

CASE NO 1-88 Killarney Investments Inc.
requests an exception to permit the
establishment of a single-bay automatic
car wash as an accessory use to a service
station on property zoned the "LC" Light

ACTION

BZA. 1-88 Approved 2/23/88
DATE

2004 Sec ✓
Checked to
Shel 5-12
Secord ✓

6/14/88

DATA SHEET

MAP NO.: 5951B

CASE NO. BZA 1-88

(CPO 2A, 2/15/88)

REQUEST: Exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station

EXISTING ZONING: "LC" Light Commercial District

GENERAL LOCATION: Southwest corner of Rock Road and 32nd Street North

APPLICANT: Killarney Investments, Inc.
ADDRESS: 8400 Killarney, Wichita, KS

PHONE: 263-5781

AGENT: Bill G. Yung Design
ADDRESS: 4912 E. 29th St. North, Wichita, KS

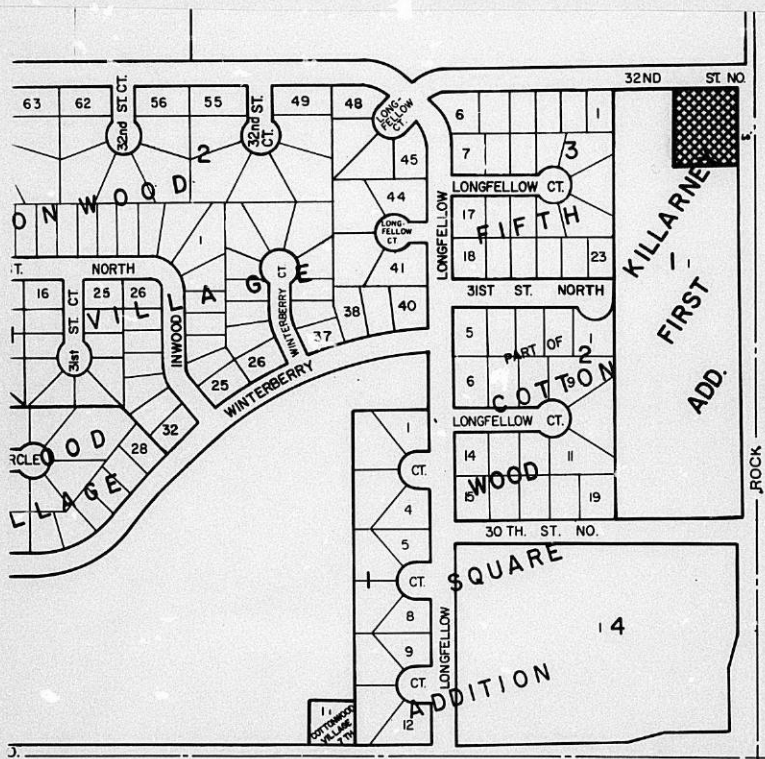
PHONE: 683-5567

AREA DATA

Acres: (170 ft. by 210 ft.)

Adjacent Zoning and Land Use:

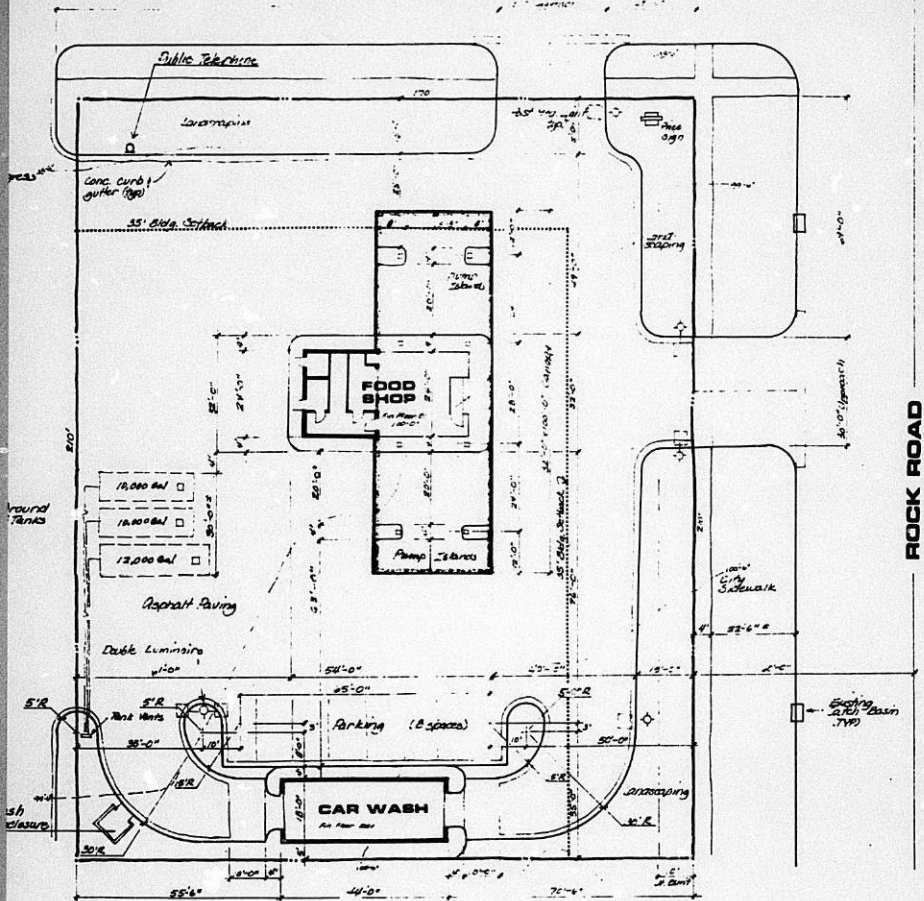
North	AA	_____
South	LC w/DP-158	_____
East	LC w/DP-111	_____
West	LC w/DP-158	_____



PL1-0066

Smithfield
 No. 2-153C
 HASTINGS, MN
 LOS ANGELES, CA
 MEMPHIS, TN
 NEW YORK, NY
 PHOENIX, AZ
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC
 WICHITA, KS

32ND STREET NORTH



ROCK ROAD

BZA INSPECTION SHEET

MAP NO.: 5951B

CASE NO. BZA 1-88

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EXISTING ZONING: "LC" Light Commercial District

GENERAL LOCATION: Southwest corner of Rock Road and 32nd Street North

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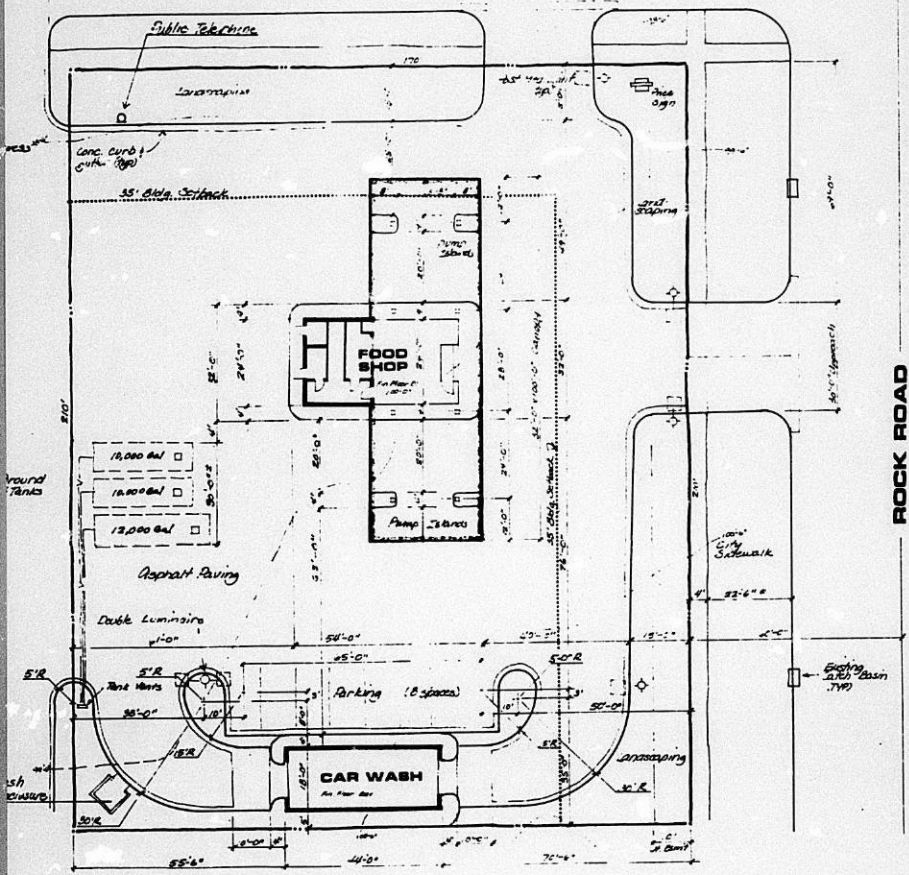
HEARING DATE: 2/23/88

BZA ACTION: Approved subject to 11 development conditions specified in the BZA resolution. Complete by 3/7/89.

FOLLOW-UP DATE: 3/7/89

RESPONSE BY CID:

32ND STREET NORTH



ROCK ROAD

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 266-4421

March 7, 1988

Bili G. Yung Design
4912 E. 29th St. North, Suite 1
Wichita, KS 67220

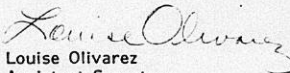
Re: BZA 1-88 - Exception to permit car wash in "LC" district
(southwest corner of Rock and 32nd Street North).

Dear Mr. Yung:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on February 23, 1988. This Resolution reflects the official action of the Board to grant 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,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/dlk

Enclosure

cc: Killarney Investments, Inc., 8400 Killarney, Wichita, KS 67206
Monty Robson, Superintendent of Central Inspection (w/site plan)
Joe Donnelly, Zoning Administrator, CID, (w/site plan) - *Inspection Sheet*
Dale Rea, Deputy City Clerk

RESOLUTION NO. BZA 1-88

WHEREAS, Killarney Investments, Inc., 8400 Killarney, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

The East 170 feet of the North 210 feet of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Rock Road and 32nd Street North.

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 February 23, 1988, 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 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 single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

The East 170 feet of the North 210 feet of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Rock Road and 32nd Street North.

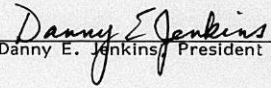
subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
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 associated C.U.P. (DP-158). No portion of any sign shall encroach into any utility easement.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
8. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.

9. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
10. 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.
11. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within one year after release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of February, 1988.

ATTEST:



Danny E. Jenkins, President



Jack H. Galbraith, Secretary



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

February 24, 1988

Bill G. Yung Design
4912 E. 29th St. North
Wichita, KS 67226

Re: BZA 1-88 - Exception to permit car wash in "LC" district (Southwest corner of Rock and 32nd St. North).

Dear Mr. Yung:

At the regular meeting of the Board of Zoning Appeals on February 23, 1988, your request for an exception for a car wash was considered. It was the action of the Board to approve the request subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
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 associated C.U.P. (DP-158). No portion of any sign shall encroach into any utility easement.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.

SEDGWICK COUNTY


BZA 1-88
Page 2

8. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.
9. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
10. 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.
11. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within one year after release of the Resolution or the Resolution shall become null and void.

The Resolution setting forth the official action of the Board will be forwarded to you once the signature of the president has been obtained.

If you have any questions, please call our office.

Sincerely yours,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/dlk

cc: Killarney Investments, Inc., 8400 Killarney, Wichita, KS 67206
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE February 17, 1988

TO Louise Olivarez, Principle Planner

FROM Stanley J. Scott, CP Coordinator *Stan Scott*

SUBJECT BZA 1-88: Southwest corner of
32nd Street North and Rock Road

On Monday, February 15, 1988, CPO Rockwell/Northeast Neighborhood Council Area 2A considered the captioned case, a request for a zoning exception to permit the establishment of a single-bay automatic car wash on property zoned the "LC" Light Commercial District. After discussion, the Council voted 9-0 to recommend approval of the requested zoning exception.

Bill Yung, agent, was present to describe the request and respond to questions at the Council. Mr. Yung presented a site plan illustrating the single-bay automatic car wash as an accessory use to the planned service station. No area residents were in attendance to address the request.

Council members were provided the notice to adjoining property owners and a map of the area. Several members noted problems associated with water run off from other car washes and suggested a special drain be installed to prevent excess drainage from running into the street.

Please provide the Council's recommendation and comments to the Board of Zoning Appeals when BZA 1-88 is considered on Tuesday, February 23.

SJS:dm

SECRETARY'S REPORT

CASE NUMBER: BZA 1-88

OWNER/APPLICANT/AGENT: Killarney Investments, Inc. (applicant)
Bill G. Yung Design (agent)

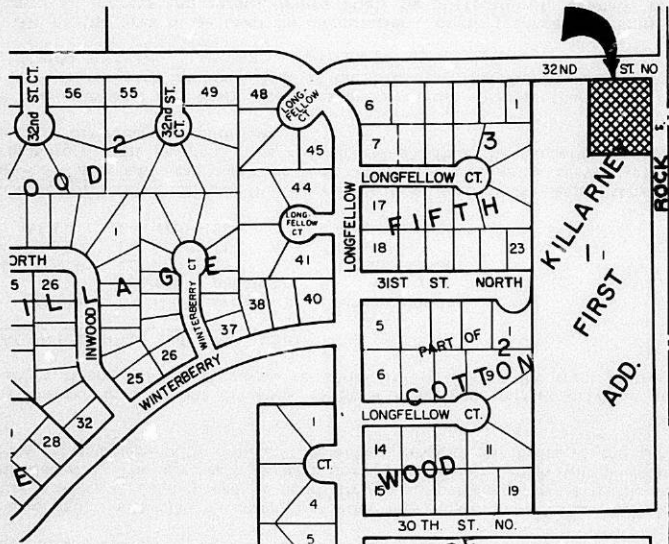
REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a single-bay automatic car wash as an accessory use to a service station.

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 170 ft. by 210 ft.

LOCATION: Southwest corner of Rock Road and 32nd Street North

PROPOSED USE: Service station and single-bay automatic car wash



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.

BACKGROUND: The applicant is requesting an exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station to be located at the southwest corner of Rock Road and 32nd Street North. The site is a small portion (1/4-acre) of a 9-acre platted lot which is part of the commercial community unit plan #158.

The applicant's site plan indicates that adequate holding spaces can be provided so that on-site circulation can be maintained and perimeter street traffic will not be hindered. The car wash should contain a dryer which will eliminate the majority of problems with drainage of water beyond the limits of the car wash area.

Access is provided by one driveway to Rock Road, one on-site driveway to 32nd Street, and one off-site driveway to 32nd Street across the tract to the west.

ADJACENT ZONING AND LAND USE:

NORTH	AA (LC approved subject to platting)	Undeveloped
SOUTH	LC w/DP-158	Undeveloped
EAST	LC w/DP-111	Cinemas
WEST	LC w/DP-158	Undeveloped

RECOMMENDATION: Should the Board determine that the establishment of a single-bay automatic car wash as an accessory use to a service station is appropriate at this location, it is recommended that the exception be approved subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
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 associated C.U.P. (DP-158). No portion of any sign shall encroach into any utility easement.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
8. 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 and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.

9. 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.
10. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
11. All of the above conditions of approval must be complied with within one year after release of the resolution or the resolution shall become null and void.

BZA CASE NO. 1-88

- 14 LEGAL ADVERTISEMENT SENT TO MAPC & BZA
- 2 NOTICES SENT TO APPLICANT/AGENT
- 4 NOTICES SENT TO ADJOINING PROPERTY OWNERS
- 5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 1-29-88

- 1 NOTICES SENT TO CPO
- 2 NOTICES SENT TO CITY MANAGER & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Olivarez
Barbara Harris
Karen Crook

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

January 29, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 1-88

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 Killarney Investments, Inc. requesting an exception.

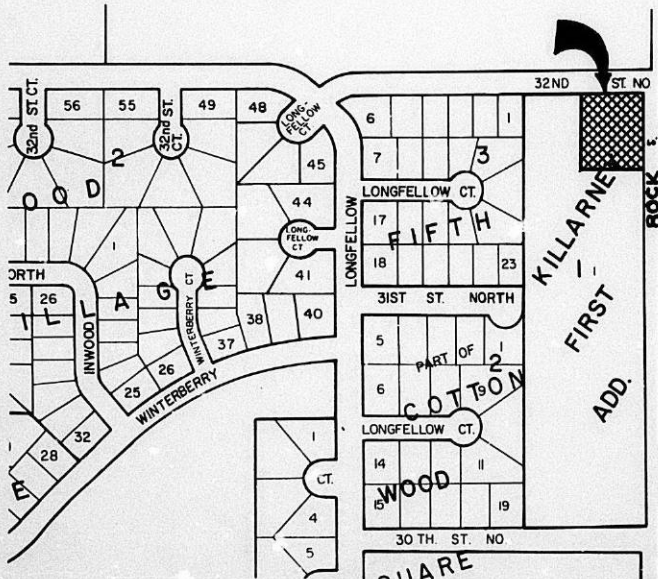
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The East 170 feet of the North 210 feet of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Rock Road and 32nd Street North.

This application has been assigned Case No. BZA 1-88. It will be considered by the Board of Zoning Appeals on Tuesday, February 23, 1988 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 in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 2A, Rockwell/Northeast, will consider this case at their meeting to be held on Monday, February 15, 1988, at 7 p.m., at the Edgemoor Recreation Center Club Room, 5815 E. 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



() Published in The Daily Record, January 29, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 23rd day of February, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following application: beginning at 1:30 p.m.

1. Case No. BZA 1-88 - Killarney Investments, Inc., 8400 Killarney, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

The East 170 feet of the North 210 feet of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Rock Road and 32nd Street North.

2. Case No. BZA 2-88 - Harold L. Warner, Jr., 330 S. Colby, Valley Center, Kansas 67147, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a 6-bay self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for Light Commercial and legally described as follows:

Lot 28, Gilder's Riverside Addition, being replatted as Lot 1, Lamar First Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Amidon and 26th Street North.

3. Case No. BZA 3-88 - Westlink Church of Christ, 10025 W. Central, Wichita, KS, 67212 pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted area of a bulletin board sign from 25 square feet to 51 square feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot 12, Block E, Westlink Village Fourth Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Central between Crestline and Valleyview.

4. Case No. BZA 4-88 - New Jerusalem Missionary Baptist Church, Inc., 1625 N. Madison, Wichita, KS 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the front and side yard setbacks from 25 feet and 6 feet to 0 feet for parking purposes only on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 88, 90, 92, and 94 on Campbell Avenue now Madison Avenue, Logan Addition to Wichita, Kansas and Lots 88, 90, 92, and 94 on Strong Avenue now Ash Avenue, Logan Addition to Wichita, Kansas. Generally located at the northeast corner of 15th and Madison and the northeast corner of 15th and Ash.

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 28th day of January, 1988.

Jack H. Galbraith, Secretary

BOARD OF ZONING APPEALS

CASE NO. 1-88

CITY OF WICHITA, KANSAS

FILED 1-19-88 for 2-23-88 meeting

APPLICATION FOR EXCEPTION

I. Name of Applicant Killarney Investments, Inc.
 Mailing Address 8400 Killarney Wichita Phone 263-5781
 Name of Authorized Agent Bill G. Yung
 Mailing Address 4912 E. 29th St. N. Wichita Phone 683-5567
 Relationship of applicant to property is that of Owner
 (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 Amoco Service Station with an accessory single bay automatic car wash. *a single-bay automatic car wash as an accessory use to a service station*
 on property zoned LC,
 located North of 29th St. N. on the west side of Rock Road and legally described as: the East 170.00 feet of the North 210.00 feet of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Ks., 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. 39-285); 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.

need to purchase BZA sign(s)
 Subscribed and sworn to before me this 1-21-88

Applicant _____
 Authorized Agent [Signature]
 Bill G. Yung

Received in Office of Secretary, Board of Zoning (a.m.p.m.), 1-19, 1988, together with appropriate fee of \$400.

Signed Barbara Harris, Senior Planner
 CPO

T9-403

Map No S951 B (N) AA (S) LC ^{w/DP-158} (E) LC ^{w/DP-111} (W) LC ^{w/DP-158}
(LC approved via plat to platting)



Deliver: METROPOLITAN AREA PLANNING
DEPARTMENT 10th Floor
City Building

RE: Ownership list ordered by Bill
Yung Design for Killarney
Investment

Amoco Service Station BZA Case

*Rec'd
1/20/88
Norma*

Thanks
Norma
1-20-88

SECURITY ABSTRACT AND TITLE CO., INC.
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
SECURITY IS KNOWING

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1	Block 3	Cottonwood Village 5th	✓ Burgess Manufacturing Inc. 3443 N. Topeka Wichita, KS 67219
A portion of Lot 11, Block 3, Cottonwood Village 5th Addition, described as beginning at the NE/c of said Lot; th. West along the North line of said Lot a distance of 48 feet; th. SW'ly a distance of 138 feet to a point on the 50 foot radius line and 21.98 feet East of the SW/c of said Lot; th. SE'ly along the 50 foot radius a distance of 21.97 feet; th. NE'ly a distance of 135.21 feet to a point on the East line of said Lot point being 60 feet South of the NE/c of said Lot; th. North along the East line of said Lot a distance of 60 feet to the p.o.b.			✓ W. Kent Trexler 3244 N. Longfellow Ct. Wichita, KS 67226
Lot 12	Block 3	Cottonwood Village 5th	✓ Robert J. Armstrong Dana L. Armstrong 150 N. Belmont Wichita, KS 67208
<i>includes application</i> Lot 1	Block 1	Killarney First	✓ Killarney Investments Inc. 8400 Killarney Wichita, KS 67206
Lot 1	Block 1	Mediterranean Plaza Commercial	✓ Woodlawn Development Company Suite 450, 224 E. Douglas Wichita, KS 67202
Lot 2, Block 1, except that part platted as Mediterranean Plaza Commercial		The Renaissance	Same As Above

Tract Description

Property Owner

An unplatted tract of land in the S $\frac{1}{2}$ of Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the NE/c of the SE $\frac{1}{4}$ of said Section 31; th. S 89°03'11" W a distance of 50 feet to a p.o.b.; th. S 0°53'18" E a distance of 825.84 feet parallel with the East line of said SE $\frac{1}{4}$ to the South line of 32nd Street North; th. S 89°04'12" W a distance of 619.40 feet along the South line of 32nd Street North; th. N 0°55'48" W a distance of 825.65 feet; th. N 89°03'11" E a distance of 620 feet to the p.o.b., EXCEPT commencing at the NE/c of said SE $\frac{1}{4}$; th. bearing S 89°03'11" W a distance of 50 feet to the p.o.b.; th. bearing S 0°53'18" E a distance of 521.84 feet parallel with the East line of said SE $\frac{1}{4}$; th. bearing N 19°53'18" W a distance of 130 feet; th. bearing S 89°04'12" W a distance of 283.66 feet; th. bearing N 75°55'48" W a distance of 304.09 feet; th. bearing N 0°55'48" W a distance of 320 feet to a point on the North line of said SE $\frac{1}{4}$; th. bearing N 89°03'11" E a distance of 620 feet along said North line to the p.o.b.; and EXCEPT that portion platted as 34th Street North and EXCEPT the East 60 feet dedicated for street.

Killarney Investments Inc.
and
Devlin Realty Inc.
8400 Killarney
Wichita, KS 67206

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 200 foot radius of:

The East 170 feet of the North 210 feet of Lot 1, Block 1, Killarney First Addition, an Addition to Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 20th day of January, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Sable

By

Sr. Vice-President

Order No. 390159 nj

September 21, 1987

Marvin Krout, Director of Planning
10th Floor, City Hall
455 N. Main
Wichita, KS 67202

Re: BZA request for a portion of Lot 1, Block 1 Killarney First Addition

Dear Marvin,

Killarney Investment Inc. has entered into a long term lease (Build to Suit) contract with Amoco for a service station to be constructed on a parcel of land described as the North 215 feet of Lot 1, Block 1 Killarney Addition. Since the property is to remain in the ownership of Killarney Investments we are not separating this tract from the balance of the lot; however we are only requesting the BZA Case for the North 215 feet of that lot.

We believe this request to be within the established guidelines since our zoning is currently LC and since the property is located on an arterial (Rock Road) and adjacent to 32nd Street North, providing access without any affect on residential uses to the West.

The Car Wash is located on the South of the tract adjacent to proposed LC land uses and a masonry wall is proposed on the West to separate the service area parking from the Residential uses (A Zoning) to the West.

The proposed uses are within those permitted by the use classifications described in the general provisions of commercial CUP (W.D.C. Parcel 11A & 12) DP-158.

Please schedule this case at the earliest possible date for hearing. Enclosed is two copies of the site plan and the related applications and filing fee's. The ownership list has been ordered from Security Abstract and will be delivered directly to your office when finished.

encl.
CC George Sherman
SPSH Architects
Don Ablah
BY/pb

Sincerely,

Bill G. Yung
Bill G. Yung

RECEIVED

SEP 21 1987

METROPOLITAN PLANNING
ROUTE _____

*L.D. has never
seen these
9-29-87
Bill G. Yung
said this one
is on hold
for now.
Louise has prints & Appen.*

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 20-921

PAYMENT NOTICE
City of Wichita

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Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
7400	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

*

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

Roll # 3