Wichita-Sedgwick County Metropolitan Area Planning Department

December 2, 2010

Chapel Hill Fellowship United Methodist Church
Attn: Doug Oliver
1550 N. Chapel Hill Road
Wichita, KS 67206

Ron's Sign
Attn: John Saindon
1329 S. Handley
Wichita, KS 67213

RE: **BZA2010-00058: Sign Code Adjustment to permit an LED message sign for an institutional use on property zoned SF-5 Single-family Residential ("SF-5").**

Legal Description: Reserve A, Chapel Hill 2nd Addition to Wichita, Sedgwick County, Kansas; generally located generally located northwest of K-96 and East 13th Street North (1550 N. Chapel Hill Road).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a full color electronic message sign for an institutional use on property zoned SF-5 Single-family Residential ("SF-5") on the aforementioned property. From reviewing your application, we understand that you propose a 4'2" by 10'1" LED sign within a larger sign, replacing an existing sign on the site.

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 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 includes vacant LC Limited Commercial ("LC") zoned property to the north, east and west, with developed LC zoned property to the south. The proposed electronic message sign is approximately 1,400 feet south from the front yard of the nearest residence.

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 site plan and elevation with the exception that it shall remain in its current sign location.

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
Sue Schlapp, WCC II, Mail Stop 1-13

Date: 12/7/10

BZA2010-00058

Ron's Sign Co.
1329 S Handley
Wichita, KS 67213
Phone: 1.800.326.8914
Fax: 1.316.267.0811

Company:

Description:

Specs/Price

By signing this you agree that all sizes, graphics and specifications are correct and satisfactory.
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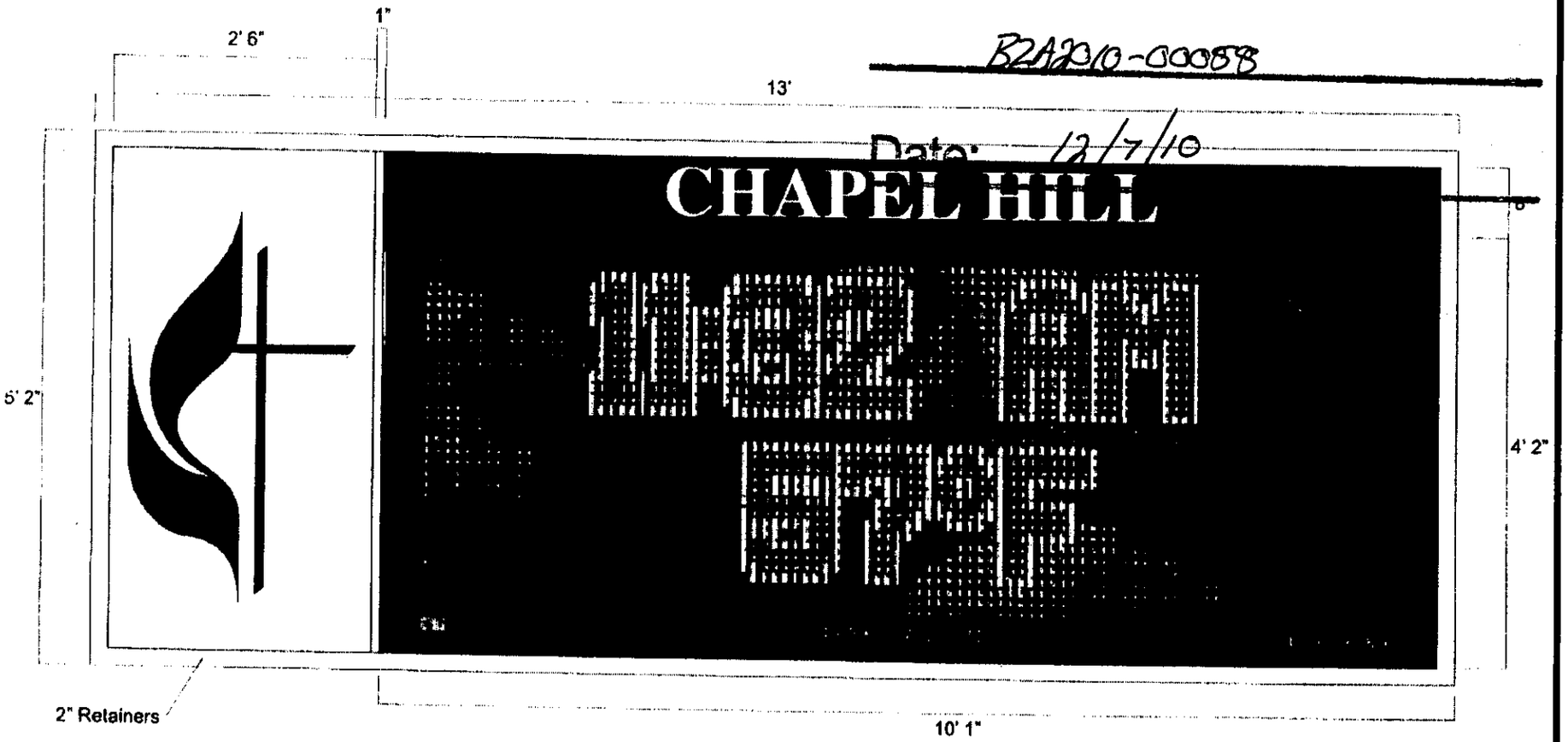
Approved by:

Date:

APPROVED

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