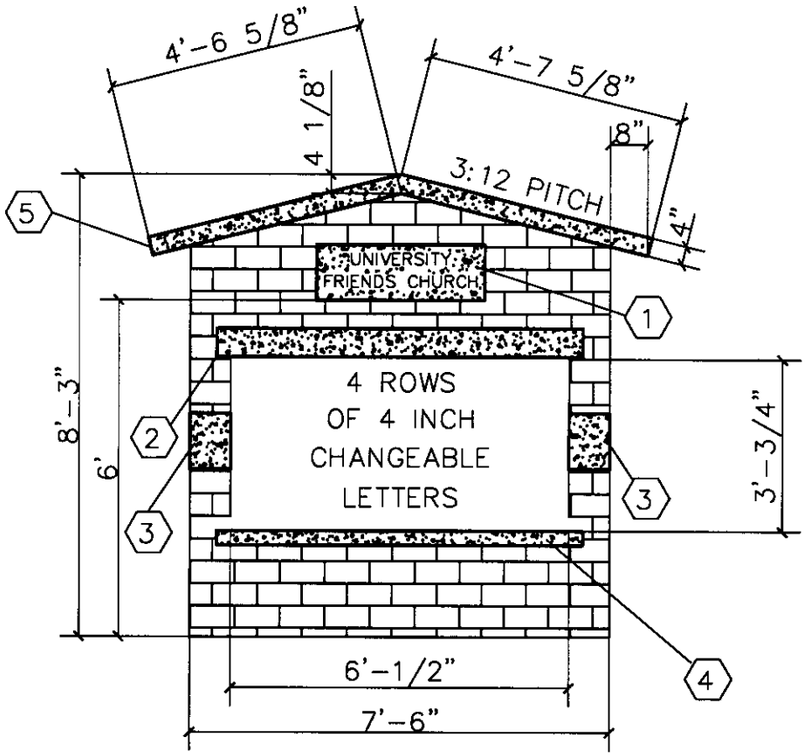
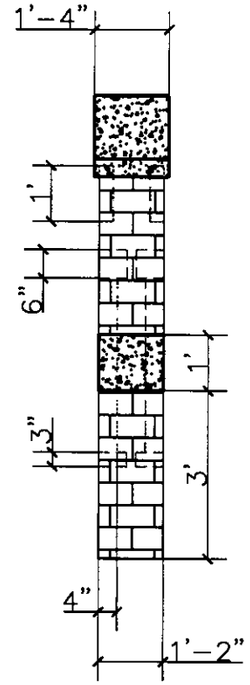
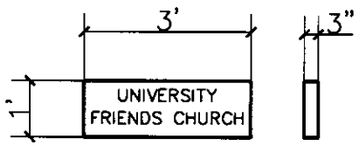


FRONT VIEW

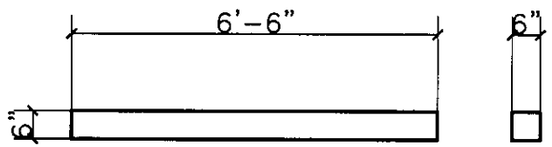


SIDE VIEW



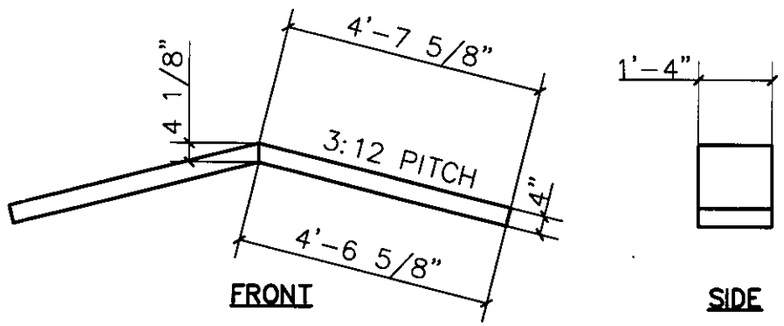
FRONT SIDE

1 -2 PIECES



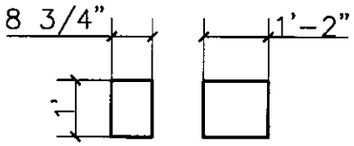
FRONT SIDE

2 -2 PIECES



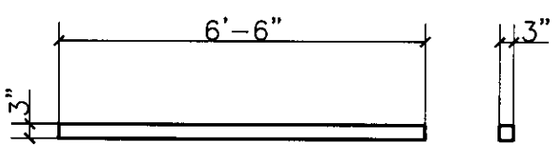
FRONT SIDE

5 -1 EACH ROOF PIECE



FRONT SIDE

3 -2 PIECES



FRONT SIDE

4 -2 PIECES

BZA2004-00030

SITE PLAN

APPROVED 12-22-04 BY

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or 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 reduce the spacing between signs from 150 feet to 100 feet for a church on the aforementioned property is hereby granted, subject to the following conditions:

1) The new bulletin board sign shall be of a design that is in substantial conformance with the approved elevation rendering.

2) The existing bulletin board sign shall be converted to an identification sign within 30 days of the installation new bulletin board sign.

3) The existing identification sign along University shall be removed within 30 days of the installation new bulletin board sign.

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: Kim Edgington, 1420 Woodrow Ct., Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Pat Longwell, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 22, 2004

University Friends Church
1840 University
Wichita, KS 67213

RE: BZA2004-00030: Sign Code Adjustment to reduce the spacing between signs from 150 feet to 100 feet.

Legal Description: Even Lots 82-96, on University, University Place Addition, Wichita, Sedgwick County, Kansas. Located at the northeast corner of University and Glenn (1840 University).

We have reviewed your request for a Sign Code Adjustment to reduce the spacing between signs on the aforementioned property. From reviewing your application, we understand that you propose to construct an 18 square-foot bulletin board sign along University, convert the existing bulletin board sign along Glenn to an identification sign, and remove the existing identification sign along University. Due to the location of the parking lot on the property, insufficient frontage is available for the signs to be separated 150 feet as required by the Sign Code. Therefore, you have requested an adjustment to reduce the required spacing between the two signs to 100 feet.

Section 24.04.251.2.a. of the Sign Code allows an adjustment to reduce the minimum allowed distance required between signs by up to one-third when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that reducing the distance between signs 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 are a mixture of residential and institutional uses. Residential uses will be able to view the sign; however, the sign is of limited scale and has a tasteful design, and the reduced sign spacing should not negatively impact existing residential uses in the area.

2) Compatibility with existing or permitted uses on abutting sites: Reducing the spacing between signs should not reduce compatibility of the proposed new bulletin board sign with surrounding uses, as the sign will not be brightly illuminated and will be less than nine feet in overall height.