

*ROSTER
7-5-81*

ACTION

*B-11-81
3*

COMMITTEE Approved DATE 8-25-81

M.A.P.C. _____

B.C.C./B. CO. C. _____

5745 D

Case No. EZA 37-81 - Hugh Moxley - requests an exception to permit the establishment of a 7-bay self-service car wash on property zoned "LC" Light Commercial and generally located approximately 200' ~~east~~ of Hillside on _____ of Hillside

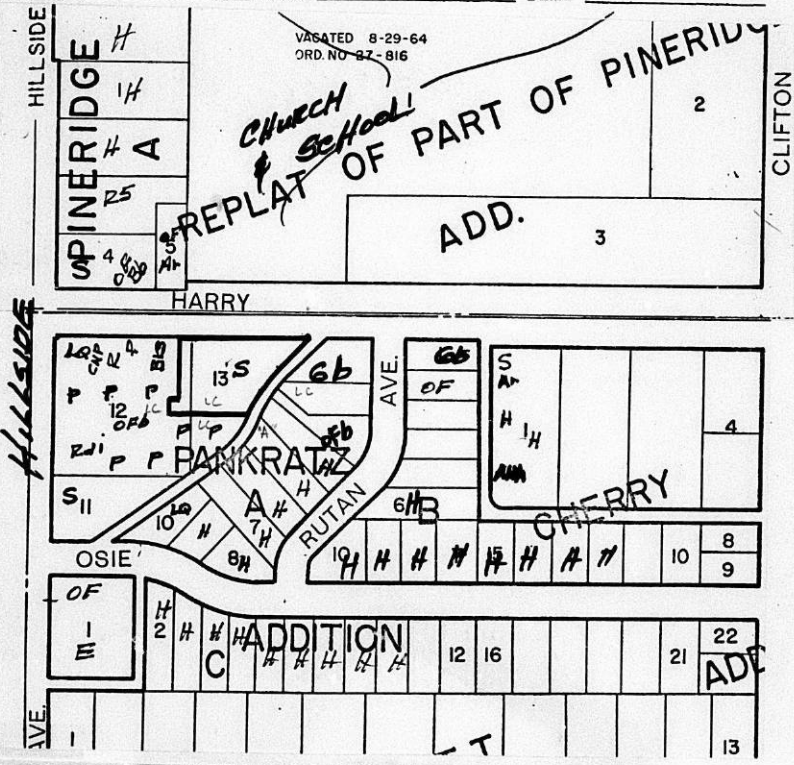
*14 Dec 10-15-81
200 12-16-81
Checked 10-19-81
Shute
Recorded 10-20-81*

Map No. 5745
 Sec. 35
 Twp. 27
 Range 1E

BZA- 37-81
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA: (IRREGULAR)
1. Acres: 0.66 (157 ft. by 185 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East OFFICE & GEN. BUSINESS South PARKING LOT
 West DOUGLASS SHOP, PARKING LOTS North AUTO PARTS STORE OFF
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: _____
 6. Area (is) (is not) platted. _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____



Steward
 No. 2-153C
 LOT AND LAR...
 MOOREHEAD, TH...
 U.S.A.

September 29, 1961

Hugh Moxley
902 East Indianapolis
Wichita, Kansas

Re: Case No. MEA 37-61
Request for Exemption

Dear Mr. Moxley:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 25, 1961.

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 questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosure

cc: J. L. Weigand Jr., 1st Nat'l. Bank Bldg., 105 N. Main, Wichita
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesek, City Clerk

RESOLUTION NO. BZA 37-81

WHEREAS, Hugh Moxley, 902 East Indianapolis, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District, and legally described as follows:

Part of Lots 12 and 13, Pankratz Addition, Wichita, Sedgwick County, Kansas, described as beginning at the North corner common to said Lots 12 and 13; thence East along the north line of said Lot 13, 200 feet to the northeast corner of said Lot 13; thence southwesterly along the southeasterly line of said Lot 13 to a point 131.91 feet northerly from the south corner common to said Lots 12 and 13; thence west 139.91 feet to a point 200 feet east and 104 feet north of the southwest corner of said Lot 12; thence north parallel with the west line of said Lot 12, 22 feet, said point being 118.05 feet south of the north line of said Lot 12; thence east parallel with the north line of said Lot 12, 17 feet; thence north parallel with the west line of said Lot 12, 118.05 feet to the north line of said Lot 12; thence east along the north line of said Lot 12, 22 feet to the place of beginning. Generally located approximately 200' east of Hillside on the south side of Harry.

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 25, 1981, 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 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 establishment of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

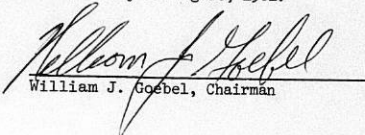
Part of Lots 12 and 13, Pankratz Addition, Wichita, Sedgwick County, Kansas, described as beginning at the North corner common to said Lots 12 and 13; thence East along the north line of said Lot 13, 200 feet to the northeast corner of said Lot 13; thence southwesterly along the southeasterly line of said Lot 13 to a point 131.91 feet northerly from the south corner common to said Lots 12 and 13; thence west 139.91 feet to a point 200 feet east and 104 feet north of the southwest corner of said Lot 12; thence north parallel with the west line of said Lot 12, 22 feet, said point being 118.05 feet south of the north line of said Lot 12; thence east parallel with the north line of said Lot 12, 17 feet; thence north parallel with the west line of said Lot 12, 118.05 feet to the north line of said Lot 12; thence east along the north line of said Lot 12,

22 feet to the place of beginning. Generally located approximately 200' east of Hillside on the south side of Harry.

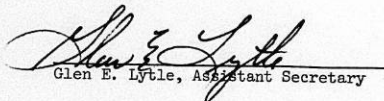
subject to the following conditions:

1. Two copies of a revised site plan showing alignment of driveways in compliance with the Traffic Engineer's recommendation; and if the alley is not paved as required by Condition No. 14, the car wash shall be reduced to 6-bays; this shall be submitted to the Secretary of the Board prior to the release of the Resolution.
2. 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.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street holding spaces shall be provided on the property at the ratio of not less than four holding spaces for each self-service car washing stall.
7. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
8. One off-street parking space shall be provided for each two employees.
9. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. 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.
13. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
14. The applicant shall submit a guarantee to the City Engineer for the improvement of the alley, or shall reduce the car wash to 6-bays and provide adequate circulation on the property to prevent the required use of the alley prior to the release of the Resolution.
15. All of the above conditions of approval must be complied with prior to the occupancy of the property, and in no case later than 180 days or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 25th day of August, 1981.


William J. Goebel, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

August 27, 1981

Hugh Moxley
902 East Indianapolis
Wichita, Kansas

Re: Case No. BZA 37-81
Request for Exception

Dear Mr. Moxley:

At the regular meeting of the Board of Zoning Appeals on August 25, 1981, your request for an exception was considered.

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

1. Two copies of a revised site plan showing alignment of driveways in compliance with the Traffic Engineer's recommendation; and if the alley is not paved as required by Condition No. 14, the car wash shall be reduced to 6-bays; this shall be submitted to the Secretary of the Board prior to the release of the Resolution.
2. 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.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street holding spaces shall be provided on the property at the ratio of not less than four holding spaces for each self-service car washing stall.

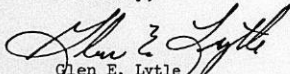
THE CITY OF WICHITA 2

7. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
8. One off-street parking space shall be provided for each two employees.
9. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. 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.
13. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
14. The applicant shall submit a guarantee to the City Engineer for the improvement of the alley, or shall reduce the car wash to 6-bays and provide adequate circulation on the property to prevent the required use of the alley prior to the release of the Resolution.
15. All of the above conditions of approval must be complied with prior to the occupancy of the property, and in no case later than 180 days or the Resolution shall become null and void.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as compliance of condition no. 14 has been met.

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

Sincerely,


Glen E. Lytle
Assistant Secretary

GEL:sad

cc: J. L. Weigand Jr., 1st Nat'l. Bank Bldg., 105 N. Main, Wichita, Ks.
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE August 25, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruithof, Administrative Aide III

SUBJECT BZA 37-81, 200 Feet East of Hillside
on the South Side of Harry

CPO Neighborhood Council Area "F" first considered the captioned request for an exception to permit the establishment of a self-service car wash on property zoned "LC", Light Commercial, during their August 17th meeting. The Council deferred consideration of the case requesting that information concerning area drainage and a special assessment for the paving of the alley south from Harry to Osie be provided.

On August 24th CPO Council "F" was provided with the requested information during a rescheduled regular meeting. The Council voted unanimously, 8-0, to recommend approval of the plan for a seven-bay self-service car wash subject to the BZA Secretary's recommendations. The Council does call the attention of the Board of Zoning Appeals, the Engineering Department, and the Planning Department to the possible existence of a City storm sewer line running near or under the alley to the east of the property being considered for the exception. The Council stated that the City could have a storm sewer easement in the benefit district and it should be determined if the City is liable for a share of the improvement of the alley. Current plans call for the alley improvement to be financed completely by the property owners in the benefit district.

Please inform the BZA of the Council's recommendations when this case is considered by them on August 25th. Thank you.

Dean Kruithof
Dean Kruithof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

THE CITY OF WICHITA

OFFICE OF Engineering

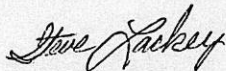
DATE August 24, 1981

TO Dean Kruthof, Administrative Aide III

FROM Steve Lackey, Pavement Design Engineer

SUBJECT Alley in Pankratz Addition

After running a site survey of the alley in question it appears that approximately the north 120' of the alley could be paved and drained north to Harry. Any paving further south would necessitate paving all the way to Osie in order to carry the drainage to an improved public right-of-way. The alley paving would have to consist of 7" reinforced concrete pavement from right-of-way to right-of-way with an inverted crown 0.30' (3.6") below the outside edges of the pavement in order to convey runoff from outside of the right-of-way. This design is in accordance with the City of Wichita Engineering Department's specifications for alley construction.



Steve Lackey, P.E.
Pavement Design Engineer

SL:ms

cc: Steve Palmer - for Alley Petition File

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE August 19, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 37-81: 200 Feet East of
Hillside on the South Side of Harry

During its August 17th meeting, CPO Neighborhood Council Area "F" considered the captioned request for an exception to permit the establishment of a 7-bay self-service car wash on property zoned "LC", Light Commercial. Hugh Moxley, the applicant, was present to discuss the case with the Council. Four area residents were present and expressed concern about the proposed development's effect on surface drainage in the area. The residents were also concerned about a possible assessment to their property for the improvement of the alley south from Harry to Osie.

The Council made no recommendation to the Board of Zoning Appeals for the following reasons:

1. A surface drainage plan has not been presented. The Council was concerned that the drainage from the site may be diverted to the adjacent residential property.
2. A petition to improve the alley has not been submitted. The Council was concerned that an estimated cost of paving, the basis for which assessments would be determined, and the benefit district had not been developed.

The Council requested that the questions concerning surface drainage and the improvement of the alley be answered before a recommendation is made by them.

Should this information become available before the August 25th BZA meeting, the Council stated that they would hold a special meeting on Monday, August 24th for the purpose of making a formal recommendation.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

RECEIVED

AUG 20 1981

METROPOLITAN PLANNING
ROUTE *lytle*

SECRETARY'S REPORT
CASE NO. BZA 37-81

APPLICANT: Hugh Moxley, 902 East Indianapolis, Wichita, Kansas

AGENT: J. L. Weigand Jr., 1st National Bank Bldg., 105 North Main, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.4, Code of the City of Wichita to permit the establishment of a 7-bay self-service car wash in the "LC" Light Commercial District.

GENERAL LOCATION: Approximately 300' east of Hillside on the south side of Harry.

ZONING: Subject property is zoned "LC" Light Commercial as are all adjacent properties.

LAND USE: Subject property is occupied by a small vacant service station. Property to the east is office and general business. Property to the west is commercial and parking lot. Property to the south is a parking lot. Property to the north is an auto parts store, office and church.

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 requesting an exception to permit the establishment of a 7-bay self-service car wash in the "LC" Light Commercial District. The property is located contiguous to an arterial street which would comply with the requirements of the zoning ordinance.

The property is presently occupied by a small self-service type service station that has been closed for some period of time. Also on the property is a large off-site sign located near the alley on the east. It is proposed to remove the existing building and build a 7-bay car wash.

The Traffic Engineer has reviewed the proposed plan submitted with the application and has recommended several changes, including the realignment of the driveway approaches to better serve the property. Also the plan submitted does not provide adequate circulation without the use of an unimproved alley. It is suggested that the applicant either guarantee the improvement of the alley, or redesign to a 6-bay car wash where adequate circulation can be provided on the property without the use of the alley.

RECOMMENDATION:

Should the Board determine that a car wash is appropriate at this location, then it is the recommendation of the Secretary that the application be approved subject to the following conditions:

1. Two copies of a revised site plan showing alignment of driveways in compliance with the Traffic Engineer's recommendation; and if the alley is not paved as required by Condition No. 14, the car wash shall be reduced to 6-bays; this shall be submitted to the Secretary of the Board prior to the release of the Resolution.
2. 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.

3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street holding spaces shall be provided on the property at the ratio of not less than four holding spaces for each self-service car washing stall.
7. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
8. One off-street parking space shall be provided for each two employees.
9. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. 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.
13. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
14. The applicant shall submit a guarantee to the City Engineer for the improvement of the alley, or shall reduce the car wash to 6-bays and provide adequate circulation on the property to prevent the required use of the alley prior to the release of the Resolution.
15. All of the above conditions of approval must be complied with prior to the occupancy of the property, and in no case later than 180 days or the Resolution shall become null and void.

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

AUGUST 5, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 37-81

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 Hugh Moxley, 902 East Indianapolis, Wichita, Kansas, 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 7-bay self-service car wash on property zoned "LC" Light Commercial. A legal description of the applicant's property is as follows:

Part of Lots 12 and 13, Pankratz Addition, Wichita, Sedgwick County, Kansas, described as beginning at the North corner common to said Lots 12 and 13; thence East along the north line of said Lot 13, 200 feet to the northeast corner of said Lot 13; thence southwesterly along the southeasterly line of said Lot 13 to a point 131.91 feet northerly from the south corner common to said Lots 12 and 13; thence west 139.91 feet to a point 200 feet east and 104 feet north of the southwest corner of said Lot 12; thence north parallel with the west line of said Lot 12, 22 feet, said point being 118.05 feet south of the north line of said Lot 12; thence east parallel with the north line of said Lot 12, 17 feet; thence north parallel with the west line of said Lot 12, 118.05 feet to the north line of said Lot 12; thence east along the north line of said Lot 12, 22 feet to the place of beginning. Generally located approximately 200' east of Hillside on the south side of Harry.

This application has been assigned Case No. BZA 37-81. It will be considered by the Board of Zoning Appeals on August 25, 1981, 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 or objections regarding 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.

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 CFO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

BZA CASE NO. 37-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

14 NOTICES SENT TO ADJOINING PROPERTY OWNERS

27 TOTAL NOTICES SENT 8-5-81

BOARD OF ZONING APPEALS

CASE NO. 37-81

CITY OF WICHITA, KANSAS

FILED 7-24-81

APPLICATION FOR EXCEPTION

I. Name of Applicant HUGH MOXLEY
Mailing Address 902 E. INDIANAPOLIS 67211 Phone 265-8543
Name of Authorized Agent J.L. WEIGAND JR.
Mailing Address 1st NATIONAL BANK BUILDING 105 N. Main 67202 Phone 262-9211
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 a 2-BAY COIN-OP CAR WASH self service

on property zoned LC

located APPROXIMATELY 200' EAST OF HILLSIDE ON THE SOUTH SIDE OF HARRY

and legally described as: SEE ATTACHED

_____ , 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. 36-596); 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 Hugh Moxley

Authorized Agent _____

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:30 (a.m. ~~11:30~~), JULY 24, 1981 together with appropriate fee of 200.00.

Signed L. Lytle

LEGAL DESCRIPTION

Part of Lots 12 and 13, Pankratz Addition, Wichita, Sedgwick County, Kansas, described as beginning at the North corner common to said lots 12 and 13; thence East along the North line of said Lot 13, 200 feet to the Northeast Corner of said Lot 13; thence Southwesterly along the Southeasterly line of said Lot 13 to a point 131.91 feet Northerly from the South Corner common to said Lots 12 and 13; thence West 139.91 feet to a point 200 feet East and 104 feet North of the Southwest corner of said Lot 12; thence North parallel with the West line of said lot 12, 22 feet, said point being 118.05 feet South of the North line of said Lot 12; thence East Parallel with the North line of said Lot 12, 17 feet; thence North parallel with the West line of said Lot 12, 118.05 feet to the North line of said Lot 12; thence East along the North line of said lot 12, 22 feet to the place of beginning.

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1 & 2	A	Pankratz	✓ Wayne H. Wong & Kim S. Wong, 6636 E. Murdock, 67206
Part of 3 & 4, beg. 36.86' S of NE Cor of Lot 3, th W to a pt on SWly ln of Lot 4, sd pt being 47.5' SEly from SWly cor.	A	"	✓ Bobby R. Hays, 1540 Harlan, 67212 and Charles V. Thom, 11200 E. Bayley, 67207
3 & 4, except above described area	A	"	<i>Dub.</i> ✓ Wayne H. Wong & Kim S. Wong, 6636 E. Murdock, 67206
5	A	"	✓ Administration of Veterans Affairs, 5500 E. Kellogg, 67218
6	A	"	✓ F. Dale Sedbrook & Wilma P. Sedbrook, 1637 S. Rutan, 67218
7	A	"	✓ Maurice C. Dillahunty & Josephine Dillahunty, 1643 S. Rutan, 67218
8	A	"	✓ Pat L. Startz, 1804 S. Market, 67211
9	A	"	✓ Ernest N. Benjamin & Addie Rozetta Benjamin, 3224 E. Osie, 67218
10	A	"	Pen-Mar Investments, Inc.
11, 12 & 13	A	"	ADDRESS UNKNOWN ✓ Martin K. Welch, (Dec.), Ethel D. Welch, 1202 Schweiter Dr., 67211; Joe K. Welch, 232 Morningside Dr., 67218; Sara H. Welch, 232 Morningside Dr. 67218.
S 25' of W 100' of Lot 3	A	Pineridge	✓ Frank A. Smith & Marjorie O. Smith, 5809 Rockhill Ln. 67208
W 100' of Lot 4	A	"	Same as Above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
S 25' of Lot 3, exc. W 100'	A	Pineridge	Mary F. Golding, (Dec.) $\frac{1}{2}$ interest; Colby B. Sandlian & Genevieve Bell Sandlian, 435 N. Broadway, 67202, $\frac{1}{2}$ interest.
All of Lot 4, exc. W 100'	A	"	Same as Above
W 61.66' of Lot 5	A	"	8-7-81 <i>Returned undeliverable as address</i> J. T. Landes & Elaine I. Landes, 3106 Anemone, Andover, 67002. <i>resent to residence 8-10-81</i>
1 & 3		Replat of part of Pineridge Addition	<i>Returned 8-10-81 "80 S. Street"</i> <i>resent to his office 1710 S. Hingham Dorset</i> Catholic Diocese of Wichita, 424 N. Broadway, 67202. ✓

Page 3.

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

[Part of Lots 12 and 13, Block A, Pankratz Addition, Wichita, Sedgwick County, Kansas, described as beginning at the North corner common to said Lots 12 and 13; thence East along the North line of said Lot 13, 200 feet to the Northeast corner of said Lot 13; thence Southwesterly along the Southeast-erly line of said Lot 13 to a point 131.91 feet Northerly from the South corner common to said Lots 12 and 13; thence West 139.91 feet to a point 200 feet East and 104 feet North of the Southwest corner of said Lot 12; thence North parallel with the West line of said Lot 12, 22 feet, said point being 118.05 feet South of the North line of said Lot 12; thence East parallel with the North line of said Lot 12, 17 feet; thence North parallel with the West line of said Lot 12, 118.05 feet to the North line of said Lot 12; thence East along the North line of said Lot 12, 22 feet to the place of beginning.]

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 21st day of July, 1981, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Gable

Vice-President

Order No. 301088
LLV
GE

① NEW SITE PLAN

2. W/APPROACHES MOVED TO
BETTER ALIGN AS ENTR. TO
CAR WASH.

b. SHOW PAVING OF ALLEY
SO ADEQUATE CIRCUL.
CAN BE PROVIDED FOR
DRYING. SP. & EXIT —

c. show adj. PROP. USES & CIRCUL.

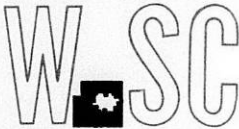
② NEW SITE PLAN

a. W/APPROACHES BETTER
ALIGNED W/C.W.

b. 6 bays only to provide
for adequate circulation
w/o use of unpaved alley

c. show adj. PROP. USES & CIRC.

WICHITA - SEDGWICK COUNTY



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



37-81
1710 S. Hillside
Derby, Ks.



UNDELIVERABLE AS ADDRESSED

J. T. & Elaine I. Landes
3106 Anemone
Andover, Kansas 67002

WICHITA - SEDGWICK COUNTY



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



37-81

3106 Anemone Rose Hill, Ks.
671133



returned 8-10-81
sent to same
res. address
except Rose Hill, Ks.
instead of Andover
Ks.

Dr. J. T. Landes
1710 South Hillside
Derby, Kansas 67037

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FORM 2-021

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
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

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

Roll # 2