



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

Spartan Downtown LLC
Attn: Sudha Tokala
105 South Broadway Avenue
Suite 1040
Wichita, KS 67202

May 14, 2025

RE: BZA2025-00019 – Variance request in the City to allow a rooftop sign on property zoned CBD Central Business District and the National Register of Historic Places, generally located on the southwest corner of East Douglas Avenue and South Broadway Avenue (105 South Broadway).

Dear applicant;

At its regular meeting on **May 8, 2025**, 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. The sign shall conform to all requirements of Section 24.04.220(j). of the Wichita Sign Code.
3. 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,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

CC: MABCD
Heather Green, *via email*

BZA RESOLUTION NO. BZA2025-00019

WHEREAS, Spartan Downtown LLC (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to allow a Roof Sign on property zoned CBD Central Business District, generally located on the southwest corner of East Douglas Avenue and South Broadway Avenue, legally described as follows:

Odd lots 133-135, Block Douglas Avenue, Greiffenstein's Addition, Wichita, Sedgwick County, Kansas.

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 May 8, 2025, 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 request for a Roof Sign is unique to the property and is not an action created by the owner; and

WHEREAS, granting the Variance will not adversely affect the rights of adjacent property owners; and

WHEREAS, the strict application of the Code constitutes an unnecessary hardship on the property owner; and

WHEREAS, granting the Variance will not affect the public safety, health, order, and convenience; and

WHEREAS, granting the Variance is not opposed to the spirit and intent of the Code.

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 Roof Sign on property zoned CBD Central Business District, generally located on the southwest corner of East Douglas Avenue and South Broadway Avenue, legally described as follows:

Odd lots 133-135, Block Douglas Avenue, Greiffenstein's Addition, Wichita, Sedgwick County, Kansas.

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. The sign shall conform to all requirements of Section 24.04.220(j). of the Wichita Sign Code.
3. 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 1st **Day of** JUNE **2025.**

ATTEST:



Scott Wadle,
BZA Secretary



Bryan Frye, BZA Board Chair

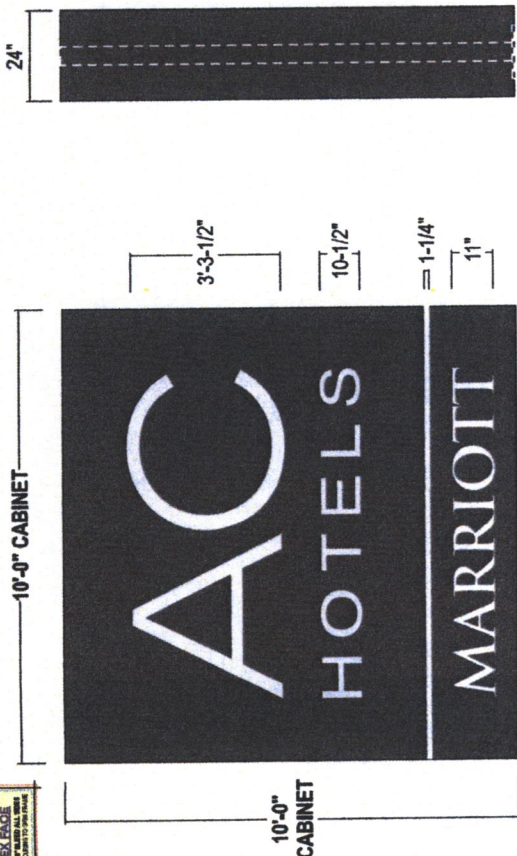
E01 S/F ILLUMINATED WALL CABINET

Scale: 1/2"=1'-0"

196.0 square feet

DESIGN SPECIFICATIONS	
REV	2012 with KS amendments
ASCE	7-10 American Institute of Steel Construction
ACI	318-11 Building Code Requirements for Structural Concrete
ANSI/ASCE	360-10 American Institute of Steel Construction

DESIGN LOADS	
Wind	Veloc = 115 mph
Seizure	C
Heb. Cat.	II



- CABINET:** 24" deep fabricated cabinet - Sign Comp or equivalent with bleed face frame w/ #2124 cover; Cabinet painted Gray (Satin Finish) outside & Reflective White inside
- BACK:** .063" alum. backs - Pre-finished white insides
- FACE:** 3M Panagraphics III Flexible substrate
- GRAPHICS:** Digitally printed graphics to match colors shown
- ILLUM:** Internally illuminated with GE 7100K White LED's; Power Supplies Housed within Cabinet
- INSTALL:** Internal support(s) as needed to bolt cabinet at bottom to existing I-beams. See following pages for additional details
- QUANTITY:** (1) ONE REQUIRED FOR SOUTH ELEVATION

SITE PLAN

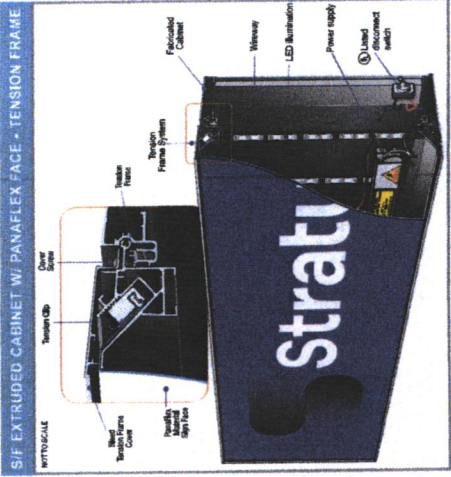
APPROVED 5/8 BY CMR

COLOR PALETTE
Pantone 425 Gray

LEEE MURDOCH
LICENSED
25442
KANSAS
PROFESSIONAL ENGINEER
ENGINEERING
2388 A-2 N.W. 34
1970 SW 21st Ln
Lawrence, KS 66044
913-232-0244
Joe Murdock, PE
Professional Engineer
KSPE Lic. #82294E



EXISTING MOUNTING CONDITIONS



S/F EXTRUDED CABINET W/ PANAFLEX FACE - TENSION FRAME

SIMULATED NIGHT VIEW



Rev #	Req #	Date/Artist	Description
Original	475402	05/20/24 JAM	
Rev 1	476304	05/15/24 DS	Updater scope
Rev 2	483952	06/28/24 NF	
Rev 3	487854	08/01/24 L-SH	Remove E02
Rev 4	486489	08/26/24 NF	Adder engineering
Rev 5	510331	01/20/25 JAM	

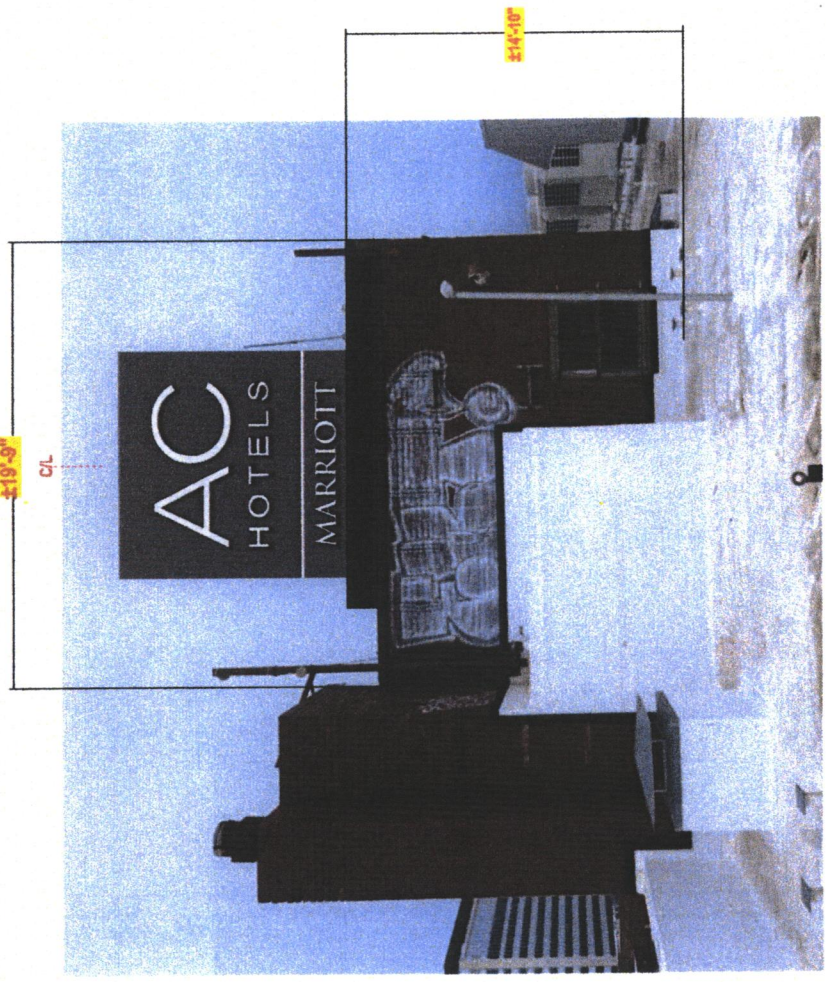
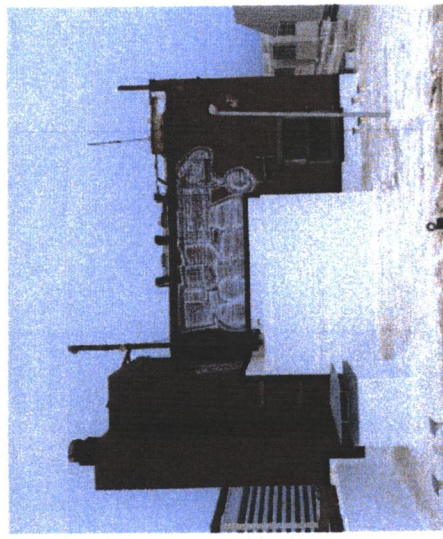
PROJECT NUMBER:	68881
ORDER NUMBER:	N/A
SITE NUMBER:	N/A
PROJECT MANAGER:	JOSEPH ORF
ELECTRONIC FILE NAME:	G:\ACCOUNTS\MMARRIOTT\AC HOTEL\2023\KSAC_Wichita AC_Wichita_Additional signs R5.cdr
PAGE NO.:	5

Stratus™
stratusunlimited.com
9851 Silver Bankway
Weston, Ohio 44090
888.503.1569

CLIENT: AC HOTELS MARRIOTT
ADDRESS: 105 S. Broadway St.
Wichita, KS 67202

E01 PROPOSED SIF ILLUMINATED WALL CABINET

Scale: 3/16"=1'-0"



SITE PLAN

APPROVED 5/8 BY CMR

StratusTM
stratuslimited.com
888.503.1569

CLIENT: AC HOTELS MARRIOTT
ADDRESS: 105 S. Broadway St.
Wichita, KS 67202

PAGE NO.: 4

ORDER NUMBER: N/A
SITE NUMBER: N/A
PROJECT NUMBER: 85881
PROJECT MANAGER: JOSEPH ORF
ELECTRONIC FILE NAME: G:\ACCOUNTS\MARRIOTT\AC-HOTEL\0228\MS\AC_Wichita_AC_Wichita_Additional signs R5.dwg

Rev #	Req #	Consultant	Description	Rev #	Req #	Date/Artist	Description
Original	47500	05/09/23 ZAM					
Rev 1	47500	05/15/24 DS	Updated sign location				
Rev 2	48392	05/29/24 NF					
Rev 3	48784	05/01/24 Z-SH					
Rev 4	49548	05/28/24 NF					
Rev 5	51033	01/20/25 ZAM	Added proposed number				

SITE PLAN

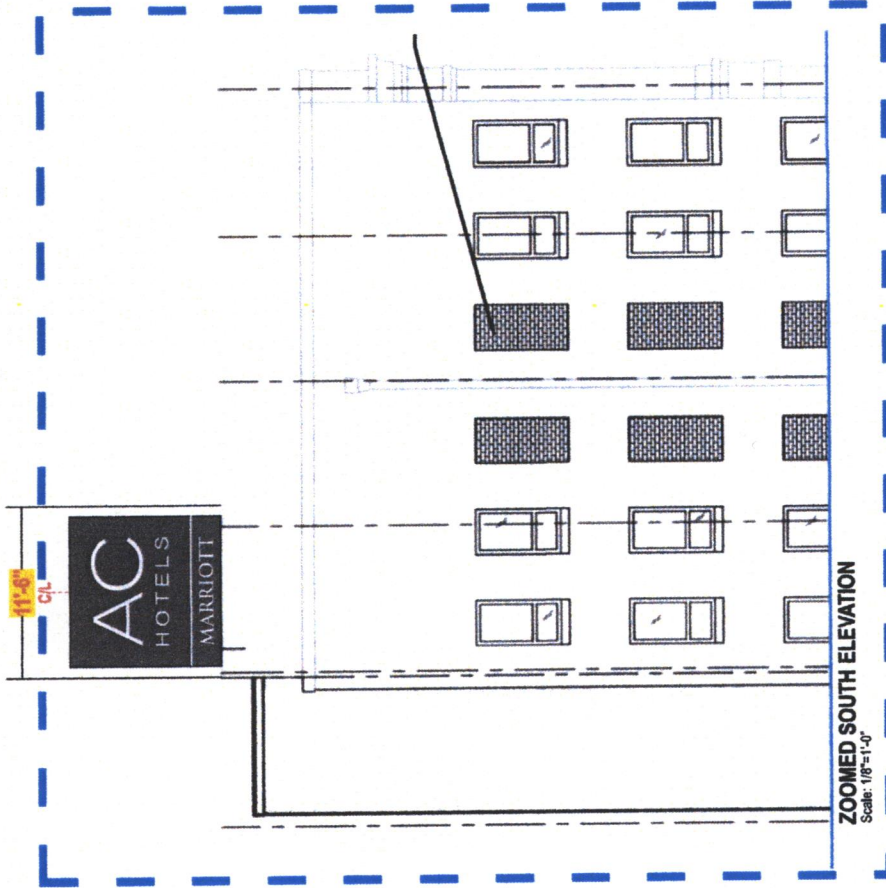
APPROVED 5/8 BY CMR



SOUTH ELEVATION

Scale: 1/16"=1'-0"

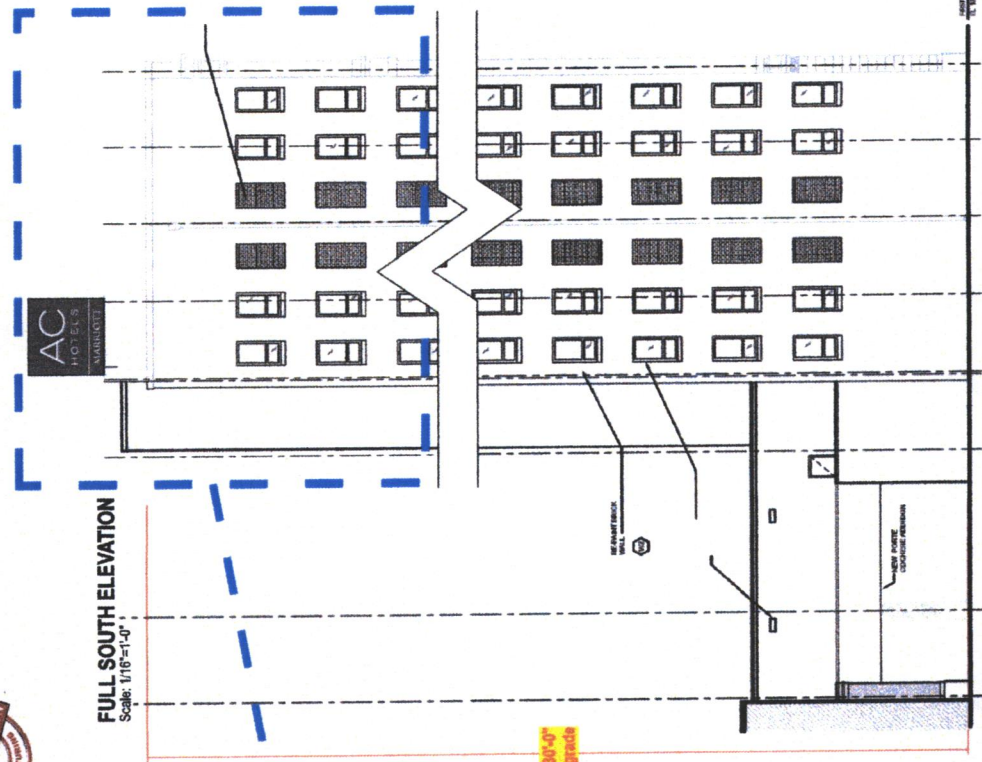
E01



ZOOMED SOUTH ELEVATION

Scale: 1/8"=1'-0"

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



FULL SOUTH ELEVATION

Scale: 1/16"=1'-0"

Rev #	Req #	Date/Artist	Description
Original	475402	06/08/21 JAJ	
Rev 1	475504	06/15/21 DS	Updated sign location
Rev 2	483052	06/28/21 RF	
Rev 3	487084	08/01/21 LSH	
Rev 4	495488	09/28/21 RF	
Rev 5	510331	01/20/25 JAJ	

ORDER NUMBER:	N/A	PROJECT NUMBER:	65881
SITE NUMBER:	N/A	PROJECT MANAGER:	JOSEPH ORF
ELECTRONIC FILE NAME:	G:\ACCOUNTS\MARRIOTT\AC HOTEL\2023\KSPAC_Wichita AC_Wichita_Additional signs R5.cdr		
PAGE NO.:	3	CLIENT:	AC HOTELS MARRIOTT
ADDRESS:	105 S. Broadway St. Wichita, KS 67202		

StratusTM
stratusunlimited.com
4663 Tyler Boulevard
Vaner, Ohio, 47666
BRB 503 7569



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
16399	653253	Print Legal Ad-IPL02274940 - IPL0227494		2	76 L

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

MHEBERT@wichita.gov

**MAPC/BZA May 8, 2025
 OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, May 8, 2025, 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. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2025-00019: Variance request in the City to allow a rooftop sign on property zoned CBD Central Business District and the National Register of Historic Places, generally located on the southwest corner of East Douglas Avenue and South Broadway Avenue (105 South Broadway).

BZA2025-00021: Variance request in the City to reduce the rear setback to 1 foot and the side setback to 4 feet on property zoned SF-5 for accessory sheds and a carport, generally located on the west side of North Park Place, within 400 feet north of West 30th Street North (3135 North Park Place).

CON2025-00062: Conditional Use request in the City to allow Entertainment Establishment (with ZON2025-00013), generally located on the southwest corner of West Saint Louis Avenue and North West Street (445 North West Street).

CON2025-00064: Conditional Use request in the City for Animal Care, Limited; generally located within one-block north of East Waterman Street and on the west side of South Hillside Avenue (223 South Hillside Avenue).

CUP2025-00014: Amendment to CUP DP-200 to allow Personal Improvement Services on Parcel 4; generally located on the south side of East 21st Street North and within 400 feet west of North Webb Road (9449 East 21st Street North).

PUD2025-00004: Zone Change request in the City from LC Limited Commercial District to PUD Planned Unit Development to create the Falcon Crest PUD #139 for residential infill, generally located on the northwest corner of West Burton Avenue and South Meridian Avenue.

PUD2025-00005: Amendment to Planned Unit Development #78 to allow one (1) LED sign measuring 4' x 50' on the north (side) elevation on the third floor of the residential building, generally located on the east side of North Fairmount Avenue, within 350 feet south of East 17th Street North.

VAC2025-00012: Vacation request in the City to vacate an entire pipeline easement on property zoned SF-5 Single-Family Residential District, generally located one block west of North Webb Road, within one-half mile south of East 29th Street North (9422 Woodspring Court).

VAC2025-00013: Vacation request in the City of a platted drainage easement, located approximately 750 feet north of the intersection of E. Central Avenue and N. Greenwich Road (600 N. Greenwich Rd.).

ZON2025-00012: Zone Change request in the City from B-Multi-Family Residential to LC-Limited Commercial to allow for warehousing and parking, generally located 200-feet north of East 1st Street North on the west side of North Ash Street (213 N Ash St.).

ZON2025-00013: Zone Change request from B Multi-Family Residential to LC Limited Commercial (with CON2025-00062) to allow for Personal Care Service and Entertainment Establishment in the City, generally located on the southwest corner of West Saint Louis and North West Street (445 North West Street).

ZON2025-00015: Zone Change request in the City from SF-5 Single Family Residential to GC General Commercial District; located within one-quarter mile north of East Central Avenue and on the east side of North Greenwich Road (600 North Greenwich Road).

ZON2025-00016: Zone Change request in the City from SF-5 Single Family Residential and GC General Commercial District to CBD Central Business District; located on the southeast corner of West Maple Street and South Osage Street (721 West Maple Street).

IPL0227494
 Apr 16 2025

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

1 insertion(s) published on:
 04/16/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 04/16/2025 to 04/16/2025.

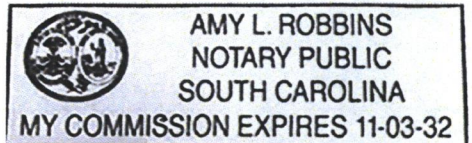
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 04/16/2025

Amy Robbins

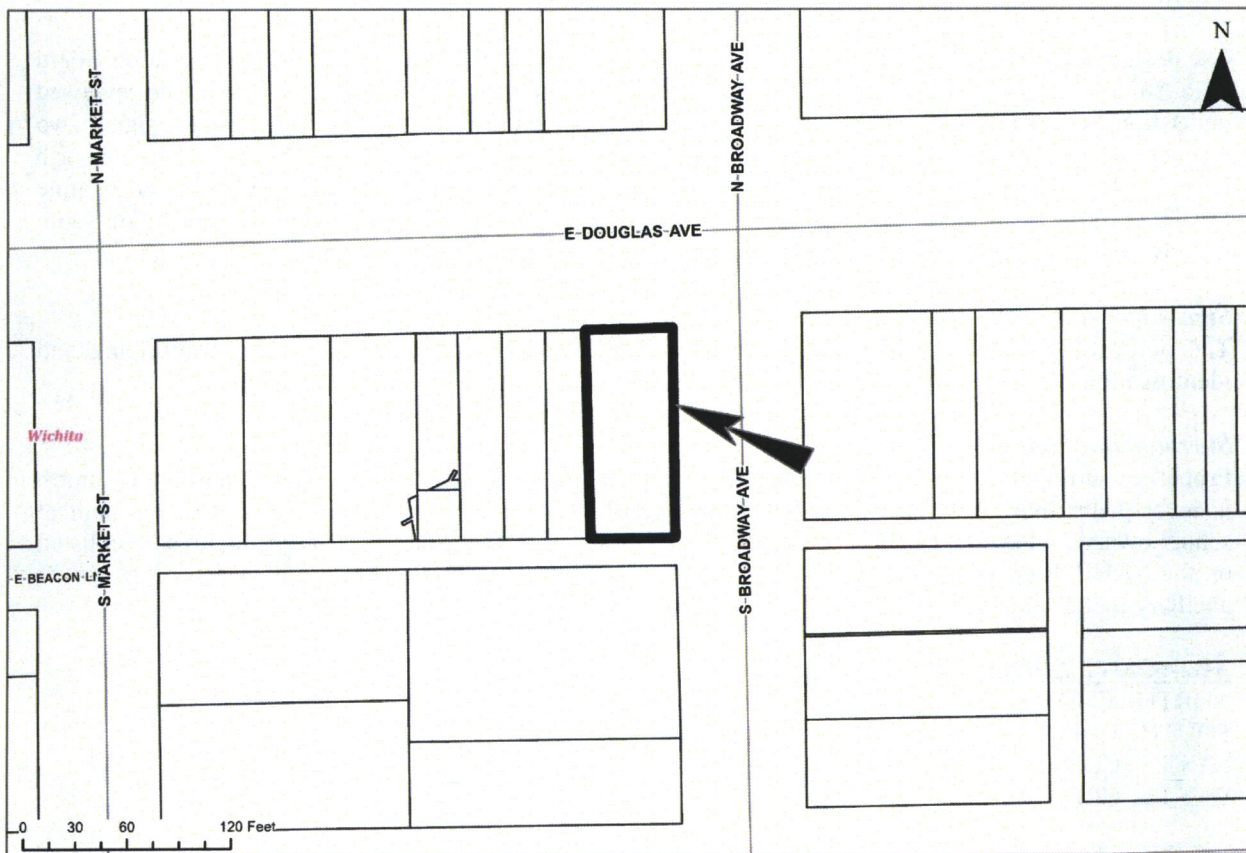
Notary Public in and for the state of South Carolina,
 residing in Beaufort County



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

SECRETARY'S REPORT

CASE NUMBER: BZA2025-00019 (City)
OWNER/APPLICANT: Spartan Downtown LLC (Applicant)/ Dynamic Sign Solutions (Agent)
REQUEST: Variance to allow a Roof Sign
CURRENT ZONING: CBD Central Business District
SITE SIZE: 0.14 acres
LOCATION: Located on the southwest corner of East Douglas Avenue and South Broadway Avenue (105 South Broadway Avenue).



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 the Wichita Sign Code to install a Roof Sign on a structure in the CBD Central Business District zoning. The 0.14-acre property is developed with a high-rise building which is listed on the National Register of Historic Places (NRHP) and being converted into a hotel.

Section 24.04.197 of the sign code states the following regarding signs permitted in the CBD zoning district:

1. Illuminated On-Site Ground or Pole Signs are permitted by Section 24.04.221;
2. Illuminated Building Signs, provided that these signs shall be limited in total area of 20 percent of each building elevation, and no individual sign shall exceed 400 square feet in area;
3. Roof Signs, except for Balloon Signs, shall not be permitted except by a variance approved by the Board of Zoning Appeals; and
4. Balloon Signs as permitted by Section 24.04.235.

Item 3 specifically prohibits roof top signs unless approved by a Variance. The request for a Roof Sign requires the Variance. The proposed sign measures 10 feet by 10 feet and will be installed by bolting internal supports to the building's existing I-beams. The proposed sign would be internally illuminated with white LEDs and an aluminum backing. The white text on the proposed sign is displayed on three rows: the first row reads "AC" and measures 3 feet-3 ½ inches in height; the second row reads "HOTELS" and measures 0 feet-10 ½ inches in height; the third row, after a 1 ¼ inches white band, reads "MARRIOTT" and measures 0'-11 inches in height. The applicant has provided a full scope of work attached to the end of this report.

The design of the requested signage was previously approved by the Wichita Historic Preservation Board (HPC2025-00026) because it is listed on the National Register of Historic Places and must be reviewed under Kansas state preservation law KSA 75-2725. Several downtown buildings exhibit roof top signs. Two recent examples are the Fidelity Bank sign located on the east side of South Market Street and on the north side of East Waterman Street (BZA2020-00015), and a Roof Sign at the Kansas College of Osteopathic Medicine (BZA2023-00008) located directly south of the subject site, on the northwest corner of South Broadway Avenue and East William Street.

Sign's Purpose

The purpose of the Variance request is to install a Roof Sign on the building for wayfinding and identification.

Surrounding Context

Properties surrounding the subject site are all zoned CBD Central Business District. Property to the north is developed with a vacant building listed on the NRHP. Property to the south is developed with a medical school owned by the applicant and listed on the NRHP. Property to the east is developed with a hotel listed on the NRHP. Property to the west is owned by the applicant and is developed with a drive-thru that is ancillary to the subject site.

ADJACENT ZONING AND LAND USE:

NORTH: CBD	Vacant commercial building (Kress Building, NRHP)
SOUTH: CBD	Medical school (Innes Building, NRHP)
EAST: CBD	Hotel (Ambassador Hotel, NRHP)
WEST: CBD	Drive-thru entrance

CASE HISTORY

- In 1871, the subject site was platted as part of Greiffenstein's Addition.
- In 1980, the subject site was listed on the Wichita Register of Historic Places (H80-10).
- In 2007, the subject site was listed on the National Register of Historic Places.
- In 2023, the Historic Preservation Board approved four signs on the front and side facades of the building (HPC2023-00124).

- In April 2025, the Wichita Historic Preservation Board approved the design for the Roof Sign that is proposed in this report (HPC2025-00026).

THE FIVE CRITERIA FOR GRANTING A VARIANCE:

1. Criteria: The Variance requested arises from a condition that is unique to the property and is not created by an action of the property owner or applicant.

The applicant states: "The building in question is situated in a unique location, where visibility from surrounding areas is limited by the layout and surrounding infrastructure. The elevator machine room is positioned in such a way that placing a sign in other areas of the building would fail to provide adequate visibility for the purpose of wayfinding and identification. This condition is not a result of any action taken by the property owner or applicant but is instead a feature of the property's architecture and positioning within the district."

Staff analysis:

Staff agrees with the statement. Due to the historic nature of the building, the applicant is minimizing the wall signage and wanting to utilize a Roof Sign to preserve the building's architecture.

2. Criteria: The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents.

The applicant states: "The sign will be carefully designed and positioned in a manner that minimizes any potential impacts on the views, privacy, or aesthetic quality of adjacent properties. It will be placed in an area where it will be visible from the appropriate direction without obstructing or interfering with the enjoyment or rights of surrounding property owners or residents. The sign will comply with all other aesthetic and design guidelines that ensure compatibility with the surrounding area."

Staff analysis:

Staff agrees with the statement. The proposed sign is small in scale and is not likely to obstruct or interfere with the visibility of signage and other features on nearby buildings.

3. Criteria: The strict application of the provisions of the sign code would constitute an unnecessary hardship on the applicant.

The applicant states: "The property owner would face an undue hardship if the Variance were not granted, as the inability to place the sign in the requested location would severely hinder the building's ability to effectively advertise and identify the establishment. Strict adherence to the current code would mean that a significant portion of the building's occupants and visitors would have difficulty locating the building or recognizing it from a distance, which is critical for operational purposes and the success of the business. Given the unique architectural features of the building and its location, it would be a significant challenge to find an alternative placement for the sign."

Staff analysis:

Staff does not agree with the above statement. The site already features a total of four building signs on the south and east façades, which are designed for wayfinding and identification. It is staff's opinion that the strict application of the Code will still allow the business to effectively advertise and allow patrons to identify the establishment.

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: "The proposed sign is designed to comply with all relevant safety regulations and will not present any risks to public health, safety, or general welfare. It will not create any visual obstructions, traffic hazards, or negative impacts on the neighborhood's harmony. On the contrary, the

signage will enhance the business's visibility and accessibility for the public without detracting from the area's aesthetic integrity or public convenience."

Staff analysis:

Staff agrees with the above statement. It is staff's opinion that the proposed signage will not affect the community in regards to the above criteria.

5. Criteria: The granting of the Variance will not be opposed to the general spirit and intent of the sign code.

The applicant states: "The intention of the applicable zoning code is to regulate signs in a way that ensures they are both functional and aesthetically appropriate for the area. The requested Variance aligns with this intent by placing the sign in a location where it will serve its purpose without disrupting the overall character of the district. It does not contravene the spirit of the code, which seeks to balance visibility with community aesthetics."

Staff analysis:

Staff agrees with the above statement. It is staff's opinion that the placement of the sign will not disrupt the overall character of the district, given its proximity to other buildings with Roof Signs. The intention of the Sign Code is to maintain the harmonious development of the community.

RECOMMENDATION: The recommendation of staff is that the Variance to allow for one Roof Sign **does not meet** the five criteria required to grant a Variance.

Should the Board determine that all five conditions necessary for 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. The sign shall conform to all requirements of Section 24.04.220(j). of the Wichita Sign Code.
3. 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
- Sign Exhibits and Renderings
- Aerial Map
- Zoning Map
- 2035 Future Growth Concept Map
- Site Photos

Applicant's Variance Justification



David Branson
Dynamic Sign Solutions
800 W. Maple
Wichita, KS 67213
dave@dynamic.kscoxmail.com
(316) 440.6429

February 3, 2025

Wichita-Sedgwick County MAPCD
271 W. 3rd Street
Wichita, KS 67202

Subject: Request for Variance to allow the installation of a sign on the roof at AC Hotel located at 105 S. Broadway Ave.

Dear [Zoning Administrator's Name or Zoning Board],

I hope this letter finds you well. I am writing to formally request a variance for the installation of a sign above the elevator machine room on the roof of our building located at 105 S. Broadway Ave. The requested variance seeks an exception to the current zoning code requirements regarding sign placement. Please find below the responses to the required prompts for variance consideration:

a. The variance requested arises from a condition unique to the property and is not created by an action of the property owner or applicant.

The building in question is situated in a unique location, where visibility from surrounding areas is limited by the layout and surrounding infrastructure. The elevator machine room is positioned in such a way that placing a sign in other areas of the building would fail to provide adequate visibility for the purpose of wayfinding and identification. This condition is not a result of any action taken by the property owner or applicant but is instead a feature of the property's architecture and positioning within the district.

b. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

The sign will be carefully designed and positioned in a manner that minimizes any potential impact on the views, privacy, or aesthetic quality of adjacent properties. It will be placed in an area where it will be visible from the appropriate direction without obstructing or interfering with the enjoyment or rights of surrounding property owners or residents. The sign will comply with all other aesthetic and design guidelines that ensure compatibility with the surrounding area.

c. The strict application of the provisions of the applicable Code will constitute an unnecessary hardship upon the property owner.

The property owner would face an undue hardship if the variance were not granted, as the inability to place the sign in the requested location would severely hinder the building's ability to effectively advertise and identify the establishment. Strict adherence to the current code would mean that a significant portion of the building's occupants and visitors would have difficulty locating the building or recognizing it from a distance, which is critical for operational purposes and the success of the business. Given the unique architectural features of the building and its location, it would be a significant challenge to find an alternative placement for the sign.

d. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or the harmonious development of the community.

The proposed sign is designed to comply with all relevant safety regulations and will not present any risks to public health, safety, or general welfare. It will not create any visual obstructions, traffic hazards, or negative impacts on the neighborhood's harmony. On the contrary, the signage will enhance the business's visibility and accessibility for the public without detracting from the area's aesthetic integrity or public convenience.

e. Granting the variance desired will not be opposed to the general spirit and intent of the applicable Code.

The intention of the applicable zoning code is to regulate signs in a way that ensures they are both functional and aesthetically appropriate for the area. The requested variance aligns with this intent by placing the sign in a location where it will serve its purpose without disrupting the overall character of the district. It does not contravene the spirit of the code, which seeks to balance visibility with community aesthetics.

I kindly request your consideration of this variance request. We believe that granting the variance will serve the needs of the property while respecting the community and surrounding properties. Should you need any further information or clarification, please do not hesitate to contact me.

Thank you for your time and attention to this matter.

Sincerely,



David Branson

Dynamic Sign Solutions

E01 SIF ILLUMINATED WALL CABINET

Scale: 1/2"=1'-0"

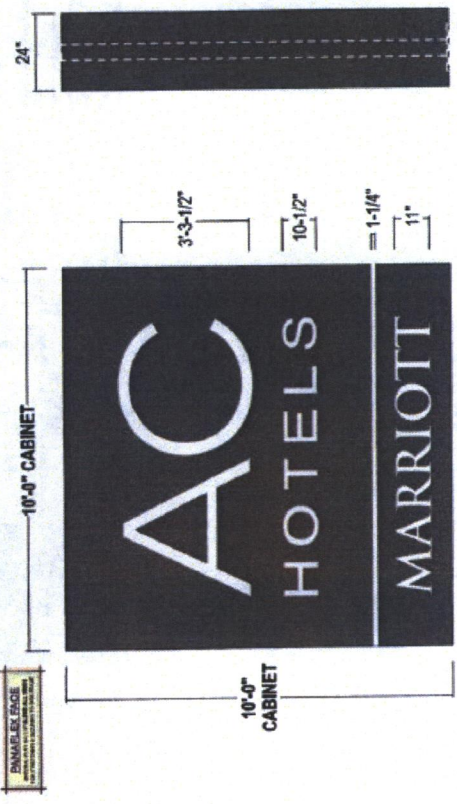
198.0 square feet

DESIGN SPECIFICATIONS

REV	DATE	BY	DESCRIPTION
AWER	F-10		AWER - Added Notes to Schedule & Order Documents
AWC	8/28/11		AWC - Added Notes to Schedule & Order Documents
AWC/AMC	8/28/11		AWC/AMC - Added Notes to Schedule & Order Documents

DESIGN LOADS

WIND	Vel. = 111 mph
SEISMIC	S = 0
ROOF	0

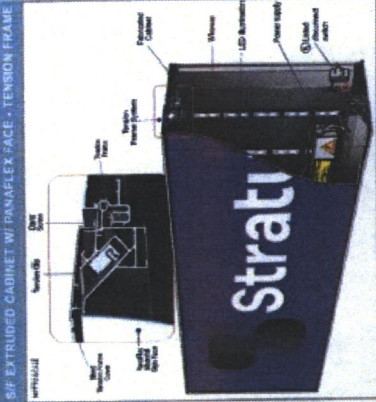


- CABINET:** 24" deep fabricated cabinet - Sign Comp or equivalent with bleed face frame w/ #2124 cover; Cabinet painted Gray (Satin Finish) outside & Reflective White inside
- BACK:** .063" alum. backs - Pre-finished white insides
- FACE:** 3M Panagraphics III Flexible substrate
- GRAPHICS:** Digitally printed graphics to match colors shown
- ILLUM:** Internally illuminated with GE 7100K White LED's; Power Supplies Housed within Cabinet
- INSTALL:** Internal support(s) as needed to bolt cabinet at bottom to existing I-beams. See following pages for additional details
- QUANTITY:** (1) ONE REQUIRED FOR SOUTH ELEVATION

EXISTING MOUNTING CONDITIONS



SIMULATED NIGHT VIEW



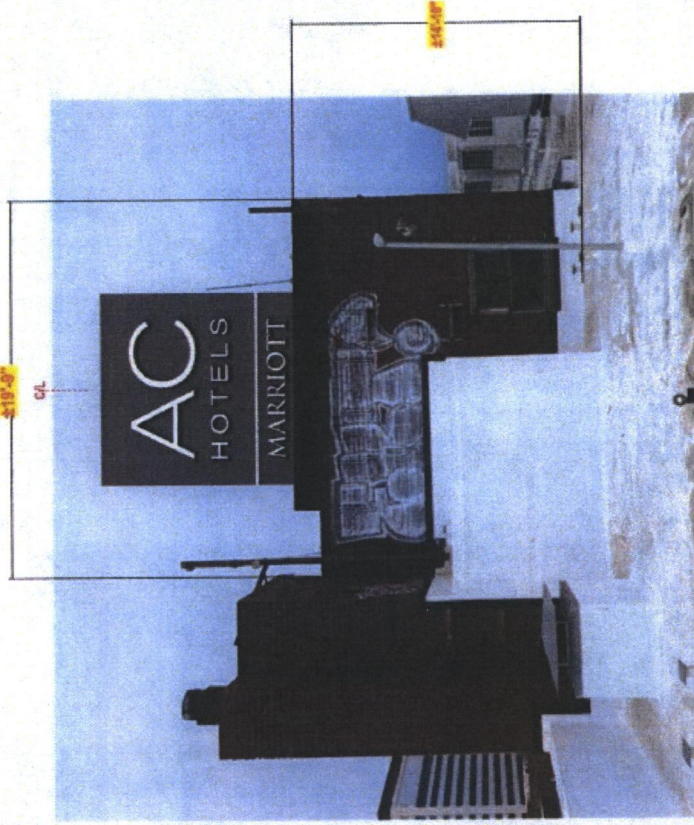
Stratus™
stratuslimited.com
2007 Park Blvd., Suite 100
Spring, Ohio 44606
888.503.1565

CLIENT:	AC HOTELS	ORDER NUMBER:	N/A	PROJECT NUMBER:	8581
ADDRESS:	100 E. Broadway St. Nicola, KS 67226	SITE NUMBER:	N/A	PROJECT MANAGER:	JOSEPH ORR
ELECTRONIC FILE NAME:	CHACCO\AC\MARRIOTT\AC HOTEL\020205\AC_Mkohen	DATE SKI:	5	DESIGNER:	JOSEPH ORR
		AC_Mkohen_Accidental signs RCL.rvt			

Rev #	Rev #	Date/Action	Description
0	0	08/28/11	Initial Issue
1	1	08/28/11	Added Notes to Schedule & Order Documents
2	2	08/28/11	Added Notes to Schedule & Order Documents
3	3	08/28/11	Added Notes to Schedule & Order Documents
4	4	08/28/11	Added Notes to Schedule & Order Documents
5	5	08/28/11	Added Notes to Schedule & Order Documents

E01 PROPOSED SIF ILLUMINATED WALL CABINET

Scale: 3/16"=1'-0"



Stratus™
stratusunlimited.com
1011 N. 1st St.
North Platte, NE 68901
888.503.1409

CLIENT: AC HOTELS MARRIOTT
ADDRESS: 105 E. Broadway St.
Wichita, KS 67202

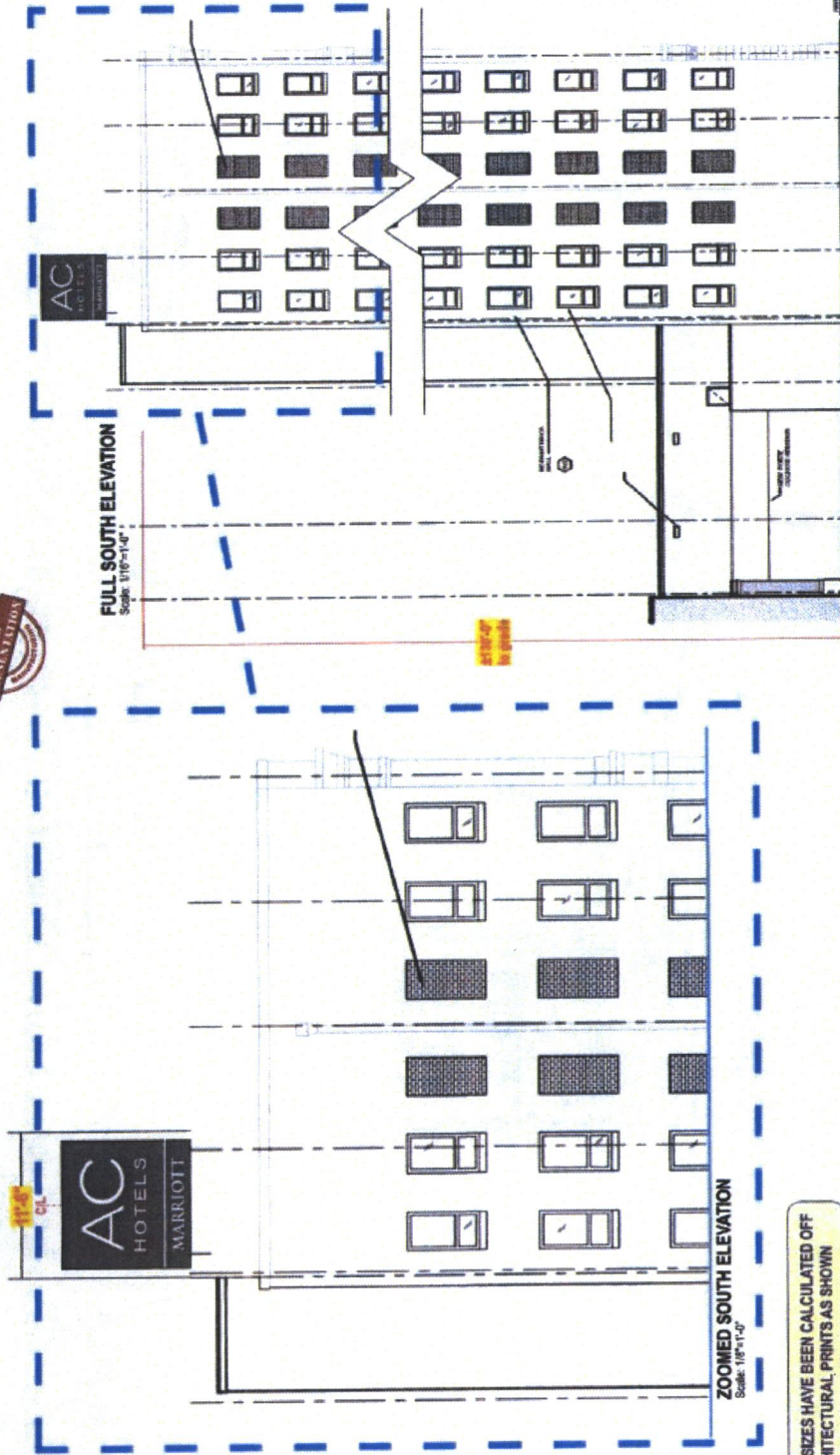
OWNER NAME: N/A
OWNER ADDRESS: N/A
PROJECT NAME: AC ACCOUNTS/MARRIOTT/MC HOTEL 2024/AC_Wichita
PROJECT NUMBER: 60881
PROJECT MANAGER: JOSEPH ORF

DATE: 01/07/25 2:44 PM
PROJECT NAME: AC ACCOUNTS/MARRIOTT/MC HOTEL 2024/AC_Wichita
PROJECT NUMBER: 60881
PROJECT MANAGER: JOSEPH ORF

Rev #	Date	Description
Original	01/07/25	01/07/25 2:44 PM
Rev 1	01/07/25	01/07/25 10:51 AM Update Sign location
Rev 2	01/07/25	01/07/25 11:21 AM
Rev 3	01/07/25	01/07/25 11:21 AM
Rev 4	01/07/25	01/07/25 11:21 AM
Rev 5	01/07/25	01/07/25 2:44 PM

E01 SOUTH ELEVATION

Scale: 1/16"=1'-0"



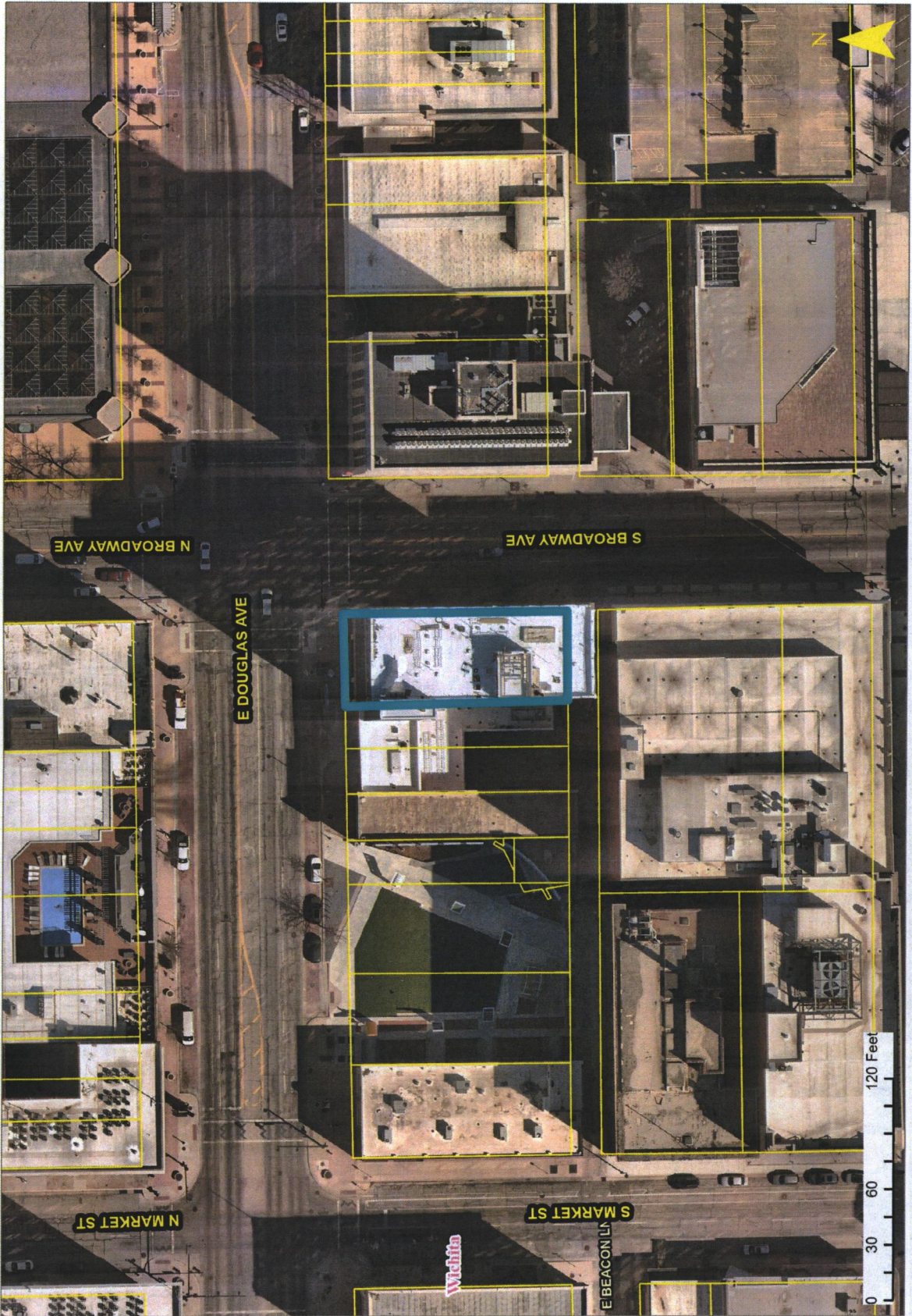
ZOOMED SOUTH ELEVATION
Scale: 1/8"=1'-0"

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



CLIENT: ADDRESS: 106 S. Broadway St. Wichita, KS 67222	PROJECT NUMBER: N/A SITE NUMBER: N/A ELECTRONIC FILE NAME: G:\ACCOUNTS\MARRIOTT\AC_HOTELS\LOGOS\AC_MQ\MA AC_Mq\ma_Architectural sign PC.rvt	ORDER NUMBER: N/A SHEET NUMBER: N/A PAGE NO.: 3	PROJECT MANAGER: JOSEPH ORF	Rev # Rev # Date/Time Description
				01/20/11 01/20/11 10:41:24 AM Update Light Color
				01/21/11 01/21/11 10:41:24 AM Update Light Color
				01/21/11 01/21/11 10:41:24 AM Update Light Color
				01/21/11 01/21/11 10:41:24 AM Update Light Color

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0 30 60 120 Feet

S BROADWAY AVE

N BROADWAY AVE

E DOUGLAS AVE

S MARKET ST

N MARKET ST

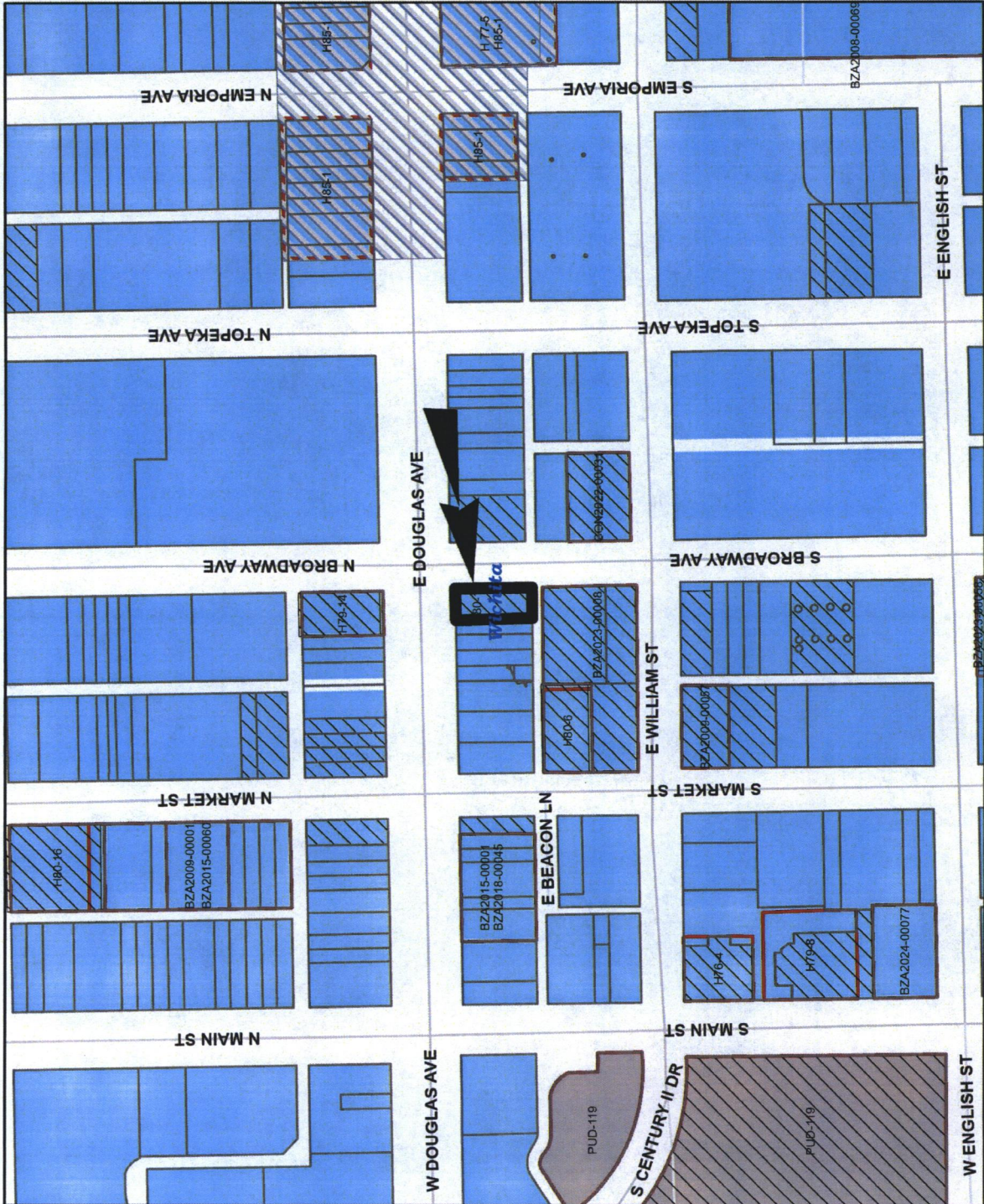
E BEACON LN

Wichita



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





2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Neighborhood & Area Plans
-  Application Area



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Looking north away from site



Looking west towards site



Looking south towards site



Looking east away from site

