CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 1, 2010

Triumphant Faith Center
Attn: Jeanette Burlie, Property Administrator
PO Box 17173
Wichita, KS 67217

Miracle Signs
Attn: Brooke Flowers
3611 N. Broadway
Wichita, KS 67219

RE: **BZA2010-00012: Sign Code Adjustment to permit an electronic message sign for an institutional use on property zoned SF-5 Single-Family Residential ("SF-5")..**

Legal Description: Lot 34, A Verne Roberts Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Seneca Street and 50th Street South (5103 South Seneca Street).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an electronic message sign for an institutional use on the aforementioned property. From reviewing your application, we understand that you propose a 37.63" x 6' 6 1/8" LED sign within a larger sign, on a property used as a church, Triumphant Faith Center. The new ground sign will replace the existing sign.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit an electronic message sign for institutional uses located in SF-5 Single-Family Residential ("SF-5") zoning when the three conditions required by Section 24.04.251.6 of the Sign Code are met. We find that allowing the electronic message sign 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 include a nursery and garden center on property zoned LC Limited Commercial ("LC") to the north and single-family residences to the east and south zoned SF-5. The residences to the east do not front

onto Seneca, reducing the visibility of the sign from the entrances of the homes. The immediate residence to the south is part of the church property and the next residence is a large acreage (unplatted) facing Seneca Street. Some of the impact of this sign on that residence will be reduced by the separation provided by the residence on the church tract.

2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to the sign should not reduce compatibility of the sign with surrounding uses, as the sign will not be permitted to flash or display moving images, 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; therefore, there should not be a negative 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 a church on the aforementioned property is hereby granted, subject to the following conditions:

1) The sign shall be in conformance with the approved elevation.

2) No animated, flashing or moving images or text shall be displayed on the sign; the sign shall not make copy or graphics changes faster than once per second.

3) Portable signage shall not be permitted on the subject property.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

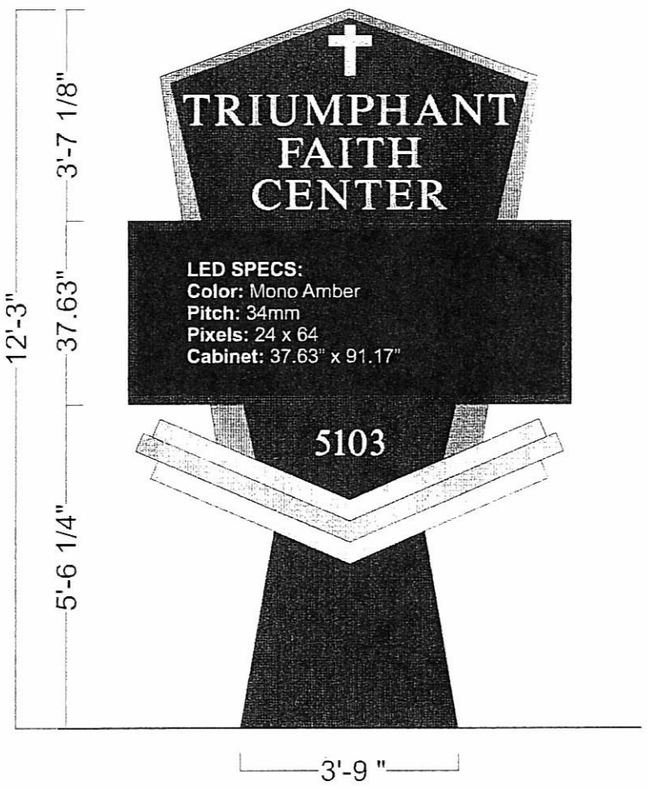
cc: Kurt Schroeder, Office of Central Inspection
JR Cox, Office of Central Inspection
Paul Gray, CM District IV

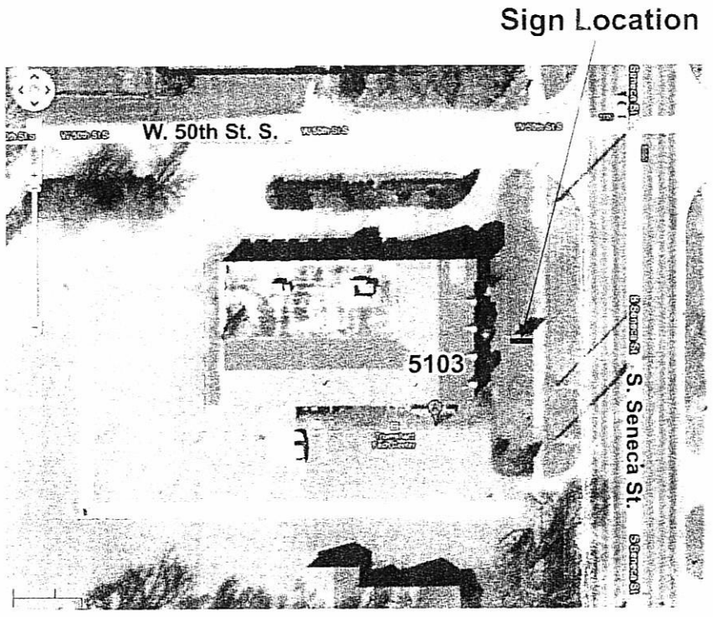
MIRACLE SIGNS
3611 N. Broadway Wichita, KS 67219
316 - 832-1177 fax : 316 - 838-4774

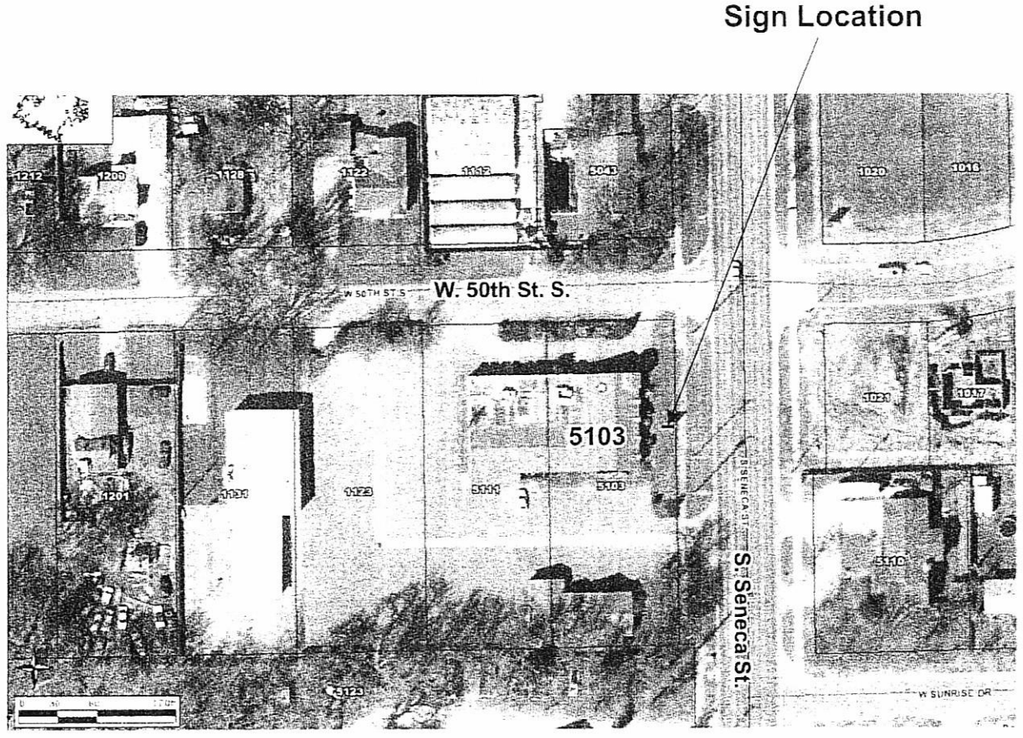
10B050 - Triumphant Faith Center - 5103 S. Seneca - Wichita, Kansas
1 - D/F LED Monument Sign

Site Plan

Sign Layout







Top Cabinet:
- Routed .125" Alum. Faces
- Routed 3/4" Acrylic Push-Thru Letters with 072 Light Grey Translucent Vinyl and Diffuser on Back
- Lighted by Internal Fluorescent Lamps

LED SPECS:
Color: Mono Amber
Pitch: 34mm
Pixels: 24 x 64
Cabinet: 37.63" x 91.17"

Middle Cabinet:
- Routed .125" Alum. Faces
- .080" Alum. Sides
- 072 Light Grey Address

Middle Design Element:
- 4" x 2" Alum. Tube Frames
- .080" Alum. Skins

Lower Cabinet:
- Routed .125" Alum. Faces
- .080" Alum. Sides

Existing Sign



New Sign

