CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Broadway AutoPark LLC
Attn: Michael D. Ramsey
135 East Douglas Avenue
Wichita, KS 67202

December 8, 2023

RE: BZA2023-00058 – Variance request in the City to allow a sign to extend over the sidewalk and be less than 10 feet above the sidewalk; located on the southwest corner of South Broadway at East English Street (303 South Broadway).

Dear applicant;

At its regular meeting on **November 9, 2023**, the official action of the Board of Zoning Appeals was to **GRANT** the requested variance. The approval of the request is subject to the following conditions:

1. The sign shall be constructed in substantial conformance with the approved site plan and conceptual images.
2. A sign permit shall be obtained. If needed, building permits shall be obtained from MABCD for the construction of the sign structure.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

CC: MABCD
Wichita Foundation, attn: Joselyne Hernandez, 303 South Broadway Avenue, Wichita, KS 67202
Ferris Consulting, attn: Greg Ferris, PO Box 573, Wichita, KS 67201
Miracle Signs, attn: Zach Roth, 3611 North Broadway, Wichita, KS 67219

BZA RESOLUTION NO. BZA2023-00058

WHEREAS, Broadway AutoPark Building, LLC (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to allow a sign to extend over the sidewalk and be less than 10 feet above the sidewalk on property located on the southwest corner of South Broadway at East English Street (303 South Broadway Avenue); legally described as follows:

> Lots 46, 48, 50, 52, 54, and 56, on Lawrence, now Broadway Avenue, in Greiffenstein's Addition to the Town of Wichita, Sedgwick County, Kansas, together with a portion of Lawrence now Broadway Avenue as vacated by the City of Wichita Ordinance No. 140 and which adjoins to said Lots on the East, and together with the East Half of the vacated alley adjoining thereto the West.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of November 9, 2023, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, the conditions of the request are unique to the subject property; and

WHEREAS, waiving the requirements will not adversely affect the rights of adjacent property owners; and

WHEREAS, the strict application of the applicable Code will constitute an unnecessary hardship upon the property owner; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

WHEREAS, it is the opinion of Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a Variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to allow a sign to extend over the sidewalk and be less than 10 feet above the sidewalk on property located on the southwest corner of South Broadway at East English Street (303 South Broadway Avenue); legally described as follows:

> Lots 46, 48, 50, 52, 54, and 56, on Lawrence, now Broadway Avenue, in Greiffenstein's Addition to the Town of Wichita, Sedgwick County, Kansas, together with a portion of Lawrence now Broadway Avenue as vacated by the City of Wichita Ordinance No. 140 and which adjoins to said Lots on the East, and together with the East Half of the vacated alley adjoining thereto the West.

The variance is hereby **GRANTED,** subject to the following conditions:

1. The sign shall be constructed in substantial conformance with the approved site plan and conceptual images.
2. A sign permit shall be obtained. If needed, building permits shall be obtained from MABCD for the construction of the sign structure.

ADOPTED AT WICHITA, KANSAS, this 14 Day of December 2023.

Robert Dool, BZA Board Chair

ATTEST:

Scott Wadle,
BZA Secretary

McClatchy

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	479165	Print Legal Ad-IPL01439210 - IPL0143921	OCA 150004-MAPC/BZA	$154.35	2	92 L

Attention: MANDY HEBERT

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

MHEBERT@wichita.gov

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on October 19, 2023
(One Time Only)
MAPC/BZA November 9, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 9, 2023, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

BZA2023-00028: Reconsideration of Variance request in the City to reduce the side and the rear setback to bring carport into compliance and permit an addition on the rear, on property zoned SF-5 Single-Family; located within one-block north of West 1st Street North and one-quarter mile west of North Seneca (212 N. Elizabeth).

BZA2023-00058: Variance request in the City to allow a sign to extend over the sidewalk and be less than 10 feet above the sidewalk; located on the southwest corner of South Broadway at East English Street (303 South Broadway).

CUP2023-00033: CUP minor amendment in the City to amend the proposed uses of subject parcel to include "Vehicle and Equipment Sales" to allow the rental of moving trucks from self-storage facility; located approximately 875 feet west of North Maize Road, on West 21st Street North (10625 West 21st Street North).

VAC2023-00042: Vacation request in the City to vacate a drainage easement to allow for proposed site and building improvements on property zoned LC Limited Commercial, generally located on the northeast corner of East Harry Street and South Oliver Avenue.

ZON2023-00058: Zone change request in the City from SF-5 Single Family Residential to GC General Commercial for a restaurant located on the east side of South Ridge Road and within one block south of West Taft (526 South Ridge Road).

ZON2023-00059: Zone change request in the City from TF-3 to MF-29 to allow for multiple duplexes; generally located two blocks west of South Meridian and one-quarter mile south of West Kellogg (1021 South Edwards).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):
1) Attend in-person at the Ronald Reagan Building
2) Submit comments ahead of time

Attend In-Person
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments, but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery.

Written Comments
Written comments should be submitted by 5 pm the day before the meeting.

Video and Audio Comments
Comments in video or audio message (mp3, etc.) formats should be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email
Planning@wichita.gov

Mailing Address
Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street – Suite 201
Wichita, KS 67202

Phone
316.268.4421

Fax
316.858.7764

Option to View Remotely (Not Participate)
The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on October 19, 2023
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0143921
Oct 19 2023

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:
10/19/23

STATE OF KANSAS)
SS
County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 10/19/2023 to 10/19/2023.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 10/19/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

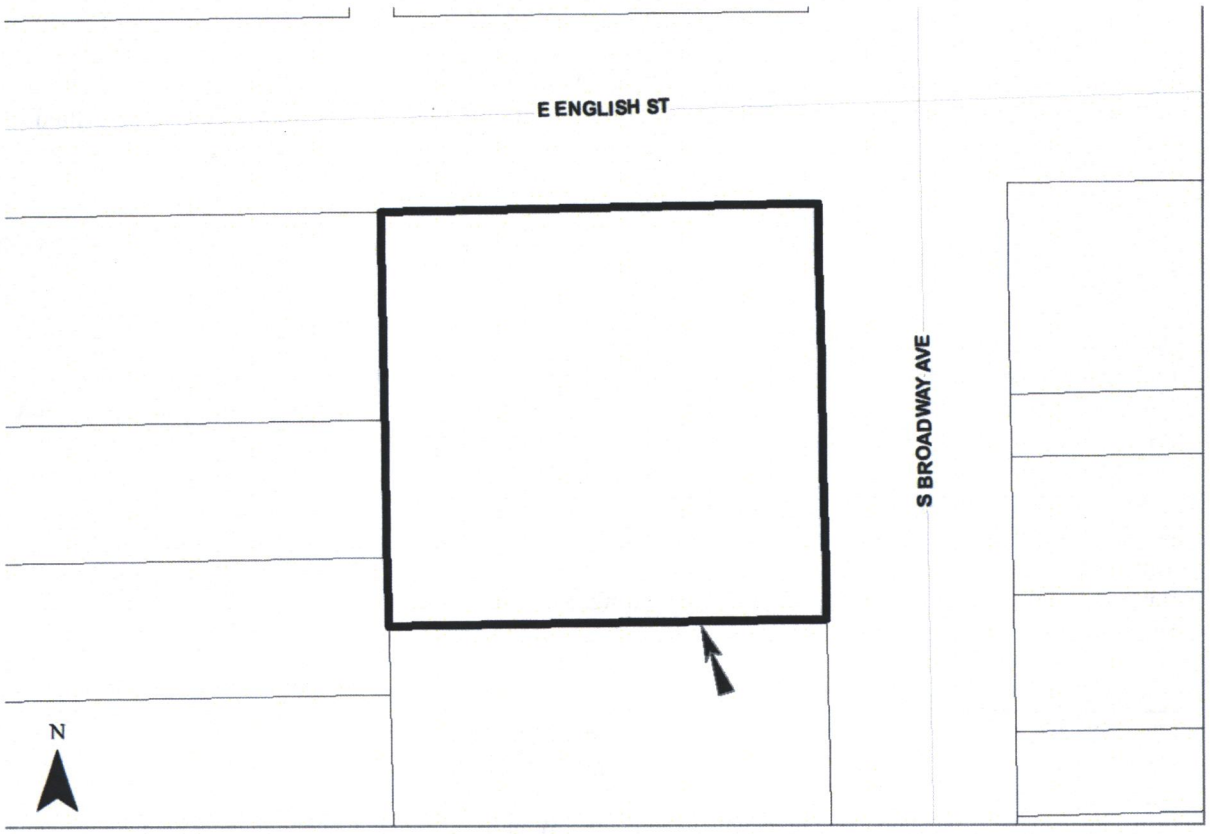
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Wichita-Sedgwick County Zoning Board of Appeals
November 9, 2023

AGENDA ITEM NO: 3

SECRETARY'S REPORT

CASE NUMBER:	BZA2023-00058 (City)
OWNER/APPLICANT:	Wichita Foundation (Applicant), Ferris Consulting (Agent)
REQUEST:	Variance to allow a sign to extend over the sidewalk and be less than ten feet above the sidewalk
CURRENT ZONING:	CBD Central Business District
SITE SIZE:	0.55 acres
LOCATION:	Generally located on the southwest corner of East English Street and South Broadway Avenue (303 South Broadway)



JURISDICTION: The Board has jurisdiction to consider the Variance request under the provisions of Section 24.04.250 of the Sign Code for the City of Wichita, and as outlined in Kansas Statutes Annotated 12-759 *et. seq.* The Board may grant the request when all five conditions, as required by the statutes, are found to exist.

BACKGROUND: The applicant is requesting a Variance to install a sign that extends over the sidewalk and that is less than ten feet above the sidewalk. The 0.55-acre property is generally located on the southwest corner of East English Street and South Broadway Avenue (303 South Broadway). The subject site is zoned CBD Central Business District and is developed with an apartment and office complex that was constructed in 1949. The building is individually listed on the National Register of Historic Places as Knightley's Parking Garage.

Section 24.04.200(d) of the Wichita Sign Code states, "No sign shall project over public Right of Way except Projecting Signs permitted on buildings located within eight feet of a Right of Way line. No part of any Projecting Sign extending over any public property shall be less than ten feet from the surface immediately below, except signs not exceeding four square feet in area and not projecting more than two feet may be hung not less than eight feet from the surface of the public property immediately below. No part of any sign permitted to extend over any alley or public roadway, however, shall be less than fifteen feet from the surface immediately below."

The bottom of the proposed signage will sit nine feet off the ground. With the nine-inch steel mounting support, the sign will project 4'-4.5" from the northeast corner of the building.

The applicant requests to install one 3'-6" x 17'-0" double-face internally illuminated sign on the northeast corner of the property. The proposed sign will be attached onto the building with steel plate gussets that measure 20 inches by 14 inches and bolts that will be drilled into the concrete exterior. The gussets attach to tube steel, which supports the main signage. The proposed signage is divided into three parts. The bottom sign indicates the address of the building, "303", and measures 1'-3" in height. 17 inches above the bottom sign is the middle sign that advertises the business, "Wichita Foundation". This sign is 8'-9" in height. 17 inches above the middle sign is the top sign with the business's logo. The bottom sign will be drilled into the brick on the first floor and will terminate at the concrete ledge of the parking garage's third story.

Sign's Purpose
The applicant states that the purpose of the Variance request is to advertise the business on site, the Wichita Foundation.

Surrounding Context
Properties to the north, south, east and west are zoned CBD Central Business District. Properties to the north and south are developed with parking lots. Properties to the east are developed with a commercial office building and an architecture firm. Property to the west is developed with a bank.

ADJACENT ZONING AND LAND USE:

North:	CBD	Parking lot
South:	CBD	Parking lot
East:	CBD	Commercial office building, architecture firm
West:	CBD	Bank

CASE HISTORY

On February 17, 1871, Greiffenstein's Addition was created. In 2016, the subject site was listed on the National Register of Historic Places as Knightley's Parking Garage (HPC2016-00031). In 2019, Planning staff administratively approved the installation of EIFS on the south wall of the property to prevent water infiltration (HPC2019-00017). On July 12, 2023, the Wichita Historic Preservation Board approved the design for the signage that is proposed in this report (HPC2023-00057).

THE FIVE CRITERIA FOR GRANTING A VARIANCE:

1. Criteria: The request is unique to this property and was not created by the applicant. The applicant states that a unique condition exists due to the vacation of Broadway Avenue, which resulted in a small

area between the right of way and the building. This was not created by the applicant. Additionally, the additional structural support causes the lower portion of the sign to be included in the entire sign, which is unique and creates a safer sign.

Staff analysis:
Staff is not in agreement with the applicant's statement. The vacation of a portion of the west side of South Broadway Avenue in 1941 reduced the amount of right-of-way between the roadway and the building, but it does not affect the height, location, or clearance of the sign.

2. Criteria: The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents. The applicant states that the new sign will have no adverse effect on the rights of the adjacent property owners because there is already a sign that extends over the sidewalk.

   Staff analysis:
   Staff is not in agreement with the applicant's statement. This Variance could provide additional sign rights to this property that have not been given to other properties. Even though this property has other signs that project over the sidewalk, those signs meet the height requirement.

3. Criteria: The strict application of the provisions of the sign code would constitute an unnecessary hardship on the applicant. The applicant states that the vacation of Broadway and the construction of the building prevent any signs from being mounted onto the building.

   Staff analysis:
   Staff is not in agreement with the applicant's statement. The applicant has the option of installing a stud-mounted sign that is flush with the wall or window signs. Instead, they are choosing to advertise their business with a projecting sign. Additionally, the applicant could alter the design of the sign to meet the height requirement of the Sign Code. It is staff's opinion that the hardship is self-imposed.

4. Criteria: The Variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community. The applicant states that there is no adverse effect to the items listed in these criteria. The sign is well-designed and not overly large. It fits into the development of this area of the Central Business District.

   Staff analysis:
   Staff is not in agreement with the applicant's statement. The sign code's established heights based on how far the sign projects are determined to be safe placements of the signs. Additionally, giving this property additional sign rights goes against harmonious development of the community since it has not been proven how this property is unique to the point of not being able to adhere to the standards of the Sign Code.

5. Criteria: The granting of the Variance will not be opposed to the general spirit and intent of the sign code. The applicant states that the Variance desired is not opposed to the general spirit and intent of the applicable code. The purpose of the Sign Code is to protect the citizens from signs that may be dangerous or create visual barriers to traffic. In an attachment provided by the applicant, the Interim City Engineer states that he does not foresee any issues with the placement of the sign.

   Staff analysis:
   Staff is in agreement with the applicant's statement. Because the Interim City Engineer evaluated the sign for its clearance and determined the proposed height should not create any safety issues, it is upholding the spirit and intent of the Code.

RECOMMENDATION: The recommendation of Staff is that the Variance to install a sign that extends over the sidewalk and that is less than ten feet above the sidewalk **does not meet** the five criteria required to grant a variance.

Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, then it is the recommendation of the Secretary that the following Variance for the increase in sign area is granted with the following conditions:

1. The sign shall be constructed in substantial conformance with the approved site plan and conceptual images.
2. A sign permit shall be obtained. If needed, building permits shall be obtained from MABCD for the construction of the sign structure.

Report Attachments:

- Applicant's letter requesting Variance
- Correspondence with Interim City Engineer
- Sign Exhibits and Renderings
- Aerial Map
- Zoning Map
- 2035 Future Growth Concept Map
- Site Photos

Applicant's Variance Justification

FERRIS CONSULTING

PO BOX 573 WICHITA, KS 67201
PHONE 316-516-0808 EMAIL ferrisce@aol.com

September 27, 2023

Scott Wadle, Director
Metropolitan Area Planning Department
271 W. 3rd St., 2nd Floor
Wichita, KS 67202

RE: A Variance to Sign Code Section 24.04.00, (d), Use of Public Property; for the property located at 300 S. Broadway.

Dear Scott:

The Wichita Foundation has their headquarters at the building at 300 S. Broadway. The building is on the southwest corner of Broadway and English. The request is to allow a sign to extend over the sidewalk without being the required eight feet from the right of way line. It is also requested that the bottom portion of the sign be allowed to be less than ten feet above the sidewalk.

Drawings of the proposed sign are attached. The code does allow a sign to be less than ten feet above the sidewalk if it is less than two square feet and is over eight feet above the sidewalk. You can see that the proposed bottom of the sign is nine feet above the sidewalk and is less than two square feet. However, since it is attached to the other portion of the sign for greater stability a variance is requested.

Fifteen feet of Broadway was vacated in the past to widen the road. Had it not been vacated the sign would meet the criteria of being eight feet from the roadway. However, since the sign now is within eight feet of the roadway a variance is requested.

The Variance request meets the all the criteria for the Board of Zoning Appeals to grant a Variance. These are:

- **The request is unique to this property and was not created by the applicant.** The City's vacation of Broadway created the need for the variance. This vacation caused there to be very little area between the right of way and the building. This is unique to this property and was not created by the applicant. The lower portion of the sign meets the criteria of the Sign Code. However, adding the additional structural support causes the lower portion of the sign to be included with the entire sign. This is unique and creates a safer sign.
- **The granting the Variances will not adversely affect the rights of adjacent property owners or residents**. This property is located in the Central Business District. There already is a sign that extends over the sidewalk. This has not had any negative or adverse impact on any of the adjacent property owners.
- **The strict application of the provisions of the Sign Code would constitute an unnecessary hardship on the applicant**. There is no way a sign can be constructed if the provisions of the Sign Code were strictly applied. Because of

the vacated roadway, no sign could be located. The construction of the building does not lend itself to a wall mounted sign. This basically would eliminate any ability for the applicant to have a sign which would create an unnecessary hardship.

- **The Variances will not adversely affect the public health, safety, morals, order convenience, prosperity, general welfare, or the harmonious development of the community.** The Interim City Engineer has stated that there is no issue from the City's standpoint of the construction of the sign. His email is attached to this application. The sign is well designed and not overly large. It fits into the development of this area of the CBD.
- **The granting of this Variance will not be opposed to the general spirit and intent of the Sign Code**. This provision of the Sign Code is to protect the citizens from signs that may be dangerous or create visual barriers to traffic. The Interim City Engineer has concluded that this is not the case. Therefore, the sign does not violate the general spirit and intent of the Sign Code.

We believe the requested Variance should be granted because it meets all five conditions required for the granting of a Variance.

Please let me know if you have any questions.

Sincerely,

Gregory Ferris

Greg,

I wouldn't have an issue with what is shown. I will check with staff to see if there is an existing permit on file that could be amended as it appears the existing PARKING sign as well as existing canopy/overhang is over the sidewalk.

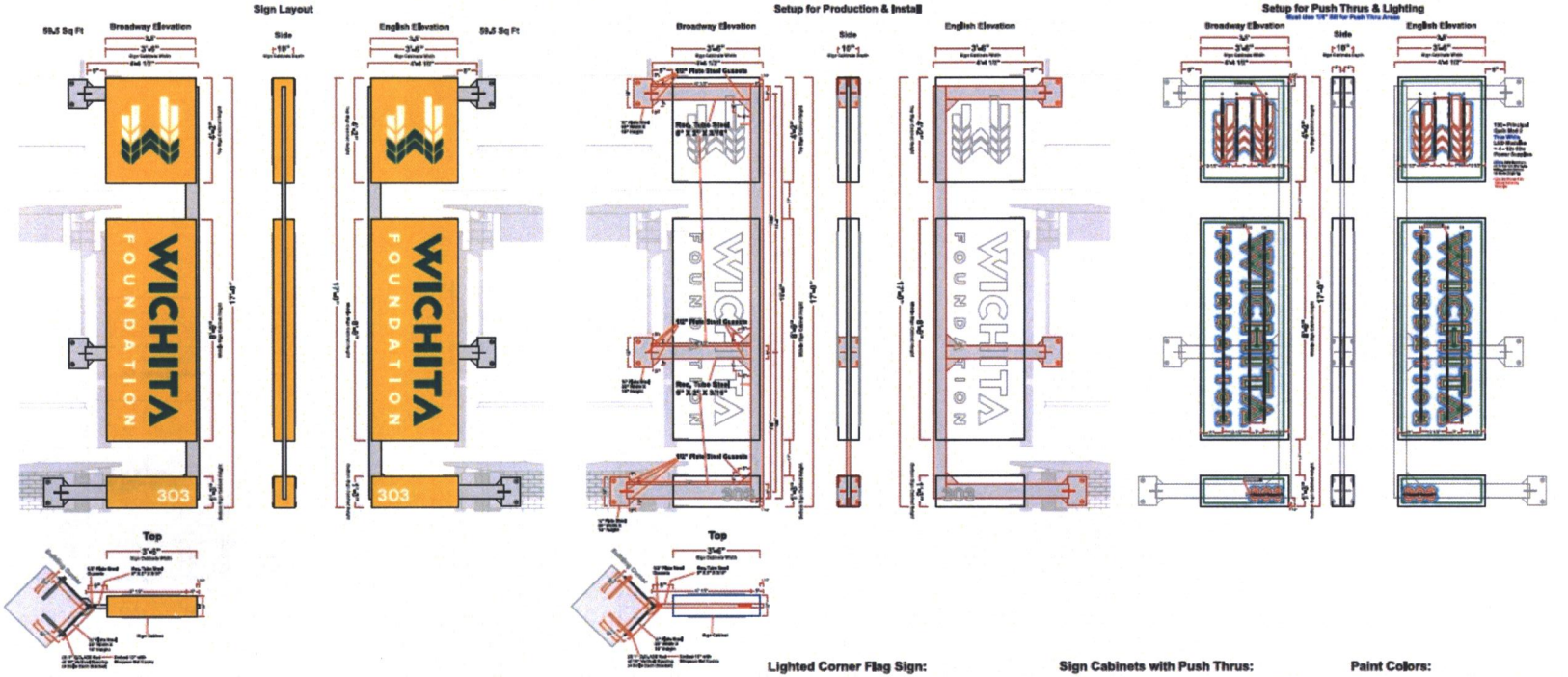
From: ferrisco@aol.com <ferrisco@aol.com>
Sent: Friday, September 15, 2023 9:29 AM
To: Janzen, Gary <GJanzen@wichita.gov>; Gunzelman, Paul <PGunzelman@wichita.gov>
Subject: Sign over a sidewalk

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gary/Paul,

The property at 303 S. Broadway wants to have a sign that extends over the sidewalk. It requires a variance from the Board of Zoning Appeals. Before Staff would process they want to know if PW would have an issue. I have attached a drawing of the sign.

Please let me know if PW has any issues with this. Thank you very much.



Lighted Corner Flag Sign:

- All Alum. Fabrication with Steel Mounting Support
- Sign Cabinets with Lighted Push Thru Logos, Text & Address
- Install on Building Corner as Shown

Sign Cabinets with Push Thrus:

- Routed .125" Alum. Faces with .080" Alum. Returns 10" Deep Painted Approved Yellow
- Routed 3/4" Clear Acrylic Push Thrus with Approved Translucent Vinyls on Faces & Diffuser Film on Backs - Internally Lighted with White LEDs
- Installs with Custom Steel Mounting Frame (Painted Approved Silver)

Paint Colors:

- Matthews Custom Mix Yellow - Satin to Match PMS 143 C Yellow
- Matthews 41342SP Brushed Alum. Paint - Satin

Vinyl Color:

- Oracal 8500-010 White Translucent

Printed Translucent Vinyl Decal Color with Matte UV Coating:

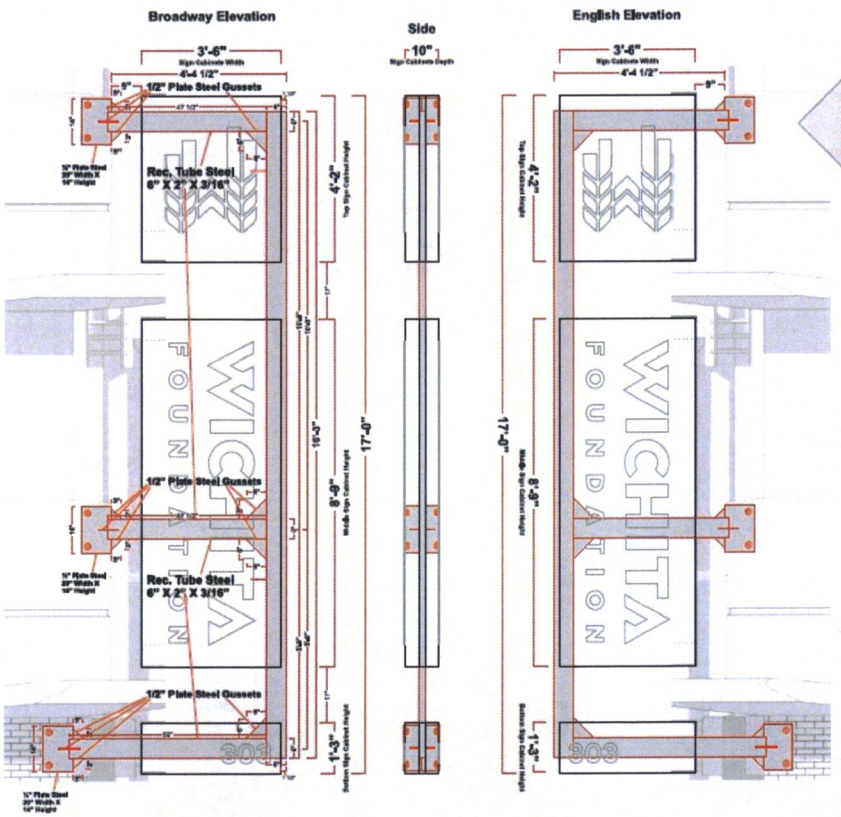
- PMS 7719 C Green

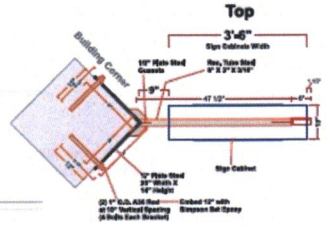
WICHITA FOUNDATION

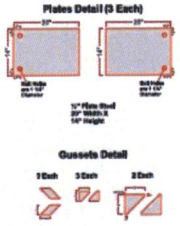
Contact:
Name: Joselyne Hernandez
Phone: 316-264-4880
Email: joselyne@wichitafoundation.com

• Colors may appear different on screen or copy printed See PMS book or Paint samples for True Colors

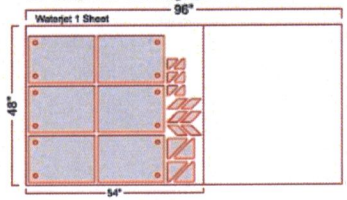
Setup for Production & Install

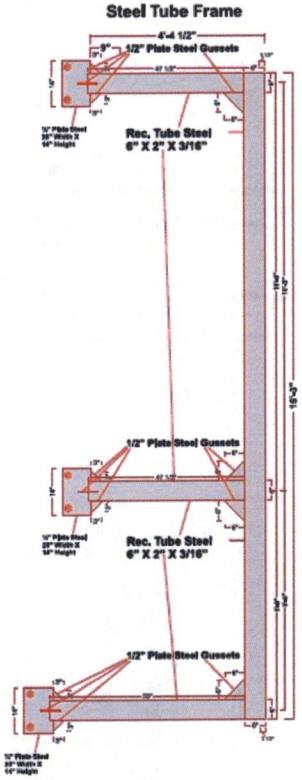






230142 - Wichita Foundation - Corner Blade Sign
1/2" Steel Plate - Mounting Plates & Gussets

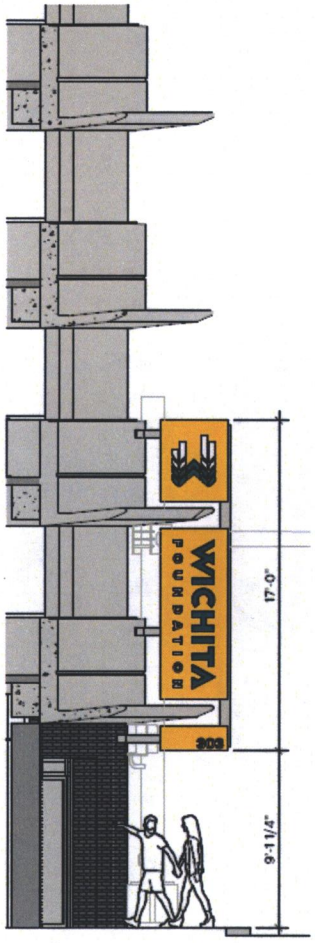






Existing Blade Sign Here

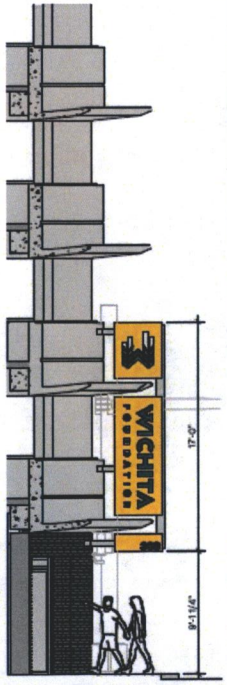
New Corner Blade Sign Installs Here





Customer Provided Render

- Colors may appear different on screen or copy printed
  See PMS book or Paint samples for True Colors

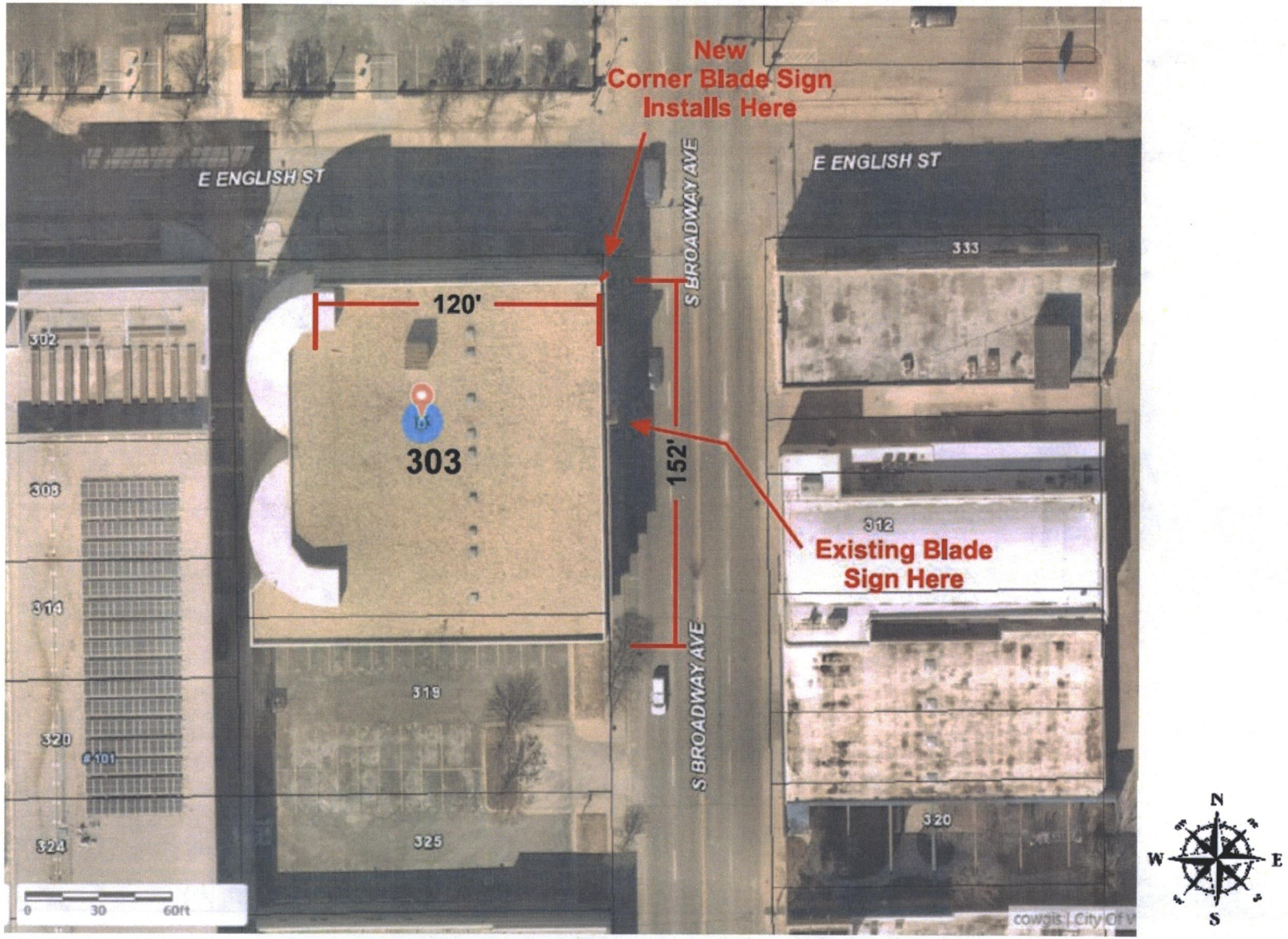




Existing Blade Sign Here

New Corner Blade Sign Installs Here

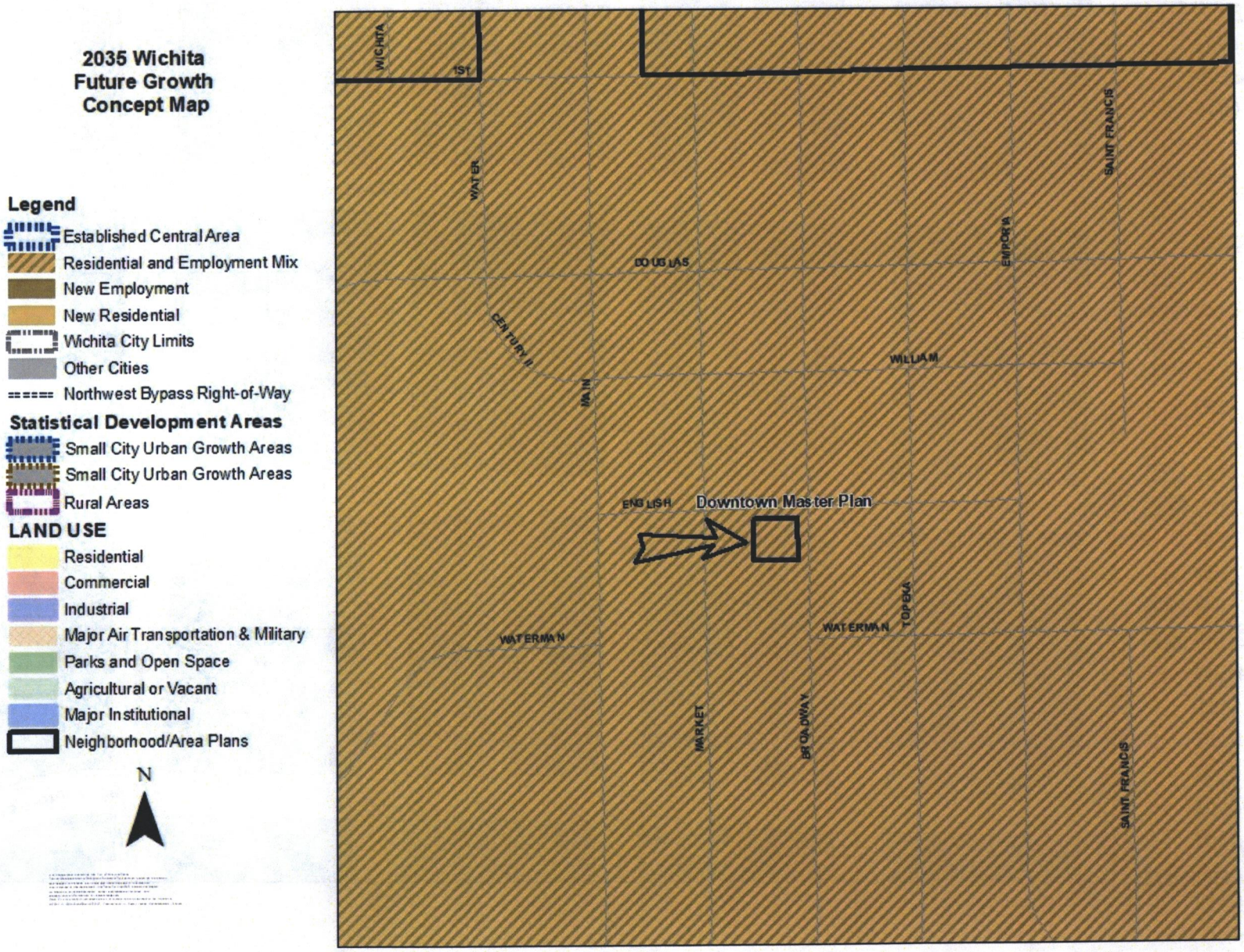
Colors may appear different on screen or copy printed
See PMS book or Paint samples for True Colors


New
Corner Blade Sign
Installs Here
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E ENGLISH ST
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S BROADWAY AVE
120'
152'
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302
305
314
319
320
#101
324
325
333
312
320
Existing Blade
Sign Here
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E ENGLISH ST
S BROADWAY AVE
S MARKET ST


H80-6
CON2022-00031
E WILLIAM ST
S CENTURY II DR
S EMPORIA AVE
S MAIN ST
H76-4
H79-8
BZA2009-00057
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S MARKET ST
BZA2020-00015
S BROADWAY AVE
S TOPEKA AVE
W WATERMAN ST
E WATERMAN ST
PUD-19
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
HISTORICAL
DELANO
N

2035 Wichita Future Growth Concept Map



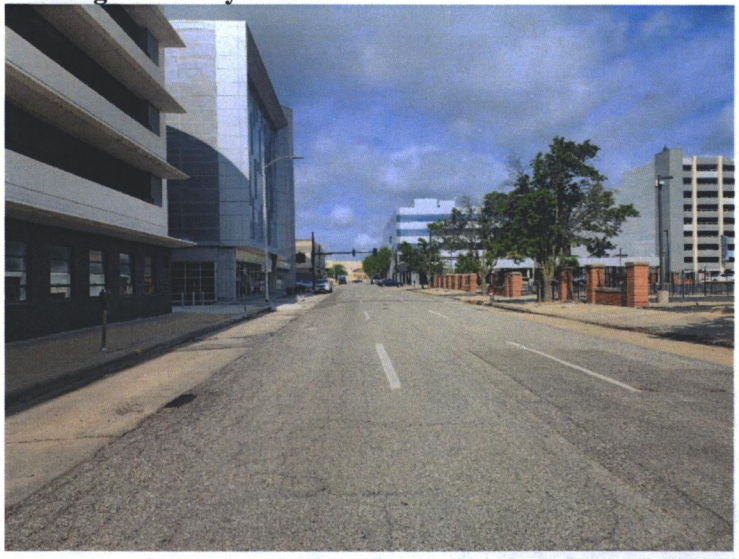
Looking south towards site



Looking north away from site



Looking west away from site



Looking east away from site



Looking north towards site



Looking west towards site



Looking south away from site



MIRACLE SIGNS

(316) 832-1177
MiracleSigns.biz
3611 N. Broadway
Wichita, Kansas 67219

230142 - Wichita Foundation

303 S. Broadway Ave., Ste 100 - Wichita, Kansas - 67202

Corner Blade Sign

Date: 9-12-23	Drawing by: JN	Salesperson: Zach Roth
File Name: 230142 Corner Blade Sign.cdr		
Disk Name: Z:/Jobs/W/Wichita Foundation/Wichita Foundation/Production/		

APPROVAL SIGNATURES:

Not to Scale

Render

SITE PLAN

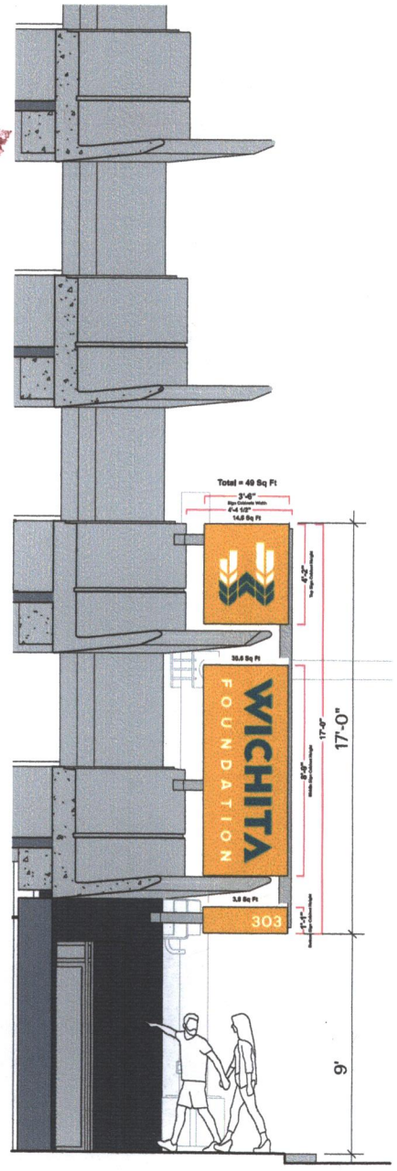
APPROVED 11/9 BY CMR

B2A23-58



Existing Blade Sign Here

New Corner Blade Sign Installs Here





Customer Provided Render

- Colors may appear different on screen or copy printed
  See PMS book or Paint samples for True Colors