



5846  
 Map No. 5946  
 Sec. 30  
 Twp. 27  
 Range 2E

BZA- 45-79  
 CZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.35 ( 125 ft. by 125 ft.)
2. Adjoining Zoning: E LC S RB W LC N LC
3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
 West \_\_\_\_\_ North \_\_\_\_\_
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: \_\_\_\_\_
6. Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



Shimada  
 No. 2-153C  
 HASTINGS, MN - LOS ANGELES  
 LOGAN, OH - MADISON, TX - U. S. A.

October 10, 1979

Melvyn Steven  
1700 N. Nevada  
Wichita, Kansas 67212

Re: Case No. BEA 45-79  
Request for Exception

Dear Mr. Steven:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 26, 1979, in connection with your request for an exception to permit the expansion of an existing self-service car wash on property zoned the "LC" Light Commercial District and generally located on the east side of Woodlawn in an area between Lincoln and Bayley (936 S. Woodlawn).

This Resolution reflects the official action of the Board to approve this request, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:bbc  
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

RESOLUTION NO. BZA 45-79

WHEREAS, Sandra Steven, 1700 N. Nevada, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the expansion of an existing self-service car wash, on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Melvyn Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Woodlawn in an area between Lincoln and Bayley (936 S. Woodlawn).

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 September 25, 1979 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 self-service car wash 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 allow the expansion of an existing self-service car wash on property zoned the "LC" Light Commercial District and legally described as:

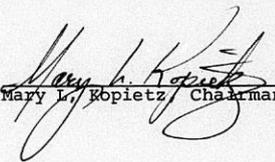
Lot 1, Melvyn Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Woodlawn in an area between Lincoln and Bayley (936 S. Woodlawn)

subject to the following conditions:

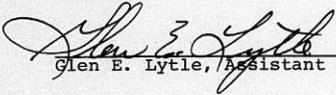
1. A new development plan shall be submitted showing the required screening along the south property line and at a location on the east, either at the property line or at a location along the east line of Lot 1.
2. All the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.
3. All lights shall be shielded to reflect or direct light away from the 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 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.
7. 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.

8. One off-street parking space shall be provided for each two employees.
9. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
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. 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 bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. All above conditions of approval must be complied with prior to utilization of the additional car wash bay, or within one year from the date of approval by the Board of Zoning Appeals, whichever comes first, or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 25th day of September, 1979.

  
Mary L. Kopietz, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

September 26, 1979

Melvyn Steven  
1700 N. Nevada  
Wichita, Kansas 67212

Re: Case No. BEA 45-79  
Request for Exception

Dear Mr. Steven:

At the regular meeting of the Board of Zoning Appeals on September 26, 1979, your request for an exception to permit the expansion of an existing self-service car wash on property zoned the "LC" Light Commercial District and generally located on the east side of Woodlawn in an area between Lincoln and Bayley (936 S. Woodlawn) was considered.

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

1. A new development plan shall be submitted showing the required screening along the south property line and at a location on the east, either at the property line or at a location along the east line of Lot 1.
2. 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.
3. All lights shall be shielded to reflect or direct light away from the 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.

Page 2  
September 26, 1979  
B2A 45-79

6. 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.
7. 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.
8. One off-street parking space shall be provided for each two employees.
9. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
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. 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 bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. All above conditions of approval must be complied with prior to utilization of the additional car wash bay, or within one year from the date of approval by the Board of Zoning Appeals, whichever comes first, or the Resolution shall become null and void.

A Resolution setting forth the official action of the Board is being prepared 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, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:bbc  
cc: Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Glsick, City Clerk  
Sandra Steven, 1700 N. Nevada 67212

**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE September 18, 1979

TO Jack Galbraith, Chief Planner, Current Plans

FROM Bill Morris, CPO Administrative Aide

SUBJECT BZA Case 45-79 (East side of  
Woodlawn, between Lincoln and  
Bayley)

On September 17, CPO Council "H" considered the captioned case. The Council voted 5-0 to recommend approval of the exception subject to the conditions proposed by MAPD staff. No citizens were present to oppose the case.

*Bill Morris*

Bill Morris  
CPO Administrative Aide

EM:m1

Noted:

*Sarah Gilbert*

Sarah Gilbert  
Assistant CP Coordinator

**RECEIVED**

SEP 19 1979

METROPOLITAN PLANNING

ROUTE    2    
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 45-79

APPLICANT: Sandra Steven, 1700 N. Nevada, Wichita, Kansas

AGENT: Same

REQUEST: Exception pursuant to Section 2.12.500.C, Code of the City of Wichita, to permit the expansion of an existing self-service car wash.

GENERAL LOCATION: East side of Woodlawn in an area between Lincoln and Bayley (936 S. Woodlawn).

ZONING: Subject property is zoned the "LC" Light Commercial District as are those properties to the north, east and west. South is "RB" Four Family zoning.

LAND USE: Subject property is occupied by a car wash facility; west is an ice cream business; north is a fast food restaurant; south is a church and parking lot; east is the office for the car wash and apartments.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.500.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.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the installation of an additional self-service car washing bay (1) 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. 5-68 at their regular meeting of March 26, 1968.

It should be pointed out that the office for the service station employee and car wash facility is located on Lot 2 of Melvyn Addition immediately east of the application area. It should also be noted that since the original car wash was approved, the zoning ordinance was amended to require screening of commercial development adjacent to any residential zoning district. In order for a business to expand, it must comply with the conditions of the zoning ordinance.

RECOMMENDATION:

It is the recommendation of the Secretary that the exception be approved to permit the installation of an additional car washing bay (1) subject to the following conditions:

1. A new development plan shall be submitted showing the required screening along the south property line and at a location on the east, either at the property line or at a location along the east line of Lot 1.
2. 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.
3. All lights shall be shielded to reflect or direct light away from the 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 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.
7. 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.
8. One off-street parking space shall be provided for each two employees.
9. A six foot high solid or semi-solid fence constructed of masonry, architectural tile, wood, louvered wood, or other similar materials shall be constructed along the south property line and along the east property line. Said fence shall be reduced to 3 feet in height within 35 feet of the east right-of-way line of Woodlawn.
10. In the event Lot 2 of Melvyn Addition is developed as a residence, the applicant or owner of the car wash operation shall construct a six foot high solid or semi-solid fence of masonry, architectural tile, wood, louvered wood, or other similar materials along the east line of Lot 1, Melvyn Addition.
11. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
12. 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.

Page 3  
BZA 45-79  
BZA AGENDA  
9-25-78

13. 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 bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
14. All above conditions of approval must be complied with prior to utilization of the additional car wash bay, or within one year from the date of approval by the Board of Zoning Appeals, whichever comes first, or the Resolution shall become null and void.

BZA CASE NO.

45-79

1

NOTICES SENT TO APPLICANT/AGENT

10

NOTICES SENT TO MAPC

1

NOTICES SENT TO CPO

12

NOTICES SENT TO ADJOINING PROPERTY OWNERS

24

TOTAL NOTICES SENT

9-5-79

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

September 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 45-79

An application has been filed by Sandra Steven, 1700 N. Nevada, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the expansion of an existing self-service car wash, on property zoned the "LC" Light Commercial District, and legally described as follows:

Lot 1, Melvyn Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Woodlawn in an area between Lincoln and Bayley (336 S. Woodlawn).

This application has been assigned case No. BZA 45-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 25, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 266-4516.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 45-79

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Sandra Steurer  
 Mailing Address 17007 Nevada Phone 9435454  
 Name of Authorized Agent Sandra & Melvyn Steurer  
 Mailing Address 17007 Nevada Phone 9435454  
 Relationship of applicant to property is that of Owner  
 (Owner, Tenant, Lessee, Other).

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

2.12.590.C, Code of the City of Wichita, Kansas, to permit

the <sup>expansion</sup> establishment of an <sup>existing</sup> ~~Accessory Use~~ <sup>Self Service</sup> ~~Car Wash~~ <sup>Car Wash</sup>  
 East side of Woodlawn in an area between ~~Jensen and Bayley~~  
 "LC", located 936 S. Woodlawn

and legally described as: Lot 1

*Use legal  
from ownership  
list*

Melvyn Addition, a replat of lot 6 Block 1 except the  
 North 175 feet thereof including Castle Drive, a vacated  
 street, in Eastridge Addition, City of Wichita 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 Sandra Steurer

Authorized Agent Sandra & Melvyn Steurer

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 2:45 (a.m. - p.m.), August 27, 1979, together with appropriate fee of \$50.00

Signed

G. Lynn Shirley

TO WHOM IT MAY CONCERN:

Gentlemen:

The Rainbow Automatic Self-Serve Car Wash, 936 S. Woodlawn, Wichita, Kansas has been in operation at this location under the same ownership and management for the past eleven years.

We have one automatic and three self-service bays.

Due to the installation of two new self-service car washes consisting of eleven bays, within a one mile radius---also service stations putting in automatic car washes, it is now our desire to expand so as to be able to accommodate more cars and to increase the gross revenue from our washing facilities. This can be accomplished only by the physical expansion of the wash bays to allow more vehicles to be served at any given time.

It is our understanding that at-present certain rules and regulations are in effect that might possibly hamper the construction of one additional bay, making it impossible to extend said wash bay to the necessary width to accommodate a motor vehicle.

Our desire is to construct only one additional bay fifteen feet wide. Due to keen competition in this business it is difficult to increase per-unit car wash prices beyond what they now are, without losing business. By building and operating one additional wash-bay the cars that could be served over and above the present capability would help to equalize our gross income with the rapid rate of inflation, cost of supplies, increased wages for employees, and general cost of living and supporting a family.

We are requesting your review of these circumstances and your help in modifying or changing the restrictive regulation governing the width that we can expand; or your making allowances in this case so that we may build build on to our present structure to carry on a profitable business.

Thank you for your attention and assistance.

August 27, 1979

RAINBOW AUTOMATIC SELF-SERVE CAR WASH

Sandra Steves

Melvin Steves

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 1 & 2	Melvyn Addition	✓ D Melvyn Steven and Sandra Steven 1700 North Nevada 67212
lot 1	Woodlawn Plaza	✓ McClellan-Fallon Inc. 1302 Iroquois Road 67203
lots 1 and 2 Block 1 lot 3 except south 27.3 ft, Block 1	Eastridge 7th Addition	✓ C S. Properties Company c/o Robert C. Foster 3039 Benjamin Court 67204
south 27.3 ft lot 3 all lots 4 & 5 Block 1	Same	✓ Oliver Burton & Ruth Ann 7424 Rockwood Road 67206
north 100 ft of west 100 ft lot 6 Block 1	Same	✓ Harry Pollak and Lindy Andeel 5900 East Central, Room 201 67208
north 100 ft lot 6 except west 100 ft Block 1	Same	✓ D C. S. Properties Company c/o Robert C. Foster 3039 Benjamin Court 67204
south 75 ft of north 175 ft lot 6, Block 1	Same	✓ John Clark Stevens and Annamaria J. Stevens 5810 East 17th St. 67208
lot 1, Block 2	Same	✓ Helen L. Coyer 1000 South Woodlawn, Apt. 1304 67218
lot 2, Block 2	Same	✓ Daniel John Jackson 4141 South Seneca, Apt. 114 67217
lot 3, Block 2	Same	✓ Garth M. Kennedy & Carol A. 7942 Dublin Court 67206
lot 5, Block 2	Same	✓ Ralph D. Milner, Ronald D. Eyres, Donald F. Lindsley, Charles Allen Conner 526 South Ridge Road 67209

Lot	Addition	Property Owner
lot 6, Block 2	Eastridge 7th Addition	Woodlawn Avenue Baptist Church, 960 S. Woodlawn 67218
lot 7, Block 2	Same	Ted Lovett 6441 Castle Drive 67218
lots 12 and 13 Block F	Replat of Trollope-Fallon	McClellan-Fallon Inc. 1302 Iroquois Road 67203
south 100 ft of east 100 ft of Reserve A	Same	Same
East 100 ft of north 100 ft of Reserve A	Same	The American Oil Company 7842 North Meridian 67204

We hereby certify the foregoing to be a true and correct list of the property owners of:

*use for legal*

A 200 foot radius of [Lot 1, Melvyn Addition, Wichita, Sedgwick County, Kansas]

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 20th day of August, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Kable*  
Vice President

Order No. 280283

wh

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

September 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 45-79

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This application has been assigned case No. BZA 45-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 25, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202



John C. and Annamaria J. Stevens  
5810 E. 17th  
Wichita, Kansas 67208

45-79

*no listing*

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FORM 29-5

**PAYMENT NOTICE**  
**City of Wichita**

	Use of Str.	Code Bks	Copies
Bldg.			
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
City 62A	502
Dept	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

MELVYN ADDITION

FILE COPY

MELVYN ADDITION

APPROVED FOR RECORDING

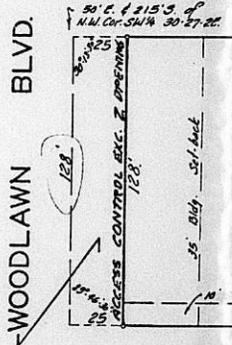
WICHITA, KANSAS.

RECORDED ON 5-1-68

State of Kansas }  
Sedgwick County } S.S. We, Baughman Company, Surveyors  
in aforesaid county and state do hereby certify that we  
have surveyed and platted "MELVYN ADDITION" Wichita,  
Kansas, and that the accompanying plat is a true and  
correct exhibit of the property surveyed, being a replat  
of Lot 6 except the north 175 feet thereof, together with  
the N $\frac{1}{2}$  of vacated Castle Drive, adjacent on the south.  
Block 1, EASTRIDGE SEVENTH ADDITION" to Wichita,  
Kansas.

Baughman Company

William L. Karber Surveyor  
William L. Karber



Wichita, Kansas has

MELVYN ADDITION

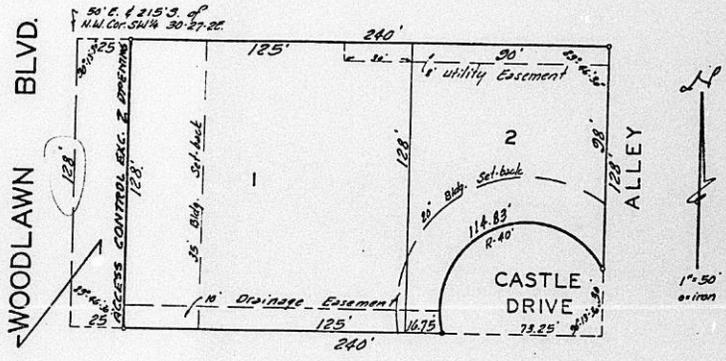
# MELVYN ADDITION

WICHITA, KANSAS.

Baughman Company, Surveyors  
do hereby certify that we  
"MELVYN ADDITION" Wichita,  
surveying plat is a true and  
surveyed, being a replat  
of 15 feet thereof, together with  
the same, adjacent on the south,  
"MELVYN ADDITION" to Wichita,

Baughman Company

*L. Karber* Surveyor  
L. Karber



This plat of "MELVYN ADDITION" Wichita, Kansas, has been approved by the Wichita City Council.

\*

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

Roll # 2