CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 6, 2014

First Unitarian Universalist Church
7202 East 21st Street North
Wichita, KS 67206

LED Sign Company
Zach Storm
1617 S. Greenwich
Wichita, KS 67207

RE: **BZA2014-00055: Sign Code Adjustment to permit an LED sign on a new monument sign for an institutional use on property zoned SF-5 Single Family Residential.**

Legal Description: LOT A, BLOCK 3, SYCAMORE VILLAGE ADDITION to Wichita, Sedgwick County, Kansas; generally located on the north side of East 21st Street North approximately ½ mile east of North Woodlawn (7202 East 21st Street North.)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a new monument sign with an LED message sign for an institutional use on the aforementioned property. From reviewing your application, we understand that you propose to build a 2'6" by 9'4" brick base with a 4'8" by 8'10" LED component 25 feet from the front property line.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit electronic message signs for institutional uses located in any residential zoning district, or in any "NO", "GO", "NR", "OW" or "IP" 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 the surrounding area are SF-5 residential to the east, west and north; and GO General Office to the south. No residences face the proposed electronic message sign.

2) Compatibility with existing or permitted uses on abutting sites: Constructing a new electronic message sign should not affect surrounding uses.

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

1) The Administrative Adjustment is for an LED sign only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.

2) The sign shall not be placed within the 35-foot platted drainage/utility easement along the south property line.

3) The sign shall be in conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.

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, Director
Metropolitan Area Planning Department

Tom J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, NA District II



SITE PLAN

APPROVED 8/14/2014 Elmorga

LED sign co.	First Unitarian Universalist Wichita, KS	Designed By: LYNSEY FORTUNE LED Sign Co. | 1617 S. Greenwich Wichita, KS 67207 316. 612. 4554 | www.ledsignco.com	July 28, 2014 Salesperson: ZACH STORM

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