



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

September 9, 2015

Medical Document Services  
241 N. Hillside  
Wichita, KS 67211

George Lay Signs  
1016 N. Waco  
PO Box 246  
Wichita, KS 67201

**RE: BZA2015-00048: City administrative adjustment to allow an electronic message center to a pole sign on GO General Office zoned property.**

**Legal Description: South 10 Feet of Lot 17 and the North 25 Feet of Lot 19 Except the West 5 Feet for alley and Except the East 10 Feet for Street, Hopkins and Elwoods Subdivision, Wichita, Sedgwick County, Kansas, generally located south and west of the intersection of 2nd Street and North Hillside (241 N. Hillside Ave.)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an electronic message sign for a medical office use on the aforementioned property. From reviewing your application, we understand that you propose to place a 5'-3" by 3'5" Electronic Message Center pole sign on the subject site.

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 Two-Family Residential (TF-3) to the west and GO to the east, south and north. No residences face the proposed electronic message sign.

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**T** 316.268.4421 **F** 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

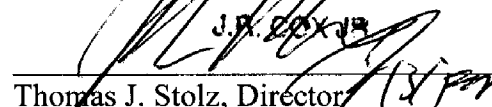
- 2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to the sign should not reduce compatibility of the sign with surrounding uses, as the sign will not be permitted to flash. Display moving images and graphics changes will be restricted to one change 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 medical clinic/document service on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

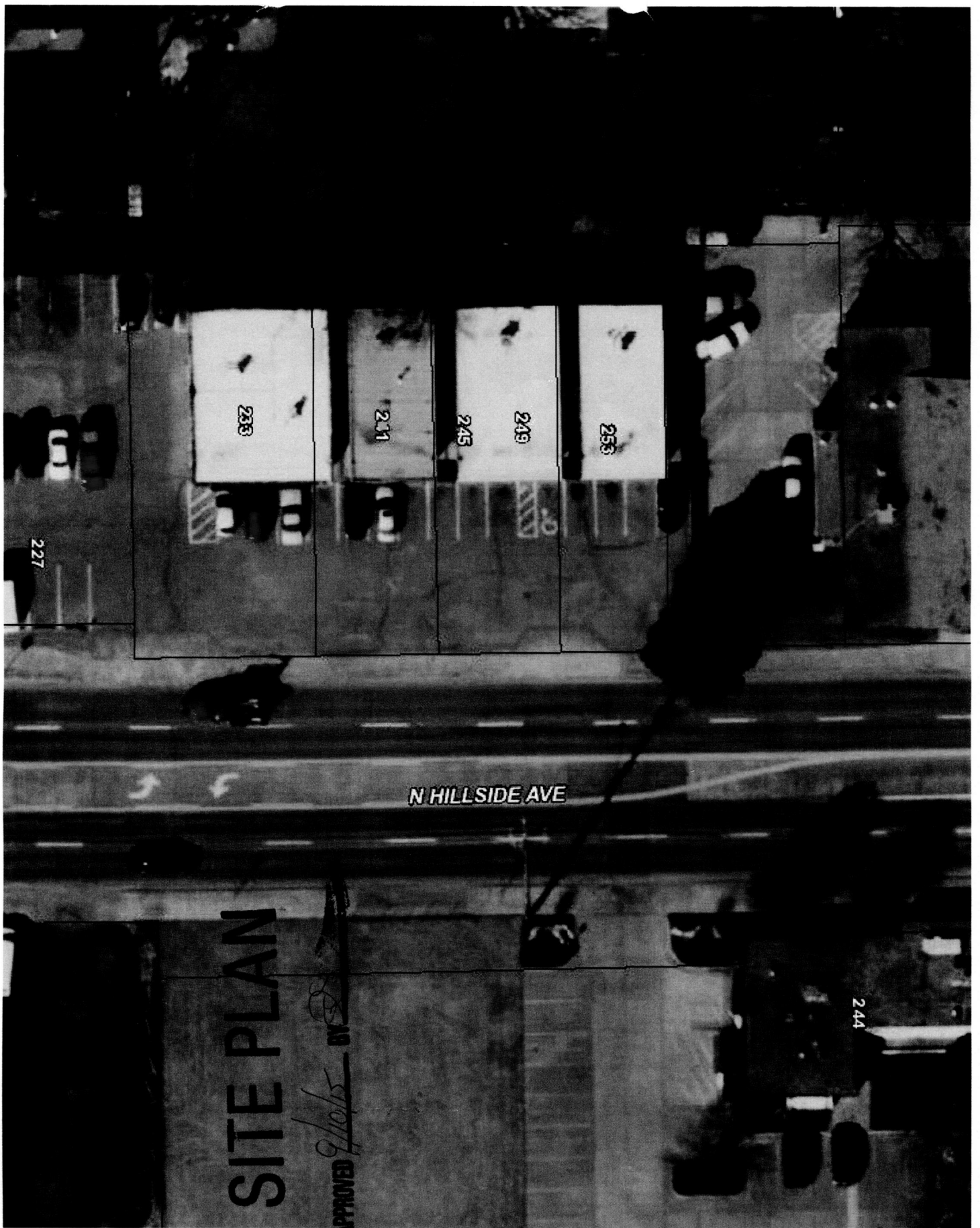
- 1) The administrative adjustment is for an LED sign only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.
- 3) No flashing images 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.
- 5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator may, with the concurrence of the Planning Director, declare that the Sign Code 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

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

cc: JR Cox, MABCD  
Lavonta Williams, CM District I  
Janet Johnson, CL District I



SITE PLAN

APPROVED 9/10/05 BY

*[Signature]*

N HILLSIDE AVE

233

211

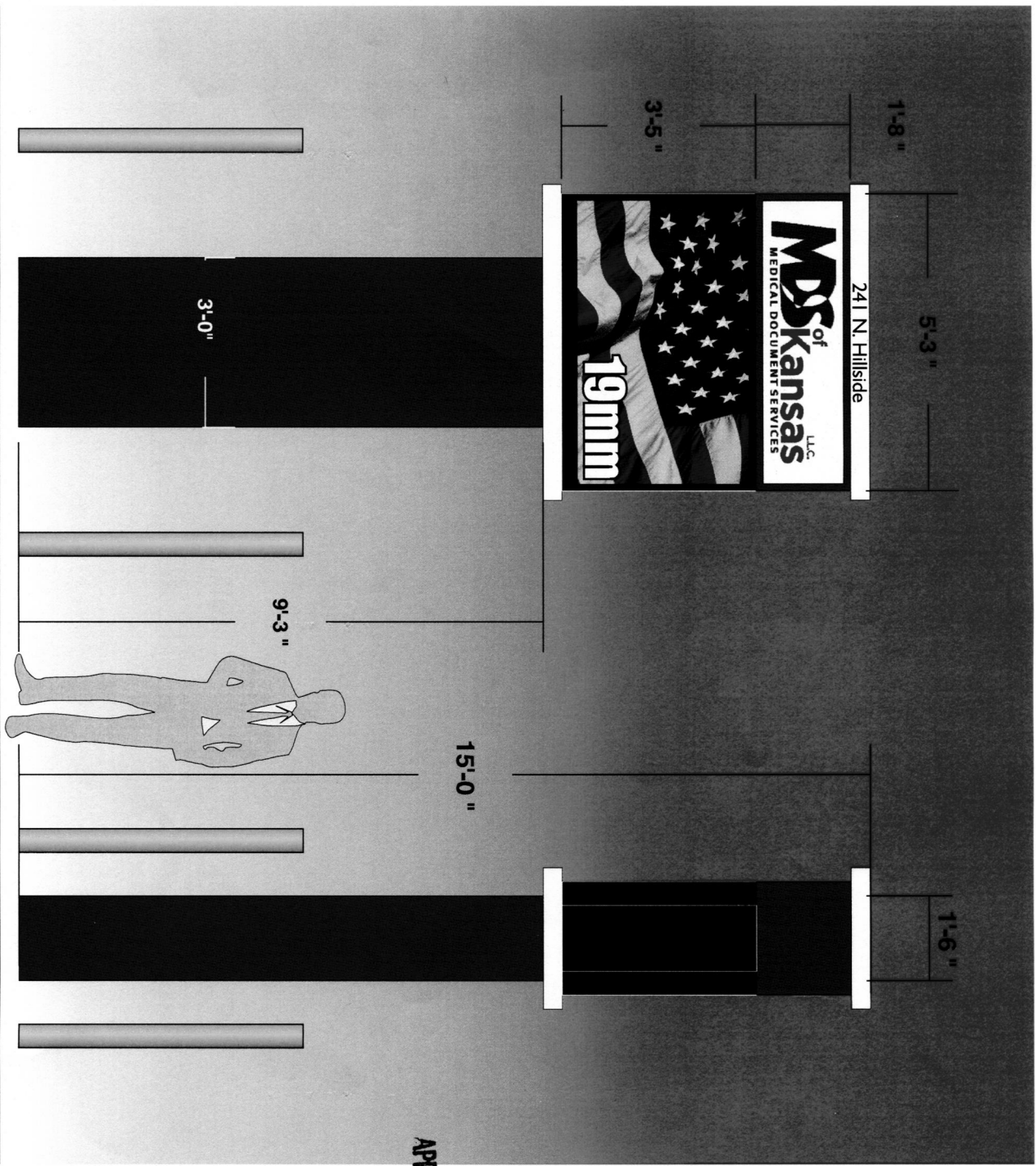
245

249

253

244

227



**SPECIFICATIONS:**

NEW 15' X 5'-3" D/F ILLUMINATED POLE SIGN WITH WHITE ACRYLSTEEL FLAT ID FACES AND MESSAGE CENTER IS A 19mm RGB LED UNIT, 48x80 MATRIX. GRAPHICS ARE FIRST SURFACE TRANSLUCENT DARK BLUE, AND ORANGE VINYL GRAPHICS. CABINET AND POLE SKIRT PAINTED DARK BLUE, ACCENTS PAINTED WHITE. ADDRESS NUMBERS ARE FIRST SURFACE HP BLACK VINYL.

**SITE PLAN**

APPROVED *glois*

**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: MEDICAL DOCUMENT SERVICES  
 SCALE: 3/8" = 1'

LOCATION: 241 N. HILLSIDE

SALESPERSON: KRISTY McFARLAND

DATE: JUN 15 FILE NAME: MEDICAL DOCUMENT SKETCH # 10753

PROOF ONLY. COLORS SHOWN MAY NOT MATCH FINAL OUTPUT.  
 LOGO/FONT ARTWORK PRODUCTION READY YES  NO