



Wichita-Sedgwick County Metropolitan Area Planning Department

Jan 5, 2009

Harvest Community Church
8340 W 21st Street N
Wichita, KS 67205

Trimark Signs c/o Jim Atherton
319 N Oak
Wichita, KS 67213

RE: BZA2008-71: Sign Code Adjustment to permit an electronic message sign for an institutional use on property zoned SF-5 Single-family Residential.

Legal Description: Lot 1; New Creation Christian Church Addition, Sedgwick County, Kansas. Generally located north of 21st Street West and east of Reflection Road (8340 W 21st Street N).

Dear Applicants:

We have 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 a 3'3" by 11'2" LED sign with an 8'9" overall height.

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 include single-family residences north of the site, and non-residential uses east, west and south of the site. The proposed electronic message sign is not visible from the nearest residences.
- 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.

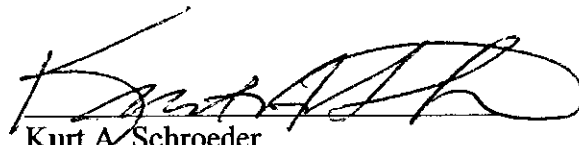
Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for a church on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The sign shall be in conformance with the approved site plan and elevation.
- 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
Herb Shaner, Office of Central Inspection
Jeff Longwell, WCC V, Mail Stop 1-13



- Same location
on property.

Printed: 12/15/2008 9:45:43
2130 2118 8631
CB
Powered By GeoSmart