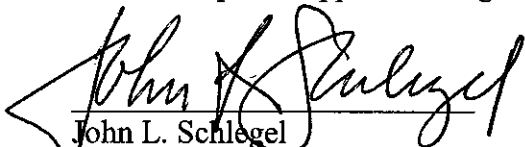


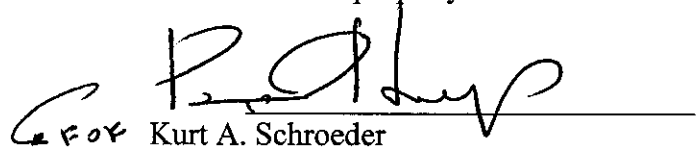
The proposed message center complies with the above stated adjustment standards in that the sign is small, 17.06 square feet compared to the overall size of the monument sign, and it only has two lines of text. The sign will not be located in the right-of-way and will not block sight visibility for vehicles entering or leaving the site. The church property has 380 feet of frontage along Maple, which is an arterial street. The sign will be approximately 177 feet away from residentially used property.

Our signatures below indicate that an Administrative Adjustment to the Sign Code to allow an electronic message board of the size, in the location and of the design depicted on the submitted concept plan and site plan meets the spirit and intent of the code and does not adversely impact surrounding property. The requested Administrative Adjustment is granted subject to the following conditions:

1. The sign shall be installed in substantial conformance with the approved concept plan and site plan, including location and total area.
2. No animated, flashing or moving images or text shall be displayed on the sign.
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  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Herb Shaner, Office of Central Inspection



**FILE COPY**

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

September 20, 2005

Bob Hagan  
Ascension Lutheran Church  
12885 West Maple Street  
Wichita, Kansas 67235

Luminous Neon, Inc.  
Marj Johnson  
P.O. Box 916  
Hutchinson, KS 67504-0916

RE: BZA2005-00064 Administrative Adjustment to permit an electronic message sign for the Ascension Lutheran Church located at 12885 West Maple Street (1/2 mile west of 119<sup>th</sup> Street, south of Maple)

Legal description: Lot 1 and Reserve A, Block A, Ascension Lutheran Church 2<sup>nd</sup> Addition.

We have reviewed your request for a Zoning Adjustment to allow a variable an electronic message board for institutional uses in a residential zoning district. The Ascension Lutheran Church is located on property zoned SF-5 Single-family Residential. The electronic message board is to be located on top of the church's existing monument sign that is located in the entrance median to the church. The message area of the board is to be seven feet seven inches by two feet three inches (see attached concept drawing and site plan).

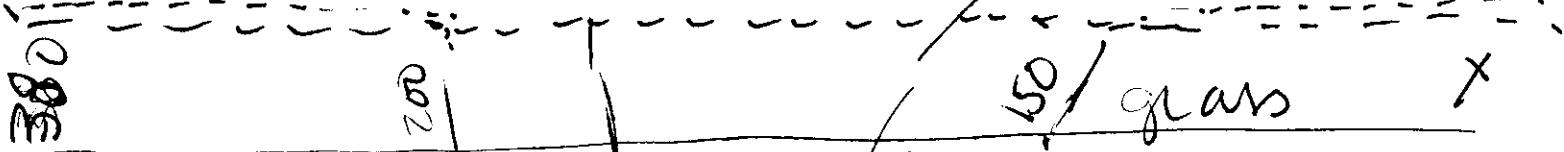
Section 24.04.251.i gives the Planning Director, with the concurrence of the Zoning Administrator the authority to adjust the sign code to administratively allow the requested signage provided the proposed development:

Does not create a more adverse impact on surrounding property than that which the neighboring property might reasonably experience from development of the application area in strict compliance with the adjusted standard.

Would not be incompatible with existing or permitted uses on abutting sites.

Will not be detrimental to the public health, safety or welfare or materially injurious to properties in the immediate area of the application site.

← 380' →

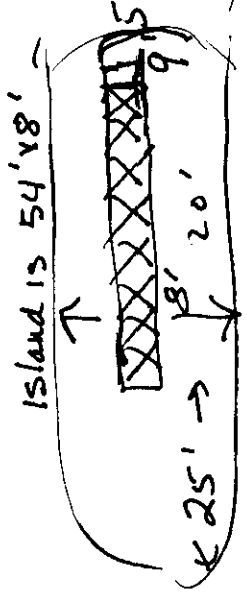


380'

200'

150' grass

SIDEWALK

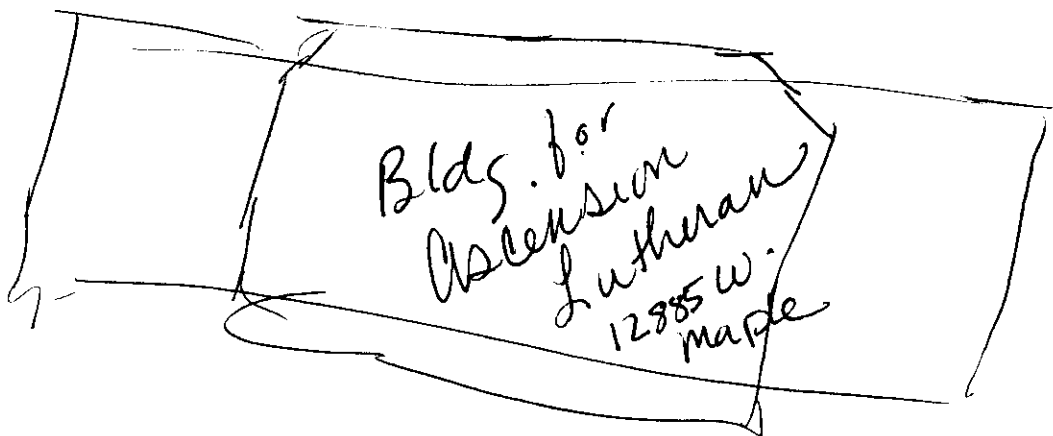


↑  
North

2011



Parking Lot



Bldg. for  
Ascension  
Lutheran  
12885 W.  
Maple