

Case No. BZA 40-87 - Independence
Commons Co. requests an exception to
permit the establishment of a car wash
as an accessory use to a service station
on property zoned the "LC" Light Com.

Posted

ACTION

B.Z.A. 40-87 *Approved* 5-0 10-27-87
DATE

200' 1/4 Sec. 5-1-87
Checked 70
Shot 5/12
Record ✓

DATA SHEET

MAP NO.: 6050C

CASE NO. BZA 40-87

(CPO 2A, 10/19/87)

REQUEST: Exception to permit the establishment of a car wash as an accessory use to a service station.

EXISTING ZONING: "LC" Light Commercial

GENERAL LOCATION: At the northeast corner of 21st Street North and Rock Road.

APPLICANT: Independence Commons Co.

ADDRESS: 8100 E. 22nd St. N., Bldg. 500 Wichita, 67226 PHONE: 684-7300

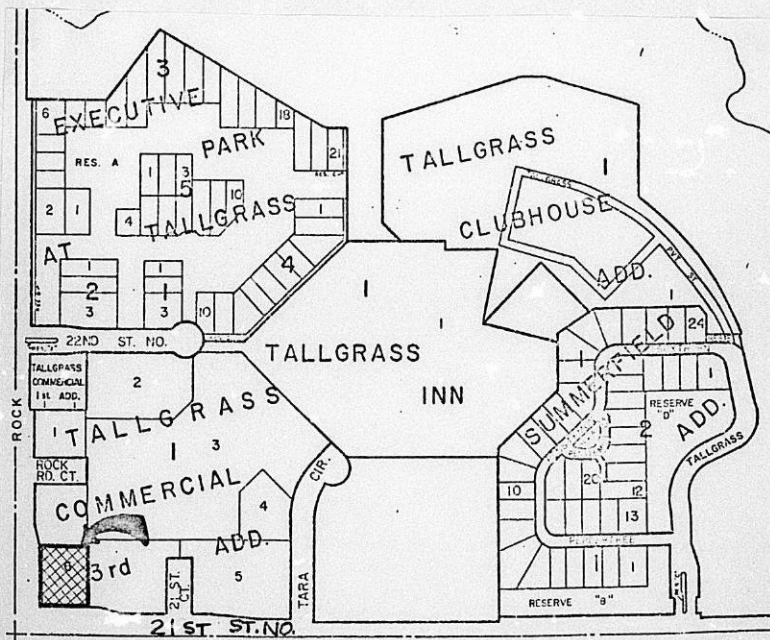
AGENT: Bill G. Yung Design
 ADDRESS: 4912 E. 29th St. N., Wichita, 67220 PHONE: 683-5567

AREA DATA

Acres: (ft. by ft.)

Adjacent Zoning and Land Use:

North	LC	_____
South	LC	_____
East	LC	_____
West	AA	_____



PL1-0066 *Landscape plan approved 12-15-87*
(C.O. found this out 1-27-88)

No. 2-153C
 HASTINGS, ILL.
 L&S ENGINEERING ASSOCIATES, INC.
 MOOREGON, TX. LOC. UST GROVE, CA
 U.S.A.
Sitecraft

February 2, 1988

Bill C. Yung Design
4912 East 29th Street North
Wichita, Kansas 67220

FILE COPY

Re: BZA 40-87 - Exception to permit the establishment of a car wash as an accessory use to a service station. At the northeast corner of 21st Street North and Rock Road.

Dear Mr. Yung:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on October 27, 1987. This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files now that condition #13 has been complied with.

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

Sincerely,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/lw

Enclosure

cc: Independence Commons Company, 8100 E. 22nd St. N., Bldg. 500,
Wichita, KS 67225
Monty Robson, Superintendent of Central Inspection (w/site plan)
Joe Donnelly, Zoning Administrator (w/site plan)
Dale Rea, Deputy City Clerk

PL/0353/1

RESOLUTION NO. BZA 40-87

WHEREAS, Independence Commons Co., 8100 East 22nd Street North, Building 506, Wichita, Kansas 67226, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a car wash as an accessory use to a service station on property zoned the "LC" Light Commercial and legally described as follows:

A tract of land in Lot 6, Block 1, Tallgrass Commercial Third Addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the SW corner of said Lot 6; thence bearing N 1°01'02" W along the west line of said Lot 6 a distance of 175.00 feet; thence continuing along said west line bearing N 15°03'12" W a distance of 5.16 feet; thence bearing N 89°06'26" E parallel to the south line of said Lot 6 a distance of 141.25 feet; thence bearing S 1°01'02" E a distance of 180.00 feet to a point in the south line of said Lot 6; thence bearing S 89°06'26" W along said south line a distance of 140.00 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

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 October 27, 1987, 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 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 car wash as an accessory use to a service station on property zoned the "LC" Light Commercial and legally described as follows:

A tract of land in Lot 6, Block 1, Tallgrass Commercial Third Addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the SW corner of said Lot 6; thence bearing N 1°01'02" W along the west line of said Lot 6 a distance of 175.00 feet; thence continuing along said west line bearing N 15°03'12" W a distance of 5.16 feet; thence bearing N 89°06'26" E parallel to the south line of said Lot 6 a distance of 141.25 feet; thence bearing S 1°01'02" E a distance of 180.00 feet to a point in the south line of said Lot 6; thence bearing S 89°06'26" W along said south line a distance of 140.00 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.

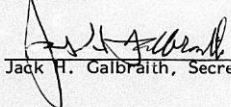
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. 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.
8. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
9. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
10. 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.
11. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within 180 days of the release of the resolution or the resolution shall become null and void.
13. In accordance with the CUP, a landscape plan for the west side of this site shall be submitted to the Planning Department for review and approval prior to the release of this resolution.

ADOPTED AT WICHITA, KANSAS, this 27th day of October, 1987.



Danny Jenkins, President

ATTEST:



Jack H. Galbraith, Secretary

October 29, 1987

Bill G. Yung Design
4912 East 29th Street North, Suite 1
Wichita, Kansas 67220

Re: BZA 40-87 - Exception to permit the establishment of a car wash as an accessory use to a service station. (At the northeast corner of 21st Street North and Rock Road)

Dear Mr. Yung:

At the regular meeting of the Board of Zoning Appeals on October 27, 1987, your request for an exception was considered. It was the action of the Board to grant your request subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. 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.

FILE COPY

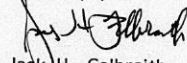
October 29, 1987

8. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
9. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
10. 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.
11. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within 180 days of the release of the resolution or the resolution shall become null and void.
13. In accordance with the CUP, a landscape plan for the west side of this site shall be submitted to the Planning Department for review and approval prior to the release of this resolution.

The Resolution setting forth the official action of the Board will be released upon compliance with condition #13, which requires submittal of a site plan to the Planning Department for review and approval prior to the release of this resolution.

If you have any questions, please call our office.

Sincerely yours,



Jack H. Galbraith
Secretary

JHG/lw

cc: Independence Commons Company, 8100 East 22nd Street North,
Building 506, Wichita, KS 67226
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE October 20, 1987

TO Louise Ollvarez, Principal Planner

FROM Barry L. Carroll, Administrative Aide III ^{BLC}

SUBJECT BZA 40-87: NE Corner of 21st
 Street North & Rock Road

On Monday, October 19, CPO Rockwell/Northeast Neighborhood Council 2A considered a request for an exception to permit the establishment of a car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After a brief discussion, the Council voted 7-0 to recommend approval of the request.

The agent, Bill Yung, noted that the property in question was part of the TALLGRASS COMMERCIAL C.U.P. that had previously been considered by the Council. Mr. Yung displayed a site plan and explained that many of the Council's suggestions had been incorporated. According to Mr. Yung, there will be two entrances into the car wash, a dryer for the cars and an extensively landscaped buffer. There were no area residents who expressed either support or opposition to the exception.

Please provide the CPO Council's recommendation to the Board of Zoning Appeals when BZA 40-87 is considered.

BLC:blc

RECEIVED
OCT 20 1987
METROPOLITAN PLANNING
ROUTE _____

SECRETARY'S REPORT

CASE NUMBER: BZA 40-87

OWNER/APPLICANT/AGENT: Independence Commons Co. (applicant)
Bill C. Yung Design (agent)

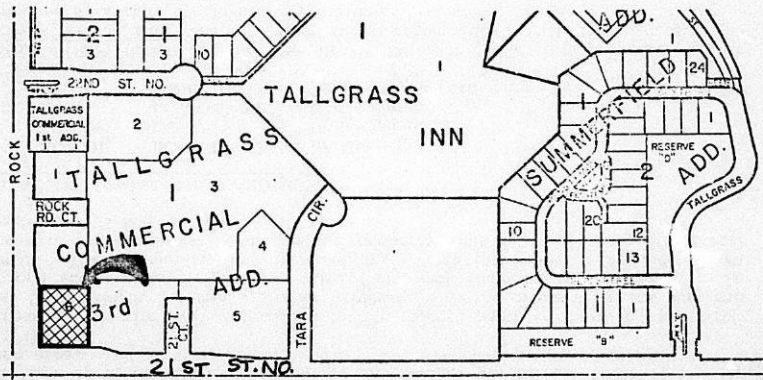
REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of an automatic car wash as an accessory use to a service station

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 140' x 180' (.58-acre)

LOCATION: At the northeast corner of 21st Street North and Rock Road.

PROPOSED USE: Enclosed, single-bay automatic car wash



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.

BZA 40-87 SR

8. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
9. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
10. 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.
11. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within 180 days of the release of the resolution or the resolution shall become null and void.

BZA CASE NO. 40-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>5</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>8</u>	TOTAL NOTICES SENT <u>10/2187</u>

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

October 2, 1987

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 40-87

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 Independence Commons Company requesting an exception.

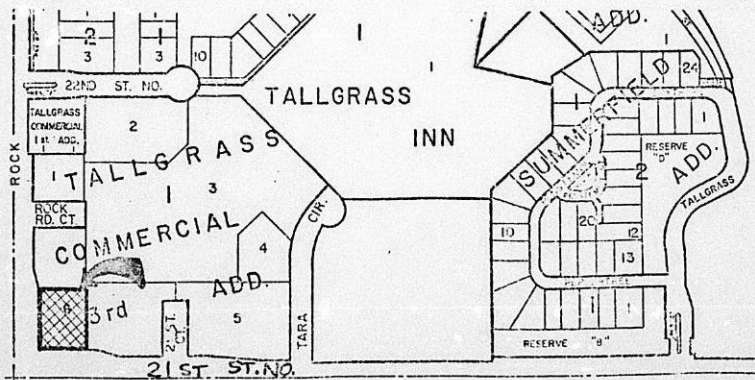
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

A tract of land in Lot 6, Block 1, Tallgrass Commercial Third Addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the SW corner of said Lot 6; thence bearing N 1°01'02" W along the west line of said Lot 6 a distance of 175.00 feet; thence continuing along said west line bearing N 15°03'12" W a distance of 5.16 feet; thence bearing N 89°06'26" E parallel to the south line of said Lot 6 a distance of 141.25 feet; thence bearing S 1°01'02" E a distance of 180.00 feet to a point in the south line of said Lot 6; thence bearing S 89°06'26" W along said south line a distance of 140.00 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

This application has been assigned Case No. BZA 40-87. It will be considered by the Board of Zoning Appeals on Tuesday, October 27, 1987, 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 Rockwell/Northeast CPO Council "2A" will consider this case at their meeting to be held on Monday, October 19, 1987, at 7 p.m., at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



(_____) Published in The Daily Record, October 2, 1987

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 27th day of October, 1987, the Board of Zoning Appeals of the City of Wichita, Kansas, 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 40-87 - Independence Commons Co., 8100 East 22nd Street North, Building 506, Wichita, Kansas 67226, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a car wash as an accessory use to a service station on property zoned the "LC" Light Commercial and legally described as follows:

A tract of land in Lot 6, Block 1, Tallgrass Commercial Third Addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the SW corner of said Lot 6; thence bearing N 1°01'02" W along the west line of said Lot 6 a distance of 175.00 feet; thence continuing along said west line bearing N 15°03'12" W a distance of 5.16 feet; thence bearing N 89°06'26" E parallel to the south line of said Lot 6 a distance of 141.25 feet; thence bearing S 1°01'02" E a distance of 180.00 feet to a point in the south line of said Lot 6; thence bearing S 89°06'26" W along said south line a distance of 140.00 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

2. Case No. BZA 41-87 - T. G. Davis, Jr., P. O. Box 780047, Wichita, Kansas 67278, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of new and used car sales on property zoned the "LC" Light Commercial and legally described as follows:

Lot 1, Block A, and the west 10 feet of Lot 2, Block A, Hudson Addition to Wichita, Sedgwick County, Kansas; AND Lot 1, Low's Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Kellogg Drive and Lightner (5817 E. Kellogg).

3. Case No. BZA 42-87 - Eddy's Toyota of Wichita, Inc., 7333 E. Kellogg, Wichita, Kansas 67207, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of new and used car sales on property zoned the "LC" Light Commercial District and legally described as follows:

The North 138 feet of Lot 2, Jim Burns Addition AND Lot 1, Schmid Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Glendale and Elpyco (4901 & 4925 E. Kellogg).

4. Case No. BZA 43-87 - Robert Ivie, 1015 South Vine, Wichita, Kansas 67213, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance of the required side yard setback from 6 feet to 4 feet on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 6 and 7, Block 7, Replat of Part of John McCormick's Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Vine in an area south of McCormick (1015 S. Vine).

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 2nd day of October, 1987.

Jack H. Galbraith, Secretary

September 18, 1987

Marvin Krout, Director of Planning
10th Floor, City Hall
455 N. Main
Wichita, KS 67202

Re: BZA Request for a car wash as an accessory use to a Service Station - Tallgrass Commercial Center. N.E. corner 21st St. N. & Rock Road

Dear Marvin,

Independence Commons Company recently ammended the commercial community unit plan permitting the land use description to be expanded to include a car wash as an accessory use to a service station with BZA approval.

Considerable discussion was held regarding access and an agreed access control system was approved based on this anticipated use.

We therefore believe this request is within the established guidelines for approval. Please schedule this case at the earliest possible date for hearing. Enclosed is two copies of the site plan and the related applications and filing fees. The ownership list has been ordered from Security Abstract and will be delivered directly to your office when finished.

Sincerely,


Bill G. Yung

cc Jack Ritschie
Louise Olivares

BY/pb

LEGAL DESCRIPTION FOR DERBY SERVICE STATION

A TRACT OF LAND IN LOT 6, BLOCK 1, TALLGRASS COMMERCIAL THIRD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS: BEGINNING AT THE SW CORNER OF SAID LOT 6; THENCE BEARING N1°01'02"W ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 175.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE BEARING N15°03'12"W A DISTANCE OF 5.16 FEET; THENCE BEARING N89°06'26"E PARALLEL TO THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 141.25 FEET; THENCE BEARING S1°01'02"E A DISTANCE OF 180.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 6; THENCE BEARING S89°06'26"W ALONG SAID SOUTH LINE A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

BZA 40-87



DELIVER: MAPD
10th Floor City Bldg.

<u>Lot</u>	<u>ATTN:</u>	<u>Property Owner</u>
Lot 6	LOUISE OLIVAREZ RE: DERBY SERVICE STATION Ordered by Bill Yung	Independence Commons 311 E. 22nd St. North Bldg. 500 Wichita, KS 67226
Lot 3		Billon Real Estate Co. Inc. 1700 E. 4th Wichitnson, KS 67501
Lot 5	Thanks Norma 9-23-87	John C. Byers Anna Catherine Byers 204 Hathway Ct. Wichita, KS 67226
Lot 14	SECURITY ABSTRACT AND TITLE CO. INC. <small>434 North Main • Wichita, Kansas 67202 • Telephone: (316) 267-8371</small> SECURITY IS KNOWING	Lynn H. McCoppin Janice L. McCoppin 230 Longwood Ct. Wichita, KS 67226
Lot 15	Block 10	Joseph B. Hoover Donna L. Hoover 2234 Longwood Ct. Wichita, KS 67226

Tract Description

The NW¼ of the NW¼ of Section 8,
Township 27 South, Range 2 East of
the 6th P.M., Sedgwick County,
Kansas.

Wilson Estates
408 Century Plaza Bldg.
Wichita, KS 67202

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:

A tract of land in Lot 6, Block 1, Tallgrass Commercial Third Addition
to Wichita, Sedgwick County, Kansas, described as: Beginning at the
SW/c of said Lot 6; th. bearing N 1°01'02" W along the West line of
said Lot 6 a distance of 175 feet; th. continuing along said West line
bearing N 15°03'12" W a distance of 5.16 feet; th. bearing N 89°06'26" E
parallel to the Sout' line of said Lot 6 a distance of 141.25 feet; th.
bearing S 1°01'02" E a distance of 180 feet to a point in the South line
of said Lot 6; th. bearing S 89°06'26" W along said South line a distance
of 140 feet to the point of beginning.

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 September,
1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Cable*
Sr. Vice-President

Order No. 386188 nj

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 6	Block 1	Tallgrass Commercial Third Addition	Independence Commons 811 E. 22nd St. North Bldg. 500 Wichita, KS 67226
Lot 3	Block 1	"	Dillon Real Estate Co. Inc. 2700 E. 4th Hutchinson, KS 67501
Lot 5	Block 11	Sycamore Village 2nd Addition	John C. Byers Anna Catherine Byers 2204 Hathway Ct. Wichita, KS 67226
Lot 14	Block 10	"	Lynn H. McCoppin Janice L. McCoppin 2230 Longwood Ct. Wichita, KS 67226
Lot 15	Block 10	"	Joseph B. Hoover Donna L. Hoover 2234 Longwood Ct. Wichita, KS 67226

Tract Description

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8,
Township 27 South, Range 2 East of
the 6th P.M., Sedgwick County,
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Wilson Estates
408 Century Plaza Bldg.
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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:

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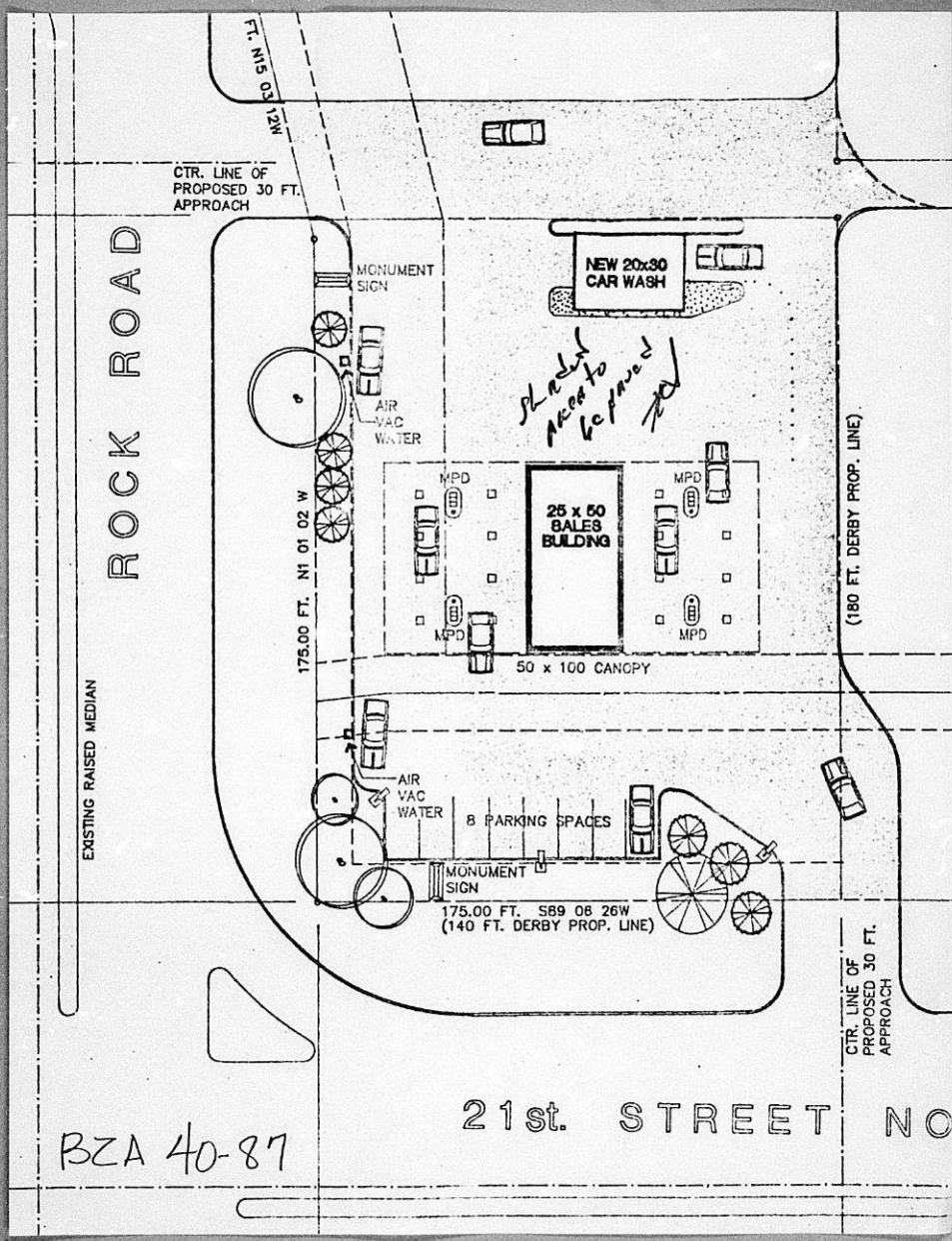
as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 22nd day of September, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Gable
Sr. Vice-President

Order No. 386188 nj



BZA 40-87

21st. STREET NO

ROCK ROAD

CTR. LINE OF PROPOSED 30 FT. APPROACH

127 FT. N15 03 12

MONUMENT SIGN

NEW 20x30 CAR WASH

AIR VAC WATER

Shaded Area to be paved

25 x 50 SALES BUILDING

MPD

MPD

MPD

MPD

50 x 100 CANOPY

(180 FT. DERBY PROP. LINE)

EXISTING RAISED MEDIAN

175.00 FT. N1 01 02 W

AIR VAC WATER

8 PARKING SPACES

MONUMENT SIGN

175.00 FT. S89 08 26W (140 FT. DERBY PROP. LINE)

CTR. LINE OF PROPOSED 30 FT. APPROACH

BZA 40-87

21st. STREET NO

ROCK ROAD

EXISTING RAISED MEDIAN

CTR. LINE OF PROPOSED 30 FT. APPROACH

FT. N13 03 12W

175.00 FT. N1 01 02 W

MONUMENT SIGN

AIR VAC WATER

NEW 20x30 CAR WASH

Handwritten note: Road to be paved

25 x 50 SALES BUILDING

MPD

MPD

MPD

MPD

50 x 100 CANOPY

(180 FT. DERBY PROP. LINE)

AIR VAC WATER

8 PARKING SPACES

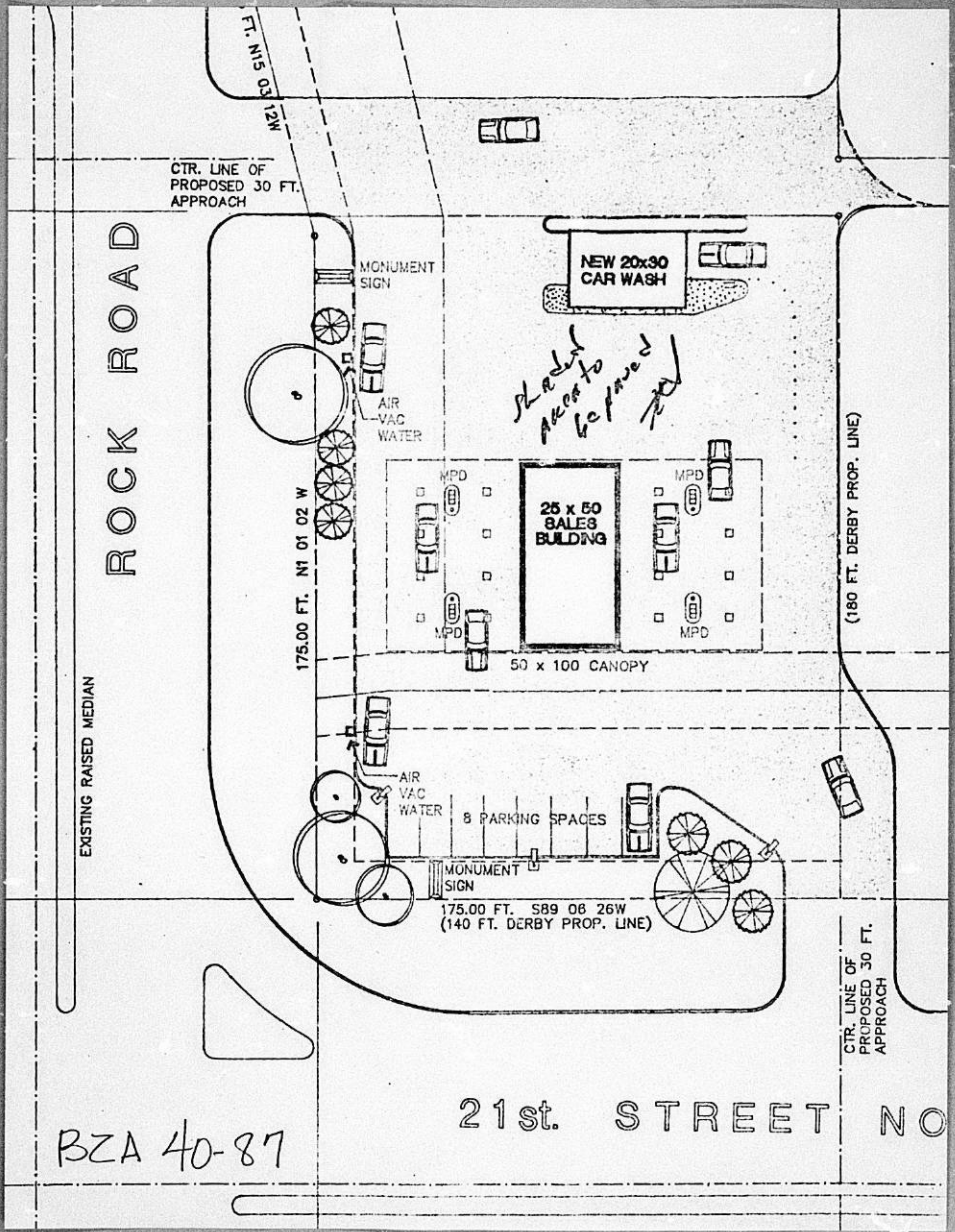
MONUMENT SIGN

175.00 FT. S89 08 26W (140 FT. DERBY PROP. LINE)

CTR. LINE OF PROPOSED 30 FT. APPROACH

BZA 40-87

21st. STREET NO



ROCK ROAD

CTR. LINE OF PROPOSED 30 FT. APPROACH

120 FT. W. 03 12W

MONUMENT SIGN

NEW 20x30 CAR WASH

AIR VAC WATER

Shaded Area to be paved

175.00 FT. N1 01 02 W

25 x 50 SALES BUILDING

50 x 100 CANOPY

(180 FT. DERBY PROP. LINE)

EXISTING RAISED MEDIAN

AIR VAC WATER

8 PARKING SPACES

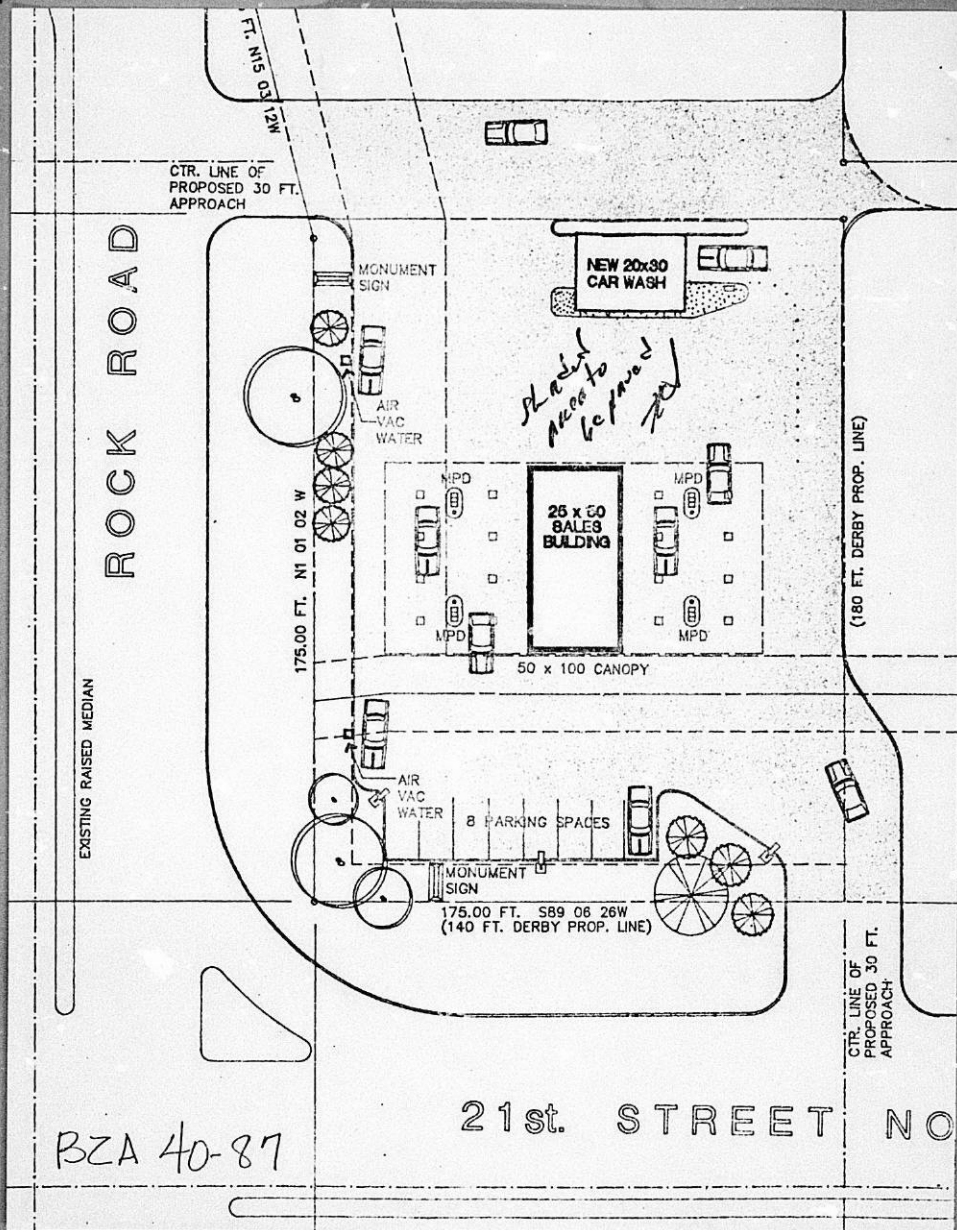
MONUMENT SIGN

175.00 FT. S89 06 26W (140 FT. DERBY PROP. LINE)

CTR. LINE OF PROPOSED 30 FT. APPROACH

BZA 40-87

21st. STREET NO



ROCK ROAD

EXISTING RAISED MEDIAN

CTR. LINE OF PROPOSED 30 FT. APPROACH

175.00 FT. N1 01 02 W

175.00 FT. N1 01 02 W

MONUMENT SIGN

AIR VAC WATER

NEW 20x30 CAR WASH

Shaded Area to be paved

25 x 50 SALES BUILDING

MPD

MPD

MPD

MPD

50 x 100 CANOPY

AIR VAC WATER

8 PARKING SPACES

MONUMENT SIGN

175.00 FT. S89 06 26W (140 FT. DERBY PROP. LINE)

(180 FT. DERBY PROP. LINE)

CTR. LINE OF PROPOSED 30 FT. APPROACH

BZA 40-87

21st. STREET NO

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-11

**PAYMENT NOTICE
City of Wichita**

Bl'g.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Fav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	<u>Planning</u>		

DESCRIPTION	AMOUNT
274 <i>reception for research</i>	
NAME <i>Historic Preservation</i>	
ADDRESS <i>221 8th St</i>	
FUND <i>2-0170-103</i>	DUE DATE <i>1-1-77</i>
COMMENTS	
DATE <i>7-21-87</i>	BY <i>CO</i>

*

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

Roll # 3