

BZA 5-72 - American Oil Co. req.
Exception for auto. car wash at
NE corner of Central & Caddy Ln.

POSTED
3-1-72
Pitt

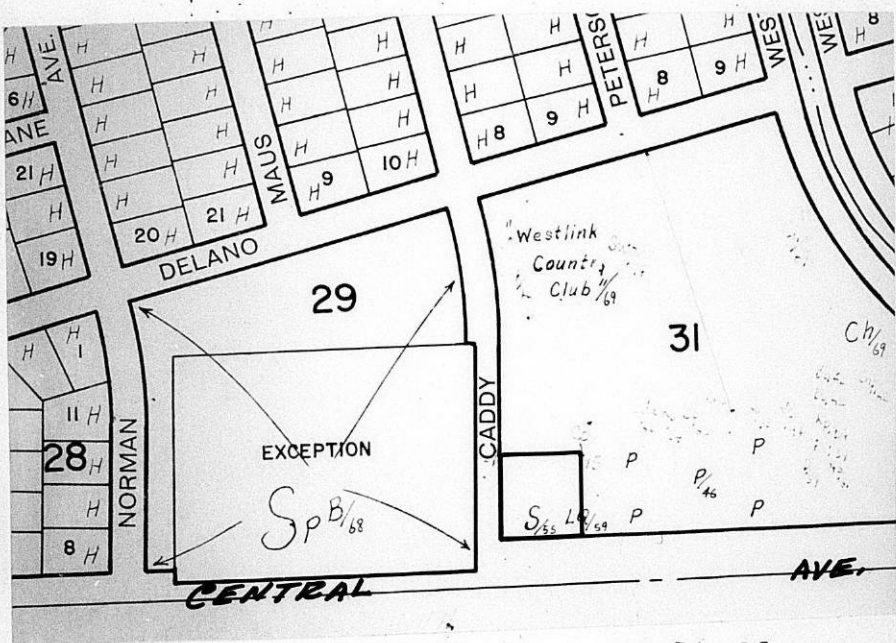
BZA 3-28-72 ~~Approved~~ Null & Void
1-7-77 Conditions never complied with,
case closed LD

Map No. 4848
 Sec. 17
 Twp. 27
 Range 10W

BZA- S-72
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 0.46 (140 ft. by 144 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East LIQUOR STORE South UNDEVELOPED
 West SCHOOL North COUNTRY CLUB
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: SERVICE STAT.
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



H H H H H H

dfb R8 R8
 Bb
 P
 L R6 R6

Hold until 2
copies of revised
plot plan are
submitted

Car wash and bay
is there

RESOLUTION NO. BZA 5-72

WHEREAS, American Oil Company, 810 West Douglas-Suite D, Wichita, Kansas, by Thomas H. Graber, 810 West Douglas-Suite D, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation or construction of an automatic car wash operation, on property zoned "LC" Light Commercial, and legally described as follows:

R.L.S. Addition to Wichita, Sedgwick County, Kansas.
Generally located at the northeast corner of Central and Caddy Lane.

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 March 28, 1972, 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 installation or construction of an automatic car wash operation, on property zoned "LC" Light Commercial, 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 installation or construction of an automatic car wash operation, on property zoned "LC" Light Commercial, and legally described as follows:

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1. The applicant shall submit revised copies of the plot plan indicating the location and dimensions of the required employee off-street parking spaces to the Traffic Engineer for his approval. Two copies of the approved plan shall be submitted to the Secretary of the Board of Zoning Appeals.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
3. The car washing buildings or facilities shall set back a distance of not less than 35 feet from Central and 60 feet from Caddy Lane.
4. 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.
5. All lights shall be shielded to reflect or direct light away from adjacent property. No string type lighting or banners shall be permitted.

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6. No signs associated with the car wash shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. Off-street holding spaces shall be provided on the property in the following ratio: Not less than 3 parking spaces for each 20 lineal feet of the automatic car washing aisle. However, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than 3 holding spaces shall be required for that stall.
9. Off-street drying spaces shall be provided on the property in the following ratio: Not less than 2 spaces for each automatic car washing aisle.
10. One off-street parking space shall be provided for each two employees.
11. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
12. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
13. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.

ADOPTED AT WICHITA, KANSAS, this 28th day of March, 1972.

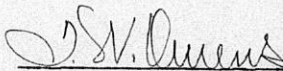

Thomas W. Owens, Vice-Chairman

ATTEST:

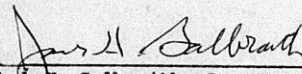

Jack H. Galbraith, Secretary

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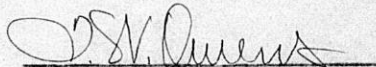

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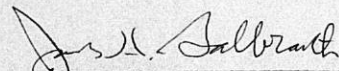

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ADOPTED AT WICHITA, KANSAS, this 28th day of March, 1972.


Thomas W. Owens, Vice-Chairman

ATTEST:


Jack H. Galbraith, Secretary

March 29, 1972

Mr. Thomas H. Graber
810 West Douglas-Suite D
Wichita, Kansas 67203

Subject: Case No. BZA 5-72
Request for Exception

Dear Mr. Graber:

At the regular meeting of the Board of Zoning Appeals on March 28, 1972, your request for an exception to permit the installation or construction of an automatic car wash, on property zoned "LC" Light Commercial, and generally located at the northeast corner of Central and Caddy Lane, was considered.

It was the action of the Board to approve this request subject to the conditions set out in the Secretary's Report.

It is necessary prior to our forwarding your resolution of approval that you comply with Condition No. 1 of the Secretary's Report. If you desire, you may modify the 2 copies of the plot plan in the BZA file. Please contact our office if you have any questions concerning this matter.

Sincerely,

Jack H. Galbraith
Secretary

JHG:ls

cc American Oil Company, 810 West Douglas-Suite D 67203
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 5-72

APPLICANT: American Oil Company, 810 West Douglas-Suite D,
Wichita, Kansas 67203

AGENT: Thomas H. Graber, 810 West Douglas-Suite D, Wichita,
Kansas 67203

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the
City of Wichita, to permit the installation or construc-
tion of an automatic car wash operation

GENERAL LOCATION: At the northeast corner of Central and Caddy Lane

LAND USE: Subject property is occupied by a service station; east
is a liquor store and parking lot; west is a school,
north is Westlink Country Club; south is undeveloped

ZONING: Subject property is zoned "LC" Light Commercial as are
those properties to the north and east; west is "AA"
Single Family; and south is "BB" Office District

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, Code of the City of Wichita, can
be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the
operation of a one lane automatic car wash facility on property
zoned "LC" Light Commercial and located at the northeast corner of
Central and Caddy Lane. Subject property is presently occupied
by a three-bay service station and the applicant desires to convert
one of the bays into an automatic car wash facility. Section
28.04.183.4 of the zoning ordinance permits this type of operation
in the "LC" zoning district subject to certain conditions and
approval by the Board of Zoning Appeals.

A plot plan, approved by the Traffic Engineer's Office has
been submitted with the application and indicates the required
information as to the holding and drying spaces. It should be
pointed out, however, that the plan submitted does not indicate
the required off-street spaces for employee parking. There appears,
however, to be sufficient area on the east to provide parking.

It is the opinion of the Secretary that inasmuch as the
application area is located on a frontage road adjacent to a major

street and is bounded on the north and east by "LC" Light Commercial zoning, that the granting of the exception would be proper.

RECOMMENDATION:

It is the recommendation of the Secretary that the exception to permit the operation of an automatic car wash, on property zoned "LC" Light Commercial, be approved subject to the following conditions:

1. The applicant shall submit revised copies of the plot plan indicating the location and dimensions of the required employee off-street parking spaces to the Traffic Engineer for his approval. Two copies of the approved plan shall be submitted to the Secretary of the Board of Zoning Appeals.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
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Page 3 - Secretary's Report
Case No. BZA 5-72

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BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

March 8, 1972

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 5-72

An application has been filed by American Oil Company, 810 West Douglas, Suite D, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of an automatic car wash operation, on property zoned "LC" Light Commercial, and legally described as follows:

R.L.S. Addition to Wichita, Sedgwick County, Kansas.
Generally located at the northeast corner of Central
and Caddy Lane.

This application has been assigned Case No. BZA 5-72, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 28, 1972, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

13 notices mailed 3-8-72

BOARD OF ZONING APPEALS

CASE NO. 5-72

CITY OF WICHITA, KANSAS

FILED 2-25-72

APPLICATION FOR EXCEPTION

I. Name of Applicant American Oil Company

Mailing Address 810 W. Douglas - Suite D Phone 265-3247

Name of Authorized Agent Hill, Mason & Graber

Mailing Address 310 W. Douglas - Suite D Phone 265-3247

Relationship of applicant to property is that of Lessee
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section
28.04.183 Sub-section (4), Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of Car wash equipment

_____ on property zoned

L-C, located Northeast corner of approximately at Central and Caddy

_____ and legally described as:

R.L.S. Addition, to Wichita, Sedgwick County, Kansas

_____, 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 American Oil Company

Authorized Agent Thomas H. Graber

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 3:30 (a.m. - p.m.), Feb 25, 1972, together with appropriate fee of \$50.00.

T9-403

Signed Laura Scott

Map # 4848

OWNERSHIP LIST

Lot	Block	Addition	Owner
1	1	R.L.S. Addition <i>ret 3-13 none found</i>	✓ Ray L. Smith Companies, Inc. Address unknown 6602 E. Harry 67207
1		Lark Lane Addition	✓ Dr. Mike J. Baba 1302 Arrowhead Wichita, Kansas 67203
1		B. J. Watkins Addition	✓ City of Wichita 204 S. Main Wichita, Kansas 67202
N 150 ft of 3		"	✓ Alex W. Graham & Betty J. Graham 9505 W. Central Wichita, Kansas 67212
W 100 ft of 1		Rolling Hills Seventh Addition	✓ Westborough Wichita, Inc. 615 N. Westlink Wichita, Kansas 67212
1		West Heights Methodist Church Addition	✓ West Heights Methodist Church, Inc. 745 N. Westlink Wichita, Kansas 67212
16	15	Westlink Village Addition	✓ Maurice R. Martin & Rosalie Martin Apt #101 595 W. 27th Street South Wichita, Kansas 67217
W 450 ft of S 200 ft, exc W 250 ft	31	Westlink Village 2nd Addition	✓ Pearl I. Wheeler & Jack E. Wheeler 1423 Salina Wichita, Kansas 67203 & Marie Kottler & H. Neil Kottler 830 N. Woodlawn Wichita, Kansas 67208 & Kathryn S. Hiebert & Theo A. Hiebert #12 English Wichita, Kansas 67207 & Margaret Ann Yourdan & Forrest L. Yourdan 14700 E. 37th Street North Wichita, Kansas 67230
Beg NW/c Blk 31, th NEly 300.38 ft to NE/c, th SEly 87°06' to pt 200 ft N of S ln Blk 31, th W to pt 150 ft E of W ln, th S 50 ft, th W 150 ft to W ln Blk 31, th N to beg		"	✓ City of Wichita 204 S. Main Wichita, Kansas 67202
E 520 ft of S 418.85 ft of SW¼ 17-27-1W			✓ Board of Education 428 S. Broadway Wichita, Kansas 67202

(page 2)

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of:

R.L.S. Addition to City of Wichita, Kansas,

as shown by the records in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 22nd day of February, 1972 at 7:00 A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Assistant Vice President

Order No. 186672

jwp

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

March 8, 1972

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Jack H. Galbraith
Secretary

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

RETURN
TO
WRITER



Insufficient address
705 B

none found

Ray L. Smith Companies, Inc.
6602 East Harry
Wichita, Kansas 67207



FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Reg. Agreement - no 502</i>	

Name *Samuel H. K... ..*

Address *1116 W.*

Type *19-467113*

Due Date

Comments:

Date *3-25-72*

BY *L*

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1