BZA RESOLUTION NO. 25-89

WHEREAS, Roger's Enterprises, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of vehicle rental (2 Ryder trucks) as an accessory use to an existing self-service storage facility on property zoned the "LC" Light Commercial District and legally described as follows:

> The north 100 feet of Lot 2, Block A, R.G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central in an area east of the Wichita-Valley Center Flood Control Right-of-Way (Big Ditch) (6115 W. Central).

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 June 27, 1989, 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 vehicle rental on property zoned the "LC" Light Commercial District, subject to the conditions outlined in Section 28.04.183.2, 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 vehicle rental (2 Ryder trucks) as an accessory use to an existing self-service storage facility on property zoned the "LC" Light Commercial District and legally described as follows:

> The north 100 feet of Lot 2, Block A, R.G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central in an area east of the Wichita-Valley Center Flood Control Right-of-Way (Big Ditch) (6115 W. Central).

subject to the following conditions:

1. This use exception is granted for the rental of Ryder trucks only and is limited to 2 vehicles being available for rent at this location at any one time. The vehicles shall be no larger than the 15-foot "boxes" which have an overall vehicle length of approximately 23 feet.

2. When stored on site, the Ryder trucks shall be parked in parking spaces behind the front 35-foot building setback line (the 2 spaces nearest the warehouses) and, as long as the property to the east remains developed with a residence, the trucks shall be stored on the west side of the entrance gate.

ADOPTED AT WICHITA, KANSAS, this 27th day of June, 1989.

Sharon Ryan, President

ATTEST:

Jack H. Galbraith, Secretary

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 28, 1989

Keith Anderson
Roger's Enterprises, Inc.
1125 S. Rock Rd.
Wichita, KS 67207

Re: BZA 25-89 - Exception to permit the establishment of vehicle rental (2 Ryder trucks) as an accessory use to an existing self-service storage facility, located on the south side of Central in an area east of the Wichita-Valley Center Flood Control Right-of-Way (Big Ditch) (6115 W. Central).

Dear Mr. Anderson:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on June 27, 1989. 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.

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

Sincerely,

Louise Olivarez

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

BACKGROUND: The applicant is requesting a use exception to permit vehicle rental in the Light Commercial District as an accessory use to an existing self-service storage facility. The vehicles for rent would be limited to two Ryder trucks which would be stored in front of the warehouses in parking spaces which are already paved and striped. A total of 9 parking spaces is required for the self-service storage facility. Eight are striped in front of warehouses, but at least 6 other spaces exist elsewhere on the lot; thus, no required parking for the storage facility will be deleted by the parking of Ryder trucks in 2 of the spaces near Central. Due to the limited depth of the parking spaces, however, the Ryder trucks permitted to be stored on this site for rental purposes should be limited to the smaller sizes commonly referred to as the 10-foot and 15-foot "boxes" which have overall vehicle lengths of approximately 18 and 23 feet.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Strip center
SOUTH	"LC" w/BZA	Self-service storage warehouses
EAST	"AA"	One-family dwelling
WEST	"LC"	Undeveloped

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

1. This use exception is granted for the rental of Ryder trucks only and is limited to 2 vehicles being available for rent at this location at any one time. The vehicles shall be no larger than the 15-foot "boxes" which have an overall vehicle length of approximately 23 feet.

2. When stored on site, the Ryder trucks shall be parked in parking spaces behind the front 35-foot building setback line (the 2 spaces nearest the warehouses) and, as long as the property to the east remains developed with a residence, the trucks shall be stored on the west side of the entrance gate.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 8

June 27, 1989

SECRETARY'S REPORT

CASE NUMBER: BZA 25-89

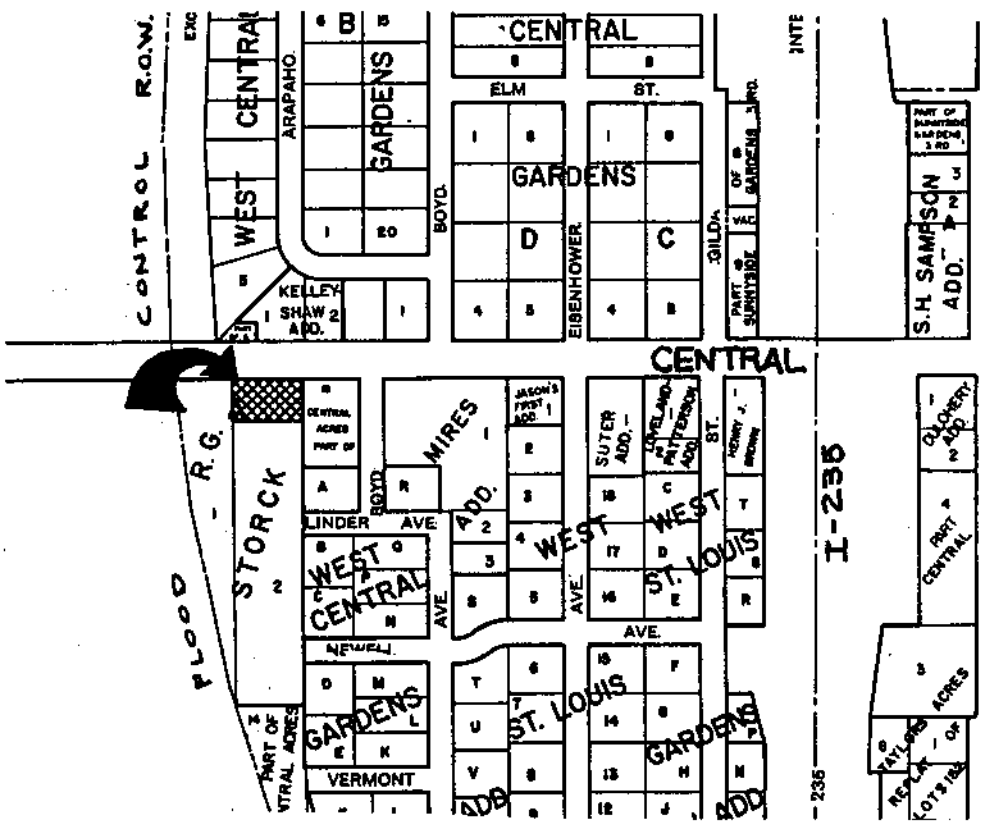
OWNER/APPLICANT/AGENT: Roger's Enterprises, Inc. (owner/applicant)
Keith Anderson (agent)

REQUEST: Exception to permit the establishment of vehicle rental (2 Ryder trucks) as an accessory use to an existing self-service storage facility.

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 100 ft. x 165 ft.

LOCATION: South side of Central in an area east of the Big Ditch (6115 W. Central).



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.183.2 can be complied with.