

POSTED  
7-31-73  
C.I.V.  
MARP ✓

BZA-24-73 - Billy Graham requests  
EXCEPTION for self-service car  
wash on east side of El Rancho Rd.  
in an area south of Pawnee.

ACTION

B3a COMMITTEE *Approved* DATE *8-28-73*  
*suby to conditions*

M.A.P.C. \_\_\_\_\_

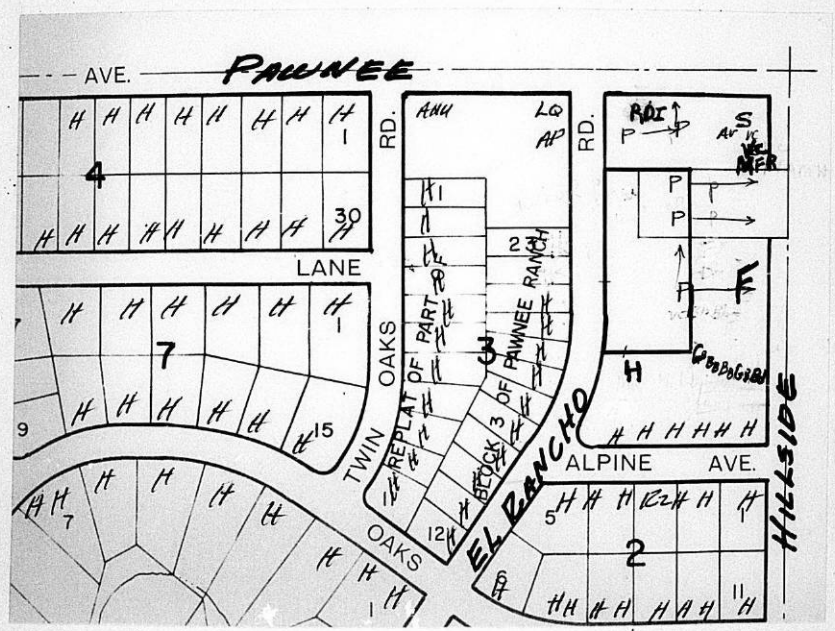
B.C.C./B. CO. C. \_\_\_\_\_

Map No. 5644  
 Sec. 3  
 Twp. 23  
 Range 1E

BZA- 24-73  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
1. Acres: 1.1 ( 151 ft. by Heart 320 ft.)
  2. Adjoining Zoning: E LC S AA W LC, R2, + AA N LC
  3. Land Use: East PARKING LOT, FOOD & FOOD STORE South Family & Commercial Center, (House, Gas, auto service, beauty, barber, mattress sales + bar, Drive-in Rest. & Parking)  
 West SINGLE FARM + Undeveloped North \_\_\_\_\_
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use if for: Undeveloped
  6. Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



November 1, 1973

Mr. Billy Graham  
Route 1, Box 1841  
Smithville, Texas 76080

RE: Case No. BZA 24-73  
Request for Exception

Dear Mr. Graham:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 28, 1973, in connection with your request for an exception to permit the construction or installation of a self-service car wash on property zoned the "LC" Light Commercial District, and generally located on the East side of El Rancho Road in an area South of Pawnee.

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

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

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:rv  
Enclosure

cc: Robert L. Smith, 1030 - 1st National Bank Bldg., 67202  
Robert Feldner, Superintendent of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 24-73

WHEREAS, Billy Graham, Route 1, Box 1841, Smithville, Texas, by Robert L. Smith, 1030 First Nations Bank Building, Wichita, Kansas, 67202, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation or construction of a self-service car wash on property zoned the "LC" Light Commercial District, and legally described as follows:

Lot 1, Parker Pawnee Trust Addition to Wichita, Sedgwick County, Kansas. Generally located on the East side of El Rancho Road in an area South of 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 August 28, 1973, 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 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 permit the installation or construction of a self-service car wash on property zoned the "LC" Light Commercial District, and legally described as follows:

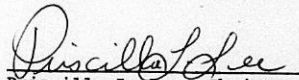
Lot 1, Parker Pawnee Trust Addition to Wichita, Sedgwick County, Kansas. Generally located on the East side of El Rancho Road in an area South of Pawnee.

subject to the following conditions:

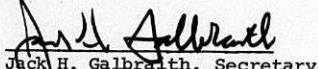
1. There shall be a minimum of 3500 square feet for each self-service car washing stall, provided that the minimum lot area shall not be less than 7500 square feet.
2. The car washing building or facilities shall set back a distance of not less than 60 feet from the south property line and not less than 60 feet from the east line of El Rancho Road.
3. 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.
4. All lights shall be shielded to reflect or direct light away from the adjacent property. No string type lighting or banners shall be permitted.

5. No signs shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
6. No sound projecting devices or loudspeakers shall be used.
7. 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.
8. 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.
9. One off-street parking space shall be provided for each two employees.
10. 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. Said fence shall be reduced to 3 feet in height within 25 feet of the east right-of-way line of El Rancho Road.
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 for proper maintenance and removal of trash.
14. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed self-service car wash facility.

ADOPTED AT WICHITA, KANSAS, this 28th day of August,  
1973.

  
Priscilla L. Lee, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

# THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

Mr. Billy Graham  
Route 1, Box 1841  
Smithville, Texas 78957

August 29, 1973

RE: Case No. BZA 24-73  
Request for Exception

Dear Mr. Graham:

At the regular meeting of the Board of Zoning Appeals on August 28, 1973, your request for an exception to permit the construction or installation of a self-service car wash on property zoned the "LC" Light Commercial District, and generally located on the East side of El Rancho Road in an area South of Pawnee, was considered.

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

1. There shall be a minimum of 3500 square feet for each self-service car washing stall, provided that the minimum lot area shall not be less than 7500 square feet.
2. The car washing building or facilities shall set back a distance of not less than 60 feet from the south property line and not less than 60 feet from the east line of El Rancho Road.
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THE CITY OF WICHITA



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

REASON CHECKED  
Unclaimed  
Insufficient  
Moved, with no address  
No such office in state  
Do not remail in this envelope



Mr. Billy Graham  
Route 1, Box 1841  
Smithville, Texas 76080



24-73

Mr. Billy Graham  
Page 2

6. No sound projecting devices or loudspeakers shall be used.
7. 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.
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13. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
14. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed self-service car wash facility.

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.

Very truly yours,

*Jack H. Galbraith*  
Jack H. Galbraith  
Secretary

JHG:rw

cc: Robert L. Smith, 1030 - 1st National Bank Bldg., 67202  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

THE CITY OF WICHITA



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



Mr. Billy Graham  
Route 1, Box 1841  
Smithville, Texas 76080



24-73

August 29, 1973

Mr. Billy Graham  
Route 1, Box 1841  
Smithville, Texas 78957

RE: Case No. BZA 24-73  
Request for Exception

Dear Mr. Graham:

At the regular meeting of the Board of Zoning Appeals on August 28, 1973, your request for an exception to permit the construction or installation of a self-service car wash on property zoned the "LC" Light Commercial District, and generally located on the East side of El Rancho Road in an area South of Pawnee, was considered.

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

1. There shall be a minimum of 3500 square feet for each self-service car washing stall, provided that the minimum lot area shall not be less than 7500 square feet.
2. The car washing building or facilities shall set back a distance of not less than 60 feet from the south property line and not less than 60 feet from the east line of El Rancho Road.
3. 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.
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Mr. Billy Graham

Page 2

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14. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed self-service car wash facility.

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.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:rw

cc: Robert L. Smith, 1030 - 1st National Bank Bldg., 67202  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

SECRETARY'S REPORT  
CASE NO. BZA 24-73

APPLICANT: Billy Graham, Route 1, Box 1841, Smithville, Texas, 78957

AGENT: Robert L. Smith, 1030 First National Bank Building, Wichita, Kansas, 67202

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the installation or construction of a self-service car wash on property zoned the "LC" Light Commercial District.

GENERAL LOCATION: Generally located on the East side of El Rancho Road in an area South of Pawnee.

LAND USE: Subject property is undeveloped as is a portion of the property to the west. The remaining property to the west has been developed with single family homes. To the north is parking for a drive-in restaurant. South is a single family home, and to the east there is a food store, parking lot and a general commercial development.

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

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.

COMMENTS BY THE SECRETARY:

The applicant is applying for an exception to the Zoning Ordinance to permit the installation of a ten bay self-service car wash on land zoned the "LC" Light Commercial District. Subject property has sufficient area to install the proposed facility, and a plan showing circulation and holding and drying spaces has been submitted to and approved by the Division of Traffic Engineering.

The plot plan indicates that the three curb cuts adjacent to El Rancho Road will be used for ingress and egress. El Rancho

is a minor or residential street with 60 feet of right-of-way and 30 feet of paving. Section 28.04.183.4.12 of the Zoning Ordinance states that "there shall be no ingress or egress from minor or residential streets having sixty (60) feet of right-of-way or less, unless there are two (2) freemoving lanes at all times. (Example: A thirty (30) foot paved street with parking permitted only on one (1) side would provide for two free-moving lanes)." The Division of Traffic Engineering has informed this office that "no parking" signs are to be installed adjacent to the east side of El Rancho Road in the application area.

It should also be pointed out that there is a single family home located adjacent to the south property line, and there are single family homes on a portion of the property to the west. The Ordinance requires that fencing shall be provided to protect such dwellings from light and noise and eliminate blowing debris.

RECOMMENDATION

It is the recommendation of the Secretary that the exception to permit the installation of a self-service car wash be approved, subject to the following conditions:

1. There shall be a minimum of 3500 square feet for each self-service car washing stall, provided that the minimum lot area shall not be less than 7500 square feet.
2. The car washing building or facilities shall set back a distance of not less than 60 feet from the south property line and not less than 60 feet from the east line of El Rancho Road.
3. 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.
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Page 3 - Secretary's Report  
BZA Case No. 24-73

7. 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.
8. 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.
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10. 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. Said fence shall be reduced to 3 feet in height within 25 feet of the east right-of-way line of El Rancho Road.
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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 for proper maintenance and removal of trash.
14. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed self-service car wash facility.



BOARD OF ZONING APPEALS

CASE NO. B3a 24-73

CITY OF WICHITA, KANSAS

FILED 7-31-73

APPLICATION FOR EXCEPTION

I. Name of Applicant Billy Graham *not available*  
 Route 1, Box 1841  
 Mailing Address Smithville, Texas Phone \_\_\_\_\_  
 76080 78457  
 Name of Authorized Agent Robert L. Smith  
 1030 First National Bank Building  
 Mailing Address Wichita, Kansas 67202 Phone 316-264-7321

\*\* Relationship of applicant to property is that of lessee (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 zoned "LC", located generally on the southwest corner of Pawnee and Hillside and legally described as: (See attached Exhibit "A") -- PARKER PAWNEE TRUST ADDITION

\*\* Name of Owner: Parker Trust, c/o Mrs. Dorothy Nibarger, 2707 Timber Lane, Wichita, Kansas 67218  
~~XXXXXXXXXXXXXXXXXXXX~~

- 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 Billy Graham

Authorized Agent Robert L. Smith  
Robert L. Smith

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:45 (p.m.), July 31, 1973, together with appropriate fee of \$50.00

Signed James L. Salbrink

STATEMENT IN SUPPORT OF APPLICATION FOR EXCEPTION

The applicant requests exception to "LC" zoning so as to allow and permit the use and existence of a self-service car wash upon said property.

The exception is required pursuant to City Code §28.04.183, ¶4, et seq. It is necessary for the exception in order to develop the property properly. The general character of the property to the North and to the East is that of retail establishments, including a grocery store, shops, filling station and Dairy Queen.

The use of this property is compatible and in conformity with the general use and character of all that property within this area that is zoned "LC."

BILLY GRAHAM

BY

*Robert L. Smith*

ROBERT L. SMITH, AUTHORIZED AGENT

O W N E R S H I P   L I S T

Lot	Addition	Property Owner
16	Replat of Part of Block 3 Pawnee Ranch Addition	✓ Wayne S. Bidwell & Geneva 2503 El Rancho Road Wichita, Kansas 67216
17	Same	✓ James Curtis Shepherd Ethel Marie Shepherd Address Unknown
S 5' 18	Same	✓ Same
18 exc S 5'	Same	✓ John M. Mattingly 2439 El Rancho Road Wichita, Kansas 67216

That part of Lot 19 lying SWly of a line drawn from a pointon the West line of Lot 19, 17.8' N of SW corner of Lot 19 to a pointon the East line 8' N of SE corner Lot 19

Nly 5' lot 19	Same	Same
		✓ Charles Henry Doherty Alma L. Doherty Address Unknown
20	Same	Same
21	Same	Same
22	Same	✓ Marvin E. Barnes Wanda L. Barnes 2423 El Rancho Road Wichita, Kansas 67216
23	Same	✓ Cletus Thomas Burgardt Viola Marie Burgardt 2301 S. Chautauqua Wichita, Kansas 67216

E 50 feet of North 150 feet of Block 3, East 150 ft. of the South 52.73 feet of the North 202.73 feet of Block 3, Pawnee Ranch Addition and the South 30 ft. of the North 232.73 ft of the East 150 ft. of Block 3, Pawnee Ranch Addition	D	Cletus Thomas Burgardt Viola Marie Burgardt 2301 S. Chautauqua Wichita, Kansas 67216
--	---	---

Lot	Block	Addition	Property Owner
W 250' N 150'	3	Pawnee Ranch Addition	✓ Merle Parker etal 2808 Glen Oaks Drive Wichita, Kansas 67216
E 60' S 117.92'	3	Same	✓ C. M. Knott Address Unknown
S 117.92' 1 exc E 260'		Same	✓ Donald Charles Fey Mary Ann Fey 3110 Alpine Wichita, Kansas 67216
N 135' E 150'	1	Same	✓ Marcile Alta Hirleman 6535 Oneida Wichita, Kansas 67206
			✓ Dorothy Bernice Nibarger 2707 Timberlane Wichita, Kansas 67216
			✓ John S. Hoover 1201 W. River Blvd. Apt. Wichita, Ks 67203 115C Trustees of Parker Real Estate Trust Agreement
W 50' E260' S 117.92'	1	Same	✓ James E. Provorse Laura Lillian Provorse 3128 Alpine Wichita, Ks. 67216
W 50' E160' S 117.92'	1	Same	✓ Henry E. Funk & Helen 3134 Alpine Wichita, Kansas 67216
W 50' E 210' S117.92'	1	Same	Same
W50' E110' S 117.92'	1	Same	✓ Wallace Scott Younkin Vernice Louise Younkin 3146 Alpine Wichita, Kansas 67216
N50' S167.92' exc E150'	1	Same	✓ Harold J. Scott & Irma 2438 El Rancho Road Wichita, Kansas 67216
lot 1		Parker Pawnee Trust Add.	✓ Merle D. Parker & Alta 2808 Glen Oaks Wichita, Ks. 67216 Rolla F. Parker & Bernice 2814 El Rancho 67216

Lot

Property Owner

Beginning 135 feet South of the Northeast corner of Block 1, Pawnee Ranch Addition, thence West parallel with the North line said Block 1, 240 feet, thence South parallel with the West line Hillside Avenue 120 feet, thence East parallel with the North line said Block 1, 240 feet, thence North 120 feet to beginning except portion platted as Parker Pawnee Trust Addition

D Marcile Hirleman et al  
Trustees of Parker  
Real Estate Trust

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

A 200 foot radius of: Parker Pawnee  
Trust Addition, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of  
Deeds of Sedgwick County, Kansas, on this 1st day of August, 1973  
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*John Byron*  
*asst.* Vice President

Order No. 205382  
wh

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
12th Street	150.00

Name \_\_\_\_\_

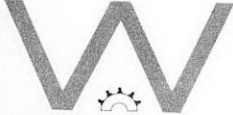
Address \_\_\_\_\_

Type \_\_\_\_\_ Due Date \_\_\_\_\_


Comments: \_\_\_\_\_

Date: 7-31-73 By: M. Murray


**THE CITY OF WICHITA**



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



*Not a bill*



**REASON CHECKED**

Undelivered  refused

Unknown  address


Moved, left no address

No such office in state

Do not remail in this envelope

~~Billy Graham~~  
Route 1, Box 1841  
Smithville, Texas 78957

BZA 24-73



\*

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