

Case No. BZA 24-79 - Gary S. Cushman requests exception to est. self-service car wash on prop. zoned "LC" & generally loc. approx. 1/2 block south of 21st St. S. on the east side of

*Posted
6-17-79*

DATE 6-26-79

ACTION

*BZA
24-79*

COMMITTEE _____
M.A.P.C. _____
RECOMM. NO. _____

CASE WITHDRAWN

BY APPLICANT - 6-15-79

G. S. Cushman

Map No. 5343
 Sec. 7
 Twp. 28
 Range 1E

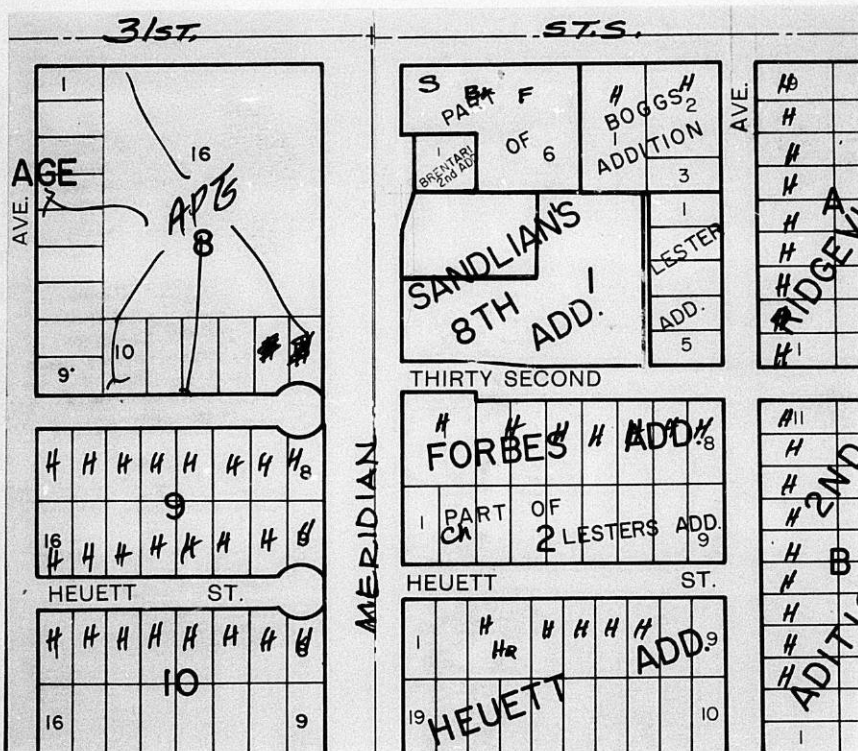
BZA- 24-79
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.85 (IRREGULAR) (145 ft. by 250 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East UNDEVELOPED South UNDEVELOPED
 West APARTMENTS North UNDEVELOPED
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: UNDEVELOPED
 6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



Sinead®
 No. 2153C
 HASTINGS, MN - LOS ANGELES
 LOBAN OH - MORGENTHAU, TX U. S. A.

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

June 6, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 24-79

An application has been filed by Gary S. Cushman, 1721 Catherine, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

The north 155 feet of the west 246 feet of Lot 1, Sandlians Eighth Addition, Wichita, Sedgwick County, Kansas. Generally located approximately 1/2 block south of 31st Street South on the east side of Meridian.

This application has been assigned case No. BZA 24-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 26, 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

6-18-79

SPECIAL NOTICE :

PLEASE BE ADVISED THAT THE APPLICANT HAS WITHDRAWN THIS CASE, AND WILL THEREFORE NOT BE CONSIDERED BY THE B.Z.A.

GLEN E. LYTLE
Asst. Sec'y.

WADLEY CO., Realtors



2613 E. HARRY
WICHITA, KANSAS 67211
OFFICE PHONE
264-5272

6/13/79

Glen E. Lytle
Metropolitan Area Planning Department
City Hall, Tenth Floor
Wichita, Kansas 67202

I, Noel Maurice Swihart, owner of Sandlains 8th Addition, state that I do not want a zoning exception granted to Gary Cushman on property described as the North 155 feet of the West 216' of Sandlains 8th Addition.

Thank you,

Noel Maurice Swihart
Noel Maurice Swihart

REAL ESTATE



INVESTMENTS
APPRAISALS

Duane Wadley
- BROKER -

WADLEY'S, Realtors

WADLEY CO'S., REALTORS
2613 E. HARRY

OFFICE PHONE
264-3601

2613 E. HARRY
WICHITA, KANSAS 67211
OFFICE PHONE
(316) 264-3601

6/1/79

I, Duane Wadley, acting as Agent for Maurice Swihart, state that we are fully aware of the zoning exception application filed by Gary Cushman on property described as the North 155 feet of the West 246' of Sandlains 8th Addition.

Duane Wadley, Agent

Duane Wadley

Tract

The North 125 feet of the West 135 feet of lot 6, Block 1, Lester's Addition

Property Owner

✓
✓ Socony Mobil Oil Company, Inc.
Rt. 2, Augusta, Kansas 67010

Beginning at the NW corner of lot 6, Block 1 Lester's Addition, thence East 330 feet, South 232.39 feet, West to a point on the west line which is 230.65 feet south of the NW corner of said lot 6, thence north to the point of beg., except the north 125 feet of the west 135 feet

Dr. J. A. Brentari
4005 Memory Lane 67212

(delete tract description showing in name of Cain)

Notices sent
6-15-79
[Signature]

Addendum to Order
No. 277085
wh

BZA CASE NO. 24-79

3 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

3 NOTICES SENT TO ADJOINING PROPERTY OWNERS

17 TOTAL NOTICES SENT 6-6-79

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

June 6, 1979

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CASE NO. BZA 24-79

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 24-79

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant GARY S. CUSHMAN ✓

Mailing Address 1721 CATHERINE Phone 943-3687 ✓

Name of Authorized Agent DUANE LADLEY 2613 E. HARTY 264-0641 ✓
REAL ESTATE BROKER

OWNER: NOEL MARILE SUJANET & LARRY D. OWME ✓
Mailing Address 2410 S-WALNUT WICHITA, KS Phone _____

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 Approximately 1/2 block south of 31st Street
1100 SOUTH MERIDIAN

on the east side of Marden and legally described as: THE NORTH 155 FEET OF THE WEST 246 FEET OF LOT 1, SANDLIANS EIGHT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

OK.

_____, 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 Gary S. Cushman

Authorized Agent _____

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 1:30 (a.m. - p.m.), May 29, 1979, together with appropriate fee of \$50.00

Signed Alan E. Lytle

#5343

In many areas of the United States the coin operated self service car wash has come of age. Replacing the dirty, paint peeling metal walls are attractive brick walls. Replacing ice covered floors are heated floors. Replacing the undependable equipment is efficient equipment with the new options for additional revenue such as spray wax, whitewall cleaner, and coin operated vacuums.

It is my intention to implement this "NEW LOOK" in Wichita by installing a first class self service car wash.

Because an exception is needed before this zoning is granted for this type of business establishment, I'm coming before you, The Board of Zoning requesting your approval.

Gary S. Cushman

Gary S. Cushman



SECURITY IS KNOWING
Title Insurance • Escrow Closings • Abstracts

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 1	Boggs Addition	Isador R. Lambert and Phyllis Elaine Lambert 812 North Waco 67203
lot 1	Brentari 2nd Addition	J. A. Brentari 4005 Memory Lane, Apt. 4 67212
lot 1	Sandlian's 8th Addition	Noel Maurice Swihart and Larry D. Orme 2410 South Walnut 67217
lot 16, Block 8 except North 125 feet of East 115'	Third Addition to Southwest Village	Aero Machinist Community Service, Address Unknown
lot 15, Block 8	Same	Same
The West 350 feet of following tract: Beg. 30 ft south and 30 ft east of the NW corner of the NW $\frac{1}{4}$ of Section 7-28-1E, thence east parallel to the north line said quarter section a distance of 629.67 feet, thence south a distance of 253.26 feet, thence west 630.37 feet to the east line of highway, thence north along the east line said highway, a distance of 250.6 feet to the point of beg.		Rozella M. Cain & Wayne R. 201 South Wayne Haysville, Kansas 67060

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

A 200 foot radius of: [The North 155 feet of the West 246 feet of Lot 1, Sandlians Eighth 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 24th day of May, 1977 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 277085
wh

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 29-0.

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
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
<i>item 624</i>	<i>50.00</i>
<i>City of Wichita</i>	
NAME	
ADDRESS	
FUND	DUE DATE
<i>71-103</i>	
COMMENTS	
DATE	BY
<i>3/20/71</i>	<i>[Signature]</i>

*

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

Roll # 2