CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 1, 2012

Midland Baptist Church attn: Pastor Dale Heffernan
1860 N. Tyler Road
Wichita, KS 67212

RE: **BZA2012-51: Sign Code adjustment to allow an LED sign for an institutional use in the SF-5 Single-family Residential ("SF-5") zone district.**

Legal Description: TH PT LOT 1 BEG SE COR WLY 153.60 FT W 357.63 FT SE COR RES A TH N 350 FT E 371.32 FT NLY 599.35 FT E 140 FT TO PT ON E LI S 956.63 FT TO BEG BLOCK A MIDLAND BAPTIST CHURCH 2ND ADD; **generally located north of K-96, south of 45th Street North, and east of Ridge (6701 W. 45th Street N.).**

Dear Applicants:

We 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 to add an electronic message sign to the site.

Section 24.04.251.2.i of the Sign Code allows an adjustment for electronic message signs for institutional uses located in residential zoning districts 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 surrounding areas includes frontage along K-96, a limited access highway The proposed electronic message sign should have no impact on any existing residential uses in the area, the nearest residence is over 400 feet from the proposed sign location and screened.

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 or text.

3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there will 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 an electronic message sign on the aforementioned property is hereby granted, subject to the following conditions:

1) The sign shall be in substantial conformance with the approved site plan and shall not encroach on easements.

2) The sign shall not exceed 100 square feet in size, and shall otherwise conform to the City of Wichita Sign Code.

3) No animated, flashing or moving images or text shall be displayed on the sign.

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

5) 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

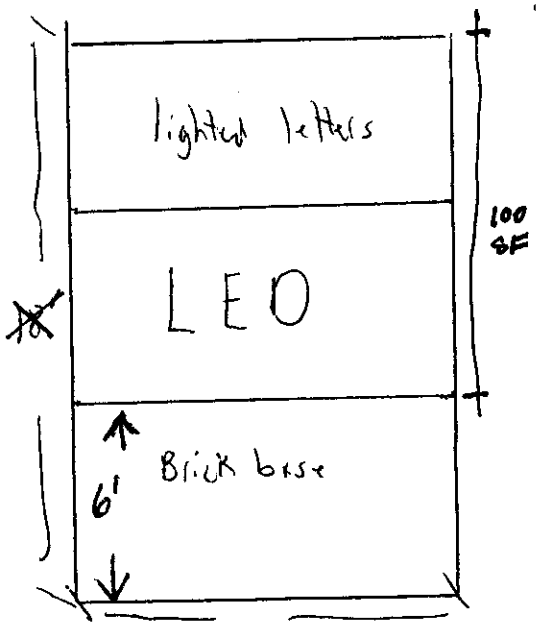
Ricky Stubbs
Co-interim Superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
LED Sign Co., 1617 S. Greenwich, Wichita, KS 67207
Jeff Longwell, CM District V
Megan Buckmaster, NA, District V

Midland Baptist Church 2nd Addition

(6701 W 45th N.)

Sign

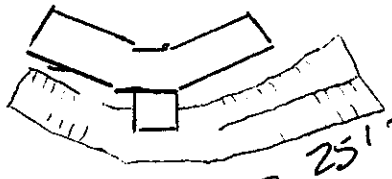


2009'

~~100SF~~ of signage face (~~12x12~~ does not include 6' tall brick base) = monument sign

~~Both signs will be illuminated (exempt)~~

APPROVED
SITE PLAN BZA2012-51
William L. McKay
Date: 10-3-12



25' from rear property line

Sign

321'

340'