



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

March 23, 2026

St. Andrews Missionary Baptist Church, Inc.
3901 East 25th Street North
Wichita, KS 67220

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

RE: BZA2026-00018: Administrative Adjustment in the City to permit a variable/electronic message sign for an institutional use on property zoned SF-5 Single-Family Residential District; generally located on the south side of East 25th Street North and within one-half mile east of North Hillside Avenue (3901 East 25th Street North).

Legal Description: BEG 87.94 FT W NE COR SW1/4 W 250 FT S 455 FT SE 160.94 FT NE 272.46 FT N 300 FT TO BEG EXC N 50 FT FOR ST. SEC 2-27-1E, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for an adjustment to the Sign Code to permit a variable/electronic message sign as a new monument sign on the subject site. The existing static sign is located on the western side of the site, perpendicular to North Fenner Place. The existing sign is setback 30 feet from both the north and west property lines. The proposed new sign would be more prominently along the East 25th Street North frontage on the eastern side of the building. The new sign would include a static sign along the top, stating the name of the church, with the variable/electronic display below.

The following is a review of the total sign area along East 25th Street North with the inclusion of the proposed variable/electronic message sign.

- Variable/electronic message sign would be approximately 32 square feet;
- Static sign atop the variable/electronic display would be approximately 16 square feet.

The total sign area along East 25th Street North would be 48 square feet.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the SF-5 Single-Family Residential District. We find that allowing the variable/electronic message component on a sign that complies with the standard sign area as permitted by 24.04.190.11 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:** Properties to the west and north would be the most affected by the placement of a variable/electronic message sign at the proposed location. These properties are zoned SF-5 Single-Family Residential and developed with single-family dwellings.
 - a. The property addressed 2553 North Fenner Place is approximately 240 feet west of the proposed sign. The distance from the sign will help mitigate possible light trespass. During

the winter months, the sign may have possible negative impacts of light trespass between dusk and 11:00 p.m. and between 7:00 a.m. and sunrise. The conditions of approval require the sign to be turned off between 8:00 p.m. and 7:00 a.m.

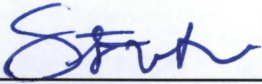
- b. The property addressed 2601 North Bluff Avenue is approximately 143 feet north of the proposed sign but does not have any barrier that would possibly block light trespass from the sign. During the winter months, the sign may have possible negative impacts of light trespass between dusk and 11:00 p.m. and between 7:00 a.m. and sunrise. The conditions of approval require the sign to be turned off between 8:00 p.m. and 7:00 a.m.
- c. The property addressed 2602 North Bluff Avenue is approximately 285 feet northeast of the proposed sign but does not have any barrier that would possibly block light trespass from the sign. During the winter months, the sign may have possible negative impacts of light trespass between dusk and 11:00 p.m. and between 7:00 a.m. and sunrise. The conditions of approval require the sign to be turned off between 8:00 p.m. and 7:00 a.m.

- 2) Compatibility with existing or permitted uses on abutting sites: Allowing the new electronic display may negatively affect surrounding uses during the winter months when the sky is dark during typical hours when information is desired to be advertised. However, conditions of approval are designed to mitigate said negative impacts. The copy and graphics changes will be restricted to static images with changes not more than every five seconds or slower. Based on the placement and orientation of the sign, and conditions of approval, significant detrimental impacts are not anticipated.
- 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.

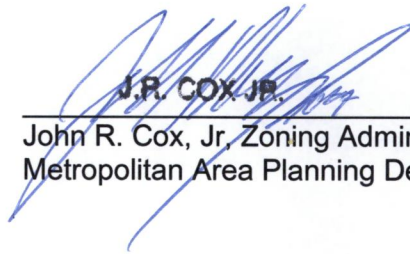
Our signatures below indicate that a Sign Code Adjustment to permit a variable/electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions.

- 1) The Administrative Adjustment is for adding a new variable/electronic message sign as proposed. The total sign area of ground or pole signs along East 25th Street North shall not exceed 100 square feet. All other signage on the site shall otherwise conform to the Sign Code unless a separate Adjustment or Variance is approved.
- 2) Only one variable/electronic message sign is allowed on this property.
- 3) From dusk until 8:00 p.m., the sign brightness shall be reduced to no more than 3000 nits (per the Wichita Sign Code). The sign shall not be illuminated between the hours of 8:00 p.m. and 7:00 a.m. The sign shall conform to all other requirements of the City of Wichita Sign Code.
- 4) Copy or graphics shall be limited to static images only and shall not change more than once every five seconds.
- 5) The sign shall be in general conformance with the approved site plan. The sign shall be permitted and installed within one year from the date of approval.
- 6) Portable signage shall not be permitted on the subject property.
- 7) 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.



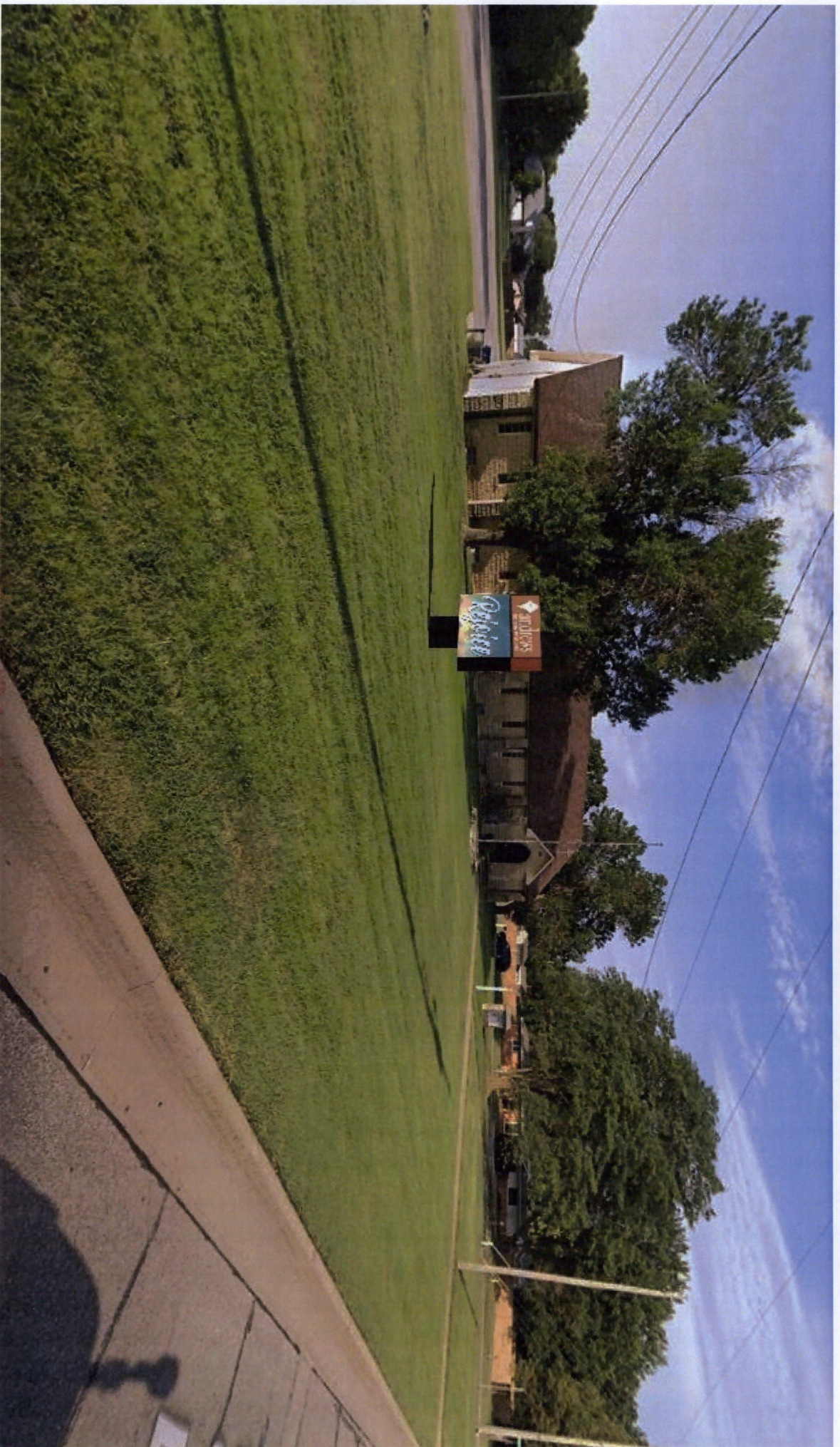
Scott Wadle, Director
Metropolitan Area Planning Department



J.R. COX JR.

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

cc: MABCD
Joseph Shepard, CM District I
Cameron Jackson, CSR District I



SITE PLAN

APPROVED

5/23/26

BY

[Signature]

26-18

2012