



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

January 22, 2019

Rev. Dr. David Henion  
8340 W. 21<sup>st</sup> Street North  
Wichita, KS 67205

**RE: BZA2019-00004: City Sign Code Adjustment to reduce distance between ground signs by up to one-third the distance.**

**Legal Description: Lot 1, New Creation Christian Church Addition (8340 W. 21<sup>st</sup> Street North)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to reduce required distance between ground and/or pole signs from 150 feet to 110 feet along 329.39 linear feet of frontage. The remaining existing sign is approximately 34 square feet and the new sign is approximately 24 square feet.

Section 24.04.251.2.a of the Sign Code allows a reduction of the minimum distance 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 allowing the 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 residential and institutional uses allowed in SF-5 Single-Family Residential zoning district.
- 2) Compatibility with existing or permitted uses on abutting sites: Reduction of the distance between signs to 110 feet on a zoning lot will not impact abutting sites.
- 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.

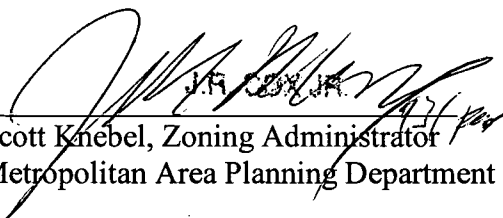
Our signatures below indicate that a Sign Code Adjustment to reduce distance between signs to 100 feet is **GRANTED**, subject to the following conditions:

- 1) The Administrative Adjustment is to allow a reduction of required separation from 150 feet to 110 feet; 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 general 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 be located within any easement unless the appropriate permission has been obtained.
- 4) The sign shall not be located within any driveway sight triangle.
- 5) The sign shall not make copy or graphics changes faster than once per second.
- 6) No portable signs are allowed on the site.
- 7) 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 Sign Adjustment is null and void.

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

  
Dale Miller, Director  
Metropolitan Area Planning Department

  
Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Bryan Frye, CM District V  
Cory Buchta, Community Services Representative District V



# SITE PLAN

APPROVED 1/22/2019 BY [Signature]



K-12 Christian School

316-239-1449  
FaithAcademyWichita.com

**SITE PLAN**

APPROVED 11/2/2019 BY [Signature]