

ACTION

BZA. 33-88 approve 7/26/88
DATE

9-26-88 Closed. Failure to comply with conditions of approval by 60-day deadline.

11-22-88 Board denied applicant's request for additional time to comply with conditions.

5748D

BZA 33-88 - Amoco Oil Co. req. EXCEPTION to estab. 1-bay auto car wash w/proposed svc sta on prop zoned "LC" Light Commer. located on SE corner 13th & West Sts.

DATA SHEET

MAP NO.: 5248D

CASE NO. BZA 33-88

(CPO 5B, 7-20-88)

REQUEST: Exception to permit the establishment of a detached, single-bay, automatic car wash as an accessory use to a ~~proposed~~ service station

EXISTING ZONING: "LC" Light Commercial

GENERAL LOCATION: Southeast corner of 13th Street & West Street

APPLICANT: Amoco Oil Company (Real Estate Dept.) *attn R.S. Williams*

ADDRESS: P. O. Box 26024
Shawnee Mission, Kansas 66225-6024

PHONE: 913-339-4576

AGENT: Gene Razook, Andeel & Co. Realtors

ADDRESS: 358 N. Rock Road
Wichita, KS 67206

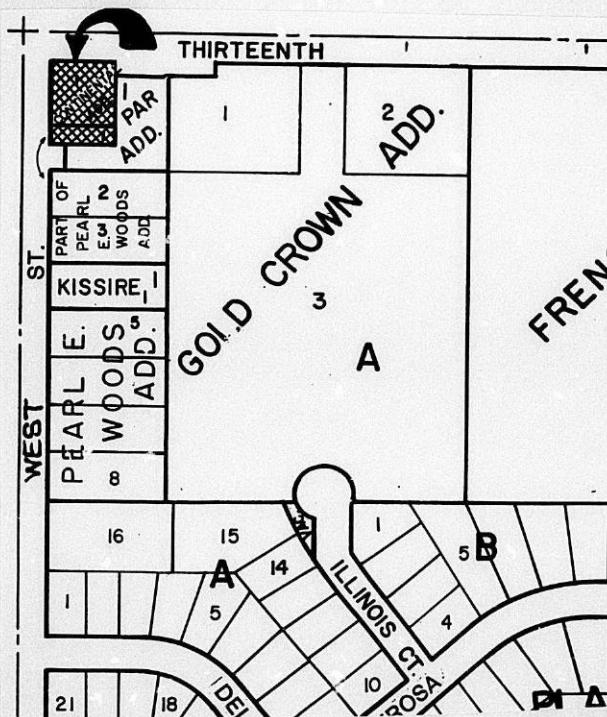
PHONE: 683-7511

AREA DATA

Acres: .402 (117 ft. by 150 ft.)

Adjacent Zoning and Land Use:

North	"LC"
South	"LC"
East	"LC"
West	"LC"



HASTINGS AND
 LOGAN
 INCORPORATED
 U.S.A.

Stimpert
 No. 2153C

BZA INSPECTION SHEET

MAP NO.: 5248D

CASE NO. BZA 33-88

REQUEST: Exception to permit the establishment of a detached, single-bay, automatic car wash as an accessory use to a proposed service station

EXISTING ZONING: "LC" Light Commercial

GENERAL LOCATION: Southeast corner of 13th & West Street

APPLICANT: Amoco Oil Company (Real Estate Dept.)

ADDRESS: P. O. Box 26024
Shawnee Mission, Kansas 66225-6024

PHONE: 913-339-4576

AGENT: Gene Razook, Andeel & Co. Realtors

ADDRESS: 358 N. Rock Road
Wichita, Kansas 67206

PHONE: 683-7511

HEARING DATE: July 26, 1988

BZA ACTION: *Approve subject to conditions inc. dedication and revised plans by 9-26-88*

FOLLOW-UP DATE: *9-26-88*

RESPONSE BY MAPD: *Dedication and revised plans NOT received. File closed.*

RESPONSE BY CID: *11-22-88 Board denied applicant's request for additional time to complete requirements.*

RESOLUTION NO. BZA 33-88

WHEREAS, Amoco Oil Company, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a detached, single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Continental Addition, Wichita, Sedgwick County, Kansas; AND the North 35 feet of the West 117 feet of Lot 1, Pearl E. Woods Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 13th and West Streets (3935 W. 13th).

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 26, 1988, consider 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 establishment of a detached, single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District, 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 establishment of a detached, single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Continental Addition, Wichita, Sedgwick County, Kansas; AND the North 35 feet of the West 117 feet of Lot 1, Pearl E. Woods Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 13th and West Streets (3935 W. 13th).

subject to the following conditions:

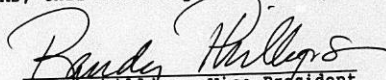
1. Within 60 days following approval of this exception by the Board, and prior to release of the resolution, the applicant shall submit 3 copies of a revised site plan which shows all existing utility easements on site, and the additional right-of-way as required by item 2 below, or this application shall be considered denied and closed.

*Denied & Closed.
Failed to complete conditions by deadline.*

2. Within 60 days following approval of this exception by the Board, and prior to release of the resolution, the applicant shall dedicate for street purposes a 20-foot triangular area in the northwest corner of the site, or this application shall be considered denied and closed.
3. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
4. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
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 sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street parking spaces shall be provided for the total facility, as required by the zoning ordinance.
8. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
9. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.
10. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. The car wash shall be constructed with a dryer and shall be operated with the dryer at all times.
13. Prior to occupancy of the new station, the westernmost driveway to 13th Street shall be closed and the curb reconstructed, as shown on the proposed site plan.

14. Conditions 3 through 13 above must be complied with within one year after release of the resolution, or the resolution shall become null and void.
15. The Board recommends that the sign located in the area to be dedicated for street purposes be permitted to remain through the issuance of a minor street permit without fee.

ADOPTED AT WICHITA, KANSAS, this 26th day of July, 1988.


Randy Phillips, Vice President

ATTEST:


Louise Olivarez, Assistant Secretary

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 28, 1988

Gene Razook
Andeel & Co. Realtors
358 N. Rock Road
Wichita, KS 67206

Re: BZA 33-88 - Exception to permit a car wash on SE corner of
13th & West St.

Dear Mr. Razook:

At the regular meeting of the Board of Zoning Appeals on July 26, 1988, your request for an exception to permit the establishment of a detached, single-bay automatic car wash as an accessory use to a service station was considered. It was the action of the Board to approve this request, subject to the following conditions:

1. Within 60 days following approval of this exception by the Board, and prior to release of the resolution, the applicant shall submit 3 copies of a revised site plan which shows all existing utility easements on site, and the additional right-of-way as required by item 2 below, or this application shall be considered denied and closed.
2. Within 60 days following approval of this exception by the Board, and prior to release of the resolution, the applicant shall dedicate for street purposes a 20-foot triangular area in the northwest corner of the site, or this application shall be considered denied and closed.
3. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
4. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.

FILE COPY

July 28, 1988

Page 2

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 sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street parking spaces shall be provided for the total facility, as required by the zoning ordinance.
8. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
9. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.
10. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. The car wash shall be constructed with a dryer and shall be operated with the dryer at all times.
13. Prior to occupancy of the new station, the westernmost driveway to 13th Street shall be closed and the curb reconstructed, as shown on the proposed site plan.
14. Conditions 3 through 13 above must be complied with within one year after release of the resolution, or the resolution shall become null and void.
15. The Board recommends that the sign located in the area to be dedicated for street purposes be permitted to remain through the issuance of a minor street permit without fee.

The resolution setting forth the official action of the Board will be released as soon as the revised site plans and the street dedication have been submitted, as itemized in approval conditions 1 and 2. Enclosed is the dedication document for the required street right-of-way. Since the property is owned by a large company, we will need some documentation that the person signing the dedication is authorized to do so on behalf of the company.

July 28, 1988
Page 3

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions, please call our office.

Sincerely yours,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm

cc: Amoco Oil Company, Attn: R. S. Williams, P. O. Box 26024,
Shawnee Mission, KS, 67225-6024
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, _____

being the owner ___ of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at the northwest corner of Lot 1, Continental Addition, Wichita, Sedgwick County, Kansas; thence east along the north line of said lot a distance of 20 feet; thence southwesterly to a point on the west line of said Lot 1, said point being 20 feet south of the point of beginning; thence north along the west line of said Lot 1 to the point of beginning.

do ___ hereby dedicate the above-described real estate to the public for ___ street _____ purposes.

Executed this _____ day of _____, 19__.

STATE OF KANSAS)
SEDGWICK COUNTY)SS

BE IT REMEMBERED, that on this ___ day of _____, came _____

to me personally known to be the same person ___ who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above-written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____,

City Clerk

Notary Public

My Commission Expires: _____

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 26, 1988

TO Louise Olivarez, Principle Planner

FROM Stanley J. Scott, CP Coordinator *[Handwritten initials]*

SUBJECT BZA 33-88: Southeast corner of
13th and West Streets (3935
West 13th Street)

On Wednesday, July 20, 1988, CPO Northeast Neighborhood Council 1A considered the captioned case, a request for a zoning exception to permit the establishment of a detached, single bay, automatic car wash as an accessory use to a proposed service station at the captioned location. Following discussion, the Council voted 7-0 to recommend approval of the requested exception, subject to MAPD recommendations.

Gene Razook, agent for Amoco Oil Company, was present to describe the request and respond to questions. Mr. Razook presented a site plan illustrating the planned reconstruction of the existing gas station and explained that the exception might not be needed if Amoco successfully negotiates purchase of the existing adjoining car wash. Purchase of the property would allow a revised design and a less cramped site plan.

No area residents or property owners were present to address the request. Council members were provided the notice of public hearing, MAPD staff comments, site plans, and a map of the area. The Council's dissenting voter noted that the proposed site plan is very congested, but would support construction on an expanded site with the successful purchase of the adjoining property.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 33-88 is considered on Tuesday, July 26.

SJS:dm

SECRETARY'S REPORT

CASE NUMBER: BZA 33-88

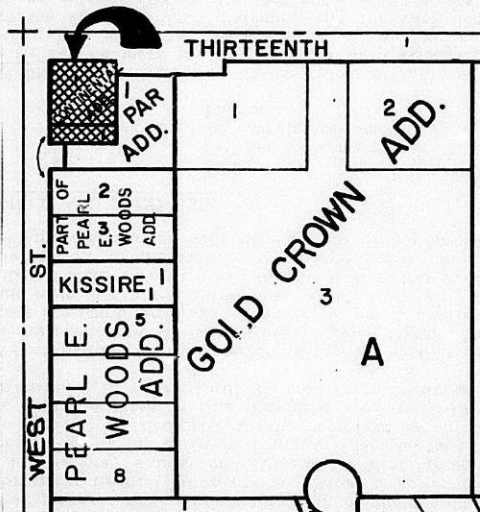
OWNER/APPLICANT/AGENT: Amoco Oil Company (owner/applicant)
Gene Razook (agent)

REQUEST: Exception to permit a single-bay automatic car wash
as an accessory use to a service station

CURRENT ZONING: "LC" Light Commercial

SITE SIZE: 117 ft. x 150 ft.

LOCATION: Southeast corner of 13th and West Street



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 the conditions set out in Section 28.04.183.4 can be complied with.

BACKGROUND: The applicant is requesting an exception to permit the establishment of a detached, single-bay, automatic car wash as an accessory use to a service station at the southeast corner of 13th and West Street. At this location is an existing Amoco station with a service bay and an attached single-bay, automatic car wash. There are plans to convert this to one of the self-service stations with a detached car wash south of the main structure. There is no record of a land use exception for a car wash having previously been approved on this site.

Two driveways now exist to each street. The proposed site plan indicates the closure of the westernmost driveway on 13th and the addition of a driveway on West Street for the new car wash. There are no platted access controls. Only 50 feet of half-street right-of-way exists for 13th and for West Street adjacent to this site. In order to provide for a future right turn lane on West Street, a 20 ft. x 20 ft. triangle needs to be dedicated at the northwest corner of the lot. The existing Amoco sign is located in this triangular area, but with a "minor street permit", it can continue to remain until the road improvements are made.

There is an 8-foot platted utility easement along the east property line which would prohibit any permanent structures being located there. The drying spaces as required by code are being provided; however, to get to them after exiting the car wash, one would have to drive out into West Street, then swing back into the service station site. Car drivers using a wash facility such as this seldom stop to dry the car before driving off. If the facility is required to have an automatic dryer in use at all times, there should be little need for the drying spaces.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Bank
SOUTH	"LC" w/BZA	Self-service car wash
EAST	"LC" w/BZA	Self-service car wash
WEST	"LC"	Pharmacy

RECOMMENDATION: Staff finds that the conditions of approval as set out in the Zoning Ordinance can be met; the proposed car wash associated with a service station is in character with the uses permitted on all four corners of this intersection in the existing "LC" districts; and the site's location at the intersection of two arterial streets provides good, direct access to and from the site. Should the Board determine that a single-bay, detached car wash is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. Within 60 days following approval of this exception by the Board, and prior to release of the resolution, the applicant shall submit 3 copies of a revised site plan which shows all existing utility easements on site, and the additional right-of-way as required by item 2 below, or this application shall be considered denied and closed.
2. Within 60 days following approval of this exception by the Board, and prior to release of the resolution, the applicant shall dedicate for street purposes a 20-foot triangular area in the northwest corner of the site, or this application shall be considered denied and closed.

3. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
4. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
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 sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street parking spaces shall be provided for the total facility, as required by the zoning ordinance.
8. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
9. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.
10. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. The car wash shall be constructed with a dryer and shall not be operated without the dryer.
13. Prior to occupancy of the new station, the westernmost driveway to 13th Street shall be closed and the curb reconstructed, as shown on the proposed site plan.
14. Conditions 3 through 13 above must be complied with within one year after release of the resolution, or the resolution shall become null and void.

(_____) Published in The Daily Reporter, July 1, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 26th day of July, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 32-88 - Herndon Bettis Schwartz Kissling Herndon, Optometrists, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to reduce the required 20-foot front yard setback from Dodge Avenue to 5 feet on property zoned the "B" Multiple-Family Dwelling District and legally described as follows:

The North 105 feet of the South 110 feet of the East Half of Reserve F, Lawrence's Second Addition to West Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Maple and Dodge (1202 W. Maple).

2. Case No. BZA 33-88 - Amoco Oil Company, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a detached, single-bay, automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Continental Addition, Wichita, Sedgwick County, Kansas; AND the North 35 feet of the West 117 feet of Lot 1, Pearl E. Woods Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 13th and West Streets (3935 W. 13th).

3. Case No. BZA 34-88 - Williams Investment Group Ltd., d/b/a Quality Inn, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required parking from 210 spaces to 180 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

The North 100 feet of Lot 3, except the West 155 feet thereof, and the West 155 feet of Lot 3 and all of Lot 4, all in Ruth Addition to the City of Wichita, Sedgwick County, Kansas (8300 E. Kellogg).

4. Case No. BZA 35-88 - Frances Louise Brinegar, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests variances to reduce the front yard setback from 25 ft. to 23 ft; reduce the side yard setback for a detached accessory structure from 3 ft. to not less than 1½ ft.; and reduce the rear yard setback for a detached accessory structure from 5 ft. to 4 ft. on property zoned the "A" Two-Family Dwelling District and legally described as follows:

That portion of the East 15 feet of Lot 204 and that portion of Lots 206, 208 and 210 on Sixteenth Street which lies South of a line running East and West, exactly 50 feet North of the South line of Lot 204, such line extending on East and West through each of the lots mentioned, all in Rich's Addition to the City of Wichita, Sedgwick County, Kansas, together with the North Half of the vacated alley adjoining said property on the South, and located on the West side of Ferrell Drive in an area south of 17th Street (1643 Ferrell Drive).

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 1st day of July, 1988.

Louise Olivarez
Louise Olivarez, Assistant Secretary
Board of Zoning Appeals

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

July 1, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 33-88

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by Amoco Oil Company requesting an exception.

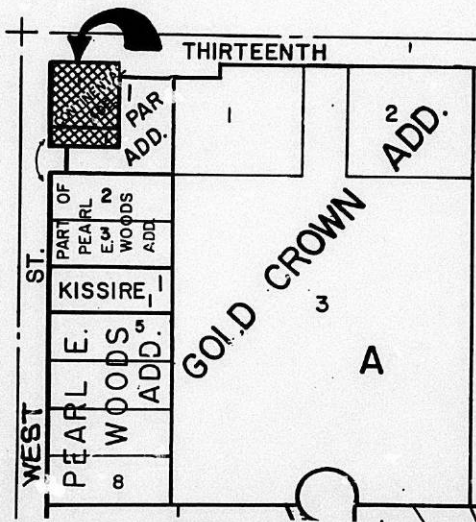
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to establish a detached, single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 1, Continental Addition, Wichita, Sedgwick County, Kansas; AND the North 35 feet of the West 117 feet of Lot 1, Pearl E. Woods Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 13th and West Streets (3935 W. 13th).

This application has been assigned Case No. BZA 33-88. It will be considered by the Board of Zoning Appeals on Tuesday, July 26, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 5B, Northwest, will consider this case at their meeting to be held on Wednesday, July 20, 1988, at 7:15 p.m. in Senior Services, Orchard Park Community Center, 4808 W. 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



APPLICATION FOR EXCEPTION

I. Applicant AMOCO Oil Company (Real Estate Dept.) *attn: ~~Bob~~ P.S. Williams*
 Address P.O. Box 26024
Shawnee Mission, Kansas Zip Code 66225- Phone 913/339-4576
6024
 Agent Gene Razook
Andeel & Co. Realtors
 Address 358 N. Rock Road, Wichita, KS. Zip Code 67206 Phone 683-7511
 Relationship of applicant to property is that of Owner
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit the establishment of a detached
single-bay, automatic car wash as an accessory use to a proposed
service station.

on property zoned Light Commercial which is
117 ft by 150 ft (or .402 acres) in size, legally described as: Lot 1,
Continental Addition, together with the North 35 feet of the West 117 feet of Lot 1,
Pearle E. Woods Addition, Wichita, Sedgwick County, Kansas

and located The Southeast corner of 13th St. & West Street (3735 W. 13th)

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. 39-285); and that the appropriate fee is herewith tendered;
- c. 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.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant AMOCO OIL COMPANY

Authorized Agent Gene Razook

OFFICE USE ONLY:

Map No. 5248D Zoning: (N) LC (S) LC (E) LC (W) LC CPO 5B ⁷⁻²⁰⁻⁸⁸

Received in Office of Secretary, Board of Zoning Appeals, 2 (a.m./p.m.),
6-21, 1988, together with appropriate fee of 400.00.

Signed Louise Olwan

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

July 1, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 33-88

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by Amoco Oil Company requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to establish a detached, single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

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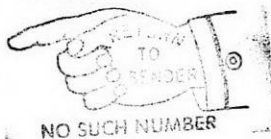
This application has been assigned Case No. BZA 33-88. It will be considered by the Board of Zoning Appeals on Tuesday, July 26, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 5B, Northwest, will consider this case at their meeting to be held on Wednesday, July 20, 1988, at 7:15 p.m. in Senior Services, Orchard Park Community Center, 4808 W. 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688



BZA 33-88

Checked w/Real
Estate Records on
7/6/88 - their records
reflect same owner & address.
-jam

Par Enterprises Inc.
3931 W. 13th St.
Wichita, KS 67203

RECEIVED
JUL 05 1988

METROPOLITAN PLANNING
ROUTE

Important! Notice of Meeting Enclosed



BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

July 1, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 33-88

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by Amoco Oil Company requesting an exception.

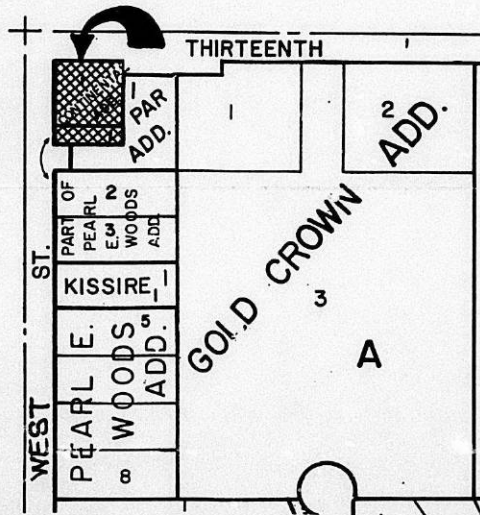
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to establish a detached, single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 1, Continental Addition, Wichita, Sedgwick County, Kansas; AND the North 35 feet of the West 117 feet of Lot 1, Pearl E. Woods Addition, Sedgwick County, Kansas. Generally located at the southeast corner of 13th and West Streets (3935 W. 13th).

This application has been assigned Case No. BZA 33-88. It will be considered by the Board of Zoning Appeals on Tuesday, July 26, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 5B, Northwest, will consider this case at their meeting to be held on Wednesday, July 20, 1988, at 7:15 p.m. in Senior Services, Orchard Park Community Center, 4808 W. 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1		Continental Addition	Amoco Oil Company 3935 W. 13th Wichita, KS 67203
		Pearl E. Woods	Same As Above
Lots 2 and 3		"	Roy E. Meyer Margie L. Meyer 1337 N. West Street Wichita, KS 67203
Lot 1		Par Addition	Par Enterprises Inc. 3931 W. 13th Wichita, KS 67203
Lot 1	Block A	Gold Crown Addition	Larry Agan Brenda Agan 338 Morningside Wichita, KS 67218
Lot 3	Block A	"	Southmark Realty Partners III Ltd. P.O. Box 105 Norcross, GA 30091
Lot 1		Baxter Addition	Hubert M. Snell Shirley Elaine Snell 1361 N. West Street Wichita, KS 67203
Lot 4		Agile Addition	Property Development Enterprises 1421 N. West Street Wichita, KS 67203
Lot 1		Meyer and Williams Addition	Meyer and Williams Photography 1337 N. West Street Wichita, KS 67203
Lot 1		Westforn Addition	Ruth Spooner Stone Address Unknown

*Application
note*

*letter
returned*

Tract Description

A tract in the NE $\frac{1}{4}$ of Section 14, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning 30 feet West and 161 feet South of the NE/c of the NE $\frac{1}{4}$; th. West 200 feet; th. South 125 feet; th. East 200 feet; th. North 125 feet to the point of beginning.

3932 W. 13th
% Dillon Lincoln National
Bldg 50
1300 S. Clinton
Le-Di-On Associates
1355 N. West Street
Wichita, KS 67203

*Ft Wayne, Indiana
46801*

S. 148' of W 135' R.S. Stone
% K.S. B. & T.
Box 427
Wichita
3950 W. 13th

Page 2

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 200 foot radius of:

Lot 1, Continental Addition, Wichita, Kansas, Sedgwick County, Kansas;

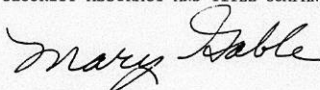
AND

The North 35 feet of the West 117 feet of Lot 1, Pearl E. Woods Addition, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 22nd day of June, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Sr. Vice-President

Order No. 396253
nj

NR 00257

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA adoption (13^{1/2} West St.) + 2 signs
Name Gene Rozak
Address 458 Lexington
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 416.⁰⁰
Date 6-24-88 Due Date 6-24-88 By SL

Form 00-000

*

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

Roll # 3