



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

October 27, 2025

Paradise Missionary Baptist Church  
4401 E. 17<sup>th</sup> Street north  
Wichita, KS 67208

Miracle Signs  
1016 N. Waco Ave.  
Wichita, KS 67203

**RE: BZA2025-00068:** Administrative Adjustment in the City to permit a variable/electronic message sign for an institutional use on property zoned TF-3 Two-Family Residential District; generally located on the south side of East 17<sup>th</sup> Street North and within one-quarter mile west of North Oliver Avenue (4401 E. 17<sup>th</sup> Street North).

**Legal Description:** West 280 feet of Reserve D, except North 35 feet for Street, Ken Mar Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for an adjustment to the Sign Code to permit a variable/electronic message sign to replace an existing monument sign. The sign is located on the north side of the property along East 17<sup>th</sup> Street North, approximately 175 feet from the west property line.

The proposed new sign would have a 24 square foot static sign on the top, and 24 square foot variable/electronic message board below the static sign, and a 2-foot base. The total height of the sign the sign would be 8.5 feet and have a total area of 48 square feet.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the TF-3 Two-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:

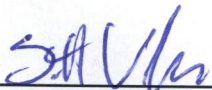
- 1) **Impact on existing uses in surrounding areas:** Properties to the west would be the most affected by the placement of a variable/electronic message sign at the proposed location. The lot directly to the west is an undeveloped residential lot zoned SF-5 Single-Family Residential District. The nearest dwelling is south of this undeveloped lot and is approximately 256 feet away from the sign. The lot has an existing 6-foot privacy fence erected, which will mitigate light trespass from the variable electronic message portion of the proposed sign. Property to the north is zoned SF-5 Single-Family Residential District with the University Overlay and is part of the Wichita State University Campus.
- 2) **Compatibility with existing or permitted uses on abutting sites:** Allowing the new electronic display will not likely negatively affect surrounding uses given the distance away from a residential dwelling, the property to the north being a university campus, and the conditions of approval.

- 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.

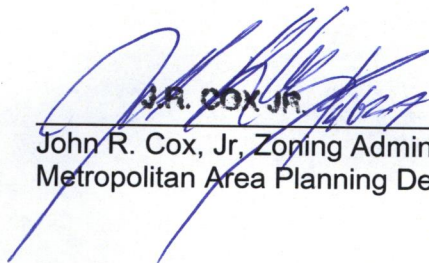
Our signatures below indicate that a Sign Code Adjustment to permit a variable/electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions.

- 1) The Administrative Adjustment is for adding a new variable/electronic message sign as proposed. The total sign area of ground or pole sign along East 17<sup>th</sup> Street North shall not exceed 100 square feet. This includes the area of the existing ground signs 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.
- 2) Only one variable/electronic message sign is allowed along the frontage of this property.
- 3) From dusk until 9:00 p.m., the sign brightness shall be reduced to no more than 3000 nits (per the Wichita Sign Code). 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.
- 4) Copy or graphics shall be limited to static images only and shall not change more than once every five seconds.
- 5) 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.
- 6) Portable signage shall not be permitted on the subject property.
- 7) 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



\_\_\_\_\_  
J.R. COX JR.  
John R. Cox, Jr, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Brandon Johnson, CM District I  
Cameron Jackson, CSR District I

E 17th St N

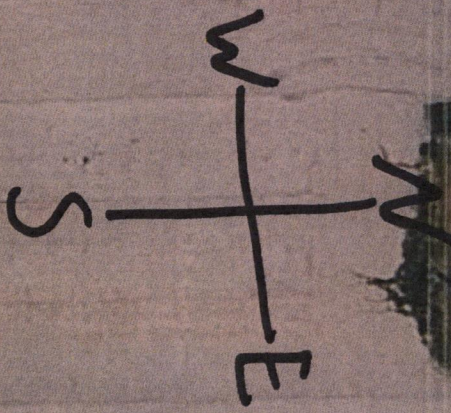
E 17th St N

Q Search this area

E 17th St N

E 17th St N

E 17th St N



Paradise Baptist Church

Google Maps

1013

# SITE PLAN

APPROVED

10/27/05

BY *[Signature]*

BEA125-08



George Lay Signs Inc.

DESIGNED FOR | PARADISE BAPTIST CHURCH

CLIENT APPROVAL

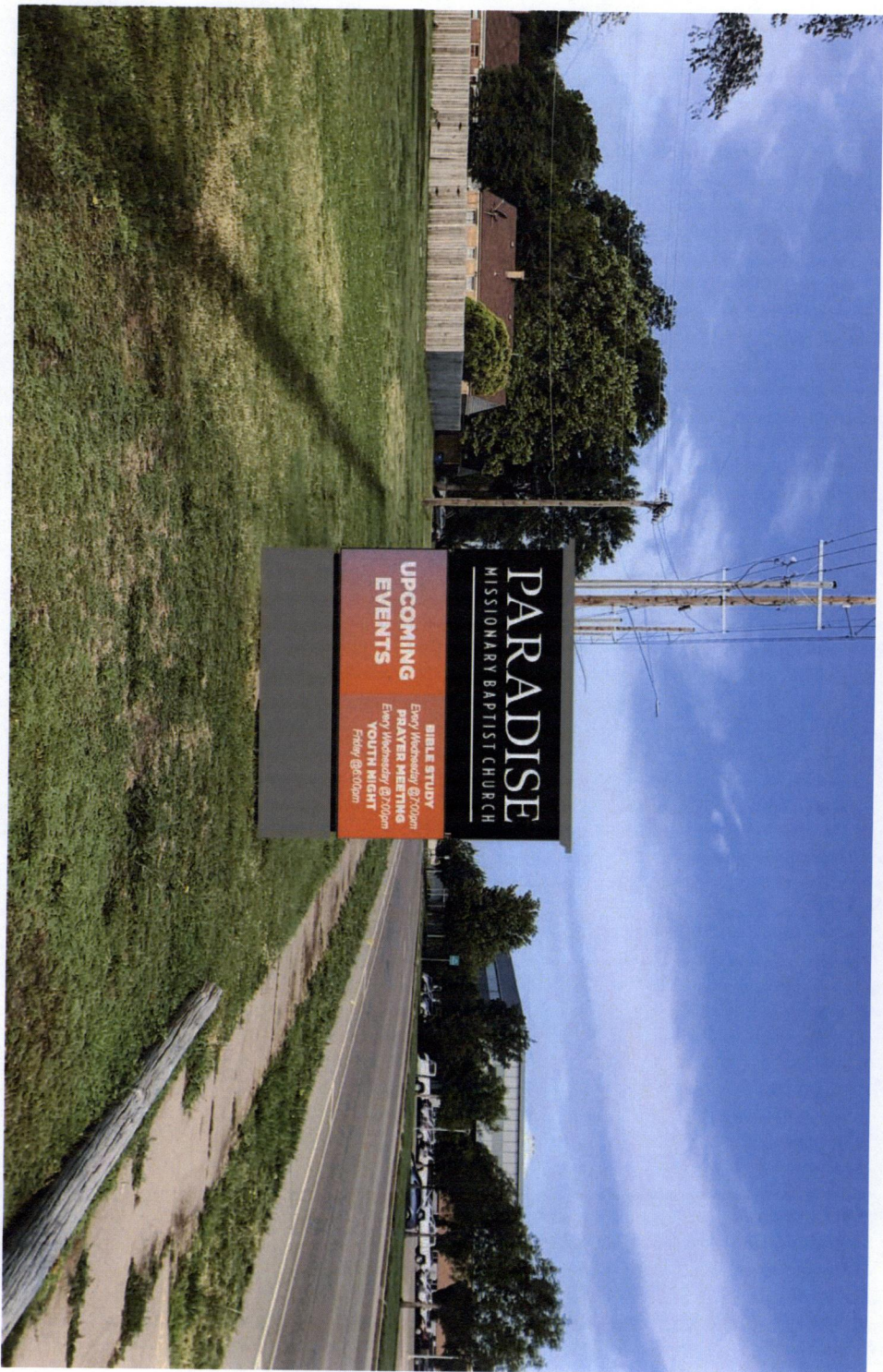
316.262.0433 | (800) 888.0433 | laysigns@laysigns.com  
1016 North Waco | Wichita KS, 67203-3999

X

2 of 3

# SITE PLAN

APPROVED 10/27/25 BY *Phy J*  
BZA 25-68



**SPECS** FILE NAME: Z:\Shared\Jobs\ParadiseBaptistChurch\ParadiseBaptistChurch

Sketch: Removal and disposal of the existing skirt and cabinet. Furnish & install a 8 wide x 8' tall wide monument sign with two reveals that has a 2' skirt, 3' tall Only brand EMC and 3' tall ID cabinet with a routed face, copy to read "PARADISE MISSIONARY BAPTIST CHURCH" using push through letters. The sign will be painted black and have a 6" tall decorative crown.

**COLORS** (proof only colors may not match final output)

- Black
- White
- Grey (TBD)

DATE: 07/25 SKETCH: 240555

ADDRESS | 4401 E 17th

SALESPERSON | Justin Saikil

SCALE | NTS

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**MIRACLE SIGNS**

**George Lay Signs Inc.**

316.262.0433 | (800) 888.0433 | laysigns@laysigns.com  
1016 North Waco | Wichita KS, 67203-3999

**DESIGNED FOR | PARADISE BAPTIST CHURCH**

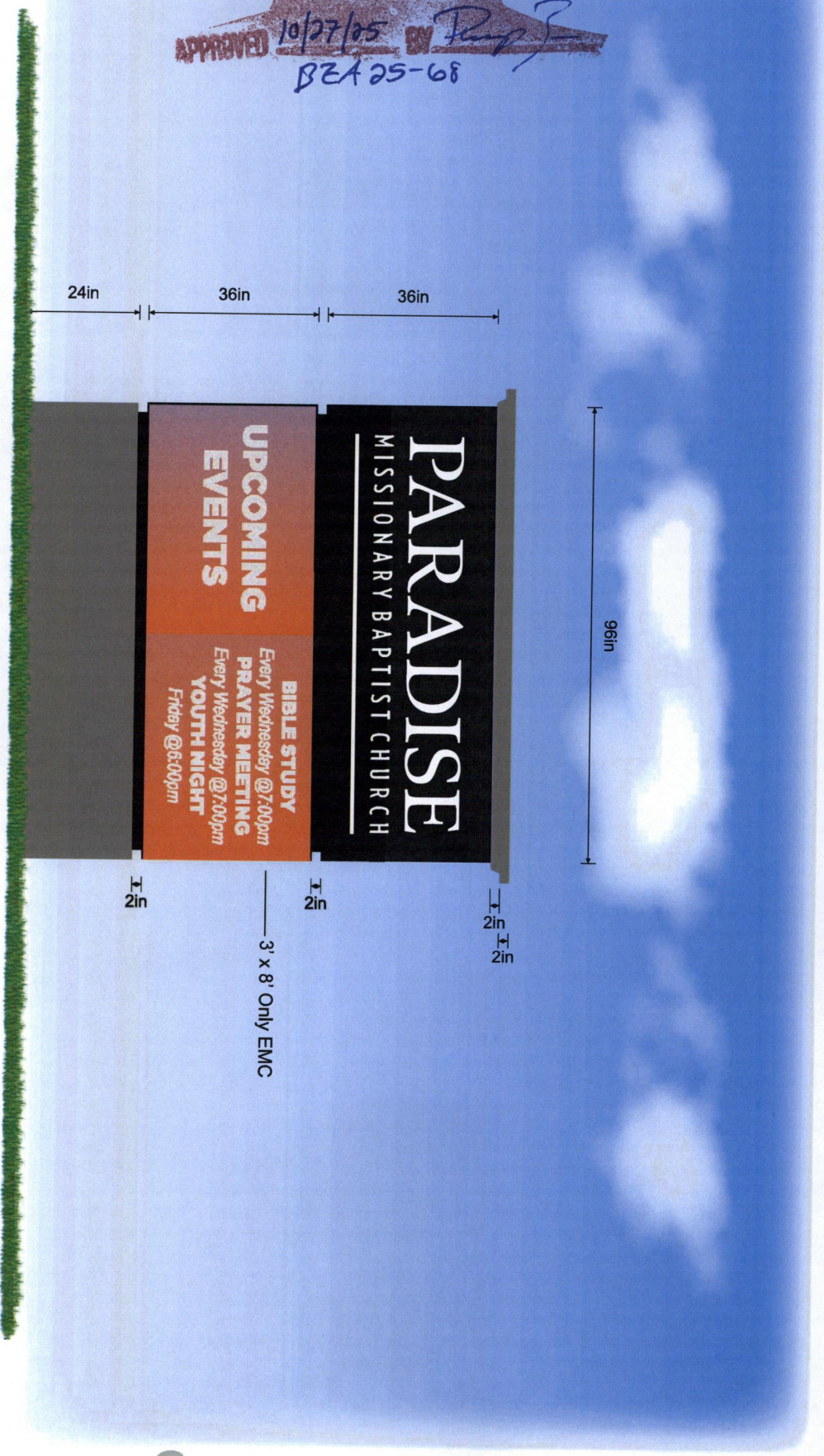
**CLIENT APPROVAL**

X

3 of 3

# SITE PLAN

APPROVED 10/27/05 BY [Signature]  
BEA 25-68



**SPECS** FILE NAME: Z:\Shared\Jobs\ParadiseBaptistChurch\Art\ParadiseBaptistChurch

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**ADDRESS** | 4401 E 17th

**SALESPERSON** | Justin Salkil

**SCALE** | 3/8" = 1'

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