



Wichita-Sedgwick County Metropolitan Area Planning Department

November 12, 2012

Messiah Lutheran Church c/o Rev. Rockhoff
1241 N. Ridge
Wichita, KS 67212

George Lay Signs c/o Kristy McFarland
PO Box 246
Wichita, KS 67201

RE: BZA2012-62: 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, Block 1, Messiah Lutheran 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located west of Ridge and south of 13th Street N (1241 N. Ridge).

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 3'5" by 8'3" LED sign within a larger sign, replacing an existing sign on the site.

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 are primarily residential with commercial zoning at the Ridge and 13th intersection. The proposed electronic message sign is over 200 feet from the nearest residence facing the sign, landscaping exists between facing residences and the proposed sign location.
- 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

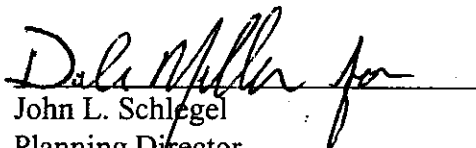
will not be permitted to flash or display moving images, and graphics changes will be restricted to one change per second or slower.

- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; 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 for an LED sign only, 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.
- 3) 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.
- 4) 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


Rick Stubbs
Co-interim Superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
JR Cox, Office of Central Inspection
Jeff Longwell, CM District V
Megan Buckmaster, NA District V



Messiah Lutheran Church



- ☐ City Limit Boundaries
- ☐ Property Parcels
- ☐ Parks
- ☐ Airports
- ☐ City Limits
- ☐ Small Cities
- ☐ Sedgwick County
- ☐ Wichita

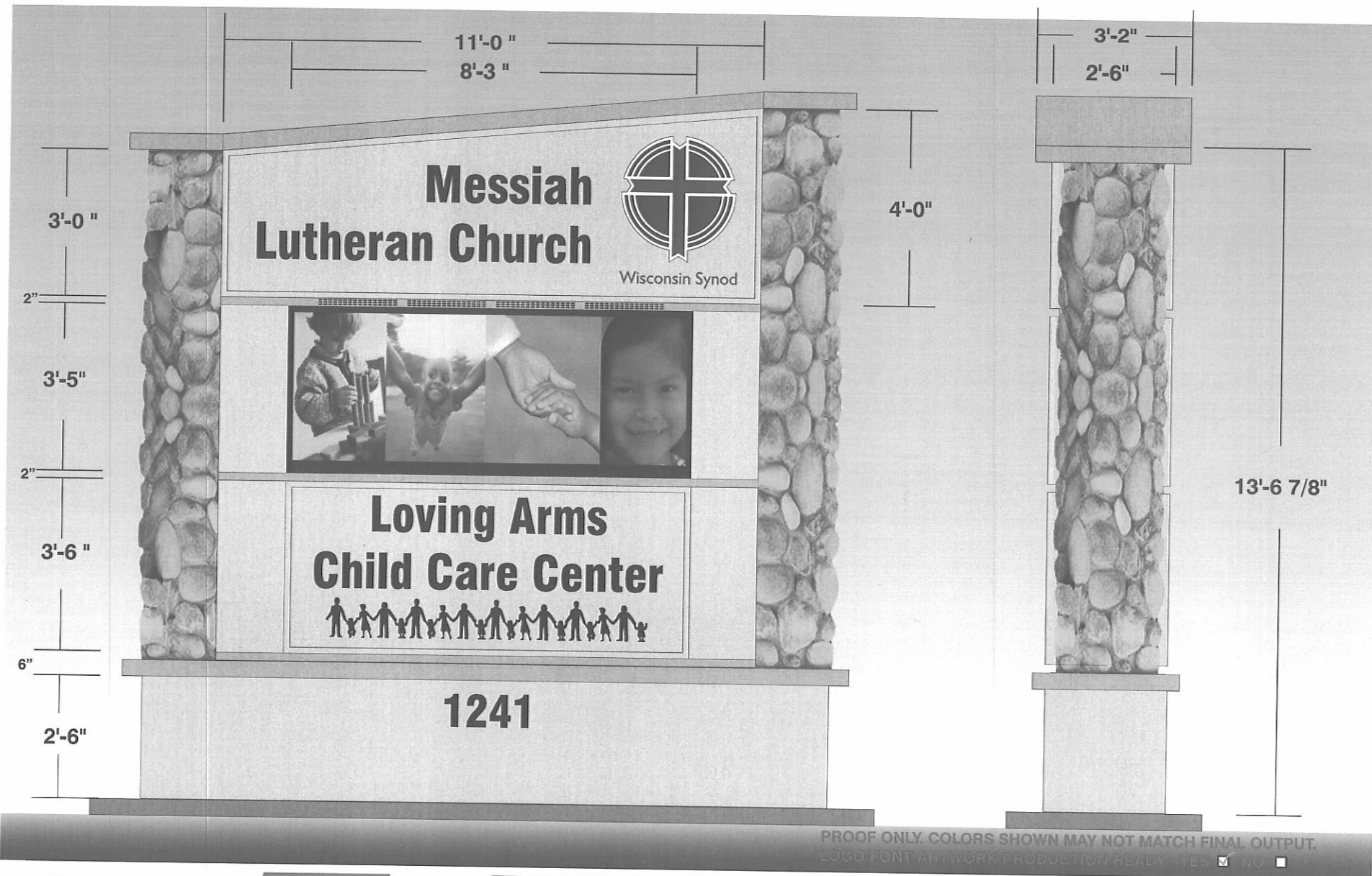
new sign

455' frontage



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George Lay Signs Inc.

1016 NORTH WACO • WICHITA KS. 67203-3999
 (316) 262-0433 • (800) 888-0433 • FAX (316) 262-3306
 laysigns@laysigns.com

APPROVED BY:

CUSTOMER NAME:
 MESSIAH LUTHERAN CHURCH

LOCATION:
 1241 N. RIDGE RD.

SALESPERSON:
 KRISTY McFARLAND

DATE:
 OCT 12

FILE NAME:
 MESSIAH LUTHERAN4

VRSN:
 D-2

PAGES:
 6

SCALE:
 3/8" = 1'

W.O. #

SKETCH #
 6018.1

SPECIFICATIONS:

NEW D/F ILLUMINATED POLE SIGN - FACES ARE FLAT WHITE ACRYSTEEL WITH OPAQUE GRAY BACKGROUNDS AND FIRST SURFACE TRANSLUCENT DARK BLUE, BURGUNDY AND BLACK DUAL COLOR VINYL GRAPHICS. MESSAGE CENTER IS A 3'-5" x 8'-3" 19MM 48x128 MATRIX RGB UNIT. CABINETS AND REVEALS PAINTED TO MATCH BUILDING WITH ALUMINUM POLE SKIRT AND HALF ROUND COLUMNS BY BENCHMARK. ADDRESS NUMBERS ARE FIRST SURFACE BLACK HP VINYL GRAPHICS.

NOTE - REVEAL ABOVE MESSAGE CENTER IS PERFORATED FOR VENTILATION.