of the sign code. The Sign Code has many provisions to allow signs to be seen from the Interstate. It allows increased height to create visibility. This is usually because of the elevation of the highway. However, the natural features of the area create the need for the additional height. This does not conflict with the spirit and intent of the Sign Code. Therefore, the request is not opposed to the general spirit and intent of the Sign Code.

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

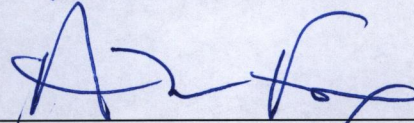
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to increase the height of an off-site/billboard sign to 55 feet on property located at 1441 east 37th Street North; legally described as follows:

Lot 1, His Helping Hands Addition, Sedgwick County, Kansas.

The variance is hereby **GRANTED**, subject to the following conditions:

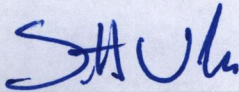
1. The sign shall not exceed 55 feet in height as shown on the site drawings submitted by the applicant and shall be developed in accordance with the approved site plan and elevation drawings. Only one off-site sign will be allowed for this zoning lot.
2. The off-site sign shall adhere to all applicable setbacks.
3. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year.
4. The sign shall conform to all other requirements of the City of Wichita Sign Code.

ADOPTED AT WICHITA, KANSAS, this 10th Day of November 2022



Ann M. Fox, BZA Board Chair

ATTEST:



Scott Wadle,
BZA Secretary



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	323434	Print Legal Ad - IPL0091495		\$154.35	2	92L

Attention: MANDY HEBERT
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

LEGAL PUBLICATION

OCA 180004
 Published in The Wichita Eagle on September 29, 2022
 (One Time Only)
 MAPC/BZA October 20, 2022
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 20, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

BZA2022-00045: Variance request in the City to increase the height of an off-site sign to 55 feet; generally located on the south side of East 37th Street North, within one block west of North Hydraulic Avenue (1441 E 37th Street North).

CON2022-00037: Conditional Use in the City to allow Multi-Family on property zoned TF-3 Two-Family Residential District, generally located on the west side of North Fairview Avenue, within one block north of West 13th Street North (1419 North Fairview).

CON2022-00038: Conditional Use request in the City to permit Group Residence, General on property zoned TF-3 Two-Family Residential (with ZON2022-00053 for B Multi-Family Residential); generally located one block south of West 21st Street North and one block west of North Waco Avenue (2041 N Jackson).

ZON2022-00052: Zone change request in the City from SF-6 Single-Family Residential District to MH Manufactured Housing District; generally located on the south side of U.S. Highway 54, within one-quarter mile east of South 167th Street West (16315 W. US Hwy 54).

ZON2022-00053: Zone change request in the City from TF-3 Two-Family Residential to B Multi-Family (with CON2022-00038 for Group Residence, General); on property generally located one-block south of West 21st Street North and one-block west of North Waco Avenue (South of 2041 N Jackson).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at the time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (671) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141 @ 67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov

Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle

271 W. 3rd Street - Suite 201

Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

WITNESS MY HAND on September 29, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0091495

Sep 29 2022

In The STATE OF KANSAS
 In and for the County of Sedgwick

No. of Insertions: 1
 Beginning Issue of: 09/29/2022
 Ending Issue of: 09/29/2022

STATE OF KANSAS)

SS

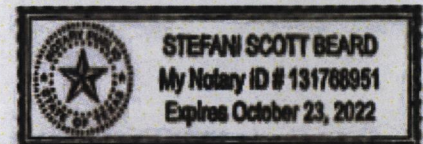
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/29/2022 to 09/29/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 09/29/2022

Notary Public in and for the state of Texas, residing in
 Dallas County



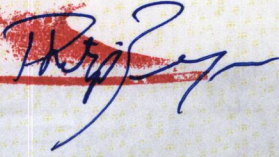
Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

SITE PLAN

APPROVED

11/10/22

BY



E. 37th St N

1441 E. 37th St N

515' to Park

559' to Park

New Sign

Existing Sign

New Property Line

Existing Property Line

Site Plan Sign Variance
Height of Off-site Sign

1441 E. 37th St. N