



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

March 25, 2024

Mark Goldberg
12625 E. Killarney St.
Wichita, KS 67206

Grace First Church
Timothy Cho
14725 E. Harry St.
Wichita, KS 67230

Merlyn TenClay
1400 N. Broadmoor St.
Derby, KS 67037

RE: BZA2024-00008: Administrative Adjustment in the City to permit a variable/electronic message sign for an institutional use on property zoned SF-5 Single-Family Residential District; generally located on the south side of East Harry Street and within one-quarter mile east of South 143rd Street East (14725 E. Harry Street).

Legal Description: Lot 1, Block 1, East Evangelical Free Church Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for an adjustment to the Sign Code to permit an electronic display as part of the overall ground/monument sign.

The existing sign on which the electronic display is to be attached is located on the north side of the property along East Harry Street, approximately 16 feet from the north property line, 175 feet from the west property line, and 220 feet from the east property line.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the SF-5 Single-Family Residential District. We find that allowing the variable/electronic message component on a sign that complies with the standard sign area as permitted by 24.04.190.11 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:** Properties to the north and east are zoned SF-5 Single-Family Residential District. The properties to the north are developed with a church that also has an LED sign and cemetery. The properties to the east are developed with single-family dwellings. The subject property abuts the rear yard of the residential lots, and the properties are separated by a 6-foot masonry wall and mature trees. Properties to the south and west are zoned SF-20 Single-Family Residential District. Property to the south is under common ownership with the subject site and is developed with a ball diamond. Property to the west is developed with a large lot, single-family residence with accessory structures. Though the sign is proposed to face toward this residence, it is located approximately 910 feet away from the

sign location. It is not anticipated that light emitted by the proposed sign will have significant detrimental effects on these residences.

- 2) Compatibility with existing or permitted uses on abutting sites: Allowing the new electronic display will not negatively affect surrounding uses. The copy and graphics changes will be restricted to static images with changes not more than every five seconds or slower. Based on the placement and orientation of the sign, and conditions of approval, significant detrimental impacts are not anticipated.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way or easements; 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 a variable/electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions.

- 1) The Administrative Adjustment is for adding a new variable/electronic message sign as proposed. The total sign area of any ground or pole sign shall not exceed 100 square feet. This includes the area of the existing ground sign plus the new electronic message sign combined. All other signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved. Only one freestanding, monument-style sign is allowed along the frontage of this property.
- 2) From dusk until 9:00 p.m., the sign brightness shall be reduced to no more than 3000 nits (per the Wichita Sign Code).
- 3) The sign shall be in general conformance with the approved site plan. The sign shall be permitted and installed within one year from the date of approval.
- 4) Copy or graphics shall be limited to static images only and shall not change more than once every five seconds. The sign shall not be illuminated between the hours of 9:00 p.m. and 7:00 a.m. The sign shall conform to all other requirements of the City of Wichita Sign Code.
- 5) Portable signage shall not be permitted on the subject property.
- 6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Adjustment is null and void.

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



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Teresa Veazey, CSR District II

Administrative Adjustment Justification

An Administrative Adjustment is needed to the Sign Standards to allow Grace First Church, located at 14725 E Harry St, to add an Electronic Message Sign onto the existing brick name sign located on the church property and near Harry St. The Electronic Message Sign will provide traffic on E Harry St of church service/program times and dates.

This Administrative Adjustment is required per Section 4, Paragraph i of the Administrative Adjustment Filing Instructions.

The photo of Grace First Church property and sign location is shown below.



SITE PLAN

APPROVED 3-25-24 BY *[Signature]*
BZA 24-08