

Case No. BZA 66-85 - J.W. Enterprises, Inc. d/b/a Best Cleaners requests a variance to reduce the required number of off-street parking spaces from 14 spaces to 9 spaces on property zoned the "LC" Light Commercial District & generally located on the southeast corner of Central &

Posted
11-19-85 HSL

ACTION

BZA 66-85 APPROVED
IN PART

12/2/86
DATE

6088B

200' 1/4 Sec. 1-15-86

Job 1-16-86

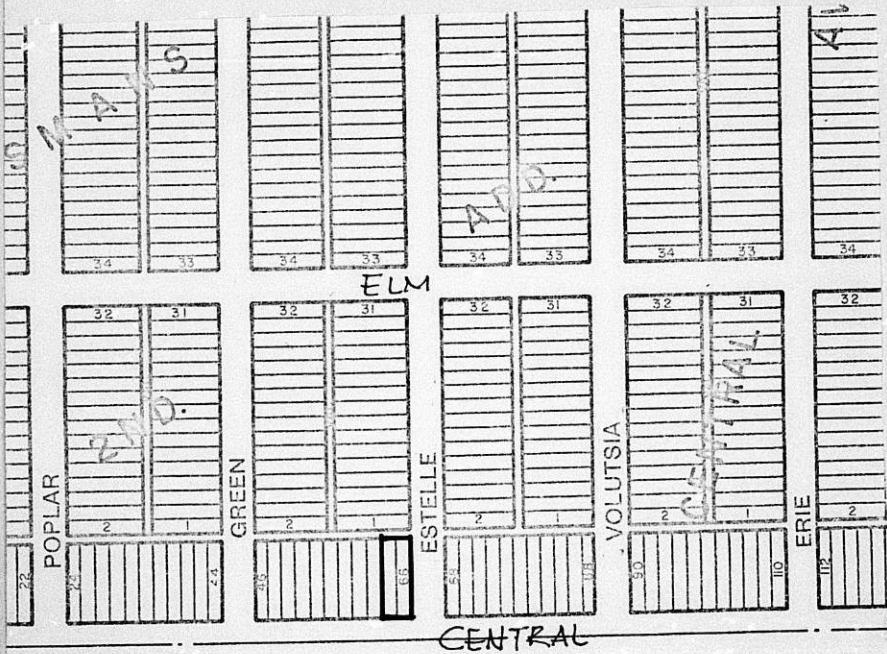
Record ✓

Map No. 5648-B

BZA 66-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC S LC W LC N A
3. Land Use: East Comm. South Comm
West Comm North I-F & Vac.
4. Area (is) (~~is not~~) platted.



Stuart
No. 2153C
HASTINGS, MINN.
LOS ANGELES, CHICAGO, LOS AN, OH
MEMPHIS, TX, LACUSETT GROVE, MA
U.S.A.

December 30, 1985

Ray Simmons
Joseph, Robison & Anderson, P.A.
105 South Broadway
Wichita, Kansas 67202

Re: BZA 66-85 Request for Variance of Off-street Parking
(2630 East Central)

Dear Mr. Simmons:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 17, 1985.

This Resolution reflects the official action of the Board to partially grant your request and sets out the conditions of approval for reducing the number of parking spaces from 14 spaces to 12 spaces. 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:lw
Enclosure

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
J. W. Enterprises, d/b/a Best Cleaners, 555 N. Woodlawn, Wichita,
KS 67208

RESOLUTION CASE NO. 66-85

WHEREAS, J. W. Enterprises, Inc., d/b/a Best Cleaners, 555 North Woodlawn, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required number of off-street parking spaces from 14 spaces to 9 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 64 and 66 on Central Avenue, Mossman's Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Central and Estelle (2630 East 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 December 17, 1985, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the expansion of the existing business is to install equipment to provide a more efficient operation and not to increase the number of employees or display area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the applicant will be providing additional parking spaces and will not be increasing the demand for parking above what now exists; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the site is limited in size and additional property for parking is not available at the present time in the immediate area; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction in the number of off-street parking spaces should not create on-street congestion in the area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the reduction is minimal and the applicant indicates that the number of employees will remain constant and the use will not change unless additional parking is provided; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 14 spaces to 12 spaces on property zoned the "LC" Light Commercial District and legally described as follows:

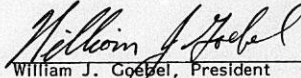
Lots 64 and 66 on Central Avenue, Mossman's Second Addition to Wichita, Sedgwick County, Kansas.

Generally located on the northwest corner of Central and Estelle (2630 East Central).

be approved subject to the following conditions:

1. the number of off-street parking spaces shall be reduced from 14 spaces to 12 spaces.
2. The applicant shall submit a revised site plan showing the 12 spaces which shall require the closure of the driveway on Central and the relocation of the driveway on Estelle.
3. This variance shall only apply to the property as long as it remains a dry cleaning and laundry establishment.

ADOPTED AT WICHITA, KANSAS, this 17th day of December, 1985.



William J. Coepel, President

ATTEST:



Glen E. Lytle, Assistant Secretary

JOSEPH, ROBISON & ANDERSON, P.A.

ATTORNEYS AT LAW
1100 BROADWAY PLAZA
105 SOUTH BROADWAY STREET
WICHITA, KANSAS 67202-4256

TELEPHONE
(316) 262-0667

December 24, 1985

C. WARNER EISENBISE
OF COUNSEL

STEPHEN M. JOSEPH
STEPHEN E. ROBISON
MARK F. ANDERSON
CHARLES E. MILLSAP
CRAIG W. CAMPBELL
RAY E. SIMMONS

Glen E. Lytle
Assistant Secretary
Board of Zoning Appeals
10th Floor - City Hall
455 North Main Street
Wichita, Kansas 67202

Re: Case No. BZA66-85

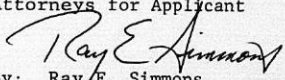
Dear Mr. Lytle:

Enclosed please find a revised site plan for parking concerning the property located at 2630 East Central. The revised site plan was requested by the Board of Zoning Appeals on December 17, 1985.

If you need anything else to approve this project, please call me.

Very truly yours,

JOSEPH, ROBISON & ANDERSON, P.A.
Attorneys for Applicant


By: Ray E. Simmons

RES:srm

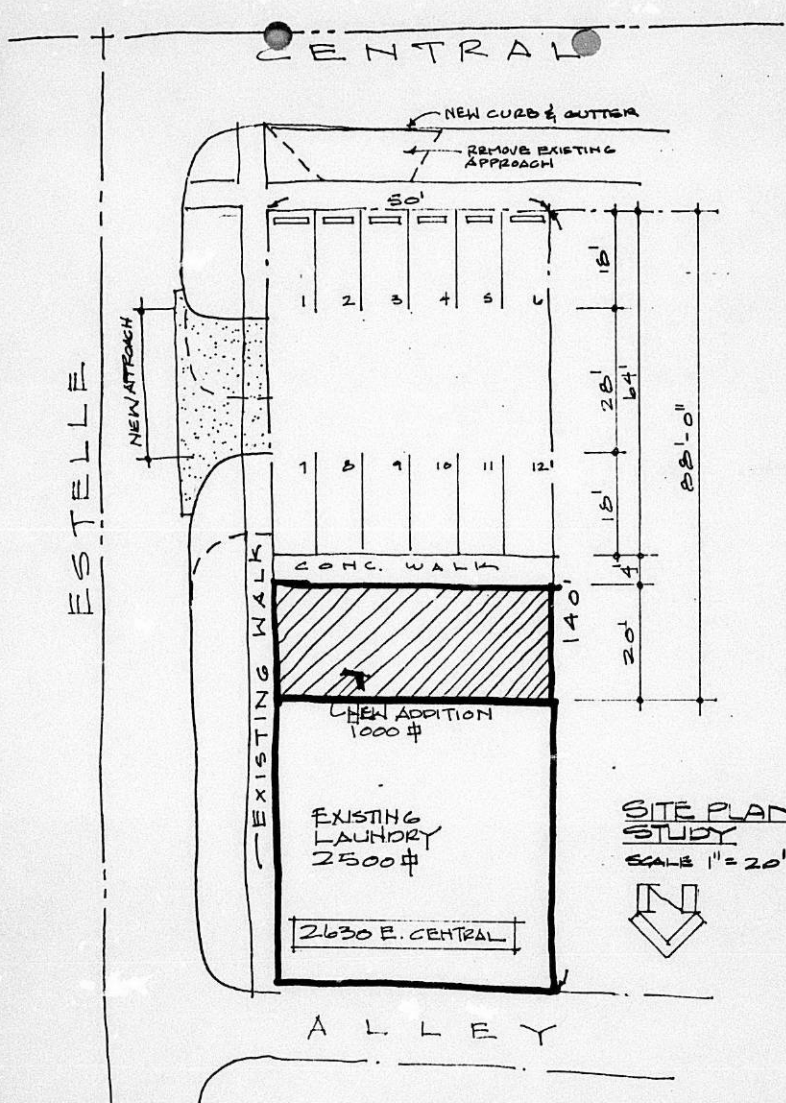
Enclosure

cc: Don Pipkin

RECEIVED

DEC 26 1985

METROPOLITAN PLANNING
ROUTE 4726



ROBERT L. COLLINS & ASSOCIATES
 ARCHITECTURE • URBAN LAND PLANNING • INTERIOR DESIGN
 CONSTRUCTION MANAGEMENT • URBAN LAND ECONOMICS
 EXECUTIVE PARK EAST • 2400 NORTH 25TH AVENUE • SUITE 100 • WICHITA, KANSAS 67208
 WICHITA KANSAS

December 19, 1985

Ray Simmons
Joseph, Robinson and Anderson
105 South Broadway
Wichita, Kansas 67202

Re: BZA 66-85 - Request for Variance (2630 E. Central)

Dear Mr. Simmons:

At the regular meeting of the Board of Zoning Appeals on December 17, 1985, your request for a variance was considered. It was the action of the Board to grant the variance subject to the following conditions:

1. the number of off-street parking spaces shall be reduced from 14 spaces to 12 spaces.
2. The applicant shall submit a revised site plan showing the 12 spaces which shall require the closure of the driveway on Central and the relocation of the driveway on Estelle.
3. This variance shall only apply to the property as long as it remains a dry cleaning and laundry establishment.

Until such time as you have furnished three copies of a revised site plan showing the required 12 off-street parking spaces in compliance with the above conditions, the Resolution will be withheld.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
J. W. Enterprises, Inc., d/b/a Best Cleaners, 555 N. Woodlawn,
Wichita, KS 67208

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE December 11, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 66-85: Northwest corner of
 Central and Estelle
 (2630 E. Central)

On December 17, 1985, CPO Council "K" was scheduled to consider the captioned case, a request for a "variance" to reduce the required number of off-street parking spaces from 14 spaces to 9 spaces on property zoned the "LC" Light Commercial.

Due to a conflict in scheduling, CPO Council Area "K" will be unable to provide an official recommendation (the Board of Zoning Appeals will meet on December 17th at 1:30 p.m. while Council Area "K" meets at 7:30 p.m.)

Council members have been sent notices and encouraged to attend the BZA hearing should they wish to make comments.

Please provide this information to the Board of Zoning Appeals when BZA 66-85 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

DEC 11 1985

METROPOLITAN PLANNING

ROUTE _____

RE: AGENDA ITEM NO 5

SECRETARY'S REPORT CASE NO. BZA 66-85

APPLICANT: J. W. Enterprises, Inc., d/b/a Best Cleaners, 555 N. Woodlawn, Wichita, KS 67209

AGENT: Ray Simmons of Joseph, Robinson and Anderson, 105 S. Broadway, Wichita, KS 67202

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking spaces from 14 spaces to 9 spaces.

GENERAL LOCATION: On the northwest corner of Central and Estelle (2630 E. Central).

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the east, west and south. To the north is the "A" Two-family Dwelling District.

LAND USE: Subject property is occupied by a dry cleaning business. Properties to the east, west and south are developed with commercial and office uses. To the north are residential properties.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required number of off-street parking spaces from 14 spaces to 9 spaces so that they can obtain a building permit to expand the existing use. The present building is required to provide ten off-street parking spaces and complies with this requirement. By the construction of the 1,000 square foot addition, the applicant not only reduced the number of existing parking spaces from ten to nine, this addition increases the requirement.

Although it is difficult to determine the number of vehicles actually driven by the employees, on site inspection indicated that there were a number of vehicles parked on both sides of Estelle Street. In addition, there were only three of the ten spaces vacant on the property at 10 am with no customers at the location. The property to the west is the Blue Cross-Blue Shield office and that office appears to need all of the parking available on their property.

It is the Secretary's opinion that the expansion of this use without providing additional parking in the area will only compound the on-street parking that is occurring now due to lack of adequate off-street parking in the area.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as the property is small, and the expansion of an existing business by 40 percent on a property already fully utilizing the site by building and required off-street parking is only compounding the parking issue.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the lack of required off-street parking on the site will result in more employees and customers parking on the residential street to the north.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant will be unable to expand the business at this location without acquiring additional property for off-street parking.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would adversely affect the public interest inasmuch as the lack of off-street parking for the use will create additional on-street traffic congestion.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the ordinance is specific in the requirement of one off-street parking space for each 250 square feet of floor area and the only time parking spaces based on number of employees in a commercial use is applicable, is when it requires a greater number of parking spaces than that required by the floor area.

RECOMMENDATION:

It is the Secretary's opinion that all five conditions necessary to the granting of a variance have not been found to exist and the application should be denied.

BZA CASE NO. 66-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>21</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>24</u>	TOTAL NOTICES SENT <u>12/2/85</u>

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

November 25, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 66-85

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 J. W. Enterprises, Inc., d/b/a Best Cleaners, 555 North Woodlawn, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces from 14 spaces to 9 spaces on property zoned the "LC" Light Commercial. A legal description of the applicant's property is as follows:

Lots 64 and 66 on Central Avenue, Mossman's Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Central and Estelle (2630 East Central).

This application has been assigned Case No. BZA 66-85. It will be considered by the Board of Zoning Appeals on December 17, 1985 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 variance 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 CPO 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.

Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS

CASE NO. 66-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant J.W. Enterprises, Inc. d/b/a Best Cleaners
Mailing Address 555 N. Woodlawn, Suite 2000 Phone 683-2693
Name of Authorized Agent Ray E. Simmons of Joseph, Robison & Anderson
Mailing Address 1100 Broadway Plaza, 105 S. Phone 262-0667
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is an exception from §28.04.141 ¶3.9
which provides that commercial buildings shall provide one
parking space for each 250 sq. ft. or one space for every 3
employees in the largest work shift, whichever is greater
for property located 2630 E. Central

and legally described as: Lots 64 and 66 on Central Avenue,
Mossman's Second Addition to Wichita, Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned LC.

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. 39-285); and that the appropriate fee is herewith tendered;
- c. 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.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant _____

Authorized Agent Ray E. Simmons
Ray E. Simmons
Joseph, Robison & Anderson, P.A.

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:00 (a.m./p.m.), Nov. 18, 1985, together with appropriate fee of 300.00.

Signed [Signature]

OWNERSHIP LIST

LEGAL DESCRIPTION	NAME/ADDRESS
<u>Solomons Addition</u>	
The North 45' of Lots 11, 13, 15, 17, & 19, on Central	✓ P. N. Nacheft 3580 W. 13th Wichita, KS 67203
The South 45' of Lots 11, 13, 15, 17 & 19, on Central	✓ Helen L. Capps & Bill D. Capps P.O. Box 2925 Wichita, KS 67201
The South 50' of the North 95' of Lots 11, 13, 15, 17 & 19 on Central	✓ P.N. Nacheft c/o Owen W. Markel 3580 W. 13th Wichita, KS 67203
<u>Duckworth's Addition</u>	
Lots A, B, C & D, on Estelle Ave.	✓ L & R Land Partnership, a partnership composed of Harry Lazor, M.D. & Thomas R. Rosenberg, M.D., dated 12/7/83 2629 E. Central Wichita, KS 67214
Lots E on Estelle Ave.	✓ Bill D. Capps & Helen L. Capps, h/w c/o Modern Methods Lab. Box 2925 Wichita, KS 67201
<u>Maple Grove Addition</u>	
Lots 13, 15 & 17 & 19 on Central	✓ Bates-Dehart Real Estate Partnership 2703 E. Central Wichita, KS 67214
<u>Mossmans Second Addition</u>	
Lots 48 & 50 on Central Ave	✓ Cecil M. Cole & Ophelia M. Cole, h/w 3314 Riverdale Rd Wichita, KS 67204
Lots 52, 54, 56, 58, 60, & 62 on Central Ave	✓ Blue Cross of Kansas, Inc. and Blue Shield of Kansas, Inc. P.O. Box 239 Topeka, KS 66629
Lots 64 & 66 on Central Ave.	✓ Toke, Inc. a corporation c/o S.W. Enterprises, Inc. 555 N. Woodlawn Suite 2000 Wichita, KS 67208
Lots 68, 70, 72 & 74 on Central Ave.	✓ Ashlin Properties, a partnership 2720 E. 24th St. Wichita, KS 67220
Lots 76 & 78 on Central Ave	✓ Noble Properties, Inc. 1401 W. River Road Wichita, KS 67203
Lots 2 & 4 on Alice now Green	○ Cecil M. Cole & Ophelia m. Cole, h/w 3314 Riverdale Rd Wichita, KS 67204
Lots 6 & 8 on Alice now Green	✓ R. F. Pennypacker & Arlane K. Pennypacker, h/w 524 N. Green Wichita, KS 67214

Mossmans Second Addition continued

Lots 10 & 12 on Alice, now Green	James E. Lansdowne, II and Lorriene V. Lansdowne, as trustee of the Lansdown Living Trust AND Roy O. Wiegand and Lois J. Weigand, h/w 917 N. Yale Wichita, KS 67208
Lot 14, on Alice now Green	Earl Henderson & M. Ernestine Henderson, h/w 1035 S. West St. Wichita, KS 67213
Lots 1 & 3, on Mabel, now Estelle	John E. Robinson, M.D. 4720 E. 24th St. No. Wichita, KS 67220
Lots 5 & 7, on Mabel, now Estelle	Merlin L. Marr & Edith L. Marr, h/w 519 N. Estelle Wichita, KS 67214
Lots 9 & 11, on Mabel, now Estelle	James Mike Wilson 2949 N. Terrace Wichita, KS 67220
Lots 13 & 15, on Mabel, now Estelle	Lloyd Duane Wells 533 N. Estelle Wichita, KS 67214
Lots 2 & 4, on Mabel, now Estelle	Ralph L. Clark 516 N. Estelle Wichita, KS 67214
Lots 6 & 8, on Mabel, now Estelle	Lawrence E. Sabora, asp & Jack D. Wilson, asp 526 N. Estelle Wichita, KS 67214
Lots 10 & 12 on Mabel, now Estelle	Ernest E. Henderson & Sadie L. Henderson, h/w 528 N. Estelle Wichita, KS 67214
Lots 14 & 16 on Mabel, now Estelle	Ricky L. Jenkins & Teresa S. Jenkins, h/w 532 N. Estelle Wichita, KS 67214

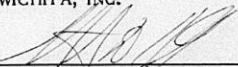
Columbian National Title Insurance of Wichita, Inc., hereby certifies the foregoing to be a true and correct list of all property owners as shown, according to the last deed filed of record in the Register of Deeds Office, Sedgwick County, Kansas within a 200 foot radius of the following described property to-wit:

Lots 64 & 66 on Central Avenue,
Mossman's Second Addition to Wichita,
Sedgwick County, Kansas.

as of October 23, 1985 @ 7:00 A.M. Addresses as given are furnished as a service and are not certified. Liability hereunder is limited to the amount of the fee paid herefor.

COLUMBIAN NATIONAL TITLE INSURANCE
OF WICHITA, INC.

BY:


Stephen D. Hall
Title Officer-Abstracter

JOSEPH, ROBISON & ANDERSON, P.A.

ATTORNEYS AT LAW
1100 BROADWAY PLAZA
105 SOUTH BROADWAY STREET
WICHITA, KANSAS 67202-4256
TELEPHONE
(316) 262-0667

STEPHEN M. JOSEPH
STEPHEN E. ROBISON
MARK F. ANDERSON
CHARLES E. MILLSAP
CRAIG W. CAMPBELL
RAY E. SIMMONS

C. WARNER EISENBISE
OF COUNSEL

November 18, 1985

TO: Board of Zoning Appeals, City of Wichita, Kansas

FROM: J. W. Enterprises, Inc.
555 N. Woodlawn, Suite 2000
Wichita, Kansas 67208

RE: Application for Variance
2630 East Central

I. Reason for Variance Request

Section 28.04.141 ¶ 3.9 of the Code of the City of Wichita provides in part:

[C]ommercial buildings...shall provide one space for each 250 square feet of floor space or one space for every three employees in the largest working shift in a 24-hour period, whichever is the greater.

J. W. Enterprises, Inc., d/b/a Best Cleaners, operates a customer drop-off/pick-up station and laundry facility at 2630 East Central. To enhance efficient operation at the laundry facility, additional laundry equipment is needed. To allow for the installation of such equipment, J. W. Enterprises wishes to expand the building 1,000 square feet. With the expansion, § 28.04.141 ¶ 3.9 requires five more parking spaces than the proposed site will permit.

II. Parking Needs of the Commercial Establishment

The parking needs for the business are two-fold: (1) consumer parking; and (2) employee parking.

The parking needed for consumer traffic is limited. A consumer, dropping off or picking up dry cleaning and laundry, stays at the business only a very short time. Only rarely are there more than two consumers at the business location at a given time. J. W. Enterprises will provide a consumer visit time study to the Board at the date of hearing.

Board of Zoning Appeals
City of Wichita, Kansas
November 18, 1985
Page 2

The second parking need is for employees. The maximum number of employees at the location at any given time is between 11-13 employees. If more employees are required because of increased volume, by necessity, those employees would be employed in shifts.

III. The Parking Plan

Under the site plan provided, a total of nine off-street parking spaces will be provided, three of which will be reserved for consumer parking. Thus, the off-street parking will provide one space for every two employees at the site. In addition, parking on the west side of Estelle Street, adjacent to the facility (between the east-west alley and the east driveway) allows three additional parking spaces.

IV. Future Use of the Site

By its investment in the proposed expansion, J. W. Enterprises is committed to the future use of the site as briefly outlined above.

V. Compliance with § 2.12.590B

1. The property in question is a corner lot located on the northwest corner of Central and Estelle. To facilitate ingress and egress to the corner lot, two driveways have been provided on the property, one on Central and one on Estelle. While this enhances traffic safety on Central Avenue, an arterial street, it reduces the number of parking spaces that may be provided on the property site. Thus, the requested variance arises from conditions unique to the property, i.e. a corner lot, and is not created by unnecessary actions by the property owner.

2. A variance, based on the proposed use of the property, will not adversely affect the rights of the adjacent property owners or residents.

3. Strict application of the code, requiring one space for every 250 square feet, will create an unnecessary hardship upon J. W. Enterprises. In the alternative provision in § 28.04.141 ¶ 3.9 one parking space is required for every three employees. J. W. Enterprises, in the case at hand, will provide one parking space for every two employees at the site.

4. The variance requested will not adversely affect the public health, safety, morals, order, convenience, prosperity, or the general welfare of the surrounding community.

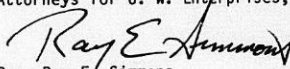
5. The variance requested will not be opposed to the general spirit and intent of Title 28 of the Code of the City of Wichita.

Board of Zoning Appeals
City of Wichita, Kansas
November 18, 1985
Page 3

Therefore, J. W. Enterprises, Inc., requests the variance to maintain efficient operations at its laundry facility. It feels it will adequately meet the parking needs of both its consumers and its employees. Accordingly, J. W. Enterprises, Inc., respectfully requests the Board of Zoning Appeals to grant the variance requested.

Very truly yours,

JOSEPH, ROBISON & ANDERSON, P.A.
Attorneys for J. W. Enterprises, Inc.


By: Ray E. Simmons

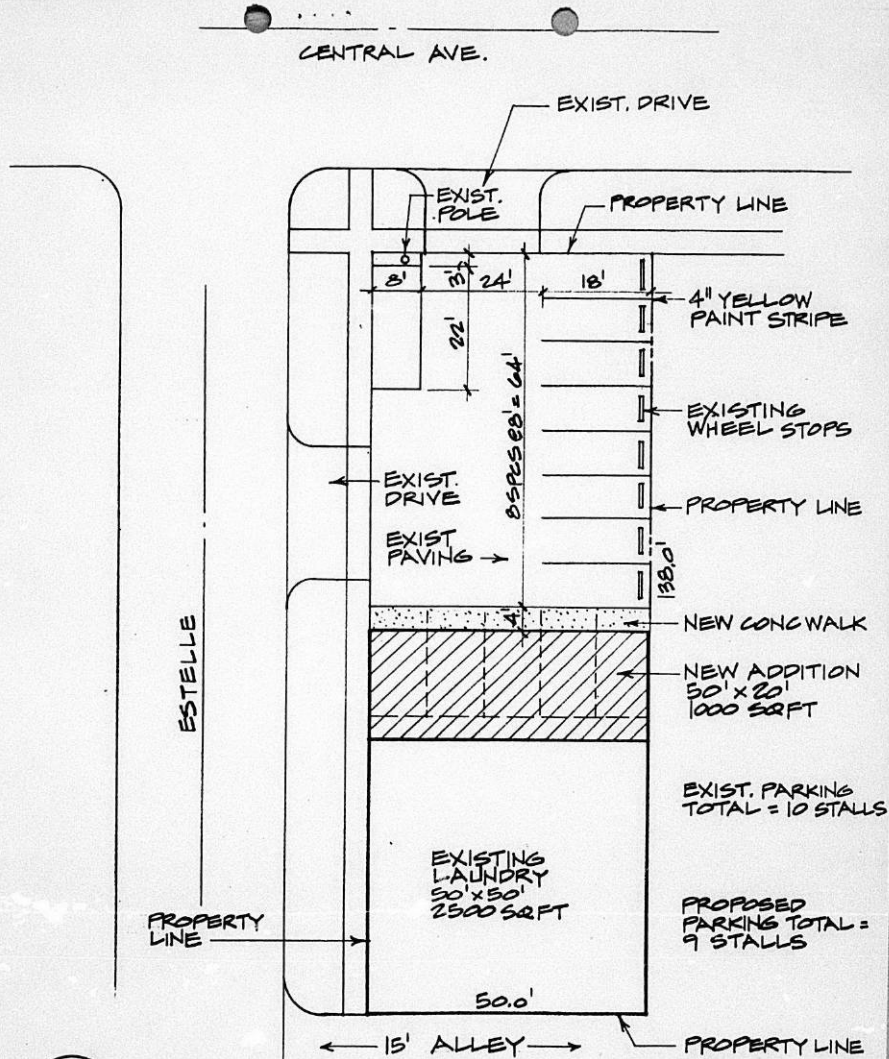
RES:ks
Enc.

NUMBER OF CUSTOMERS:

11-14-85	39
11-15-85	49
11-16-85	30
11-18-85	48
11-19-85	43
11-20-85	66
11-21-85	46
11-22-85	30
11-23-85	45

The average number of persons in the store and one time is 2 or 3;
the average number of minutes in the store by one customer is 2 or
3 minutes.

2630 E. Central
Wichita, KS



NORTH

"BEST" LAUNDRY ADDITION
2630 E. CENTRAL

SCALE: 1" = 20'-0"

18 NOVEMBER 1985

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-01 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
CITY BZA VAR	300 ⁰⁰
NAME J W ENTERPRISES, INC	
ADDRESS 215 N W...	
FUND 75-00710-003	DUE DATE
COMMENTS	
DATE Nov 18, 1985	BY H. Little