Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2025

College Hill United Methodist Church
2930 E. 1st Street North
Wichita, KS 67214

REVISED

Miracle Signs
1016 N. Waco Ave.
Wichita, KS 67203

RE: **BZA2025-00069:** Administrative Adjustment in the City to permit a variable/electronic message sign for an institutional use on property zoned TF-3 Two-Family Residential District; generally located on the north side of East 1st Street North and two-blocks west of North Hillside Avenue (2930 E. 1st Street North).

Legal Description: Odd and Even Lots 24 to 44 inclusive and ½ vacated alley adjacent on the north, on 1st Street, Firebaugh's Subdivision of Block 2 of the Chautauqua Addition, 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 part of an existing monument sign. The existing static sign on which the electronic display is to be attached is located on the south side of the property along East 1st Street North, approximately 70 feet from the east property line.

The proposed additional variable/electronic message sign would be placed on top of the existing stone monument sign. The following is a review of the total sign area along East 1st Street with the inclusion of the proposed variable/electronic message sign.

- Variable/electronic message sign would be approximately 36 square feet;
- Existing sign on stone monument below variable/electronic message sign has an area of 9.9 square feet; and
- The static ground sign angled toward the corner of East 1st Street North and North Erie Street. One-half of the 36 square feet of sign area of this existing sign counts toward the allowable sign area along East 1st Street. Sign area counted toward East 1st Street is 18 square feet.

With the variable/electronic message sign, the total sign area along East 1st Street would be 63.9 square feet.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the TF-3 Two-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 south and east would be the most affected by the placement of a variable/electronic message sign at the proposed location. These properties are zoned TF-3 Two-Family Residential and developed with single-family dwellings.
   a. The property addressed 155 North Chautauqua Ave is approximately 74 feet south of the proposed sign and has mature trees along 1st Street, which will help mitigate possible light trespass when the trees have foliage. During the winter months, the sign may have possible negative impacts of light trespass between dusk and 9:00 p.m. and between 7:00 a.m. and sunrise. The conditions of approval require the sign to be turned off between ~~9:00~~ 8:00 p.m. and 7:00 a.m.
   b. The property addressed 152 North Erie is approximately 157 feet southwest 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 9:00 p.m. and between 7:00 a.m. and sunrise. The conditions of approval require the sign to be turned off between ~~9:00~~ 8:00 p.m. and 7:00 a.m.
   c. The property addressed 200 North Chautauqua is approximately 143 feet east of the proposed sign. A mature tree on the church property in addition to mature trees in the front yard of 200 N. Chautauqua will help mitigate possible light trespass when the trees have foliage. During the winter months, the sign may have possible negative impacts of light trespass between dusk and 9:00 p.m. and between 7:00 a.m. and sunrise. The conditions of approval require the sign to be turned off between ~~7:00~~ 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 existing trees do not have foliage to help block possible light trespass. 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 1st Street North shall not exceed 100 square feet. This includes the area of the existing ground signs plus the new electronic message sign combined. 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 ~~7:00~~ 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
Brandon Johnson, CM District I
Cameron Jackson, CSR District I

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

DESIGNED FOR | COLLEGE HILL UNITED METHODIST CH

Job No. 250624

CLIENT APPROVAL

x



4' X 8' Watchfire EMC shown aligned to right end of existing stone sign.

SPECS **FILE NAME:** :\Shared\Jobs\C\College Hill United Methodist Church\Art\CollegeHillUMC_EMC.pdf

Sketch: 3' x 8' and 4' x 8' EMC's on the stone base. Show Watchfire and Only Sizes. 3" tall reveal between existing stone base and EMC cabinet.

COLORS (proof only colors may not match final output)

- ■ Black
- ☐ Digital Message Board
- ☐

DATE: 07\25 **SKETCH:** 250624

ADDRESS | 2930 E 1st St N

SALESPERSON | Mary Wilson

SCALE | NTS

The designs and concepts represented on any accompanying layout(s) are the exclusive copyrighted designs of George Lay Signs Inc.,and may NOT be reproduced in any form without written consent.

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

DESIGNED FOR | COLLEGE HILL UNITED METHODIST CH

Job No. 250624

CLIENT APPROVAL

x



4' X 8' Watchfire EMC shown with HP white vinyl logo on backside.

SPECS **FILE NAME:** :\Shared\Jobs\C\College Hill United Methodist Church\Art\CollegeHillUMC_EMC.pdf

Sketch: 3' x 8' and 4' x 8' EMC's on the stone base. Show Watchfire and Only Sizes. 3" tall reveal between existing stone base and EMC cabinet.

COLORS (proof only colors may not match final output)

- ■ Black
- ☐ Digital Message Board
- ☐

DATE: 07\25 **SKETCH:** 250624

ADDRESS | 2930 E 1st St N

SALESPERSON | Mary Wilson

SCALE | NTS

The designs and concepts represented on any accompanying layout(s) are the exclusive copyrighted designs of George Lay Signs Inc.,and may NOT be reproduced in any form without written consent.



SITE PLAN

APPROVED 10/27/25 BY

BZA 25-69

1 of 4

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

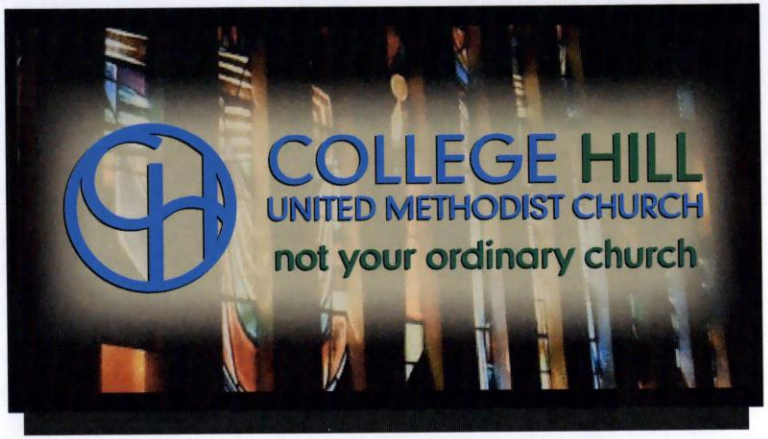
DESIGNED FOR | COLLEGE HILL UNITED METHODIST CH

Job No. 250624

CLIENT APPROVAL

x

Watchfire EMC
live area 4' x 8'

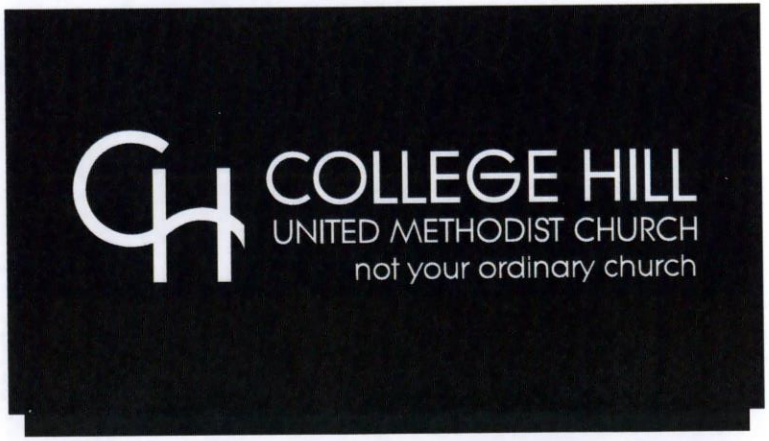


4ft 5in

3in

7ft 11in

Backside of EMC
F&I HP white
vinyl logo



20 1/2in

4ft 5in

82 in

SITE PLAN

APPROVED

SPECS **FILE NAME:** :\Shared\Jobs\C\College Hill United Methodist Church\Art\CollegeHillUMC_EMC.pdf

Sketch: 3' x 8' and 4' x 8' EMC's on the stone base. Show Watchfire and Only Sizes. 3" tall reveal between existing stone base and EMC cabinet.

COLORS (proof only colors may not match final output)

- ■ Black
- ☐ Digital Message Board
- ☐
- ☐
- ☐
- ☐

DATE: 07\25 **SKETCH:** 250624

ADDRESS | 2930 E 1st St N

SALESPERSON | Mary Wilson

SCALE | 1/2" = 1'

The designs and concepts represented on any accompanying layout(s) are the exclusive copyrighted designs of George Lay Signs Inc.,and may NOT be reproduced in any form without written consent.