

82A 26-65 - Thomas & ...  
son request exception to  
car wash on north side of  
between Joann and ...

*Smead*  
No. 103½C

HASTINGS, MINN. - LOGAN, OHIO U.S.A.

THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202



- W 3112
- Moved, left no address
  - No such number
  - Moved, not forwardable
  - Addressee unknown

Mr. and Mrs. Thomas Thompson

3422 West Central  
Wichita, Kansas

RETURN  
TO  
WRITER



THE CITY OF WICHITA, KANSAS  
BOARD OF ZONING APPEALS  
104 SOUTH MAIN  
WICHITA, KANSAS 67202



- W 3112
- Moved, left no address
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Mr. and Mrs. Thomas Thompson

3422 West Central  
Wichita, Kansas



# The City of Wichita

CITY BUILDING ANNEX • TELEPHONE AMherst 2-8211

WICHITA, KANSAS

BOARD OF ZONING APPEALS  
Office of Secretary

July 29, 1965

Mr. and Mrs. Thomas Thompson  
3422 West Central  
Wichita, Kansas

Dear Mr. and Mrs. Thompson:

Re: Case No. BZA 26-65

At its regular meeting of July 27, 1965, the Board of Zoning Appeals of the City of Wichita considered your request for an exception to the Zoning Ordinance to permit the construction of a self-service car wash operation on property zoned "LC" and generally located on the north side of Central and west of Gow.

It was the decision of the Board to approve this request, subject to the following conditions:

1. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall, provided the minimum lot area shall be not less than 7,500 square feet.
2. The car washing buildings or facilities shall be set back a distance of not less than 35 feet from all street right-of-way lines.
3. A 6-foot high fence, such as a solid wall masonry, architectural tile, louvered wood, shall be provided along the north property line within 6 weeks after such time as residential development occurs.
4. All of the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
5. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.



6. No sign shall exceed 25 feet in height or be placed so as to project over any public right of way.
7. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. Off-street holding spaces shall be provided on the property in the following ratio:  

Not less than 4 parking spaces for each self-service car-washing stall.

Off-street drying spaces shall be provided on the property in the following ratio:  

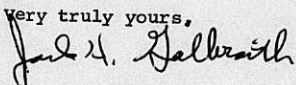
Not less than 2 parking spaces for each self-service car-washing stall.
9. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. There shall be no ingress or egress from minor or residential streets having 60 feet of right of way or less, unless there are 2 free-moving lanes at all times. (Example: A 30-foot paved street with parking permitted only on one side would provide for 2 free-moving lanes.)
11. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
12. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before August 6, 1965.

Page 3 - Mr. and Mrs. Thomas Thompson  
July 29, 1965

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If none has been filed on or before August 6, 1965, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,



Jack H. Galbraith  
Secretary

JHG:JWH:ber

cc: Blair Page  
P. O. Box 972  
Wichita, Kansas

Leonard Davis  
229 North Knight

Glen Lytle, Superintendent  
of Central Inspection

Robert Finch  
City Clerk

August 9, 1965

Mr. and Mrs. Thomas Thompson  
3422 West Central  
Wichita, Kansas

Dear Mr. and Mrs. Thompson:

Re: Case No. BEA 26-65

On July 29, 1965, we advised you that the Board of Zoning Appeals had approved your request for an exception to the Zoning Ordinance to permit the construction of a self-service car wash operation on property zoned "LC" and generally located on the north side of Central and west of Gow.

We also advised that the Board's decision might be appealed to the City Commission, provided that such appeal was filed on or before August 6, 1965. The City Clerk has advised that no appeal was filed, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JNH:ber  
Attachment

cc: Blair Page  
P. O. Box 972

Leonard Davis  
229 North Knight

Glen Lytle, Superintendent  
of Central Inspection

R E S O L U T I O N   N O .   B Z A   2 6 - 6 5

WHEREAS, Thomas and Myrtle Thompson, 3422 West Central, Wichita, Kansas, by Blair Page, Agent, request an Exception as provided in Section 28.04.183, Code of the City of Wichita, to permit a self-service car wash operation in an "LC" zoning district, on property legally described as:

Lot 7, Davis Gardens Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located on the north side of Central between Joann and Gow; and

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 July 27, 1965, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an Exception under the provisions of Section 28.04.183, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit a self-service car wash operation to be located in the "LC" Light Commercial District, subject to the conditions as outlined in Section 28.04.183, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved for construction or installation of a self-service car wash operation on property zoned "LC" and legally described as follows:

Lot 7, Davis Gardens Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located on the north side of Central between Joann and Gow.

subject to the following:

1. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall, provided the minimum lot area shall be not less than 7,500 square feet.
2. The car washing buildings or facilities shall be set back a distance of not less than 35 feet from all street right of way lines.
3. A 6-foot high fence, such as a solid wall masonry, architectural tile, louvered wood, shall be provided along the north property line within 6 weeks after such time as residential development occurs.
4. All of the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
5. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.

6. No sign shall exceed 25 feet in height or be placed so as to project over any public right of way.
7. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. Off-street holding spaces shall be provided on the property in the following ratio:

Not less than 4 parking spaces for each self-service car-washing stall.

Off-street drying spaces shall be provided on the property in the following ratio:

Not less than 2 parking spaces for each self-service car-washing stall.
9. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. Where shall be no ingress or egress from minor or residential streets having 60 feet of right of way or less, unless there are 2 free-moving lanes at all times.  
Example: A 30-foot paved street with parking permitted only on one side would provide for 2 free-moving lanes.
11. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of PublicWorks.
12. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

ADOPTED AT WICHITA, KANSAS, this 27th day of July, 1965.

Harold Bauer  
Harold Bauer, Chairman

ATTES

Jack H. Galbraith  
Jack H. Galbraith, Secretary



July 29, 1965

Mr. and Mrs. Thomas Thompson  
3422 West Central  
Wichita, Kansas

Dear Mr. and Mrs. Thompson:

Re: Case No. BEA 26-65

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It was the decision of the Board to approve this request, subject to the following conditions:

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Page 3 - Mr. and Mrs. Thomas Thompson  
July 29, 1965

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If none has been filed on or before August 6, 1965, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:JWH:ber

cc: Blair Page  
P. O. Box 972  
Wichita, Kansas

Leonard Davis  
229 North Knight

Glen Lytle, Superintendent  
of Central Inspection

Robert Finch  
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 26-65

APPLICANT: Thomas and Myrtle Thompson, 3422 West Central

AGENT: Blair Page

REQUEST: Exception as provided in Section 28.04.183.4, Code of the City of Wichita, for construction of a self-service car wash operation.

LOCATION: North side of Central and west of Cow.

ZONING: Subject property is zoned "LC". To the east and west is "LC". To the north and south is "AA"

LAND USE: Subject property is vacant as is that to the west and north. East is a service station and south is single family

JURISDICTION

The Board has jurisdiction to consider this request under the provisions of Section 28.04.183.4, Code of the City of Wichita.

COMMENTS

This application meets all of the requirements of the ordinance and has been approved by the Traffic Engineer. Consequently, it is recommended that the application be approved, subject to the following requirements:

1. There shall be a minimum lot area of three thousand five hundred square feet for each self-service car washing stall, provided the minimum lot area shall be not less than 7,500 square feet.
2. The car washing buildings or facilities shall be set back a distance of not less than 35 feet from all street right-of-way lines.
3. A 6 foot high fence, such as a solid wall masonry, architectural tile, louvered wood shall be provided along the property line within 6 weeks after such time as residential development occurs.
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Self-Service Car Wash - not less than 4 parking spaces for each self-service car-washing stall.  
  
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9. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. There shall be no ingress or egress from minor or residential streets having 60 feet of right of way or less, unless there are 2 free-moving lanes at all times.  
(Example: A 30-foot paved street with parking permitted only on one side would provide for 2 free-moving lanes.)
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Page 2 - Secretary's Report  
Case No. BZA 26-65

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12. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

July 16, 1965

Mr. Leonard Davis  
229 North Knight  
Wichita, Kansas

Dear Mr. Davis:

Re: BZA 26-65

On two occasions this office has contacted you in regard to the above captioned case and informed you of the deficiencies of the application as submitted. I particularly call your attention to condition 4.11 of the Zoning Ordinance which requires that

A plot plan showing points of ingress and egress, width of driveways, off-street parking and holding spaces and interior traffic circulation shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the filing of the application. There shall be no ingress or egress from unpaved public ways.

The plot plan as submitted by Mr. Blair Page is deficient in meeting this condition. Only the lot has been outlined indicating a proposed building with a future addition. No information is indicated meeting condition 4.11, nor has the number of car wash units been indicated.

I have been unable to contact Mr. Page. We cannot process this application until all conditions outlined in the Zoning Ordinance are complied with. Therefore, this case will not be heard by the Board of Zoning Appeals at its regular meeting on July 27, 1965, unless all conditions are complied with and in our office by 5 p.m., July 20, 1965.

I would suggest that you contact Mr. Page and inform him of these deficiencies. I would also suggest that either you or Mr. Page make an appointment to discuss this application and the required plot plan with our staff.



Page 2 - Mr. Leonard Davis  
July 16, 1965

Attached is a copy of the conditions required by the Zoning Ordinance for the location of a self-service car wash in the Light Commercial zoning district with Board of Zoning Appeals approval.

If I can be of any assistance to you in this matter, or if you have questions, please do not hesitate to call.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:ber

Attachment

CASE NO. BZA 26-65 - 10 NOTICES MAILED FOR JULY 27, 1965 MEETING

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

July 8, 1965

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 26-65

An application has been filed by Thomas and Myrtle Thompson, 426 North Seneca, Wichita, Kansas, by Leonard Davis, 229 North Knight, Wichita, Kansas, pursuant to Section 2.12.590, Code of the City of Wichita, requesting an exception as provided in Section 28.04.183, Code of the City of Wichita, Kansas, to permit a car wash to be located on property zoned "LC" Light Commercial and legally described as follows:

Lot 7, Davis Gardens Addition to the City of Wichita, Kansas.

Generally located on the north side of Central between Joann and Gow.

This application has been assigned Case No. BZA 26-65, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 27, 1965, at 2:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith  
Secretary

JHG: bgs

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

July 8, 1965

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Jack H. Galbraith  
Secretary

JHG:bgs

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant THOMAS & MYRTLE THOMPSON

Mailing Address ~~4201~~ 3422 W. Central Phone PO Box 972

Name of Authorized Agent LEONARD DAUIS Blair Page AM 53592

Mailing Address 229 N. KNIGHT Phone W4 39163

Relationship of applicant to property is that of \_\_\_\_\_  
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section

28.04.183, Code of the City of Wichita, Kansas

(Zoning Ordinance); to permit the installation or construction  
of Self service CAR WASH

\_\_\_\_\_ on property zoned  
Light Com'L, located N side of Central Blvd near JOHNNIE BOW  
and legally described as:

LOT 7 DAUIS GARDENS ADDN

\_\_\_\_\_, in the City of Wichita.

(Give metes and bounds description below if appropriate).

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant \_\_\_\_\_

Authorized Agent Leonard Daus

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 11:00 (a.m. - p.m.), July 7, 1965, together with appropriate fee of \$50.00.

Signed B. Showers



STATEMENT OF RECORD OWNERSHIP

STATE OF KANSAS )  
SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft of Lot 7, Davis Gardens, an Addition to Wichita, Sedgwick County, Kansas.

Fidelity  
Title  
Company,  
inc.

And from such examination find that the record owners thereof are as set opposite the description of the property below, viz:

Lot 5, Davis Gardens.

✓ John Weitzel  
3310 W. Central

Lot 6, Davis Gardens.

✓ Leonard T. & Eva L. Davis, ux  
229 N. Knight

Lots 7, 8, 9, 10, 23 & 24,  
Davis Gardens.

✓ Thomes J. & Myrtle Thompson, ux  
~~122 N. Central~~ 3422 W. Central

Lot 25, Davis Gardens.

✓ C. R. & Mildred V. Martin, ux  
722 N. Gow

Lot 26, Davis Gardens.

✓ Violet I. Lemon, sgle.  
4327 W 2nd St.

Lots 1 & 2, Blk 1, Peacock Addition.

✓ C. J. & Geraldyn Jameson, ux  
667 N. Meridian

Lot 5, Blk 1, Peacock Addition.

✓ Clarence E. & Ellouise M. Peacock, ux  
3425 W. Central

Lot 2, exc W 13 ft of N 170 ft, Knight Acres.

✓ John Bozeman, K. W. Fyle &  
Port Early  
Union Nat'l Bldg.

W 13 ft of N 170 ft of Lot 2, all Lot 3,  
Knight Acres.

✓ Carl J. & E. Maxine Pinaire, ux  
3401 W. Central

Lots 1, 2 & 3, Replat of Lots 1 & 2, in  
Westridge Acres.

✓ Roy E. & Opal M. Wilcox, ux  
721 Joann

Dated at Wichita, Kansas this 30th day  
of June 1965 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Edie M Farrell OEM  
Sec.

Tracer # 69225



Form 22

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hee. Mvr.	Has. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	<u>Plan.</u>	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>See Description</i>	<i>50.00</i>

Name *Leonard J Davis*

Address *234 N. Light*

Type *L-712*

Due Date

Comments:

Date *7-7-65*

By *Sidhoan*