



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

August 25, 2015

West Side Nazarene Church  
Greg Sharpes  
2300 S. Seneca  
Wichita, KS 67213

Ron's Signs  
Chuck Feik  
1329 S. Handley  
Wichita, KS 67213

**RE: BZA2015-00045: City Sign Code Adjustment to permit an LED sign on an existing pylon sign for an institutional use on property zoned Single-Family Residential (SF-5).**

**Legal Description: Lot 1, Cornerstone Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of West Haskell and South Seneca (2300 S. Seneca).**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a new electronic message board on an existing pylon sign for an institutional use on the aforementioned property. From reviewing your application, we understand that you propose to add a 3-foot by 6-foot LED component in front of the church building along South Seneca.

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:

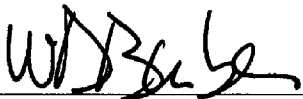
- 1) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are SF-5 residential to the north and east; and Limited Commercial (LC) to the west and south. No residences face the proposed electronic message sign.

- 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 copy 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; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

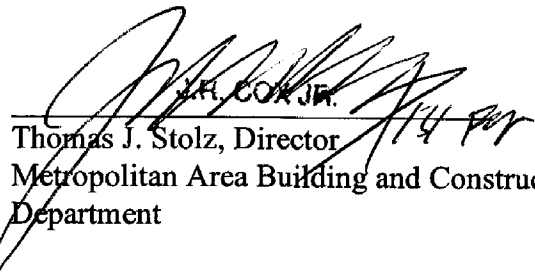
Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for a church on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The administrative adjustment is allow an LED component on an existing pylon sign; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) 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.
- 3) The sign shall not make copy or graphics changes faster than once per second.
- 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 Sign 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 Zoning Adjustment is null and void.

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



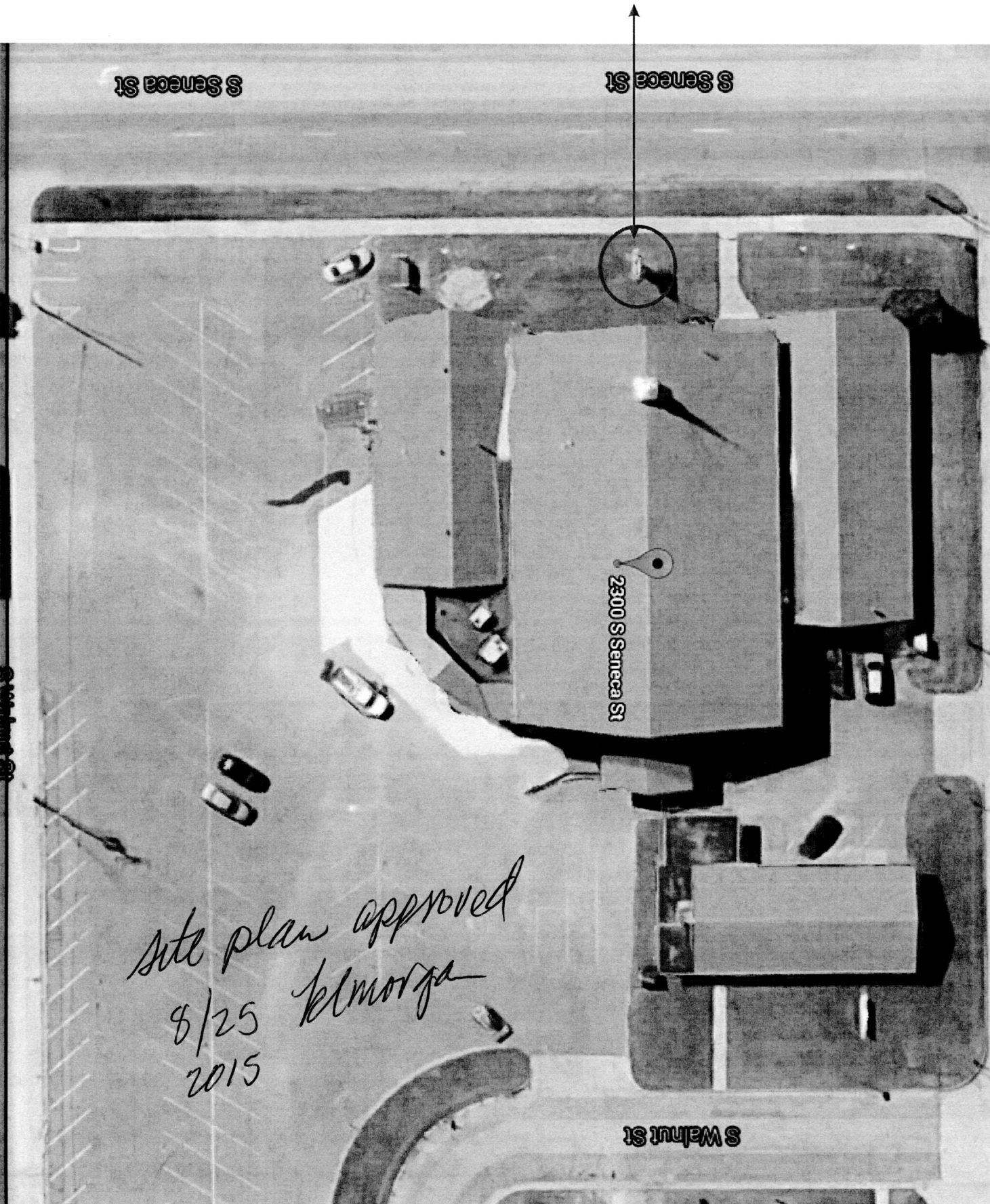
W. David Barber, Interim Director  
Metropolitan Area Planning Department



JR. COX JR.  
Thomas J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

cc: JR Cox, MABCD  
Jeff Blubaugh, CM District IV  
Case Bell, CL District IV

Existing Pylon Sign Location



site plan approved  
8/25 2015  
klmorga