

Dyn COMMITTEE *Appl* 5-26-64

M.A.P.C. _____

B.C.C./B. CO. C. _____

BZA 29-64 - BZA initiates request
for exception for self-service car
wash at NW corn. Woodlawn & Harry

ACTION

Bza COMMITTEE

Appel

DATE

5-26-64

M.A.P.C. _____

B.C.C./B. CO. C. _____

BZA 29-64 - BZA initiates request
for exception for self-service car
wash at NW corn. Woodlawn & Harry

June 8, 1964

Mr. L. A. Casado
302 North Main
Wichita, Kansas

Dear Mr. Casado:

Re: Case No. BZA 29-64

On May 27, 1964, we advised you that the Board of Zoning Appeals had approved your request for an Exception to permit installation or construction of a self-service car wash operation on property legally described as:

Block 5, Lincoln Hills Addition, in the City of Wichita,
Sedgwick County, Kansas,

generally located at the northwest corner of Woodlawn and Harry. We also advised that the Board's decision might be appealed to the City Commission, provided that such appeal was filed on or before June 3, 1964.

The City Clerk has advised that no appeal was filed on or before that date, 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

JMS:JWH:ber
Attachment

cc: Roy L. Rogers, Attorney, 709 Bitting Building
Colby Sandlian, 443-E North St. Francis
Glen Lytle, Superintendent of Central Inspection

R E S O L U T I O N N O . B Z A 2 9 - 6 4

WHEREAS, L. A. Casado, 302 North Main, Wichita, Kansas, by Colby Sandlian and/or Roy L. Rogers, 443-E North St. Francis, Wichita, Kansas, requests 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" district, on property legally described as:

Block 5, Lincoln Hills Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located at the northwest corner of Woodlawn and Harry; 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 May 26, 1964, 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 as an exception in an area zoned "LC", 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 the applicant be allowed to establish a self-service car wash operation on property described as follows:

Block 5, Lincoln Hills Addition, in the City of Wichita, Sedgwick County, Kansas,

generally located at the northwest corner of Woodlawn and Harry, subject to the following conditions:

1. No part of the self-service car wash operation, including points of ingress and egress, off-street holding spaces, etc., shall be permitted closer than 60 feet, excluding any street, alley, or intervening public way, to the front and side of a "AA", "A", "RB", "B", or "G" residential district.
2. There shall be a minimum lot area of 3,500 square feet for each car washing stall, provided the minimum area shall not be less than 7,500 square feet.
3. The self-service car wash building and facility shall be set back a distance of not less than 50 feet from the right-of-way lines of Harry Street and Woodlawn.
4. All 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 adjoining property. No string type lighting shall be permitted.

6. No signs shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
7. No sound projecting devoces 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 a ratio of not less than 4 parking spaces for each car washing stall. Off-street drying spaces shall be provided on the property in the ratio of not less than 2 parking spaces for each car washing stall. One off-street parking space shall be provided for each employee.
9. A plot plan showing points of ingress and egress, width of driveways, off-street parking spaces and interior traffic circulation, shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the time a permit is issued for such an operation. There shall be no ingress or egress from unpaved public ways.
10. There shall be no ingress or egress from minor or residential streets which have 60 feet of right-of-way or less, or from any alley.
11. All drainage, natural and that created by the operation, shall be handled on the site 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.

ADOPTED AT WICHITA, KANSAS, this 26th day of May, 1964.

Harold Bauer
Harold Bauer, Chairman

ATTEST:

Jack H. Galbraith
Jack H. Galbraith, Secretary

Board of Zoning Appeals

June 4, 1964

Robert G. Finch, City Clerk
Jack H. Galbraith, Secretary

Case No. BZA 29-64

Attached is a copy of Resolution No. BZA 29-64, covering action taken by the Board of Zoning Appeals in connection with the above-numbered case, which case was heard by the Board on May 26, 1964. An appeal may be filed in your office on or before June 5, 1964. If an appeal is filed, please advise.

Jack H. Galbraith
Secretary

JHG:ber

Attachment

May 27, 1964

Mr. L. A. Casado
302 North Main
Wichita, Kansas

Dear Mr. Casado:

Re: Case No. BEA 29-64

This is to advise you that at its regular meeting of May 26, 1964, the Board of Zoning Appeals of the City of Wichita considered your request for an Exception to permit installation or construction of a self-service car wash operation on property legally described as:

Block 5, Lincoln Hills Addition, in the City of Wichita, Sedgwick County, Kansas, generally located at the northwest corner of Woodlawn and Harry.

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

1. No part of the self-service car wash operation, including points of ingress and egress, off-street holding spaces, etc., shall be permitted closer than 60 feet, excluding any street, alley, or intervening public way, to the front and side of a "AA", "A", "RB", "B", or "G" residential district.
2. There shall be a minimum lot area of 3,500 square feet for each car washing stall, provided the minimum area shall not be less than 7,500 square feet.
3. The self-service car wash building and facility shall be set back a distance of not less than 50 feet from the right-of-way lines of Harry Street and Woodlawn.
4. All 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.

Page 2 - L. A. Casado
May 27, 1964

5. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
6. No signs 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 a ratio of not less than 4 parking spaces for each car washing stall. Off-street drying spaces shall be provided on the property in the ratio of not less than 2 parking spaces for each car washing stall. One off-street parking space shall be provided for each employee.
9. A plot plan showing points of ingress and egress, width of driveways, off-street parking spaces and interior traffic circulation, shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the time a permit is issued for such an operation. There shall be no ingress or egress from unpaved public ways.
10. There shall be no ingress or egress from minor or residential streets which have 60 feet of right-of-way or less, or from any alley.
11. All drainage, natural and that created by the operation, shall be handled on the site 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 June 5, 1964.

Page 3 - L. A. Casado
May 27, 1964

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 the above date, 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

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Roy L. Rogers, Attorney
709 Bitting Building

Colby Sandlian
443-E North St. Francis

Glen Lytle, Superintendent
of Central Inspection

Robert G. Finch
City Clerk

SECRETARY'S REPORT

CASE NO. BEA 29-64

APPLICANT: L. A. Casado, 302 North Main

AGENT: Colby Sandlian and/or Roy L. Rogers, 443-E North St. Francis

GENERAL LOCATION: Northwest corner of Woodlawn and Harry

LAND USE: The property in question is vacant

North - duplexes

East - two service stations, drive-in restaurant

South - liquor store, tavern, clinic and nurses home

West - duplexes.

ZONING: Property in question - "LC" Light Commercial

North - "RB" four family

East - "LC" Light commercial

South - "LC" Light commercial

West - "RB" four family

REQUEST: Exception pursuant to Section 28.04.180, Code of the City of Wichita, as amended, to allow the installation and construction of a self-service car wash operation on said property.

JURISDICTION: The Board has jurisdiction under Section 28.04.180 of the Code of the City of Wichita, as amended.

COMMENTS:

The applicant has submitted a plot plan, however the plot plan is not included as an attachment to this report but will be available for use at the Board of Zoning Appeals hearing.

At the meeting of the Board on April 28, 1964, the Board recommended that a variance to allow a self-service car wash operation to be constructed on said property be denied and further directed the Secretary of the Board to initiate an application for an exception to the ordinance to allow the Board to give proper consideration to this case under the appropriate provisions of the ordinance.

The Secretary has reviewed the plot plan submitted by the applicant and has found that the plot plan will meet all of the conditions as outlined in the new amendment currently being considered by the City Commission relative to the self service car wash operations.

The only thing that is not shown in detail on the plot plan is:

1. The number of car washing stalls to be contained in the new building. However, the Secretary has discussed this matter with the applicant and determined that there will be four car washing stalls in the new building shown on the plot plan, and
2. The off-street parking spaces or holding spaces have not been indicated on the plot plan. However, it is the opinion of the Secretary that there is sufficient room to the south of the proposed car washing unit for adequate off-street holding space. There is one problem that could arise, however, and that is, depending upon the location of curb cuts on Harry, it might be necessary that in order to provide adequate off-street holding space and interior traffic circulation on the lot, that the car washing unit might have to be moved farther to the north in order to provide adequate holding space and interior traffic circulation.

RECOMMENDATION:

In view of the foregoing review of this case, it is the opinion of the Secretary that this application will meet all the requirements as outlined in the new ordinance relative to self-service car washes. Consequently, it is recommended that this application be approved, subject to the following conditions and requirements:

1. No part of the self-service car wash operation, including points of ingress and egress, off-street holding spaces, etc., shall be permitted closer than 60 feet, excluding any street, alley, or intervening public way, to the front and side of a "RA", "A", "RB", "B", or "C" residential district.
2. There shall be a minimum lot area of 3500 square feet for each car washing stall, provided the minimum area shall not be less than 7500 square feet.
3. The self-service car wash building and facility shall be set back a distance of not less than 50 feet from the right-of-way lines of Harry Street and Woodlawn.
4. All 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 adjoining property. No string type lighting shall be permitted.

6. No signs 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 a ratio of not less than 4 parking spaces for each car washing stall. Off-street drying spaces shall be provided on the property in the ratio of not less than 2 parking spaces for each car washing stall. One off-street parking space shall be provided for each employee.
9. A plot plan showing points of ingress and egress, width of driveways, off-street parking spaces and interior traffic circulation, shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the time a permit is issued for such an operation. There shall be no ingress or egress from unpaved public ways.
10. There shall be no ingress or egress from minor or residential streets which have 60 feet of right-of-way or less, or from any alley.
11. All drainage, natural and that created by the operation, shall be handled on the site 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.

SECRETARY'S REPORT**CASE NO. BZA 29-64****APPLICANT:** L. A. Casado, 302 North Main**AGENT:** Colby Sandlian and/or Roy L. Rogers, 443-E North St. Francis**GENERAL LOCATION:** Northwest corner of Woodlawn and Harry**LAND USE:** The property in question is vacant

North - duplexes

East - two service stations, drive-in restaurant

South - liquor store, tavern, clinic and nurses home

West - duplexes

ZONING: Property in question - "LC" Light Commercial

North - "RB" four family

East - "LC" Light commercial

South - "LC" Light commercial

West - "RB" four family

REQUEST: Exception pursuant to Section 28.04.180, Code of the City of Wichita, as amended, to allow the installation and construction of a self-service car wash operation on said property.**JURISDICTION:** The Board has jurisdiction under Section 28.04.180 of the Code of the City of Wichita, as amended.**COMMENTS:**

The applicant has submitted a plot plan, however the plot plan is not included as an attachment to this report but will be available for use at the Board of Zoning Appeals hearing.

At the meeting of the Board on April 28, 1964, the Board recommended that a variance to allow a self-service car wash operation to be constructed on said property be denied and further directed the Secretary of the Board to initiate an application for an exception to the ordinance to allow the Board to give proper consideration to this case under the appropriate provisions of the ordinance.

The Secretary has reviewed the plot plan submitted by the applicant and has found that the plot plan will meet all of the conditions as outlined in the new amendment currently being considered by the City Commission relative to the self service car wash operations.

The only thing that is not shown in detail on the plot plan is:

Page 2 - Case No. BZA 29-64

1. The number of car washing stalls to be contained in the new building. However, the Secretary has discussed this matter with the applicant and determined that there will be four car washing stalls in the new building shown on the plot plan, and
2. The off-street parking spaces or holding spaces have not been indicated on the plot plan. However, it is the opinion of the Secretary that there is sufficient room to the south of the proposed car washing unit for adequate off-street holding space. There is one problem that could arise, however, and that is, depending upon the location of curb cuts on Harry, it might be necessary that in order to provide adequate off-street holding space and interior traffic circulation on the lot, that the car washing unit might have to be moved farther to the north in order to provide adequate holding space and interior traffic r circulation.

RECOMMENDATION:

In view of the foregoing review of this case, it is the opinion of the Secretary that this application will meet all the requirements as outlined in the new ordinance relative to self-service car washes. Consequently, it is recommended that this application be approved, subject to the following conditions and requirements:

1. No part of the self-service car wash operation, including points of ingress and egress, off-street holding spaces, etc., shall be permitted closer than 60 feet, excluding any street, alley, or intervening public way, to the front and side of a "AA", "A", "RB", "B", or "G" residential district.
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3. The self-service car wash building and facility shall be set back a distance of not less than 50 feet from the right-of-way lines of Harry Street and Woodlawn.
4. All 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 light away from adjoining property. No string type lighting shall be permitted.

Page 3 - Case No. BZA 29-64

6. No signs 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 a ratio of not less than 4 parking spaces for each car washing stall. Off-street drying spaces shall be provided on the property in the ratio of not less than 2 parking spaces for each car washing stall. One off-street parking space shall be provided for each employee.
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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.

SECRETARY'S REPORT

CASE NO. BZA 29-64

APPLICANT: L. A. Casado, 302 North Main

AGENT: Colby Sandlian and/or Roy L. Rogers, 443 E North St. Francis

GENERAL LOCATION: Northwest corner of Woodlawn and Harry

LAND USE: The property in question is vacant

North - duplexes

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West - duplexes

ZONING: Property in question - "LC" Light Commercial

North - "RB" four Family

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South - "LC" Light Commercial

West - "RB" four family

REQUEST: Exception pursuant to Section 28.04.180, Code of the

City of Wichita, as amended, to allow the installation and

construction of a self service car wash operation on said property.

JURISDICTION: The Board has jurisdiction under Section 28.04.180

of the Code of the City of Wichita, as amended.

COMMENTS:

The applicant has submitted a plot plan, however the plot plan is not included as an attachment to this report but will be available for use at the Board of Zoning Appeals hearing.

At the meeting of the Board on April 28, 1964, the Board recommended that a variance to allow a self service car wash operation to be constructed on said property be denied and further directed the Secretary of the Board to initiate an application for an exception to the ordinance to allow the Board to give proper consideration to this case under the appropriate provisions of the ordinance.

The Secretary has reviewed the plot plan submitted by the applicant and has found that the plot plan will meet all of the conditions as outlined in ~~the~~^{the} new amendment^{ordinance} currently being considered by the City Commission relative to the self service car wash operations.

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2. The off street parking spaces or holding spaces ~~has~~^{have} not been indicated on the plot plan. However, it is the opinion of the Secretary that there is sufficient room to the south of the proposed car washing unit for adequate off street holding space. There is one problem~~that~~ that could arise, however, and that is depending upon the location of curb cuts on Harry, it might be necessary that in order to provide ^{adequate} off street holding space, and interior traffic circulation on the lot, that the car washing unit might have to be moved farther to the north in order to provide the adequate holding space and interior traffic circulation.

RECOMMENDATION;

In view of the foregoing review of this case, it is the opinion of ~~the~~ Secretary that this application will meet all the requirements as outlined in the new ordinance relative to self service car washes.

Consequently, it is recommended that this application be approved, subject to the following conditions and requirements:

1. No part of the self service car wash operation, including points of ingress and egress, offstreet holding spaces, etc. shall be permitted closer than 60 feet ~~from~~ excluding any street, alley, or intervening public way to the front and side of a "AA" "A", "RB", "B", or "G" residential district.

2. There shall be a minimum lot area of ³⁵⁰⁰~~3500~~ square feet for each car washing stall, provided the minimum area shall not be less than 7500 square feet.

3. The self service car wash building and facility shall be set ^{6 50} back a distance of not less than 60 feet from the street right-of-way line of Harry Street and Woodlawn.

4. All 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.

As

5. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.

6. No signs shall exceed 25 feet in height or ~~displayed~~ be placed so as to project over any public right-of-way.

7. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.

8. Off street holding spaces shall be provided on the property in a ratio of not less than 4 parking spaces for each car washing stall.

Off street drying spaces shall be provided on the property in the ratio of not less than 2 parking spaces for each car washing stall. One off street parking space shall be provided for each employee.

9. A plot plan showing points of ingress and egress ~~with~~ ^{width of} ~~the~~ driveways, off street parking spaces, and interior traffic circulation shall be submitted to the Traffic Engineering division of the Department of Public Works for approval prior to the time a permit is issued for such an operation. ~~However,~~ there shall be no ingress or egress from unpaved public ~~pa~~ ways.

10. There shall be no ingress or egress from minor or residential streets which have 60 feet of right-of-way or ^{less than any alley.} ~~less.~~

11. All drainage natural and that created by the operation shall be handled on the site in such a manner satisfactory to the Supt. of Maint. of the Dept. of PW.

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

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

May 7, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 29-64

An application has been filed by L. A. Casado, 302 North Main, Wichita, Kansas, by Colby Sandlian and/or Roy L. Rogers, 435 North Main, Wichita, Kansas, pursuant to Section 28.04.180 (as amended), Code of the City of Wichita, requesting an EXCEPTION to permit the installation or construction of a self-service car wash operation on property zoned "LC" and legally described as follows:

Block 5, Lincoln Hills Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Woodlawn and Harry.

This application has been assigned Case No. BZA 29-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 26, 1964, at 2 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

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

May 7, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 29-14

An application has been filed by L. A. Casado, 302 North Main, Wichita, Kansas, by Colby Sandlian and/or Roy L. Rogers, 435 North Main, Wichita, Kansas, pursuant to Section 28.04.180 (as amended), Code of the City of Wichita, requesting an EXCEPTION to permit the installation or construction of a self-service car wash operation on property zoned "LC" and legally described as follows:

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This application has been assigned Case No. BZA 29-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 26, 1964, at 2 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

BOARD OF ZONING APPEALS
Room 401 City Building Annex
104 South Main
Wichita, Kansas

May 7, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 29-44

An application has been filed by L. A. Casado, 302 North Main, Wichita, Kansas, by Colby Sandlian and/or Roy L. Rogers, 435 North Main, Wichita, Kansas, pursuant to Section 28.04.180 (as amended), Code of the City of Wichita, ~~requesting an EXCEPTION~~ to permit the installation or construction of a self-service car wash operation on property zoned "LC" and legally described as follows:

Block 5, Lincoln Hills Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Woodlawn and Harry.

This application has been assigned Case No. BZA 29-64, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 26, 1964, at 2 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

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

May 7, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 29-64

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Jack H. Galbraith
Secretary

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

May 7, 1964

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Jack H. Galbraith
Secretary

CASE NO. BZA 29-64

16 NOTICES MAILED 5-8-64 FOR MEETING MAY 26, 1964

L. A. Casado
302 North Main

Erie R. Opplinger & Dorothy E.
6135 East Harry

Colby Sandlian
443-E North St. Francis

Woodlawn Nursing Home, Inc.
1611 South Mission

Roy L. Rogers
435 North Main

Casado, Inc.
302 North Main

Graham Construction Co., Inc.
1403 Harding

John Morley
RFD #5, Box 99

Jesse L. and Ina L. Graham
1403 Harding

Luis A. & Vera J. Casado
14 English Avenue

Cletus J. Morley
R. #5

Robert R. & Betty Jean Purcell
230 North Crestway

R. L. & Jessie M. Behl and
D. H. & Viola V. Griffith
2558 Ellis Avenue

R. Rex Lee & Helen N. Lee
6155 East Harry

Lyman F. T. & Donna M. Ray
8210 North Oliver
Kechi, Kansas

George F. and Betty Matteson
1135 South Woodlawn

May 5, 1964

Mr. Roy Rogers, Attorney
435 North Main
Wichita, Kansas

Dear Mr. Rogers:

Re: An area at the north-
west corner of Harry
and Woodlawn

At the direction of the Board of Zoning Appeals, we are initiating an Exception to the ordinance to allow the Board an opportunity to give consideration as to whether or not a self-service car wash operation should be located on the above-captioned site.

In order that the Secretary of the Board may give adequate consideration to the application in making a recommendation to the Board as to whether or not a self-service car wash will meet the requirements of the amendment now pending before the Board of City Commissioners for this location, it will be necessary that you submit a new plot plan for subject property. The new plot plan should contain the following information:

- Plot plan should be drawn to scale
- Location of all points of ingress and egress
- Lot area
- Dimensions of the lot (including lot width and length)
- Width of all driveways
- Interior traffic circulation
- Off-street parking and holding spaces
- Exact location of all structures to be utilized in the washing and drying operation
- Proposed screening, if any
- Height of any signs to be located on said property.

Page 2 - Mr. Roy Rogers
May 5, 1964

The new plot plan should also comply in all respects to the amendment which has been placed on second reading by the City Commission. A copy of the proposed amendment is included as an attachment to this letter.

If you should have any questions relative to the plot plan, please feel free to call.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

Attachment

cc: Colby Sandlian
443-E North St. Francis

L. A. Casado
302 North Main

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 29
FILED 5-6-64

APPLICATION FOR EXCEPTION

I. Name of Applicant Initiated by Secretary of Board of Zoning Appeals as instructed by the Board
Mailing Address City Building Annex Phone AM 2-8211
Name of Authorized Agent NA
Mailing Address NA Phone _____
Relationship of applicant to property is that of _____
(owner, tenant, lessee, other.)

II. Application is made for an exception as provided in Section 28.04.180, Code of the City of Wichita, Kansas (Zoning Ordinance); to permit the installation or construction of a self-service car wash operation

_____ on property zoned "LC", located Northwest corner of Woodlawn and Harry, and legally described as: _____
Lot 5, Lincoln Hills Addition,
in the City of Wichita, Sedgwick
County, Kansas.

See Case No. BZA 13-64 for related case on same property

- 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 _____

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, _____ (a.m. - p.m.), _____, 19____, together with appropriate fee of \$50.00

Signed _____

Cosado, Savelle, Rogers

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1