

BZA 11-24-70 Refer (2-1)
BZA 12-15-70 ~~Refer~~ Null & Void

1-7-77 Conditions never complied
with, ^{case} ~~was~~ closed *ed*

BZA 29-70 - PAR Enterprises Inc
req EXCEPTION for add self-serv
car washing bays at SE corner of
Seneca and Savannah Streets

POSTED
11-2-70
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BZA 11-24-70 Refer (2-1)
BZA 12-15-70 ~~Approve~~ Nulli Void

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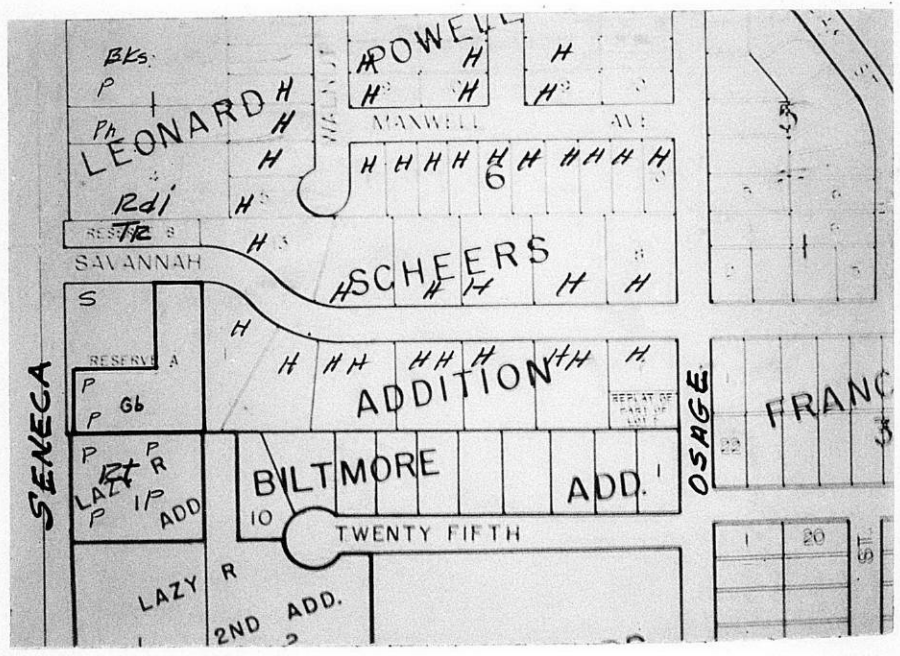
BZA 29-70 - PAR Enterprises Inc
req EXCEPTION for add self-serv
car washing bays at SE corner of
Seneca and Savannah Streets

Map No. 5444
 Sec. 5
 Twp. 28
 Range 1E

BZA 29-70
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 0.93 (90 / 115 ft. by 240 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South RESTAURANT
 West PARKING North TIRE REPAIR SHOP
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: PARKING & AUTO REPAIR
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



12/3/76
 4 lots

RESOLUTION NO. BZA 29-70

WHEREAS, PAR Enterprises, Inc., 519 Beacon Building, Wichita, Kansas, by Phillip A. Rein, 519 Beacon Building, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation or construction of additional car washing bays, on property zoned "LC" Light Commercial, and legally described as follows:

Reserve A, Scheer's Addition, Sedgwick County, Kansas; except the west 10 feet thereof for street; and except the east 150 feet of the west 160 feet of the north 150 feet of said Reserve A. Generally located at the southeast corner of Seneca and Savannah Streets.

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 24, 1970, consider said application; and due to a lack of an affirmative vote of 3 members of the Board, did defer the case to the meeting of December 15, 1970; and

WHEREAS, the Board of Zoning Appeals, did at the meeting of December 15, 1970, reconsider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the installation or construction of additional car washing bays, on property zoned "LC" Light Commercial, subject to the conditions outlined in Section 28.04.183.4, 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 to permit the installation or construction of additional car washing bays, on property zoned "LC" Light Commercial, and legally described as follows:

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subject to the following conditions:

1. Dedication by separate instrument 10 additional feet of Street right-of-way for Seneca.

NOTE: Any enlargement of the existing facility over 30 percent shall require approval of a lot split application.

2. There shall be no ingress or egress from Savannah which is a minor street having 60 feet of right-of-way, unless there are two free moving lanes at all times.

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3. Development shall proceed in accordance with Plan 1 or 2 as approved by the Traffic Engineering Division of the Department of Public Works.
4. There shall be a minimum lot area of 3,500 square feet for each self-service car-washing stall and/or 2,500 square feet for each 20 lineal feet of the automatic car washing structure provided the minimum lot area shall be not less than 7,500 square feet.
5. 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.
6. All lights shall be shielded to reflect or direct light away from the adjacent property. No string type lighting or banners shall be permitted.
7. No signs shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
8. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
9. 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 and/or not less than 3 spaces for each 20 lineal feet of the automatic car washing aisle. However, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than 3 holding spaces shall be required for that stall.
10. 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 and/or not less than 2 spaces for each automatic car washing aisle.
11. One off-street parking space shall be provided for each two employees.
12. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
13. 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.
14. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
15. Prior to the building permits being issued to effectuate Plan No. 1, the applicant shall submit a letter to the Secretary of the Board from the City Traffic Engineer stating that No Parking signs have been installed on Savannah from the east line of the application area to the east line of Seneca on at least one side of the street; and the egress drive to Savannah shall be paved as required in Condition No. 5.

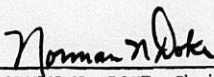
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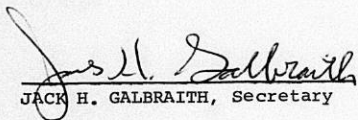
16. Approval of this request shall repeal the resolution adopted by the Board for BZA Case No. 3-64.

ADOPTED AT WICHITA, KANSAS, this 15th day of December, 1970.



NORMAN N. DOKE, Chairman

ATTEST:



JACK H. GALBRAITH, Secretary

16. Approval of this request shall repeal the resolution adopted by the Board for BZA Case No. 3-64.

ADOPTED AT WICHITA, KANSAS, this 15th day of December, 1970.

Norman N. Doke

NORMAN N. DOKE, Chairman

ATTEST:

Jack H. Galbraith

JACK H. GALBRAITH, Secretary

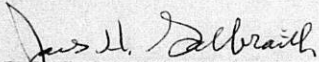
16. Approval of this request shall repeal the resolution adopted by the Board for BZA Case No. 3-64.

ADOPTED AT WICHITA, KANSAS, this 15th day of December, 1970.



NORMAN N. DOKE, Chairman

ATTEST:



JACK H. GALBRAITH, Secretary

December 16, 1970

Mr. Phillip A. Rein, President
PAR Enterprises, Inc.
519 Beacon Building
Wichita, Kansas 67202

Subject: Case No. BZA 29-70
Request for Exception

Dear Mr. Rein:

At the regular meeting of the Board of Zoning Appeals on December 15, 1970, your request for an exception, on property zoned "LC" Light Commercial, and generally located at the southeast corner of Seneca and Savannah Streets, was considered.

It was the action of the Board to approve the exception to permit the installation or construction of 1 or 2 additional car wash bays subject to the 16 conditions listed in the Secretary's Report with the conditions No. 3 and 15 being amended as follows:

3. Development shall proceed in accordance with Plan 1 or 2 as approved by the Traffic Engineering Division of the Department of Public Works.
15. Prior to building permits being issued to effectuate Plan No. 1, the applicant shall submit a letter to the Secretary of the Board from the City Traffic Engineer stating that no parking signs have been installed on Savannah from the east line of the application area to the east line of Seneca on at least one side of the street; and the egress drive to Savannah shall be paved as required in Condition No. 5.

Phillip A. Rein
December 16, 1970
Case No. BZA 29-70

A Resolution is being prepared setting forth the official action of the Board and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions concerning this matter, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

cc Mrs. Eleanor C. Scheer, 1002 Savannah 67217
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 29-70

APPLICANT: PAR Enterprises, Inc., 519 Beacon Building, Wichita,
Kansas

AGENT: Phillip A. Rein, 519 Beacon Building, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the
City of Wichita to permit the installation or construc-
tion of additional self-service car washing bays

GENERAL LOCATION: At the southeast corner of Seneca and Savannah
Streets

LAND USE: Subject property is occupied in part by an automatic
and self service car wash operation; west is service
station and parking lot; north is tire repair shop;
south is restaurant; and east is single family.

ZONING: Subject property is zoned "LC" Light Commercial as are
those properties to the north, south and west; east is
"AA" Single Family

JURISDICTION:

The Board has jurisdiction to consider this request under
the provisions outlined under Section 2.12.590.C, Code of the
City of Wichita. The Board may grant the exception provided
that the conditions set out under Section 28.04.183.4, Code of
the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the
installation of additional self service car washing bays (2) on
property zoned "LC" Light Commercial and which is presently
occupied in part by a self service and automatic car wash operation
The existing facility is the result of approval by the Board of
Zoning Appeals of BZA Case No. 3-64 at their regular meeting of
January 28, 1964.

The Board of Zoning Appeals at its regular meeting of
November 24, 1970 considered this request for an exception. A
motion to approve the exception failed to receive an affirmative
vote of 3 Board members and under the rules this case was
deferred until the next regular meeting of December 15, 1970.

As requested by the Board at the previous meeting the
original case file (BZA Case No. 3-64) which permitted the
installation of the existing facility has been retrieved from

storage. This request was made after much discussion as to what type of plan was submitted with the request for the variance in 1964 (Attached is a copy to members of the Board of the plan submitted).

At the present time the car wash facility has two curb cuts to Seneca, one for ingress and one for egress. Plot Plan No. 1 submitted with the application indicates that both of these drives will be used for ingress with egress being to Savannah which is a minor street 60 feet wide with 30 foot paving. Section 28.04.183.4.12 of the Zoning Ordinance states that "there shall be no ingress and egress from minor or residential streets having sixty (60) feet of right-of-way or less, unless there are two (2) free-moving lanes at all times. (Example: A thirty (30) foot paved street with parking permitted only on one (1) side should provide for two (2) free-moving lanes).

It should be pointed out that the Secretary has been advised that plot plan No. 2 submitted with the application has been determined to be unoperational by the Traffic Engineer after viewing the area in the field.

RECOMMENDATION:

It is the recommendation of the Secretary that the exception be approved to permit the installation of two additional car wash bays subject to the following conditions:

1. Dedication by separate instrument 10 additional feet of Street right-of-way for Seneca.

NOTE: Any enlargement of the existing facility over 30 percent shall require approval of a lot split application.

2. There shall be no ingress or egress from Savannah which is a minor street having 60 feet of right-of-way, unless there are two free moving lanes at all times.
- * 3. Development shall proceed in accordance with the plan approved by the Board of Zoning Appeals.
4. There shall be a minimum lot area of 3,500 square feet for each self-service car-washing stall and/or 2,500 square feet for each 20 lineal feet of the automatic car-washing structure provided the minimum lot area shall be not less than 7,500 square feet.

5. 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.
6. All lights shall be shielded to reflect or direct light away from the adjacent property. No string type lighting or banners shall be permitted.
7. No signs shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
8. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
9. 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 and/or not less than 3 spaces for each 20 lineal feet of the automatic car washing aisle. However, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than 3 holding spaces shall be required for that stall.
10. 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 and/or not less than 2 spaces for each automatic car washing aisle.
11. One off-street parking space shall be provided for each two employees.
12. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
13. 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.
14. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
- *15. Prior to the resolution being forwarded to the Office of Central Inspection, the applicant shall submit a letter to the Secretary of the Board from the City Traffic Engineer stating that no parking signs have been installed on Savannah from the east line of the application area

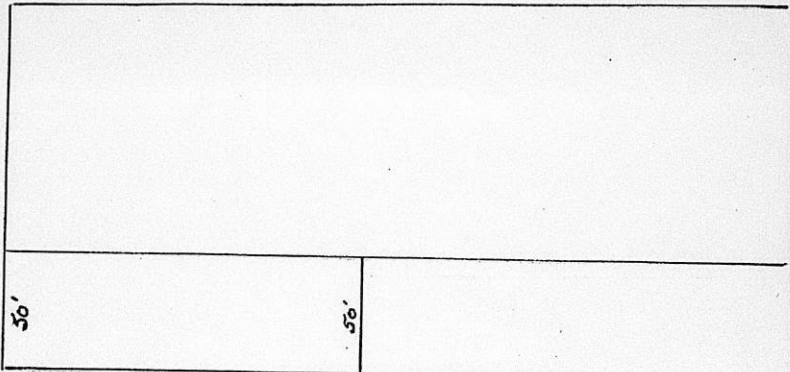
Page 4 - Secretary's Report
Case No. BZA 29-70

to the east line of Seneca on at least one side of the street;
and the egress drive to Savannah shall be paved as required
in Condition No. 5.

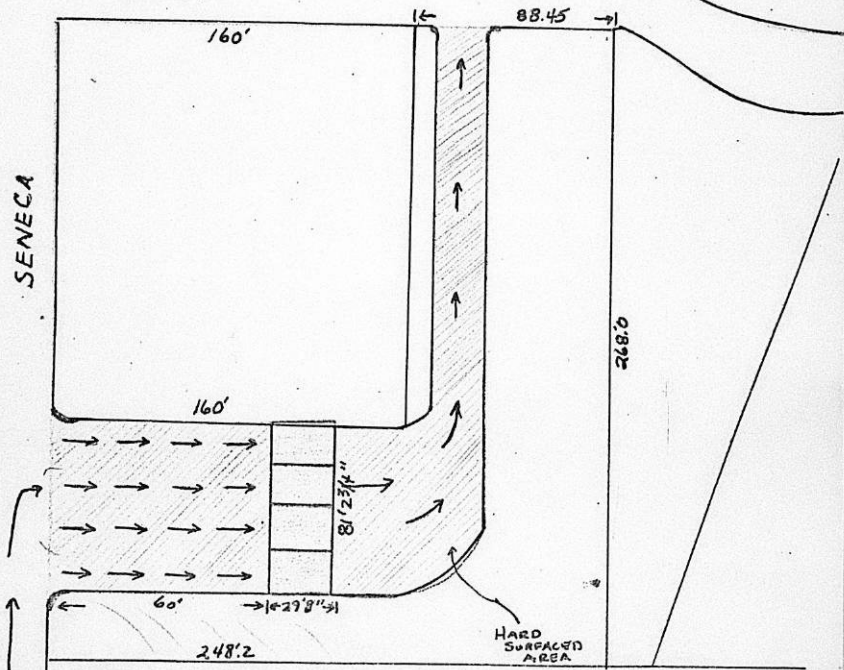
16. Approval of this request shall repeal the resolution
adopted by the Board for BZA Case No. 3-64.

Jack H. Galbraith
Secretary

PAWNEE

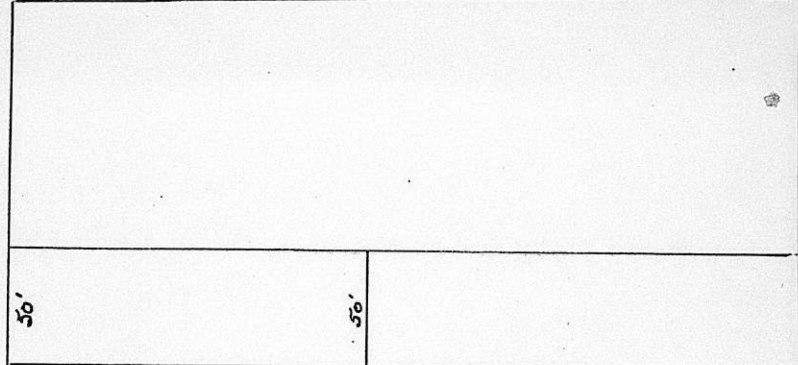


SAVANNAH

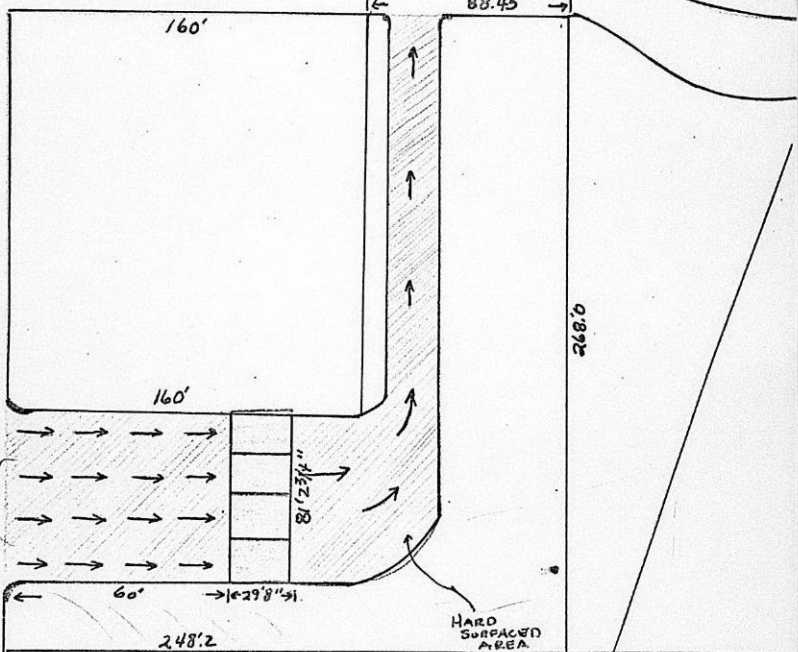


BZA 3-64

PAWNEE



SAVANNAH



SENECA

BZA 3-64

December 3, 1970

Mr. Phillip A. Rein, President
PAR Enterprises
519 Beacon Building
Wichita, Kansas 67202

Subject: Case No. BZA 29-70
Request for Exception

Dear Mr. Rein:

Attached for your information and files is a copy of a memorandum from Bill McKinley, Assistant Traffic Engineer, stating that they cannot approve the proposed circulation plan utilizing ingress and egress only from Seneca. Therefore, based on this memorandum, unless you submit an alternate approved plan, the only plan that the Board can consider is the one showing egress to Savannah.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:ls
cc Bill McKinley, Assistant Traffic Engineer
Attachment

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE December 1, 1970

TO Jack Galbraith, Senior Planner

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Board of Zoning Appeals
Case No. 29-70

In reviewing this self-service and automatic car wash on South Seneca near Savannah, it is the opinion of the Traffic Engineering Division that the operation shown using Seneca Street access only will not operate properly. Our field survey indicates that the greater than 180° turn at the southeast corner could only be negotiated by medium and small size cars. Our traffic investigator reported several delivery trucks using this facility to wash their trucks. We also interviewed the operator of the car wash and he indicated that semi-trailer tractors use this car wash considerably for cleaning their trucks.

Based upon their existing operation, we cannot recommend the proposed circulation plan. Our only recommended plan would be the one using Seneca as an entrance and Savannah as an exit.

William G. McKinley

William G. McKinley
Assistant Traffic Engineer

WGM:cg

December 1, 1970

Mr. Phillip A Rein, President
PAR Enterprises, Inc.
519 Beacon Building
Wichita, Kansas 67202

Subject: Case No. BEA 29-70
Request for Exception

Dear Mr. Rein:

The Board of Zoning Appeals at its regular meeting of November 24, 1970 considered the above captioned case. A motion to approve the exception failed to receive an affirmative vote of 3 Board members, as required in Article VII-C of the Rules and Regulations, which is necessary for any action finally disposing of any application.

As a result of this action, this case will be placed on the agenda of their next meeting which will be held on December 15, 1970 at 1:30 p.m., Room 401 City Building Annex, 104 South Main, Wichita, Kansas. The Board requested that we retrieve the original case file from storage. This file is available for your review at your convenience. Also, questions were raised with the plot plan designated as No. 2. It is necessary that you again review this plan with the Traffic Engineer and obtain his approval.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

cc Mrs. Eleanor C. Scheer, 1002 Savannah 67217
Paul Graves, Traffic Engineer
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

PAR ENTERPRISES, INC.
519 Beacon Building
Wichita, Kansas 67202

November 24, 1970

Board of Zoning Appeals
City Building
Wichita, Kansas 67202

Re: Board of Zoning Appeals
Case No. BZA 29-70

Gentlemen:

I am writing in regards to the Board of Zoning Appeals, Case No. 29-70 in a response to the "Secretary's Report" concerning same.

In order to expedite matters, we wish to have approval of BZA 29-70 as presently submitted and, due to considerable cost involved and new, faster equipment now available, we feel that the addition of one (1) self-service bay at this time would be advisable but wish to obtain approval at this time for both embodiments. If two (2) bays are to be added, we shall proceed as requested in the "Secretary's Report" concerning same.

If only one (1) bay is added as presently planned, the installation would conform to the drawing as attached to this letter with entrance and exit on Seneca Street as presently being operated. However, with this embodiment, the "Recommendation" in the Secretary's Report would be altered as follows:

- A. The lot split will not be required upon proceeding with the construction of only one bay as less than 30% area is being added.
- B. Recommendation No. 3 should be changed so that we may proceed with either plan submitted herein.
- C. Recommendation No. 9 is apparently in error unless the Zoning Ordinance has been changed as should require four (4) holding spaces instead of two (2).

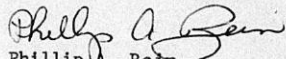
C
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D. Recommendation No. 15 shall only apply if the two (2) bays are hereafter constructed with the then required exit being on Savannah.

E. All other recommendations shall apply as set forth in the original BZA submitted.

Approval of both embodiments is respectfully requested.

Respectfully submitted,



Phillip A. Rein
President, PAR Enterprises, Inc.

PAR:mlh
Enclosure

C
O
P
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SECRETARY'S REPORT
CASE NO. BZA 29-70

APPLICANT: PAR Enterprises, Inc., 519 Beacon Building, Wichita,
Kansas

AGENT: Phillip A. Rein, 519 Beacon Building, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the
City of Wichita to permit the installation or construc-
tion of additional self-service car washing bays

GENERAL LOCATION: At the southeast corner of Seneca and Savannah
Streets

LAND USE: Subject property is occupied in part by an automatic
and self service car wash operation; west is service
station and parking lot; north is tire repair shop;
south is restaurant; and east is single family

ZONING: Subject property is zoned "LC" Light Commercial as are
those properties to the north, south and west; east is
"AA" Single Family

JURISDICTION:

The Board has jurisdiction to consider this request under
the provisions outlined under Section 2.12.590.C, Code of the
City of Wichita. The Board may grant the exception provided
that the conditions set out under Section 28.04.183.4, Code of
the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the
installation of additional self service car washing bays (2)
on property zoned "LC" Light Commercial and which is presently
occupied in part by a self service and automatic car wash operation.
The existing facility is the result of approval by the Board of
Zoning Appeals of BZA Case No. 3-64 at their regular meeting of
January 28, 1964.

It should be pointed out that the area contained in this
application is a portion of a platted Reserve and as such it will
be necessary for the owner to apply for and receive approval of
a "lot split" prior to the issuance of any building permits.

At the present time the car wash facility has two curb
cuts to Seneca, one for ingress and one for egress. The plot
plan submitted with the application indicates that both of these

drives will be used for ingress with egress being to Savannah which is a minor street 60 feet wide with 30 foot paving. Section 28.04.183.4.12 of the Zoning Ordinance states that "there shall be no ingress or egress from minor or residential streets having sixty (60) feet of right-of-way or less, unless there are two (2) free-moving lanes at all times. (Example: A thirty (30) foot paved street with parking permitted only on one (1) side should provide for two (2) free-moving lanes).

RECOMMENDATION:

It is the recommendation of the Secretary that the exception be approved to permit the installation of two additional car wash bays subject to the following conditions:

1. The owner shall apply for and receive approval of a "lot split".
2. There shall be no ingress or egress from Savannah which is a minor street having 60 feet of right-of-way, unless there are two free moving lanes at all times.
3. Development shall proceed in accordance with the plan approved by the Board of Zoning Appeals.
4. There shall be a minimum of 3,500 square feet for each self-service car washing stall, provided that the minimum lot area shall not be less than 7,500 square feet.
5. 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.
6. All lights shall be shielded to reflect or direct light away from the adjacent property. No string type lighting or banners shall be permitted.
7. No signs shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
8. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
9. Off-street holding spaces shall be provided on the property in the following ratio: Not less than $\frac{1}{4}$ parking spaces for each self-service car washing stall. $\frac{1}{4}$

10. 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.
11. One off-street parking space shall be provided for each two employees.
12. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
13. 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.
14. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
15. Prior to the resolution being forwarded to the Office of Central Inspection, approval of a lot split will be necessary, the applicant shall submit a letter to the Secretary of the Board from the City Traffic Engineer stating that no parking signs have been installed on Savannah from the east line of the application area to the east line of Seneca on at least one side of the street; and the egress drive to Savannah shall be paved as required in Condition No. 5.

PAR ENTERPRISES, INC.
519 Beacon Building
Wichita, Kansas 67202

November 24, 1970

Board of Zoning Appeals
City Building
Wichita, Kansas 67202

Re: Board of Zoning Appeals
Case No. BZA 29-70

Gentlemen:

I am writing in regards to the Board of Zoning Appeals, Case No. 29-70 in a response to the "Secretary's Report" concerning same.

In order to expedite matters, we wish to have approval of BZA 29-70 as presently submitted and, due to considerable cost involved and new, faster equipment now available, we feel that the addition of one (1) self-service bay at this time would be advisable but wish to obtain approval at this time for both embodiments. If two (2) bays are to be added, we shall proceed as requested in the "Secretary's Report" concerning same.

If only one (1) bay is added as presently planned, the installation would conform to the drawing as attached to this letter with entrance and exit on Seneca Street as presently being operated. However, with this embodiment, the "Recommendation" in the Secretary's Report would be altered as follows:

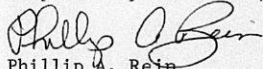
- A. The lot split will not be required upon proceeding with the construction of only one bay as less than 30% area is being added.
- B. Recommendation No. 3 should be changed so that we may proceed with either plan submitted herein.
- C. Recommendation No. 9 is apparently in error unless the Zoning Ordinance has been changed as should require four (4) holding spaces instead of two (2).

D. Recommendation No. 15 shall only apply if the two (2) bays are hereafter constructed with the then required exit being on Savannah.

E. All other recommendations shall apply as set forth in the original BZA submitted.

Approval of both embodiments is respectfully requested.

Respectfully submitted,



Phillip A. Rein
President, PAR Enterprises, Inc.

PAR:mlh
Enclosure

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

November 4, 1970

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. RZA 29-70

An application has been filed by PAR Enterprises, Inc., 519 Beacon Building, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of additional self service car washing bays, on property zoned "LC" Light Commercial, and legally described as follows:

Reserve A, Scheer's Addition, Sedgwick County, Kansas; except the west 10 feet thereof for street; and except the east 150 feet of the west 160 feet of the north 150 feet of said Reserve A. Generally located at the southeast corner of Seneca and Savannah Streets.

This application has been assigned Case No. RZA 29-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 24, 1970, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

16 Notices Mailed 11-4-70

BOARD OF ZONING APPEALS

CASE NO. 10-27-70

CITY OF WICHITA, KANSAS

FILED 29-70

APPLICATION FOR EXCEPTION

I. Name of Applicant PAR Enterprises, Inc.
 Mailing Address 519 Beacon Building Phone 263-8421
 Name of Authorized Agent Phillip A. Rein
 Mailing Address 519 Beacon Building Phone 263-8421
 Relationship of applicant to property is that of Lessee
 (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 additional self-service car washing
bays on property zoned
L.C., located 28 corner Seneca and Seneca
2530 S. Seneca
 and legally described as: all of
Reserve 'A' Scheer's Addition, Sedgwick County, Ks., except
the west 10 ft. thereof for street and except the
east 150 ft. of the west 160 ft. of the north
150 ft. of said Reserve 'A', in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
 - c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
 - d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant PAR Enterprises, Inc.

Authorized Agent Phillip A. Rein

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 1:30 (a.m.-p.m.) Oct. 27, 19 70, together with appropriate fee of \$50.00.

T9-403



Signed Laura Scott, Secy

ac
20

PAR Enterprises, Inc.
519 Beacon Building
Wichita, Kansas 67202
263-8421

October 27, 1970

Re: Board of Zoning Appeals
Approval for PAR Enterprises, Inc.
2530 S. Seneca
Wichita, Kansas 67217

Board of Zoning Appeals
City of Wichita
Wichita, Kansas 67202

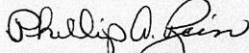
Letter of Justification

Gentlemen:

This letter is in regards to the "Justification" for the addition of two (2) self-service car wash bays to be placed at an existing car wash now having two (2) bays of automatic and two (2) bays of self-service in operation.

The addition is necessary due to increased business and only one other self-service operation being in the area, such car wash installation being less than 50% operable. The construction of more covered, attendant operated car wash bays are deemed necessary in this area to meet the demand.

Very truly yours,



Phillip A. Rein
President, PAR Enterprises, Inc.

PAR:mlh

OWNERSHIP LIST

Lot	Block	Addition	Property owner
4	1	Leonard Powell Addition	Eugene Cumley and Doris Cumley Address unknown <i>none found</i>
5	"	"	✓ Administrator of Veterans Affairs, 5500 E. Kellogg Wichita, Kansas, 67218
6	"	"	✓ Lily Menzies 2467 S. Walnut Wichita, Kansas, 67217
1		Scheer's Addition	Rudolph H. Wankum and David W. Bock Addresses unknown <i>none found</i>
2, except that part lying E. of a line drawn from a point 18' W. of the NE corner of lot 2 to a point 37' W. of the SE corner of lot 2		"	✓ Robert A. Smith and Mary C. Smith 1009 Savannah Wichita, Kansas, 67217
That part of lot 2, lying E. of a line drawn from a point 18' W. of the NE corner of lot 2 to a point 37' W. of the SE corner of lot 2 and all of lot 3, except the E. 88.74' thereof		"	✓ Orval Lee Gleason and Darlene H. Gleason 1003 Savannah Wichita, Kansas, 67217
12		"	✓ Normand V. Prothero 922 Savannah Wichita, Kansas, 67217
13 except W. 60'		"	✓ Ted G. Scheer and Eleanor C. Scheer 1002 Savannah Wichita, Kansas, 67217
W 60' of 13		"	✓ Gail R. Hines, 1713 S. Parkwood Wichita, Kansas, 67218 and ✓ James W. Thompson 1346 N. Parkwood Wichita, Kansas, 67208
E 150' of W. 160' of N. 150' of Reserve A		"	✓ American Petrofina Company of Texas, Dallas, Texas <i>Mercantile Bldg - 1807 Commerce 15201</i>
Reserve A, except the E. 150' of W. 160' of N 150' thereof		"	✓ Ted G. Scheer and Eleanor C. Scheer 1002 Savannah Wichita, Kansas, 67217
Reserve B.		"	"

AM 47280

Continued page 2

Lot	Block	Addition	Property Owner
1		Lazy R. Addition	✓Rosen Company, Inc. 209 E. Williams, Room 260 Wichita, Kansas, 67202
N $\frac{1}{2}$ of 1		Lazy R 2nd Addition	✓Herbert H. Rea 1737 Fabrique Wichita, Kansas, 67218
2 exc. W. 60' of N 190.41'		"	"
W 60' of N 190.41' of 2		"	D Rosen Company, Inc. 209 E. Williams, Room 260 Wichita, Kansas, 67202
9		Biltmore Addition	✓Jo Ann Fesler 924 W. 25th St. So. Wichita, Kansas, 67217
10		"	✓Richard E. Fair and Sue L. Fair 928 W. 25th St. So. Wichita, Kansas, 67217
10, 11, 12 & 13	4	Westway Park Add.	✓Westway, Inc. 2400 S. Seneca Wichita, Kansas, 67217
9, 10 & 11	5	"	"

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of the following property to-wit:

All of Reserve A, Scheer's Addition, Sedgwick County, Kansas, except the East 150 feet of the West 160 feet of the North 150 feet thereof as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, on this 27th day of October, 1970 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Lucille Schroeder

Vice-President

Order No. 174345

Send to Central
Inspection with
Resolution

See #15

Form 27.3-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Handwritten description</i>	

Name: *Handwritten name*

Address: *Handwritten address*

Type: *Handwritten type* Due Date: *Handwritten date*

Comments:

Date: *Handwritten date* By: *Handwritten signature*

*

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

Roll # 1