

Case No. 48-87 - Ray Ellis requests an exception to permit the establishment of a self-service car wash on property zoned "LC" Light Commercial & generally located on the northeast corner of

156

App's Sec. 4-12-88

Checked

Set 5-12

Record

action *Posted*

ACTION

B.Z.A. 48-87 *Approve* 5-0 11/24/87
DATE

55150

Gen Sec 4-12-88
Checked
Shot 5-12
Record

Case No. 48-87 - Ray Ellis requests an exception to permit the establishment of a self-service car wash on property zoned "C" Light Commercial & generally located on the northeast corner of

DATA SHEET

MAP NO.: 5545C

CASE NO. BZA 48-87

(CPO 3A, 11/18/87)

REQUEST: Exception to permit the establishment of a self-service car wash.

EXISTING ZONING: Partially zoned "LC" Light Commercial & the balance approved for "LC" Light Commercial.

GENERAL LOCATION: On the northeast corner of Topeka and Pawnee.

APPLICANT: Ray Ellis
ADDRESS: 4725 Nall Road, Dallas, TX 75234

PHONE:

AGENT: Don C. Moehring II
ADDRESS: 433 S. Hydraulic, Wichita, KS 67211

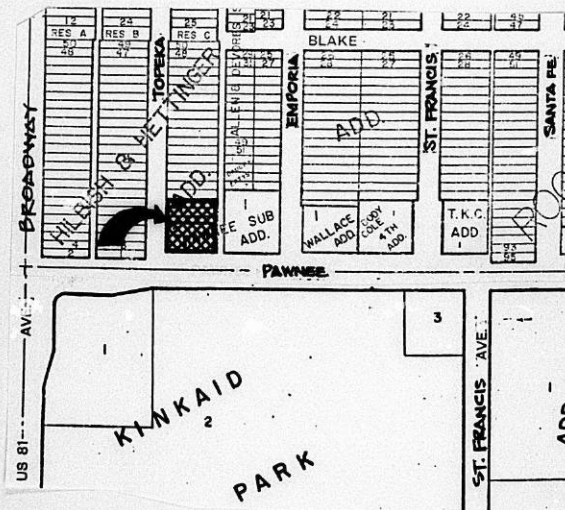
PHONE: 263-8291

AREA DATA

Acres: (ft. by ft.)

Adjacent Zoning and Land Use:

North	A	_____
South	C (in DP-43)	_____
East	LC	_____
West	A	_____



Kenny's Kar's
recorded 1-13-88

PL1-0066

LOS ANGELES-CHICAGO-COLUMBIAN, OH
McMURDO, TX-LOCUST GROVE, GA
U.S.A.

Smith
No. 2-153C

January 27, 1988

Don C. Moehring II
433 South Hydraulic
Wichita, Kansas 67211

Re: BZA 48-87 - Exception to permit the establishment of a self-service car wash (northeast corner of Topeka and Pawnee)

Dear Mr. Moehring:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on November 24, 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: Ray Ellis, 4725 Nall Road, Dallas, TX 75234
Monty Robson, Superintendent of Central Inspection (w/site plan)
Joe Donnelly, Central Inspection (w/site plan)
Dale Rea, Deputy City Clerk

FILE COPY

RESOLUTION NO. BZA 48-87

WHEREAS, Ray Ellis, 4725 Nail Road, Dallas Texas, 75234, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for the "LC" Light Commercial District and legally described as follows:

Lot 2, Pawnee Sub Addition and Lots 10, 12 and 14 on Topeka Avenue in Hilbish and Hettinger's Addition, Wichita, Kansas (being replatted as Lot 1, Block A, Kenyon's Korner, an Addition to Wichita, Sedgwick County, Kansas). Generally located on the northeast corner of Topeka and Pawnee.

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, 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 self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for 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 self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for the "LC" Light Commercial District and legally described as follows:

Lot 2, Pawnee Sub Addition and Lots 10, 12 and 14 on Topeka Avenue in Hilbish and Hettinger's Addition, Wichita, Kansas (being replatted as Lot 1, Block A, Kenyon's Korner, an Addition to Wichita, Sedgwick County, Kansas). Generally located on the northeast corner of Topeka and Pawnee.

subject to the following conditions:

1. No structure shall be permitted closer to the north property line than 60 feet as long as property to the north is zoned a residential classification. No structure shall encroach the 35-foot platted setbacks from Topeka and from Pawnee.
2. A six-foot high fence of wood, masonry or architectural tile shall be provided along the north property line to provide protection for the residence to the north from light, noise and blowing debris. Said fence may be reduced in height to three feet within the west ten feet of the application area. The appropriate change shall be made on the site plan.
3. 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.
4. All lights shall be shielded to reflect or direct light away from adjacent properties. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.

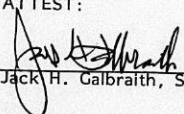
7. The self-service car wash facility shall provide not less than four holding and not less than two drying spaces for each car washing stall.
8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
10. Grades shall be established on the property to prevent the intrusion of surface drainage into the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
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 applicant shall provide adequate signs to indicate direction of circulation on the property so that customers will comply with the approved plan. This should include striping of the lot to indicate drying spaces and arrows to indicate direction of travel in the holding spaces.
13. Prior to release of this resolution, and within 30 days, the applicant shall record the plat of Kenyon's Korner so that "LC" zoning becomes official for the north portion of this property.
14. 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.

ADOPTED AT WICHITA, KANSAS, this 24th day of November, 1987.



Danny E. Jenkins, President

ATTEST:



Jack H. Galbraith, Secretary

November 25, 1987

Ray Ellis
4725 Nall Road
Dallas, Texas 75234

Re: BZA 48-87 Exception to permit the establishment of a self-service car wash on the northeast corner of Topeka and Pawnee, Wichita, KS.

Dear Mr. Ellis:

At the regular meeting of the Board of Zoning Appeals on November 24, 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. No structure shall be permitted closer to the north property line than 60 feet as long as property to the north is zoned a residential classification. No structure shall encroach the 35-foot platted setbacks from Topeka and from Pawnee.
2. A six-foot high fence of wood, masonry or architectural tile shall be provided along the north property line to provide protection for the residence to the north from light, noise and blowing debris. Said fence may be reduced in height to three feet within the west ten feet of the application area. The appropriate change shall be made on the site plan.
3. 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.
4. All lights shall be shielded to reflect or direct light away from adjacent properties. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.

FILE COPY

November 25, 1987

7. The self-service car wash facility shall provide not less than four holding and not less than two drying spaces for each car washing stall.
8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
10. Grades shall be established on the property to prevent the intrusion of surface drainage into the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
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 applicant shall provide adequate signs to indicate direction of circulation on the property so that customers will comply with the approved plan. This should include striping of the lot to indicate drying spaces and arrows to indicate direction of travel in the holding spaces.
13. Prior to release of this resolution, and within 30 days, the applicant shall record the plat of Kenyon's Korner so that "LC" zoning becomes official for the north portion of this property.
14. 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.

The Resolution setting forth the official action of the Board will be released upon compliance with condition 13.

If you have any questions, please call our office.

Sincerely yours,

Louise Olivarez
Assistant Secretary

LO/lw

cc: Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE November 19, 1987

TO Louise Olivarez, Principal Planner

FROM Shirley Mast, Administrative Aide III *SM*

SUBJECT BZA 48-87: Northeast corner of
Topeka and Pawnee

On Wednesday, November 18, Mid-South CPO Council 3A considered the captioned case, a request for an exception to permit the establishment of a six-bay self-service car wash on property being replatted as Kenyon's Korner on the northeast corner of Topeka and Pawnee. Council members were provided the Notice of Public Hearing and the MAPD staff comments. After discussion, the Council voted 8-1 to recommend approval of the requested exception subject to the conditions recommended in the MAPD Secretary's report. The member that voted against the motion voiced concern about increased traffic congestion at the Topeka and Pawnee intersection.

The agent, Don C. Moehring II, was present to describe the request and respond to questions. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 48-87 is considered at the November 24 meeting.

SM:dm

SECRETARY'S REPORT

CASE NUMBER: BZA 48-87

OWNER/APPLICANT/AGENT: Ray Ellis (applicant)
Don C. Moehring II (agent)

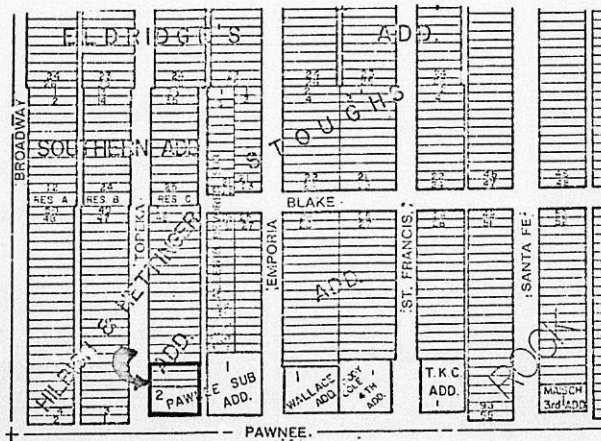
REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a self-service car wash.

CURRENT ZONING: Partially zoned "LC" Light Commercial & the balance approved for "LC" Light Commercial. subject to replatting.

SITE SIZE: 143 feet by 155 feet

LOCATION: On the northeast corner of Topeka and Pawnee.

PROPOSED USE: Six-bay self-service 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 48-87 SR

BACKGROUND: The applicant is requesting an exception to permit the establishment of a six-bay self-service car wash on property being replatted as Kenyon's Korner and located on the northeast corner of Topeka and Pawnee. Since Topeka is one-way southbound and Pawnee contains a raised medial all the way from Topeka to Emporia, access to this site will be limited to westbound Pawnee traffic and southbound Topeka traffic. Both streets are designated arterials. The proposed site plan has been approved by the Traffic Engineer's office as to driveway locations and parking layout. There is adequate land area (22,165 square feet) to permit six bays at 3,500 square feet per bay minimum.

The screening requirements provide for a reduction in fence height within a required front yard setback, however, since the residence to the north is only 25 to 30 feet back from the sidewalk, the screening fence along the north line should continue at a minimum six-foot height up to the west ten feet of the application lot where it shall then taper to three feet in height.

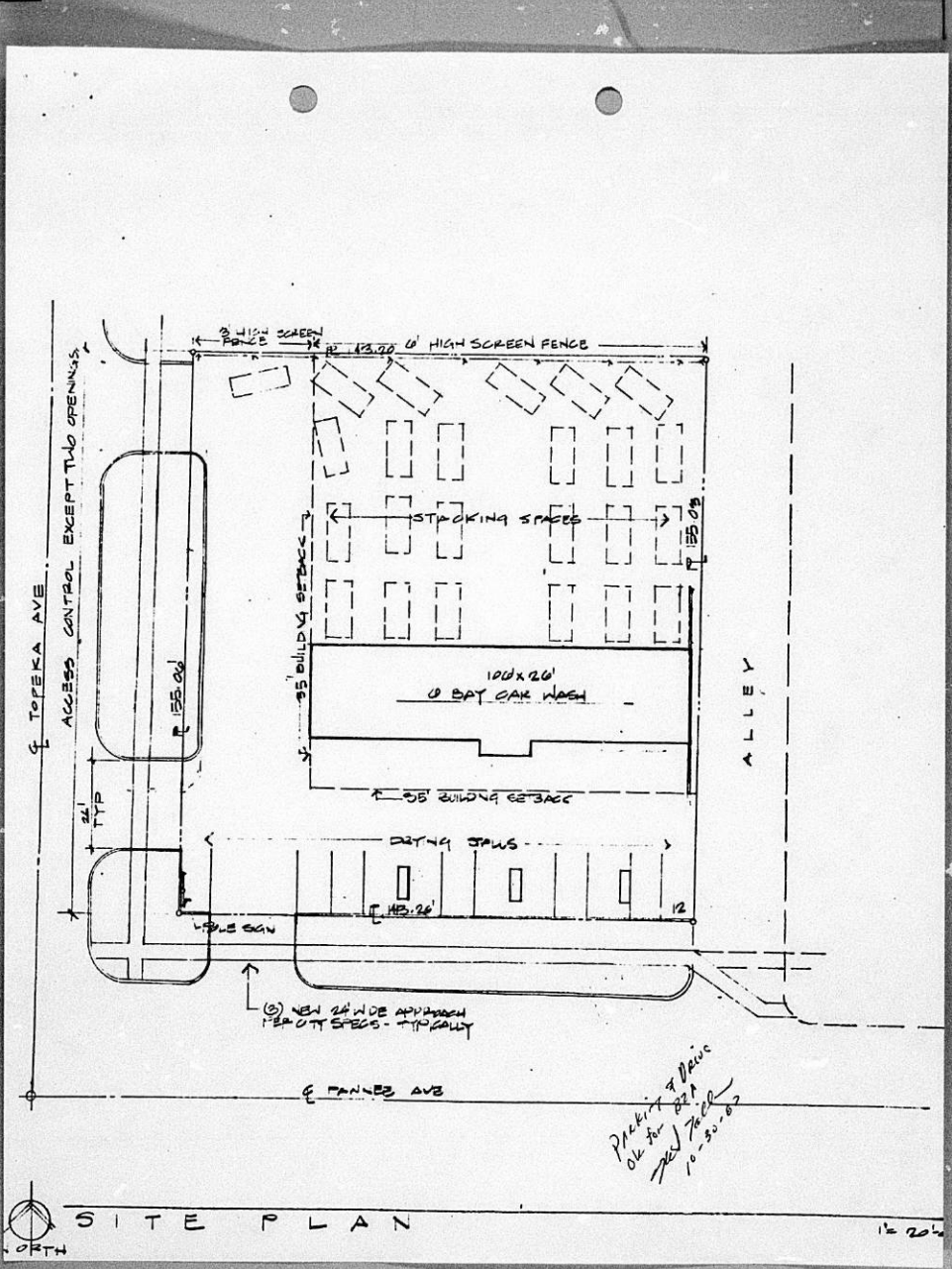
ADJACENT ZONING AND LAND USE:

NORTH	A	Single-family houses
SOUTH	C (in DP-43)	Shopping center
EAST	LC	Undeveloped
WEST	A	Single-family houses

RECOMMENDATION: Should the Board determine that the proposed use is appropriate at this location, then it is recommended that the exception be approved subject to the following conditions:

1. No structure shall be permitted closer to the north property line than 60 feet as long as property to the north is zoned a residential classification. No structure shall encroach the 35-foot platted setbacks from Topeka and from Pawnee.
2. A six-foot high fence of wood, masonry or architectural tile shall be provided along the north property line to provide protection for the residence to the north from light, noise and blowing debris. Said fence may be reduced in height to three feet within the west ten feet of the application area. The appropriate change shall be made on the site plan.
3. 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.
4. All lights shall be shielded to reflect or direct light away from adjacent properties. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. The self-service car wash facility shall provide not less than four holding and not less than two drying spaces for each car washing stall.

8. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
10. Grades shall be established on the property to prevent the intrusion of surface drainage into the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
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 applicant shall provide adequate signs to indicate direction of circulation on the property so that customers will comply with the approved plan. This should include striping of the lot to indicate drying spaces and arrows to indicate direction of travel in the holding spaces.
13. Prior to release of this resolution, and within 30 days, the applicant shall record the plat of Kenyon's Korner so that "LC" zoning becomes official for the north portion of this property.
14. 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.



NORTH
SITE PLAN

PARKING 7 DAYS
OK for 22' A
7/21/78
10-30-82

1/2" = 20'

BZA CASE NO. 48-87

<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 BZA
<u>2</u>	NOTICES SENT TO CITY MANAGER AND CITY COUNCIL REPRESENTATIVE TO DISTRICT
<u>18</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>28</u>	TOTAL NOTICES SENT <u>10/30/87</u>

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

October 30, 1987

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 48-87

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 Ray Ellis requesting an exception.

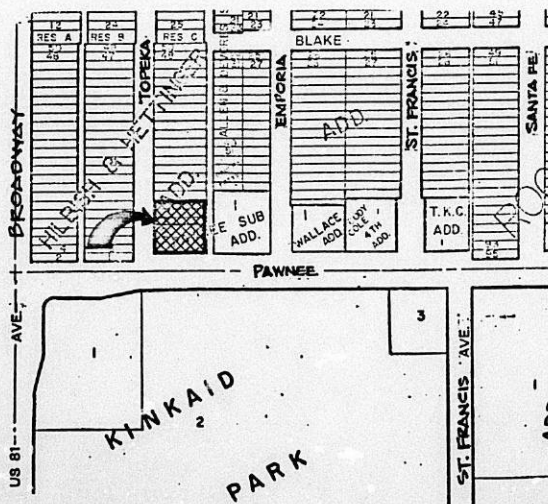
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 2, Pawnee Sub Addition and Lots 10, 12 and 14 on Topeka Avenue in Hilbish and Hettinger's Addition, Wichita, Kansas (being replatted as Lot 1, Block A, Kenyon's Korner, an Addition to Wichita, Sedgwick County, Kansas). Generally located on the northeast corner of Topeka and Pawnee.

This application has been assigned Case No. BZA 48-87. It will be considered by the Board of Zoning Appeals on Tuesday, November 24, 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 CPO Mid-South Neighborhood Council "3A" will consider this case at their meeting to be held on Wednesday, November 18, 1987, at 7 p.m., in the Linwood Community Center, 1901 South Kansas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



(_____) Published in The Daily Record, October 30, 1987

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 24th day of November, 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 44-87 - Frazier Construction Company, P. O. Box 17164, Wichita, KS 67217, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to delete the screening requirement along the east and south property lines on property zoned the "OC" Office Commercial District and legally described as follows:

Lots 39, 40, 41, 42, 43, 44, 45, and the north 17 feet of Lot 46, on Main Street, in North Main Street 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Main Street in an area north of 9th Street (1020 North Main).

2. Case No. BZA 45-87 - Mr. & Mrs. Jeffery Harp, 1142 N. Main, Wichita, Kansas 67203, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback from 20 feet to 15 feet on property zoned the "B" Multiple Family Dwelling District and legally described as follows:

Lot 3, Midtown 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Main Street in an area south of 11th Street (1142 N. Main).

3. Case No. BZA 46-87 - James and Joan Schmeidler, 2601 S. Ellis, Wichita, Kansas 67216, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback from 20 feet to 10 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 22, Block 1, Murray's Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Ellis and Marion (2601 S. Ellis).

4. Case No. BZA 47-87 - Bishop Carroll High School, 8101 W. Central, Wichita, Kansas 67212, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the size of a bulletin board sign from 25 square feet to 48 square feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

The North 100 feet of the West 100 feet of the East 530 feet of Lot 1, Notre Dame High School Addition, Sedgwick County, Kansas. Generally located on the south side of Central in an area west of Woodchuck (8101 W. Central).

5. Case No. BZA 48-87 - Ray Ellis, 4725 Nall Road, Dallas Texas, 75234, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for the "LC" Light Commercial District and legally described as follows:

Lot 2, Pawnee Sub Addition and Lots 10, 12 and 14 on Topeka Avenue in Hilbish and Hettinger's Addition, Wichita, Kansas (being replatted as Lot 1, Block A, Kenyon's Korner, an Addition to Wichita, Sedgwick County, Kansas). Generally located on the northeast corner of Topeka and Pawnee.

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 this 29th day of October, 1987.

Jack H. Galbraith, Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 48-87
FILED 10-26-87

11-24-87

APPLICATION FOR EXCEPTION

I. Name of Applicant Ray Ellis
Mailing Address 4725 Na11 Road, Dallas, TX 75234 Phone _____
Name of Authorized Agent Don C. Moehring II
Mailing Address 433 S. Hydraulic, Wichita, KS 67211 Phone 263-8291
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 establishment of self-service car wash

on property ^{*partially*} zoned "LC" *and the balance appropos for "LC"*
located Northeast corner of Topeka and Pawnee
and legally described as: Lot 1, Block A, Kenyon's Korner, an Addition to Wichita, Sedgwick County, Kansas

Lot 2, Furness Sub Addition and lots 10, 12, and 14 on Topeka Avenue in Hilbich and Hattinger's Addition, Wichita, Kansas (being platted as lot 1, Block A, Kenyon's Korner, an Addition to Wichita, Sedgwick County, Kansas). (plat to WCC 11-10-87 tentatively w/ 1st reading of ordinance)

- 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; *11-17-87 second reading of LC 11-20 publication of LC*
 - 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. *plat as necessary*

Applicant *Ray Ellis*
Ray Ellis
Authorized Agent *Don C. Moehring II*
Don C. Moehring II

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 3:30 (a.m./p.m.), 10-26, 1987, together with appropriate fee of \$400.

Signed *Barbara Harris* CPO 3A
11-18
N A S C in 6743 E LC W A 5545C

WILL FORM
SCHEDULE A

1 OFFICE FILE NUMBER	2 POLICY NUMBER	3 DATE OF POLICY	4 AMOUNT OF INSURANCE
	17 035 04 46488	6-30-87 @ 12:30 P.M.	\$28,000.00

1. Name of Insured:

Ray, Lila

2. The estate or interest in the land described herein and which is covered by this policy is:
Fee simple

3. The estate or interest referred to herein is at Date of Policy, vested in the insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

**Lots 10, 12 and 14, on Topeka Avenue, in Hilbish and Hattinger's
Addition to Wichita, Kansas, Sedgwick County, Kansas.**

This policy valid only if Schedule B is attached.

FORM 3214 R. 7/79

OWNER'S FORM**SCHEDULE A**

1 OFFICE FILE NUMBER	2 POLICY NUMBER	3 DATE OF POLICY	4 AMOUNT OF INSURANCE
	17 035 04 42476	6-23-87 @ 8:00 A.M.	\$103,000.00

1. Name of Insured:

Ray Ellis

2. The estate or interest in the land described herein and which is covered by this policy is:
Fee simple

3. The estate or interest referred to herein is at Date of Policy vested in the insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

None.

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

Lots 1 and 2, in Pawnee Sub Addition, Wichita, Sedgwick County, Kansas.

This policy valid only if Schedule B is attached.

FORM 3214 R. 7/79

OWNERSHIP LIST

Lot	Addition	Property Description
Lot 1	Pawnee Sub	✓ Retail Buildings, Inc. P.O. Box 20482 Oklahoma City, OK 73156
Lot 2	"	✓ Ray Ellis 4725 Nall Road Dallas, Tx 75234
Lots 10, 12 and 14	Hilbish and Hettinger's Addition, on Topeka	✓ Mary V. Lathrom Seyburn L. Lathrom Jr. c/o Gayle M. Lathrom 2354 S. Topeka Wichita, KS 67211
Lots 16 & 18	"	✓ Charles M. Aiken Mary J. Aiken 2342 S. Topeka Wichita, KS 67211
Lots 20 & 22	"	Viola M. Reneau Address Unknown
Lots 24 & 26	"	✓ Bernice F. Kizzire 2330 S. Topeka Wichita, KS 67211
Lots 28 & 30	"	✓ Sheryl A. Bussell #6 E. Jackson Iola, KS 66749
Lots 32 & 34	"	✓ K. P. Cutsinger Laviella W. Cutsinger 2322 S. Topeka Wichita, KS 67211
The South 12 feet of Lot 1	"	City of Wichita 435 N. Main Wichita, KS 67202
Lot 1, except the South 12 feet and all of Lots 3, 5 and 7	"	✓ Seyburn Lathrom Gayle M. Lathrom c/o Gayle M. Lathrom 2353 S. Topeka Wichita, KS 67211
Lots 9 & 11	"	✓ Seyburn Lathrom c/o Gayle M. Lathrom 2353 S. Topeka Wichita, KS 67233
Lots 13 & 15	"	Same As Above
Lots 17 & 19	"	✓ Joel Associates 940 N. Tyler Rd. Wichita, KS 67212

*Application
as
Kearney
Kearney*

*Norma at density
abstract with 10-24
that Ray Ellis
now owns.
See copy of title
policy attached.*

same as

Dys

Lot	Addition	Property Owner
Lots 21 & 23	Hilbish and Hettinger's Addition, on Topeka	✓ Frank Harold LaFont Margaret LaFont 1634 Woodland Wichita, KS 67203
Lots 25 & 27	"	✓ Beverly June Kennedy 2323 S. Topeka Wichita, KS 67211
Lots 29 & 31	"	✓ Q. E. Barnard Jr. 2321 S. Topeka Wichita, KS 67211
Lot 33	"	✓ Allen George Harding Cleo B. Harding 2317 S. Topeka Wichita, KS 67211
The West 87 feet of Lots 41 & 43	Allen and DeVore's Addition, on Emporia	✓ James D. Whittle Barbara J. Whittle 2131 S. Pattie Wichita, KS 67211
The West 87 feet of Lots 45 & 47	"	✓ Evelyn Zinn Willis 2323 S. Emporia Wichita, KS 67211
The West 87 feet of Lots 49 & 51	"	✓ Clem A. Alcaraz Sandra L. Alcaraz 2327 S. Emporia Wichita, KS 67211 <i>Added by no address</i>
The West 87 feet of Lots 1 & 3	Daugherty's Addition, on Emporia	✓ Madonna E. Saunders 603 Drury Lane Wichita, KS 67207 Patricia Jean Johnson Address Unknown
The West 87 feet of Lots 5 & 7	"	✓ Grace E. Boyd 2337 S. Emporia Wichita, KS 67211
Lots 41 & 43	Stough's Addition, on Emporia	✓ Evelyn Zinn Willis 2323 S. Emporia Wichita, KS 67211 <i>dup</i>
Lots 45 & 47	"	✓ Richard Lynn Snook Cheryl Sue Snook 236 N. Glen 2327 S. Emporia Wichita, KS 67207
Lots 49 & 51	"	✓ Madonna E. Saunders 603 Drury Lane Wichita, KS 67207 and Patricia Jean Johnson Address Unknown <i>dup</i>
Lots 53 & 55	"	✓ Grace E. Boyd 2337 S. Emporia Wichita, KS 67211 <i>dup</i>

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 & 2	Block A	Kinkaid Park	✓ W. A. Michaelis Jr. 211 N. Broadway Wichita, KS 67202

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

Lots 14, 16 and 18, on Topeka Avenue, Hilbish and Hettinger's Addition to Wichita, Kansas, Sedgwick County, Kansas.

AND
Lot 2, Pawnee Sub Addition, Wichita, 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 16th day of October, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Stable

By
Sr. Vice-President

Order No. 387238
nj

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

October 30, 1987

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 48-87

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 Ray Ellis requesting an exception.

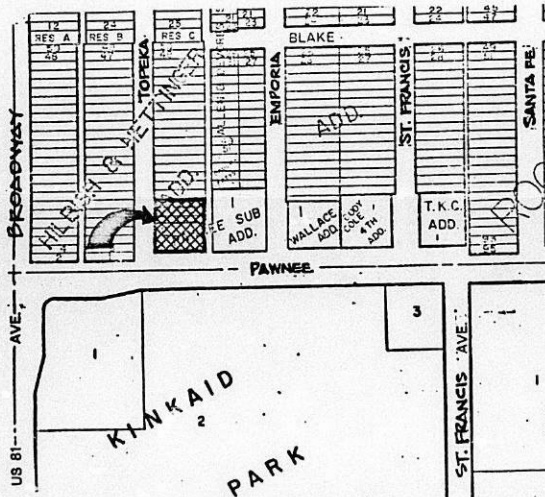
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 2, Pawnee Sub Addition and Lots 10, 12 and 14 on Topeka Avenue in Hilbish and Hettinger's Addition, Wichita, Kansas (being replatted as Lot 1, Block A, Kenyon's Korner, an Addition to Wichita, Sedgwick County, Kansas). Generally located on the northeast corner of Topeka and Pawnee.

This application has been assigned Case No. BZA 48-87. It will be considered by the Board of Zoning Appeals on Tuesday, November 24, 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 CPO Mid-South Neighborhood Council "3A" will consider this case at their meeting to be held on Wednesday, November 18, 1987, at 7 p.m., in the Linwood Community Center, 1901 South Kansas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



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19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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WICHITA - SEDGWICK COUNTY
W S C
BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

PRESORTED
FIRST-CLASS

RECEIVED
NOV 02 1987
METROPOLITAN PLANNING
ROUTE Clem-A. Alcaraz
 Sandra L. Alcaraz
2327 S. Emporia
Wichita, KS 67211

WICHITA
OCT 30 1987
KANSAS
6647431

48-87

ALC 27 10312551 10/31/87
ALCARAZ 'SANDY
RETURN TO SENDER
MOVED LEFT NO ADDRESS

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-021 PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hsc 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
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

WICHITA - SEDGWICK COUNTY

W SC

RECEIVED

NOV 02 1987

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

METROPOLITAN PLANNING
 ROUTE _____

PRESORTED
 FIRST-CLASS



SND 36 02310561 FWD TIME EXPD
 SNOOK
 2327 S EMPORIA
 WICHITA KS 67211-4912
 RETURN TO SENDER

Richard Lynn Snook
 Cheryl Sue Snook
 236 N. Glen
 Wichita, KS 67203

48-87

*

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

Roll # 3