

BZA 2-64 - Sedgwick Kwiki, Inc. re-  
quests variance and/or Appeal to per-  
mit car wash in LC at SE corner of  
Glendale & Oliver

*City of Central Exposition &  
App. Variance (No appeal filed)*

M.A.P.C.

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

# ACTION

DATE

*Ega* COMMITTEE *Uphold decision 1-28-64*  
*of Dept. of Central Inspection &*  
M.A.P.C. *App. Variance (No appeal filed)*

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

BZA 2-64 - Sedgwick Kwiki, Inc. re-  
quests variance and/or Appeal to per-  
mit car wash in IC at SE corner of  
Glendale & Oliver

February 10, 1964

Mr. Willis W. Wall  
309 Central Building  
Wichita, Kansas

Dear Mr. Wall:

Re: Case No. BEA 2-64

On January 29, 1964, we advised you that the Board of Zoning Appeals had approved your request for a variance to permit construction of a self-service car wash operation in an "LC" district generally located at the southeast corner of Glendale and Oliver, subject to certain conditions.

We also advised that the Board's decision might be appealed to the City Commission provided such appeal was filed on or before February 7, 1964. The City Clerk has advised that no appeal was filed on or before that date, and the decision of the Board of Zoning Appeals is, therefore, final.

A copy of the resolution setting forth the action of the Board is attached for your information and files.

Very truly yours,

Robert A. Lakin  
Secretary

RAL:JWH:bar  
Attachment

cc: Sedgwick Kwiki, Inc.  
309 Central Building

Glen Lytle, Superintendent  
of Central Inspection

R E S O L U T I O N    N O . B Z A 2 - 6 4

WHEREAS, Sedgwick Kwiki, Inc., 309 Central Building, Wichita, Kansas, by Willis W. Wall, agent, 309 Central Building, Wichita, Kansas, has appealed from the decision of the Superintendent of Central Inspection that unenclosed self-service car washes are not permitted in "LC" districts, all as provided in Section 2.12.590.1, Code of the City of Wichita, Kansas; and in addition, should the appeal not be upheld, the applicant requests a variance pursuant to Section 2.12.590.2, Code of the City of Wichita, to permit the construction and operation of a car washing unit on property zoned "LC" and legally described as follows:

Commencing at a point on the west line of Lot 49, Block 3, Replat of Part of Builders Fourth Addition to Wichita, Kansas, said point being 125 feet south of the N.W. Corner of said lot; thence east at right angles to the west line of said lot, 148.58 feet for a place of beginning; thence continuing east on last described line of said lot, 94.5 feet more or less to the east line of said lot, said point being on a curve having a radius of 400.57 feet; thence northeasterly along said curve 170 feet more or less to the point of tangency of said curve 347.73 feet to a point on the east line of Glendale Avenue, and the point of curvature of a curve having a radius of 366.83 feet; thence southwesterly along said curve and the southerly line of Glendale Avenue, 349.12 feet; thence south parallel with the west line of said Lot 49, 144.24 feet to the place of beginning, subject to all easements of record and subject to an easement for ingress and egress over the west 25 feet thereof, and excluding any ground west of the drive easement, all clearly shown on the plat, in the City of Wichita, Sedgwick County, Kansas,

generally located at the southeast corner of Glendale and Oliver; and

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, in regular meeting consider said application on the 28th day of January, 1964; and

WHEREAS, the Board determined that said appeal resulted from a decision of the Superintendent of Central Inspection that the construction and operation of an unenclosed and unattended self-service car washing unit is not a permitted use under Section 28.04.090 of the Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said appeal under the provisions of Section 2.12.590.1, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals, after hearing the report of the Secretary and arguments of counsel for the applicant, did determine that the Superintendent of Central Inspection was correct in his interpretation of the zoning ordinance; and

WHEREAS, the Board of Zoning Appeals determined it had proper jurisdiction to consider the variance under the provisions of Section 2.12.590.1, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the request for variance arises from a condition which is found to be unique and not ordinarily found in the same zoning district inasmuch as the shape and location of the property makes it suitable for a self-service car wash operation but unsuitable for almost all other types of commercial use because from a physical standpoint the size, shape and location of the property would not lend itself to other types of light commercial businesses; further, a drainage easement through the center of the lot creates difficulty as far as development is concerned; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance, as approved, would not adversely affect the rights of adjacent property owners inasmuch as there is light commercial development to the north and south and a drainage channel to the east and no residential development is actually adjacent; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the enforcement provisions of the Zoning Ordinance will constitute unnecessary hardship upon the applicant inasmuch as the property is located on a side street, situated next to a drainage area and would not be attractive for businesses, and if this variance is not granted it would likely remain vacant; and

WHEREAS, the Board of Zoning Appeals has found that the variance, as approved, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare in view of the controls placed on the operation as proposed with respect to traffic movement on the site rather than on the public thoroughfare, as shown later in this resolution; and

WHEREAS, as shown above, each of the four conditions required by Section 2.12.590.2, 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 the decision of the Superintendent of Central Inspection that a car washing unit is not a permitted use in the "LC" Light Commercial District be upheld; and further, that the variance requested be approved and the Superintendent of Central Inspection be authorized to issue a building permit for the construction and operation of a car washing unit on the above described property, subject to the following:

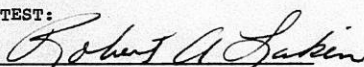
1. That the drainage structure be continued eastward from the east line of the drive easement to the west line of the flood control right-of-way, and shall be done in accordance with the specifications as outlined by the Wichita Flood Control Office.
2. That the on-site traffic control and off-street parking be subject to the approval of the Traffic Engineering Division of the Department of Public Works, to ensure adequate on-site circulation.
3. The entire area to be utilized by the washing and drying operation, off-street parking areas utilized by the washing and drying operation, and all points of ingress and egress shall be paved with asphalt or asphaltic concrete.

4. That adequate maintenance shall be provided through inspection at least twice daily for proper maintenance and removal of trash and debris.
5. That no sound projecting devices or loudspeaker shall be used so as to be heard outside of any structure.
6. All lights shall be shielded to reflect direct light away from the nearest adjoining residential area. No string type lighting shall be permitted.
7. That drainage, both surface and runoff created by the operation, shall be handled in such manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.

ADOPTED AT WICHITA, KANSAS, this 28th day of January,  
1964.

  
\_\_\_\_\_  
E. B. Law, Chairman

ATTEST:

  
\_\_\_\_\_  
Robert A. Lakin, Secretary

Board of Zoning Appeals

February 5, 1964

Robert G. Finch, City Clerk

Robert A. Lakin, Secretary

Case No. BZA 2-64

Attached is a copy of BZA Resolution No. 2-64, covering action taken by the Board of Zoning Appeals on the above numbered case.

This case was heard January 28, 1964, and an appeal may be filed in your office on or before February 7, 1964. If an appeal is filed, please advise.

Robert A. Lakin  
Secretary

RAL:JWH:ber

Attachment

January 29, 1964

Mr. Willis W. Wall  
309 Central Building  
Wichita, Kansas

Dear Mr. Wall:

Re: Case No. BEA 2-64

This is to advise you that at its regular meeting of January 28, 1964, the Board of Zoning Appeals of the City of Wichita, considered your appeal from the order of the Superintendent of Central Inspection, who refused to issue a permit for construction of a self-service car wash operation in an "LC" district, and application for variance to permit such use if the decision of the Superintendent of Central Inspection is upheld, for property generally located at the southeast corner of Glendale and Oliver, and legally described as:

Commencing at a point on the west line of Lot 49, Block 3, Replat of Part of Builders Fourth Addition to Wichita, Kansas, said point being 125 feet south of the N.W. Corner of said lot; thence east at right angles to the west line of said lot, 148.58 feet for a place of beginning; thence continuing east on last described line of said lot, 94.5 feet more or less to the east line of said lot, said point being on a curve having a radius of 400.57 feet; thence northeasterly along said curve 170 feet more or less to the point of tangency of said curve 347.73 feet to a point on the east line of Glendale Avenue, and the point of curvature of a curve having a radius of 366.83 feet; thence southwesterly along said curve and the southerly line of Glendale Avenue, 349.12 feet; thence south parallel with the west line of said lot 49, 144.24 feet to the place of beginning, subject to all easements of record and subject to an easement for ingress and egress over the west 25 feet thereof, and excluding any ground west of the drive easement, all clearly shown on the plat, in the City of Wichita, Sedgwick County, Kansas.

Page 2 - Mr. Willis W. Wall  
January 29, 1964

It was the action of the Board of Zoning Appeals to uphold the decision of the Superintendent of Central Inspection in denying a permit for such use in an "LC" district. With respect to the application for variance, it was the decision of the Board to approve this request, subject to the following:

1. That the drainage structure be continued eastward from the east line of the drive easement to the west line of the flood control right-of-way, and shall be done in accordance with the specifications as outlined by the Wichita Flood Control Office.
2. That the on-site traffic control and off-street parking be subject to the approval of the Traffic Engineering Division of the Department of Public Works, to ensure adequate on-site circulation.
3. The entire area to be utilized by the washing and drying operation, off-street parking areas utilized by the washing and drying operation, and all points of ingress and egress shall be paved with asphalt or asphaltic concrete.
4. That adequate maintenance shall be provided through inspection at least twice daily for proper maintenance and removal of trash and debris.
5. That no sound projecting devices or loudspeaker shall be used so as to be heard outside of any structure.
6. All lights shall be shielded to reflect direct light away from the nearest adjoining residential area. No string type lighting shall be permitted.
7. That drainage, both surface and runoff created by the operation, shall be handled in such manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.

Section 2.12.610 of the Code of the City of Wichita provides that the decision of the Board of Zoning Appeals shall be final unless it is appealed to the Board of City Commissioners within ten days of the date of the Board's action. Accordingly, an appeal could be filed in this case on or before February 7, 1964.

Page 3 - Mr. Willis W. Wall  
January 29, 1964

Subsequent to the expiration of the appeal period, you will be advised whether or not an appeal has been filed. If no appeal has been filed on or before February 7, 1964, the decision of the Board will be final and the Superintendent of Central Inspection will be in a position to issue the appropriate permit.

Very truly yours,

Robert A. Lakin  
Secretary

RAL:JWH:ber

cc: Sedgwick Kwiki, Inc.  
309 Central Building

Robert Finch  
City Clerk

Glen Lytle, Superintendent  
of Central Inspection

SECRETARY'S REPORT

BZA CASE NO. 2-64

GENERAL LOCATION

The property represented in this application is generally located at the southeast corner of Glendale and Oliver.

EXISTING ZONING

The property in question is zoned "LC" Light Commercial. The existing zoning to the north, west and south is "LC" Light Commercial. Zoning to the east is "B" Multiple Family.

EXISTING LAND USE

The property in question is vacant. The existing land use to the north is the Parklane Bank, Parklane Shopping Center; east is the drainage canal and vacant; south is Griffs Burger Bar and a service station. To the west is a vacant tract which was approved as a Board of Zoning Appeals used car lot. The Hilltop Manor shopping center, offices and duplexes are across Oliver to the west.

REQUEST

The request is for an appeal from the order of the Superintendent of Central Inspection not to issue a permit for construction of a self-service car wash operation in the "LC" Light Commercial district. In the event the appeal is turned down, the applicant requests variance pursuant to Section 2.12.590.2 of the Code of the City of Wichita to allow self-service car wash operations to be located in the "LC" Light Commercial district.

APPEAL - PART I

Last month the Board of Zoning Appeals considered a request for a self-service car wash at the southeast corner of Pawnee and Seneca which is almost identical to the request being made in this application. The justification submitted by the attorney for the appeal in that application is also very similar to the justification submitted for the appeal in this case. In this case, as well as the case considered last month, the applicant has attempted to justify the appeal on the basis that self-service car washes are a similar operation to service stations, drive-in restaurants, catering establishments and drive-in banks, which are permitted in the "LC" district. However, the Board unanimously made a determination that a self-service car wash was not a use permitted under the "LC" section of the ordinance for the following reasons:

1. Operation would be unattended;
2. Hours of operation;
3. Water and drainage problems involved;
4. Operation was not conducted within an enclosed building.

Also of utmost consideration in the Board's determination was the fact that self-service car washes were not a permitted use in the "LC" section of the ordinance inasmuch as they are not specifically listed under that section.

The Secretary is of the opinion that inasmuch as the request being made in this instance is very similar to the one considered last month, and since the justification for the appeal is substantially the same, that the appeal should be denied on the basis that no new

facts or evidence has been offered which should change the decision the Board has made relative to self-service car washes.

If it is determined by the Board that self-service car washes should be considered a permitted use under the "LC" section of the ordinance, then the proper approach to this problem is through an amendment to the ordinance by the legislative body through the Planning Commission.

VARIANCE - PART II

The applicant has submitted a plot plan which is included as Attachment #2 to this report and statement of justification which is shown as Attachment #1 to this report.

The Board of Zoning Appeals has authority to grant the variance request when all four of the following conditions are found to exist:

1. That the variance desired arises from some condition which is not ordinarily found in the same zoning district.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the enforcement provisions of this zoning ordinance would constitute an unnecessary hardship upon the property owner represented in the appeal.
4. That the variance desired is not against the public interest.

UNIQUENESS

The attorney for the applicant contends that the variance desired arises from such condition which is unique and not ordinarily found in the same zoning district in that the shape and location of

the property makes it suitable for a self-service car wash operation and unsuitable for almost all other types of commercial uses. He also notes that the ground drops off into a drainage ditch (Dry Creek Drainage Canal) on the east and from a physical standpoint the size, shape and location of the lot would not lend itself to other types of "LC" business.

The Secretary is of the opinion that the reasons submitted by the applicant should constitute sufficient justification for uniqueness.

This property could also be considered unique inasmuch as the physical barriers in this particular area dictate to a certain extent the arrangement of the development that has occurred. Because the drainage canal runs from northeast to southwest, the tract of land on which this lot is located is in the form of a pie-shape. The drainage easement which extends through the center of the lot (see plot plan) also creates some difficulty as far as development of the property is concerned. From Oliver east to the east line of the drive easement there is an underground drainage pipe. At the east line of the drive easement water empties from the pipe into an open ditch which empties into the canal. Consequently, the location of the drainage easement on the lot severely limits the size of the building that can be constructed on the property. However, it should be noted by the Board that this land is held in a single ownership and could have been held in large tracts which would not have been faced with the foregoing problems. To a large extent, the uniqueness which now exists is self-created.

HARDSHIP

The applicant is of the opinion that the strict application of the enforcement provisions of the zoning ordinance will constitute an unnecessary hardship on the property owner represented in the appeal in that this location is on a side street and situated next to a drainage area and consequently would not be attractive for other types of businesses, although zoned "LC". He also suggests that this particular property would, in all probability, remain vacant if not obtained for this particular use and therefore would be a hardship upon the owner.

The Secretary has taken the position that "hardship" should be so construed as to mean the property cannot be used for the purpose for which it is zoned. In this particular instance, no evidence has been offered to show that the property cannot be utilized in a manner which is specifically permitted under the "LC" section of the ordinance.

The applicant is requesting that a "use variance" be granted which would allow him to use his property in a manner which is not permitted by the ordinance. Should the variance be granted, the applicant would be obtaining a privilege above and beyond that which is enjoyed by other owners of light commercial property, not only throughout the city but in this particular area, which is likewise zoned light commercial. In view of this consideration, it is the opinion of the Secretary that hardship has not been sufficiently justified in this instance.

PUBLIC INTEREST

At the present time there is a bridge being constructed at the north end of this property which will connect Boston Avenue to Glendale. Since this will be the only access to Glendale and to Parklane shopping center from the east (between Lincoln and Harry) there will certainly be a substantial amount of traffic created at this point. The problem that could arise is that within a few days following the duration of bad weather, a lot of people will be wanting to wash their cars. Whenever this happens, most car wash operations throughout the city have an excellent demand for the service they are offering. Consequently, when this happens people usually have their automobiles lined up along the curb of the street waiting to wash their cars. If cars are lined up along Glendale in this particular location it seems apparent that this would certainly be a hindrance to the movement and circulation of traffic in this area. Without a better and detailed development plan, showing traffic movement and direction of ingress and egress points, it is the opinion of the Secretary that the granting of the variance would adversely affect the public interest.

GENERAL

It is the opinion of the Secretary that the hardship has not been shown to exist in this instance and it is, therefore, recommended that the variance be denied.

As suggested under the consideration of the appeal, the proper approach to this problem is not through a request for an appeal or a "use variance". If self-service car washes are going to be approved in "LC", then the proper approach in the Secretary's opinion, is to

1. Either amend the ordinance to specifically provide for such uses in the "LC" district, or
2. Amend the zoning maps to a category in which there is no doubt as to those operations being a permitted use. Such a zoning classification is the "C" Commercial district.

ADDITIONAL COMMENTS BY THE SECRETARY

In the event the Board determines that all four conditions necessary to the granting of the variance have been found to exist, there are several things which, in the Secretary's opinion, should be taken into consideration if this application is to be approved.

As mentioned above, the drainage easement from the east line of the drive easement to the canal is an open ditch. As shown on the plot plan, the applicant proposes to have two points of ingress from Glendale. In order to get a car from Glendale to the car washing unit (located on the south side of the drainage easement), the open drainage ditch would have to be crossed. There are two ways to provide access over the open ditch. The applicant can either install two culverts or a drainage pipe could be extended from the drive easement to the canal and the drainage ditch could then be filled in. This has been the solution used in making the tract on the west available for development. In the opinion of the Flood Control office, the best solution to the problem would be the extension of a drainage pipe from the drive easement to the canal.

In the event the Board wishes to approve the variance, it is recommended that it be approved subject to the following conditions:

1. That drainage, both surface and runoff created by the operation, shall be handled in such manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
2. The hours of operation shall not extend beyond 12 p.m. or commence earlier than 6 a.m., Central Standard Time.
3. The entire area to be utilized by the washing and drying operation, as well as areas of ingress and egress, shall be hard-surfaced with either concrete, asphalt or asphaltic concrete.
4. Adequate maintenance shall be provided through inspection twice daily for proper maintenance and removal of trash and debris.
5. No sound projecting devices or loud speakers shall be used so as to be heard outside of any structure.
6. All lights shall be shielded to reflect direct light away from adjoining property. No string type lighting shall be permitted.

**Attachments**

- #1 - Statement of Justification
- #2 - Plot Plan
- #3 - Variance Vote Sheet

BEFORE THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA

In the Matter of the Appeal and Application )

of )

No. \_\_\_\_\_ )

SEDGWICK KWIKI, INC. )

STATEMENT

This appeal to the Zoning Board involves the question of whether a four stall self-service car washing unit can be located generally one-half block east of South Oliver on Glendale in an "LC" zoning classification. The Superintendent of Central Inspection has denied the issuance of a permit authorizing the construction of these car washing units because the building to be constructed is not fully enclosed and because this particular use is not specifically authorized in the LC classification under Ordinance Sec. 28.04.090. It is the petitioner's contention that this particular use of LC zoned property is within the general classification as set forth in Ordinance Sec. 28.04.090 and comes within the general use of businesses permitted in LC classification.

Some of the specifically named uses permitted in LC classification under 28.040.090 are:

- 1.4 Drive-in banks
- 1.8 Catering establishments
- 1.9 Filling stations
- 1.18 Drive-in restaurants

Activities of the above cited businesses take place in some instances outside an enclosure. For example, most of the activity in servicing an automobile (gas, oil and water) takes place outside an enclosure. This car washing unit, in regard to the use of the property concerned, is directly compatible with the operation of a filling station, the only difference being that it would not be enclosed on the ends. The only use outside of the structure will be the drying and polishing of the vehicles, which is not a disturbing activity in any respect. This type of operation is entirely new and has some degree of similarity to coin-operated restaurants, automatic laundries, and self-service ice houses, which are all permitted in this classification. It is the petitioner's contention that the car washing unit is designed primarily for a neighborhood service and is compatible with an LC classification.

The applicants request the Board to grant a variance to allow this use on this specific location under Sec. 2.12.590.2 under the following four conditions which are present. These conditions are as follows:

1. "That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district." The applicant contends that this lot is unique in its shape and location and would not be suitable for use except for this type business. The ground drops off into a drainage ditch on the east and from a physical standpoint the size, shape and location of this lot would not lend itself to other types of LC businesses.

2. "That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents." The applicant contends that the use of this specific location will have no adverse effect on adjacent property owners or residents in this area. This location is adjacent to Griff's Burger Bar with the same type of construction and will add rather than detract from the existing structures. This location is situated where water disposal will be no problem and where lights will not reflect toward residential property. This use will not entail any inflammable material or create any odor or nuisance.

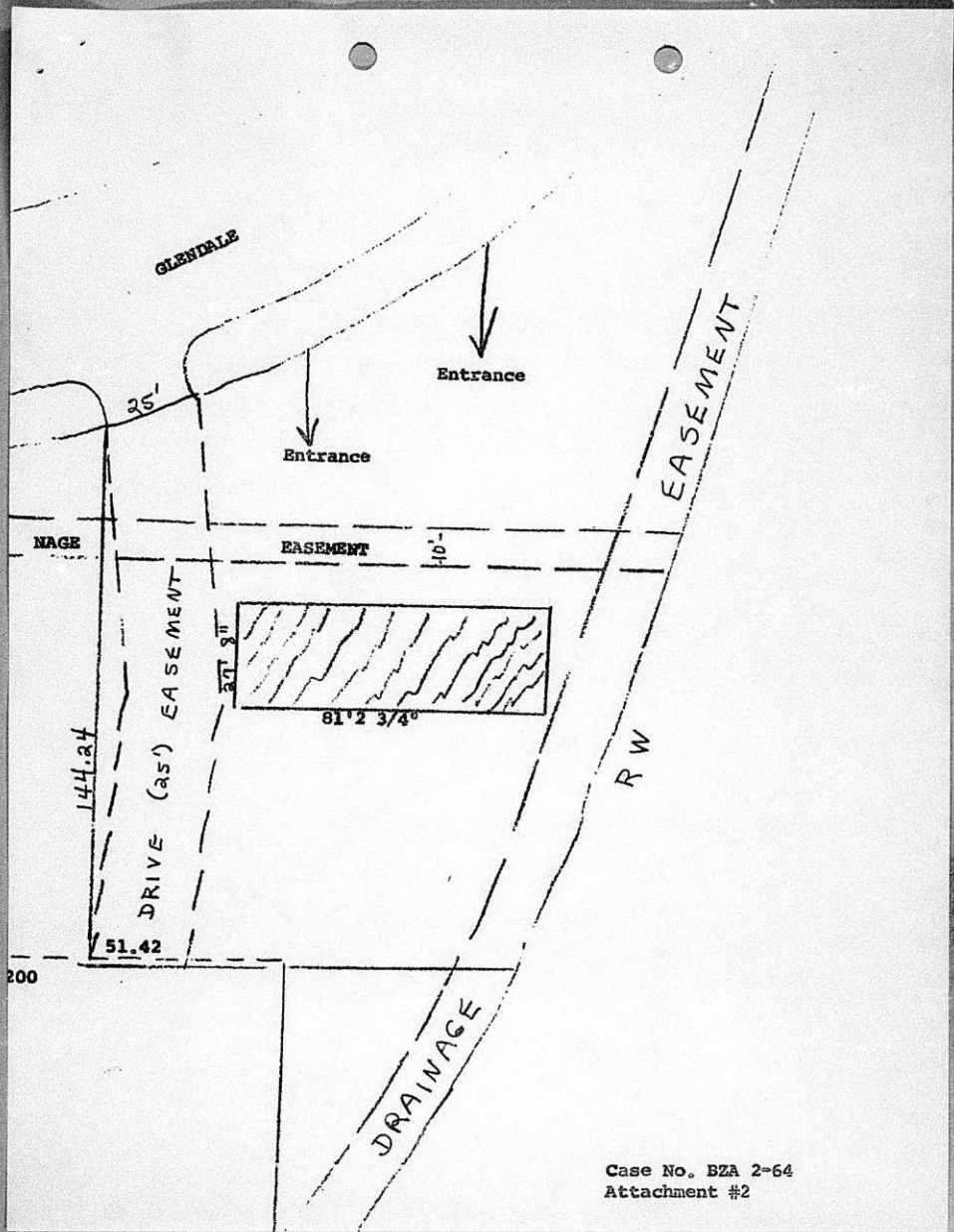
3. "That the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal." The applicant contends that the strict enforcement of the zoning ordinance works a hardship on the owners in that this location is on a side street and is situated next to a drainage ditch and would not be attractive for another type business. The surrounding area is composed of commercial businesses and this property would in all probability remain vacant if not obtained for this particular use and therefore would work a hardship upon the owners.

4. "That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare." This use is for the benefit of the neighborhood and will in no manner affect the public health, safety, morals or general welfare of the neighborhood. The sewer and water problem is taken care of in this particular instance by sand and drainage pits which will properly filter the water into the sewer. In regard to debris, it has been the previous experience of the operators that less than 10% of the vehicles use the paper towels and the vacuum. The individuals using the paper towels generally retain them for reuse inasmuch as they can be squeezed out and reuse as a chamois. However, proper containers will be placed on the premises for disposal and proper attention given to neatness and order.

For all of the reasons set forth herein, it is urged that the Board of Zoning Appeals affirm this appeal to authorize this use in LC classifications. In the event that the Board does not uphold the appeal and that it cannot authorize this particular use, it is urged that the Board consider a variance and that a variance be granted for the above reasons.

/s/ Willis W. Wall

Case No. BZA 2-64  
Attachment #1 - 2



Case No. BZA 2-64  
Attachment #2

• ZEA ACTION

Action made by	Secunder No.	Date
		Findings
		FINDINGS OF FACT
		1. Variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district.
		2. Granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
		3. Strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal.
		4. Variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
		Determination (Approve or Deny)

CASE BZA NO. 2-64

NOTICES MAILED JANUARY 9, 1964 FOR MEETING ON JANUARY 28, 1964:

Ft. Riley Apartments, Inc.  
1000 Parklane

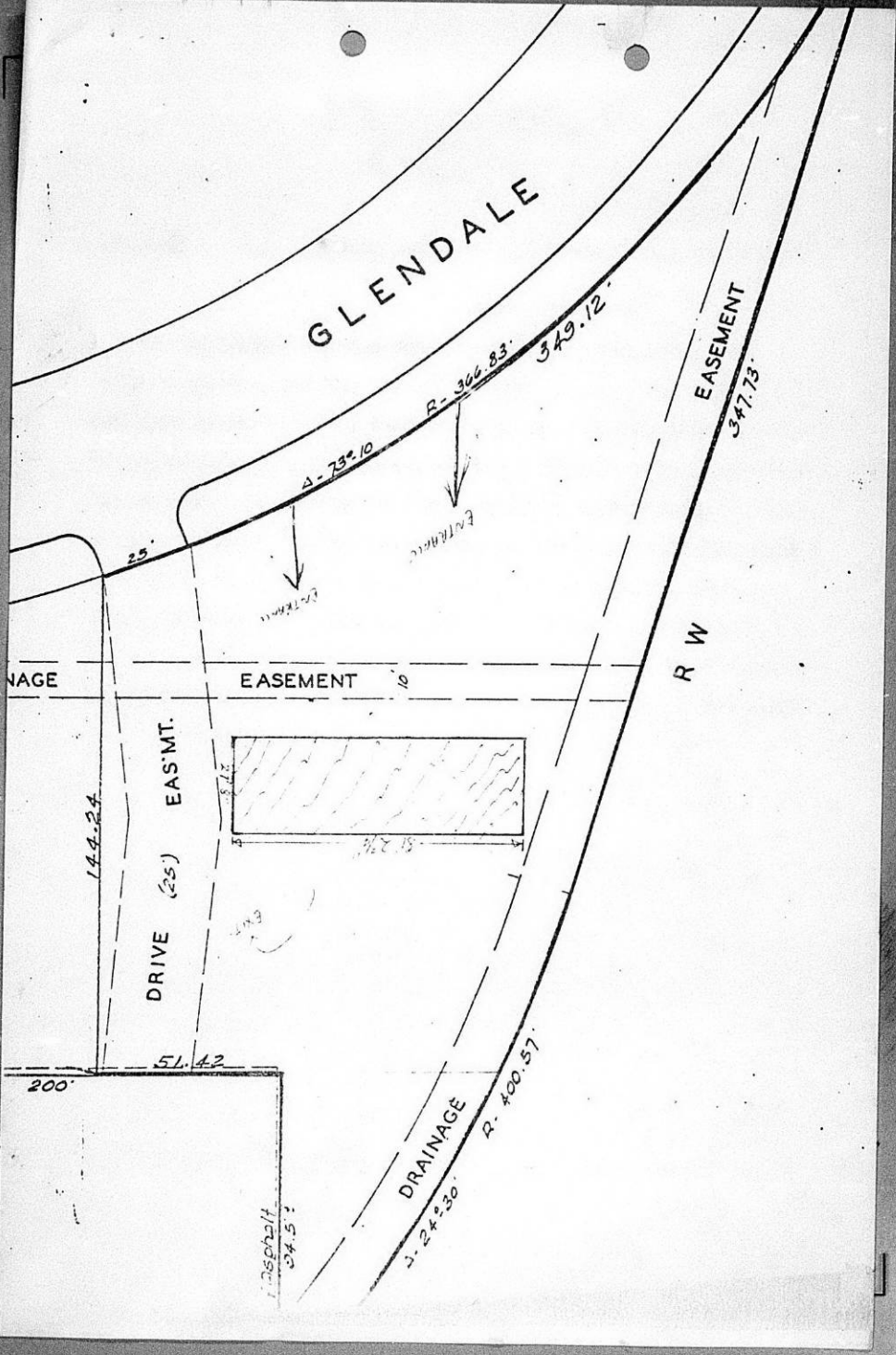
Foundation, Inc.  
1000 Parklane

Builders, Inc.  
1000 Parklane

Willis W. Wall  
309 Central Building

Sedgwick Kwiki, Inc.  
309 Central Building

GLENDALE



BOARD OF ZONING APPEALS

Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

January 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

will be conducted by the Board of Zoning Appeals, Case No. BZA-2-64

An application has been filed by Sedgwick Kwiki, Inc., 309 Central Building, Wichita, Kansas, by Willis W. Wall, 309 Central Building, Wichita, Kansas, appealing from the decision of the Superintendent of Central Inspection, who has refused to issue a permit for construction and operation of a four stall car washing unit, pursuant to Section 2.12.590.1, Code of the City of Wichita, and in the event this appeal is not upheld by the Board of Zoning Appeals, then the applicant requests a variance, pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to establish a four stall car washing unit, all on property zoned "LC" Light Commercial and legally described as:

Commencing at a point on the west line of Lot 49, Block 3, Replat of Part of Builders Fourth Addition to Wichita, Kansas, said point being 125 feet south of the N.W. Corner of said Lot; thence east at right angles to the west line of said Lot, 148.58 feet for a place of beginning; thence continuing east on last described line of said Lot, 94.5 feet more or less to the east line of said Lot, said point being on a curve having a radius of 400.57 feet; thence northeasterly along said curve 170 feet more or less to the point of tangency of said curve; thence continuing on tangent to said curve 347.73 feet to a point on the east line of Glendale Avenue, and the point of curvature of a curve having a radius of 366.83 feet; thence southwesterly along said curve and the southerly line of Glendale Avenue, 349.12 feet; thence south parallel with the west line of said Lot 49, 144.24 feet to the place of beginning, subject to all easements of record

and subject to an easement for ingress and egress over the west 25 feet thereof, and excluding any ground west of the drive easement, all clearly shown on the attached plat labeled Annex A. Generally located at the southeast corner of Glendale and Oliver.

This application has been assigned Case No. BZA 2-64, and will be considered by the Board of Zoning Appeals on Tuesday, January 28, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin  
Secretary

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

January 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 2-64

An application has been filed by Sedgwick Kwiki, Inc., 309 Central Building, Wichita, Kansas, by Willis W. Wall, 309 Central Building, Wichita, Kansas, appealing from the decision of the Superintendent of Central Inspection, who has refused to issue a permit for construction and operation of a four stall car washing unit, pursuant to Section 2.12.590.1, Code of the City of Wichita, and in the event this appeal is not upheld by the Board of Zoning Appeals, then the applicant requests a variance, pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to establish a four stall car washing unit, all on property zoned "LC" Light Commercial and legally described as:

Commencing at a point on the west line of Lot 49, Block 3, Replat of Part of Builders Fourth Addition to Wichita, Kansas, said point being 125 feet south of the N.W. Corner of said Lot; thence east at right angles to the west line of said Lot, 148.58 feet for a place of beginning; thence continuing east on last described line of said Lot, 94.5 feet more or less to the east line of said Lot, said point being on a curve having a radius of 400.57 feet; thence northeasterly along said curve 170 feet more or less to the point of tangency of said curve; thence continuing on tangent to said curve 347.73 feet to a point on the east line of Glendale Avenue, and the point of curvature of a curve having a radius of 366.83 feet; thence southwesterly along said curve and the southerly line of Glendale Avenue, 349.12 feet; thence south parallel with the west line of said Lot 49, 144.24 feet to the place of beginning, subject to all easements of record

and subject to an easement for ingress and egress over the west 25 feet thereof, and excluding any ground west of the drive easement, all clearly shown on the attached plat labeled Annex A. Generally located at the southeast corner of Glendale and Oliver.

This application has been assigned Case No. BZA 2-64, and will be considered by the Board of Zoning Appeals on Tuesday, January 28, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin  
Secretary

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main  
Wichita, Kansas

January 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 2-64

An application has been filed by Sedgwick Kwiki, Inc., 309 Central Building, Wichita, Kansas, by Willis W. Wall, 309 Central Building, Wichita, Kansas, appealing from the decision of the Superintendent of Central Inspection, who has refused to issue a permit for construction and operation of a four stall car washing unit, pursuant to Section 2.12.590.1, Code of the City of Wichita, and in the event this appeal is not upheld by the Board of Zoning Appeals, then the applicant requests a variance, pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, to establish a four stall car washing unit, all on property zoned "LC" Light Commercial and legally described as:

Commencing at a point on the west line of Lot 49, Block 3, Replat of Part of Builders Fourth Addition to Wichita, Kansas, said point being 125 feet south of the N.W. Corner of said Lot; thence east at right angles to the west line of said Lot, 148.58 feet for a place of beginning; thence continuing east on last described line of said Lot, 94.5 feet more or less to the east line of said Lot, said point being on a curve having a radius of 400.57 feet; thence northeasterly along said curve 170 feet more or less to the point of tangency of said curve; thence continuing on tangent to said curve 347.73 feet to a point on the east line of Glendale Avenue, and the point of curvature of a curve having a radius of 366.83 feet; thence southwesterly along said curve and the southerly line of Glendale Avenue, 349.12 feet; thence south parallel with the west line of said Lot 49, 144.24 feet to the place of beginning, subject to all easements of record

and subject to an easement for ingress and egress over the west 25 feet thereof, and excluding any ground west of the drive easement, all clearly shown on the attached plat labeled Annex A. Generally located at the southeast corner of Glendale and Oliver.

This application has been assigned Case No. BZA 2-64, and will be considered by the Board of Zoning Appeals on Tuesday, January 28, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin  
Secretary

*See also  
Hittite*

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_  
FILED \_\_\_\_\_

**APPLICATION FOR VARIANCE**

I. Name of Applicant Sedgwick Kwiki, Inc.  
Mailing Address 309 Central Building, Wichita, Kans. Phone FO3-0156  
Name of Authorized Agent Willis W. Wall  
Mailing Address 309 Central Building, Wichita, Kansas Phone FO3-0156  
Relationship of applicant to property is that of lessee  
(owner, tenant, lessee, other)

II. The variance requested is construction and operation of a four stall  
car washing unit under LC classification as set forth under Sec. 2.12.590.2  
entitled "Variances"  
for property located approximately 1/2 block east of South Oliver on Glendale  
and legally described as: (see attached)

in the City of Wichita; and which is presently zoned LC.  
(Give metes and bounds description below if appropriate):

- 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 he has been advised of his right to appeal of the decision of the Board to the City Commission within ten (10) days of that decision;
  - d. That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

SEDGWICK KWIKI, INC.

By \_\_\_\_\_  
Applicant  
Willis W. Wall  
Authorized Agent Willis W. Wall

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals,  
\_\_\_\_\_ (a.m. - p.m.), \_\_\_\_\_, 19\_\_\_\_, together with  
appropriate fee of \$50.00.

Commencing at a point on the west line of Lot 49, Block 3, Replat of Part of Builders Fourth Addition to Wichita, Kansas, said point being 125 feet south of the N. W. Corner of said Lot; thence east at right angles to the west line of said Lot, 143.58 feet for a place of beginning; thence continuing east on last described line 41.42 feet; thence south parallel with the west line of said Lot, 94.5 feet more or less to the east line of said Lot, said point being on a curve having a radius of 400.57 feet; thence northeasterly along said curve 170 feet more or less to the point of tangency of said curve; thence continuing on tangent to said curve 347.73 feet to a point on the east line of Glendale Avenue, and the point of curvature of a curve having a radius of 366.83 feet; thence southwesterly along said curve and the southerly line of Glendale Avenue, 349.12 feet; thence south parallel with the west line of said Lot 49, 144.24 feet to the place of beginning, subject to all easements of record and subject to an easement for ingress and egress over the west 25 feet thereof, and excluding any ground west of the drive easement, all clearly shown on the attached plat labeled Annex A.

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. \_\_\_\_\_  
FILED \_\_\_\_\_

APPEAL FROM ORDER OR DECISION OF THE  
SUPERINTENDENT OF CENTRAL INSPECTION

1. Name of Appellant Sedgwick Kwiki, Inc.  
Mailing Address 309 Central Building, Wichita, Kansas Phone FO3-0156  
Name of Agent Willis W. Wall  
Mailing Address 309 Central Building, Wichita, Kans. Phone FO3-0156  
Relationship of applicant to property is that of lessee  
(owner, tenant, lessee, other).

II. The appellant herein appeals from a decision, determination or an order of the Superintendent of Central Inspection, as follows: for construction and operation of a four stall car washing unit under light commercial zoning as set forth in the Code of the City of Wichita 28.04.090 and is an appeal from the decision of the Superintendent of Central Inspection wherein the Superintendent states that this use is not permitted in LC classification and jurisdiction for appeal is permissible under §2.12.590, §1. for property located approximately 1/2 block east of South Oliver on Glendale

and legally described as \_\_\_\_\_ (see attached)

\_\_\_\_\_ in the City of Wichita; and which is presently zoned LC. The decision was rendered November 29, 1963, and refers to Section 28.04.090, of the Code of the City of Wichita.

- III. The appellant hereby declares that he has submitted the following required material, together with and as part of the appeal:
- A. A clear and accurate description of the proposed work or use.
  - B. The order, requirement, decision or determination by the Superintendent of Central Inspection which the appellant believes to be in error, and the principal points supporting the appellant's allegation of errors;
  - C. Specific reference to that section of the Zoning Ordinance under which it is claimed the permit should be issued;
  - D. Drawings or plans for the proposed work or use in relation to the adjacent buildings and property;
  - E. A certified listing from an abstract company of the names and current mailing addresses of owners of all property within a distance of 200 feet of the property affected by the appeal.  
SEDGWICK KWIKI, INC.

Applicant \_\_\_\_\_  
Authorized Agent Willis W. Wall

**OFFICE USE ONLY:** Received in office of Secretary, Board of Zoning Appeals, \_\_\_\_\_ (a.m. - p.m.), \_\_\_\_\_, 19\_\_\_\_, together with appropriate fee of \$50.00.

Signed \_\_\_\_\_

Commencing at a point on the west line of Lot 49, Block 3, Replat of Part of Builders Fourth Addition to Wichita, Kansas, said point being 125 feet south of the N. W. Corner of said Lot; thence east at right angles to the west line of said Lot, 148.58 feet for a place of beginning; thence continuing east on last described line 41.42 feet; thence south parallel with the west line of said Lot, 94.5 feet more or less to the east line of said Lot, said point being on a curve having a radius of 400.57 feet; thence northeasterly along said curve 170 feet more or less to the point of tangency of said curve; thence continuing on tangent to said curve 347.73 feet to a point on the east line of Glendale Avenue, and the point of curvature of a curve having a radius of 366.83 feet; thence southwesterly along said curve and the southerly line of Glendale Avenue, 349.12 feet; thence south parallel with the west line of said Lot 49, 144.24 feet to the place of beginning, subject to all easements of record and subject to an easement for ingress and egress over the west 25 feet thereof, and excluding any ground west of the drive easement, all clearly shown on the attached plat labeled Annex A.

BEFORE THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA

In the Matter of the Appeal and Application )  
  )        No. \_\_\_\_\_  
                          of                                     )  
  )  
SEDGWICK KWIKI, INC.                                    )  
\_\_\_\_\_   )

STATEMENT

This appeal to the Zoning Board involves the question of whether a four stall self-service car washing unit can be located generally one-half block east of South Oliver on Glendale in an "LC" zoning classification. The Superintendent of Central Inspection has denied the issuance of a permit authorizing the construction of these car washing units because the building to be constructed is not fully enclosed and because this particular use is not specifically authorized in the LC classification under Ordinance Sec. 28.04.090. It is the petitioner's contention that this particular use of LC zoned property is within the general classification as set forth in Ordinance Sec. 28.04.090 and comes within the general use of businesses permitted in LC classification.

Some of the specifically named uses permitted in LC classification under 28.040.090 are:

- 1.4      Drive-in banks
- 1.8      Catering establishments
- 1.9      Filling stations
- 1.18     Drive-in restaurants

Activities of the above cited businesses take place in some instances outside an enclosure. For example, most of the activity in servicing an automobile (gas, oil and water) takes place outside an enclosure. This car washing unit, in regard to the use of the property concerned, is directly compatible with the operation of a filling station, the only difference being that it would not be enclosed on the ends. The only use outside of the structure will be the drying and polishing of the vehicles, which is not a disturbing activity in any respect. This type of operation is entirely new and has some degree of similarity to

coin-operated restaurants, automatic laundries, and self-service ice houses, which are all permitted in this classification. It is the petitioner's contention that the car washing unit is designed primarily for a neighborhood service and is compatible with an LC classification.

The applicants contend that this Board has the power, authority and jurisdiction to authorize a variance for a self-service car wash in the event the Board determines this is not a proper use in an LC classification.

The applicants request the Board to grant a variance to allow this use on this specific location under Sec. 2, 12, 590.2 under the following four conditions which are present. These conditions are as follows:

1. "That the variance desired arises from such condition which is unique and which is not ordinarily found in the same zoning district." The applicant contends that this lot is unique in its shape and location and would not be suitable for use except for this type business. The ground drops off into a drainage ditch on the east and from a physical standpoint the size, shape and location of this lot would not lend itself to other types of LC businesses.

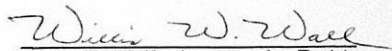
2. "That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents." The applicant contends that the use of this specific location will have no adverse effect on adjacent property owners or residents in this area. This location is adjacent to Griff's Burger Bar with the same type of construction and will add rather than detract from the existing structures. This location is situated where water disposal will be no problem and where lights will not reflect toward residential property. This use will not entail any inflammable material or create any odor or nuisance.

3. "That the strict application of the enforcement provisions of the zoning ordinance will constitute unnecessary hardship upon the property owner represented in the appeal." The applicant contends that

the strict enforcement of the zoning ordinance works a hardship on the owners in that this location is on a side street and is situated next to a drainage ditch and would not be attractive for another type business. The surrounding area is composed of commercial businesses and this property would in all probability remain vacant if not obtained for this particular use and therefore would work a hardship upon the owners.

4. "That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare." This use is for the benefit of the neighborhood and will in no manner affect the public health, safety, morals or general welfare of the neighborhood. The sewer and water problem is taken care of in this particular instance by sand and drainage pits which will properly filter the water into the sewer. In regard to debris, it has been the previous experience of the operators that less than 10% of the vehicles use the paper towels and the vacuum. The individuals using the paper towels generally retain them for reuse inasmuch as they can be squeezed out and reused as a chamois. However, proper containers will be placed on the premises for disposal and proper attention given to neatness and order.

For all of the reasons set forth herein, it is urged that the Board of Zoning Appeals affirm this appeal to authorize this use in LC classification. In the event that the Board does not uphold the appeal and that it cannot authorize this particular use, it is urged that the Board consider a variance and that a variance be granted for the above reasons.

  
Willis W. Wall, Attorney for Petitioner

BEFORE THE BOARD OF ZONING APPEALS OF THE CITY OF WICHITA

In the Matter of the Appeal and Application )  
of )  
SEDGWICK KWIKI, INC. )

No. \_\_\_\_\_

STATEMENT

This appeal to the Zoning Board involves the question of whether a four stall self-service car washing unit can be located generally one-half block east of South Oliver on Glendale in an "LC" zoning classification. The Superintendent of Central Inspection has denied the issuance of a permit authorizing the construction of these car washing units because the building to be constructed is not fully enclosed and because this particular use is not specifically authorized in the LC classification under Ordinance Sec. 28.04.090. It is the petitioner's contention that this particular use of LC zoned property is within the general classification as set forth in Ordinance Sec. 28.04.090 and comes within the general use of businesses permitted in LC classification.

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The applicants contend that this Board has the power, authority and jurisdiction to authorize a variance for a self-service car wash in the event the Board determines this is not a proper use in an LC classification.

The applicants request the Board to grant a variance to allow this use on this specific location under Sec. 2.12.590.2 under the following four conditions which are present. These conditions are as follows:

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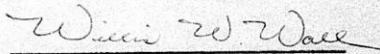
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Willis W. Wall, Attorney for Petitioner

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
	2	Replat of part of Builder's 4th Add	Builder's Inc. 1000 Parklane
1	3	"	"
5	"	"	Foundation, Inc. 1000 Parklane
6	"	"	Builder's Inc. 1000 Parklane
7	"	"	"
8	"	"	Foundation, Inc. 1000 Parklane
9	"	"	"
10	"	"	Builder's Inc. 1000 Parklane
11	"	"	"
12	"	"	"
13	"	"	"
17	"	"	"
18	"	"	"
49	"	"	Ft. Riley Apartments, Inc. 1000 Parklane

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners of a 200 foot radius of the following described tract of land:

Commencing at a point on the west line of Lot 49, Block 3, Replat of Part of Builders Fourth Addition to Wichita, Kansas, said point being 125 feet south of the Northwest corner of said lot, thence east at right angles to the west line of said lot, 148.58 feet for a place of beginning; thence continuing east on the last described line, 31.42 feet; thence south parallel with the west line of said lot, 94.5 feet more or less to the east line of said lot, said point being on a curve having a radius of 400.7 feet; thence northeasterly along said curve 170 feet more or less to the point of tangency of said curve; thence continuing on the tangent to said curve 347.73 feet to a point on the east line of Glendale Avenue, and the point of curvature of a curve having a curvature of a curve having a radius of 366.83 feet; thence southwesterly along said curve and the southerly line of Glendale Avenue, 349.12 feet; thence south parallel with the west line of said 49, 144.24 feet to the place of beginning.

as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 31st day of December, 1963 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Lucille Johnson*  
Vice-President

Order No. 109924

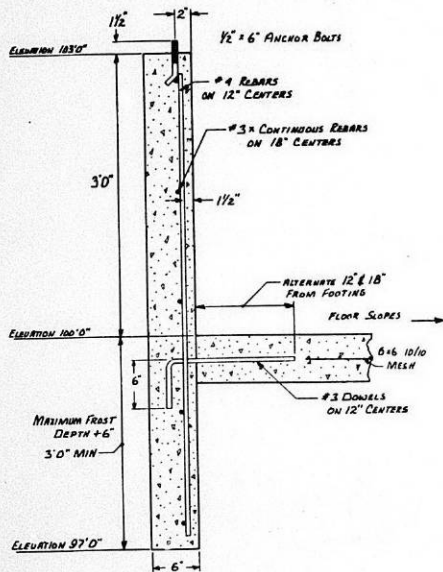
PLANS

SEDGWICK KWIKI SELF SERVICE CAR WASH

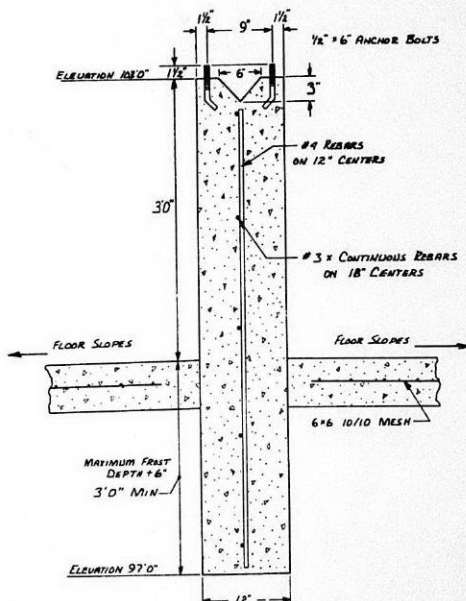
GENERAL NOTES

1. This Behlen building is designed for a wind load of 20 lbs. per square foot.
2. Footings are sized for an allowable soil bearing pressure of 2500 lbs. per square foot. The buyer shall be responsible for verifying that the soil has a bearing value equal to or greater than the design value.
3. Fill soil beneath footings shall be deposited in layers not to exceed 6 inches in depth. Wetted to optimum moisture content, and uniformly compacted to at least 95% of the maximum density as determined by the A.A.S.H.O. method A, T99-57.
4. Fill areas beneath slabs shall be deposited in layers not to exceed 6 inches in depth and compacted to a density at least equal to that of the surrounding undisturbed earth.
5. Concrete contractor shall be responsible for maintaining foundation square, level, and according to plan. DO NOT start erection until these have been checked and proved to be correct.
6. All concrete shall have 3,000 lbs. per square inch compressive strength at 28 days, unless otherwise noted.
7. Concrete slabs shall be reinforced with 6 x 6 No. 10/10 mesh, unless otherwise noted.
8. Concrete reinforcement shall be spliced in accordance with ACI 318-56, Paragraph 506. Minimum lap shall be 24 bar diameters but not less than 12 inches.
9. Cover for concrete reinforcing steel in accordance with ACI 318-56 Paragraph 507.

SECTION "A-A"



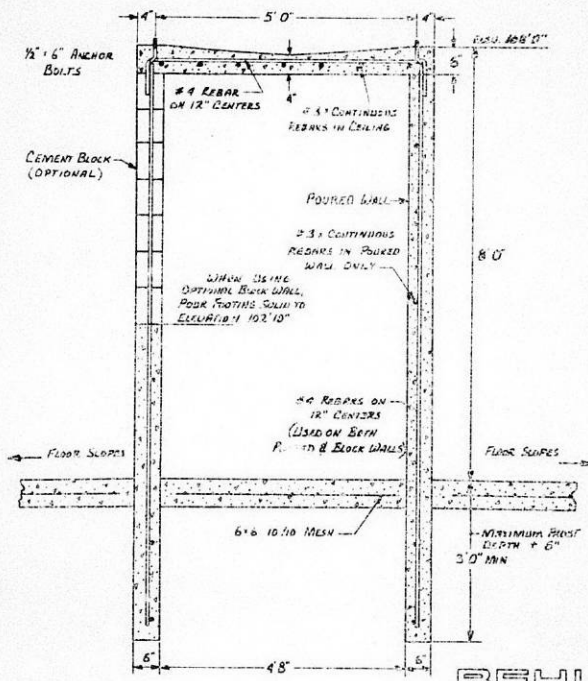
SECTION "B-B"



F-3387M

BEHLEN 10-15-63

SECTION "C-C"

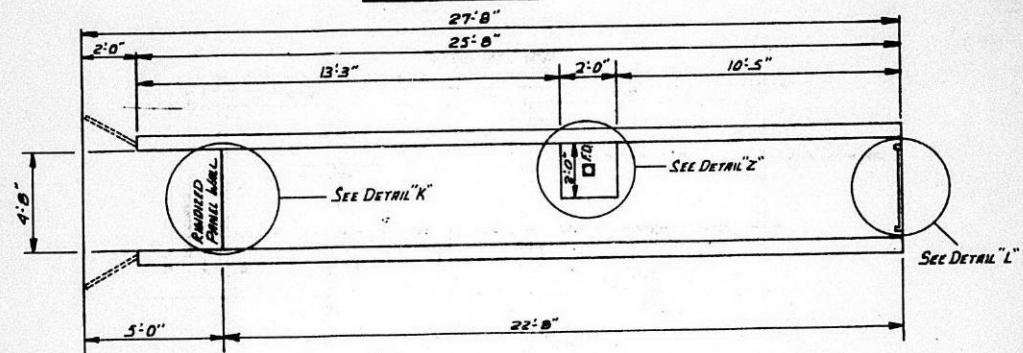


F-3388M

BEHLEN 10-15-63

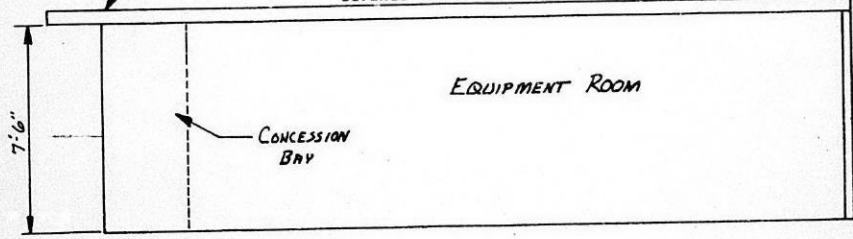
SECTION "D-D"

10-11-63



2'-0" CANTILEVER

NOTE: IT IS NECESSARY TO FORM HOLES IN THE ROOF FOR 2 ROOF VENTS. LOCATION OF THESE DEPENDS UPON EXACT PLACEMENT OF SEWER & HEATER VENTS.

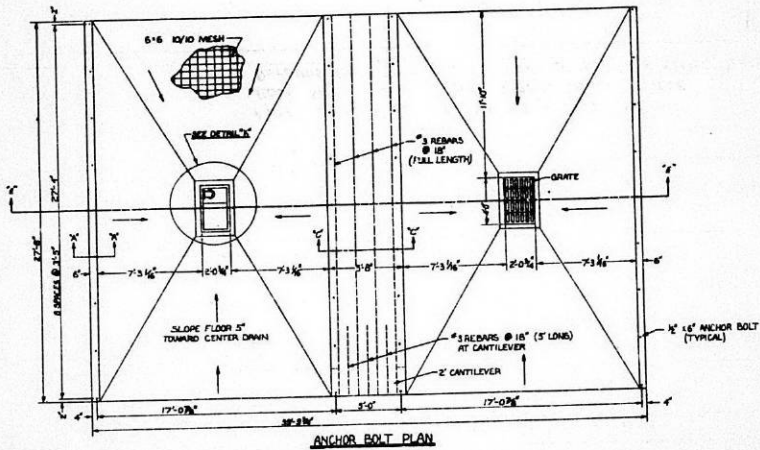


SIDE ELEVATION OF SECTION "E-E"

BEHLEN 10-15-63

F-3389M

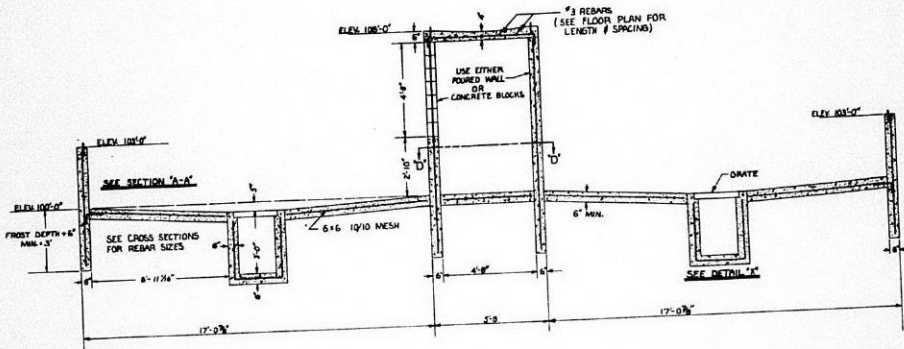
**FLOOR PLAN**  
**BASIC UNIT**  
**(2 BAY SHELTER)**



F-3390M

BEHLEN 10-15-63

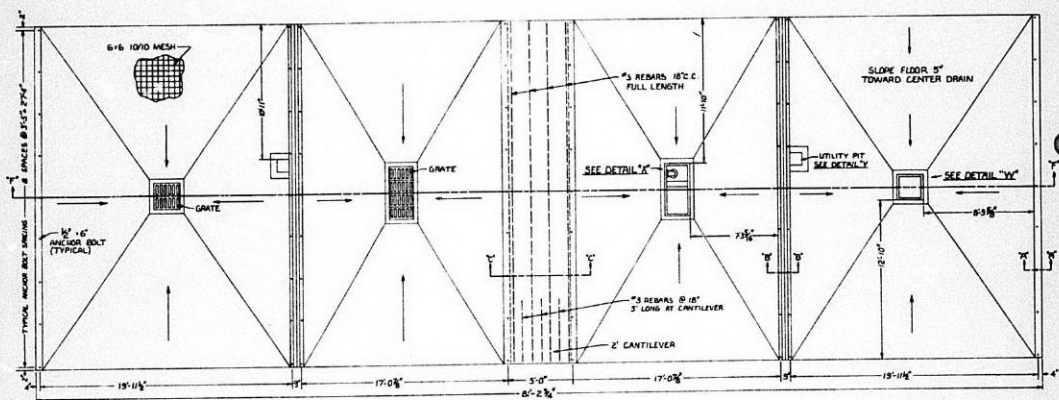
SECTION "E-E"  
BASIC UNIT  
(2 BAY SHELTER)



BEHLEN 10-15-63

F-3391M

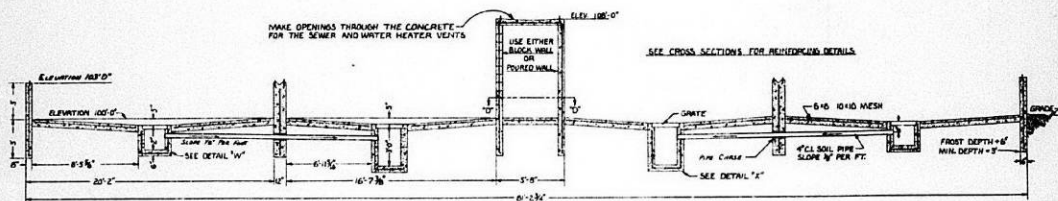
FLOOR PLAN  
 BASIC UNIT w/2 ADD ON UNITS



F-3392M

**BEHLEN** 10-15-63

SECTION "F-F"  
 BASE UNIT w/2 ADDON UNITS

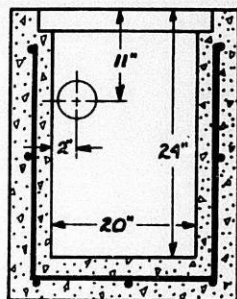
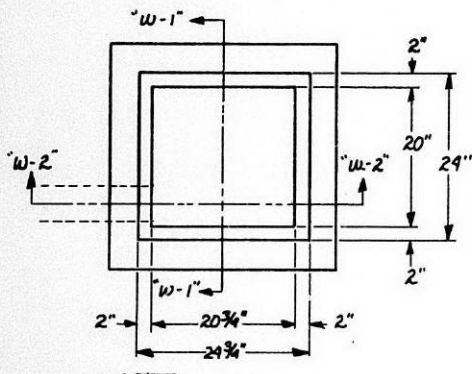


F-3393M

BEHLEN 10-15-63

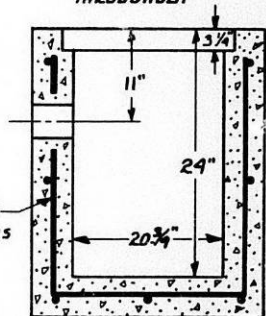
DETAIL "W"  
SAND TRAP DETAIL

THIS SAND TRAP IS USED ONLY  
IN ADD-ON BAYS



SECTION "W-1"

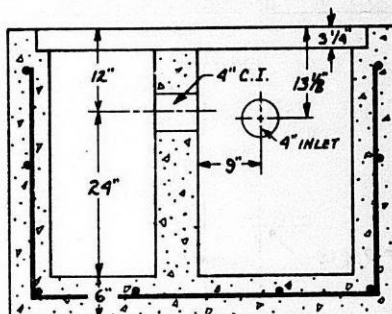
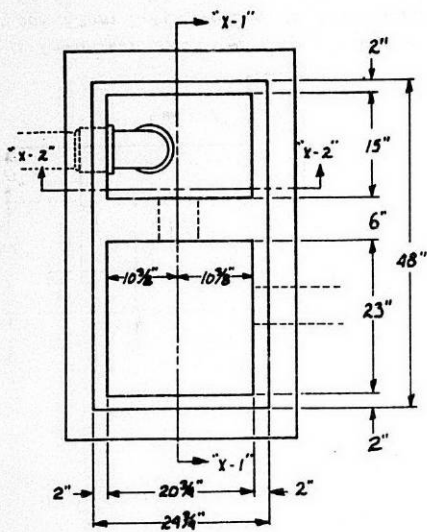
#3 REBAR  
THROUGHOUT



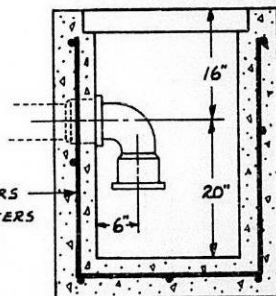
SECTION "W-2"

#3 REBAR  
ON 18" CENTERS  
EACH WAY

DETAIL "X"  
SAND TRAP DETAIL



SECTION "Y-1" #3 REBARS THROUGHOUT

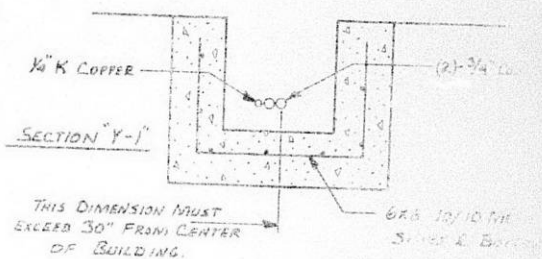
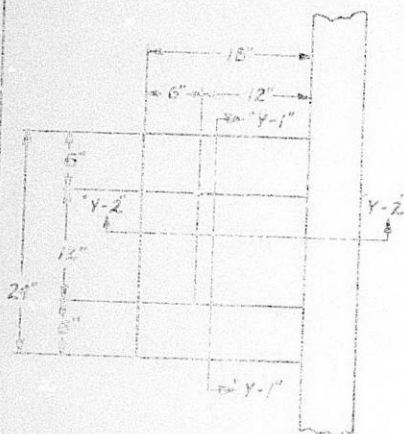


#3 REBARS ON 12" CENTERS EACH WAY

SECTION "Y-2"

BEHLEN 10-15-63

DETAIL "Y"  
UTILITY PIT DETAIL



NOTE: CONDUIT IS USED ONLY ON INSTALLATIONS OF MORE THAN 2 BAYS.

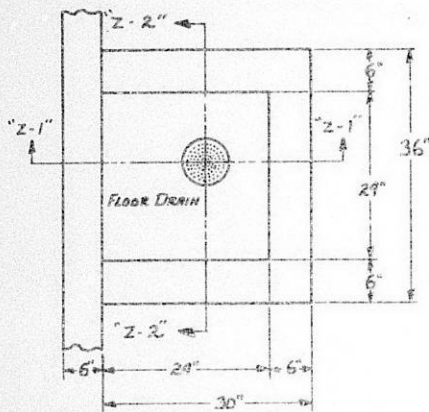


IT IS IMPORTANT THAT THE CONDUIT BE FAR ENOUGH FROM THE CENTERLINE OF THE BUILDING SO AS NOT TO INTERFERE WITH THE SAND TRAPS IN THE CENTER OF THE BAYS.

F-3026M

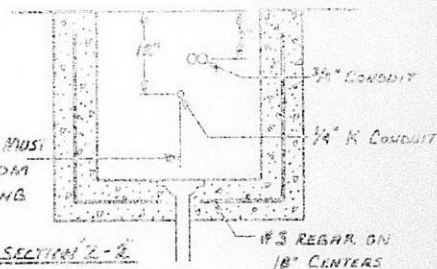
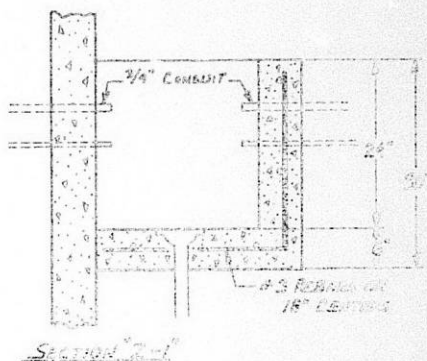
BEHLEN 10-15-63

DETAIL "Z"  
UTILITY PIT DETAIL  
(FOR CENTER AISLE)



IT IS IMPORTANT THAT THE CONDUIT BE FAR ENOUGH FROM THE CENTERLINE OF THE BUILDING SO AS NOT TO INTERFERE WITH THE SAND TRAPS IN THE CENTER OF THE BAYS.

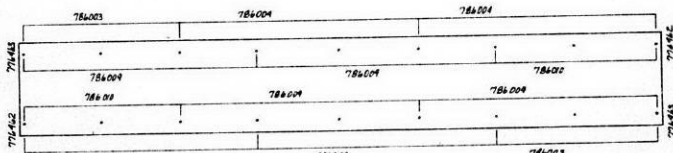
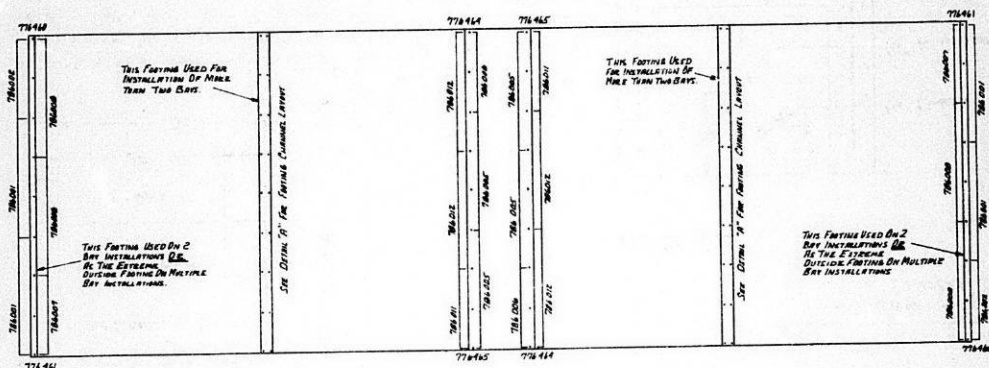
NOTE: CONDUIT IS USED ONLY ON INSTALLATIONS OF MORE THAN 2 BAYS



THIS DIMENSION MUST EXCEED 30" FROM CENTER OF BUILDING

BEHLEN 10-15-63

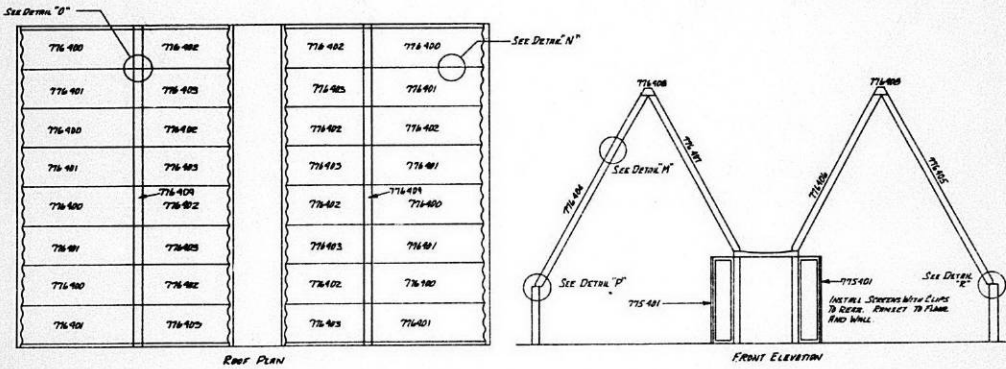
### FOOTING CHANNEL LAYOUT



F-3411M

**BEHLEN** 10-15-63

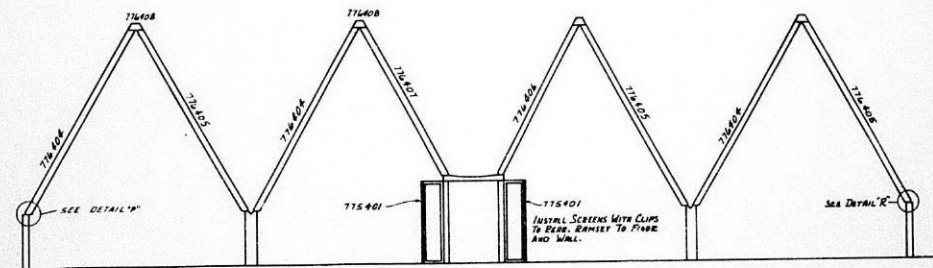
## PARTS IDENTIFICATION



### PARTS IDENTIFICATION

776 400	776 400	776 400	776 402				
776 401	776 401	776 401	776 403			See Detail "B"	○
776 400	776 400	776 400	776 402				
776 401	776 401	776 401	776 403				
776 400	776 400	776 400	776 402			See Detail "M"	○
776 401	776 401	776 401	776 403				
776 400	776 400	776 400	776 402				
776 401	776 401	776 401	776 403				○

ROOF PLAN

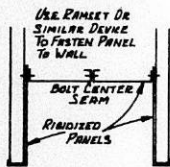


F-3410M

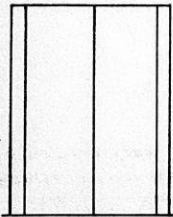
BEHLEN

**BEHLEN** 10-15-63

DETAIL "K"  
 FRAME ASSEMBLY FOR  
 CONCESSION BAY

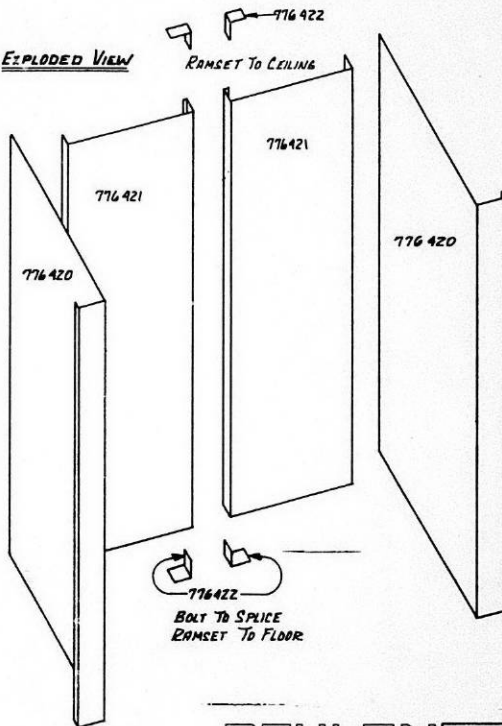


TOP VIEW

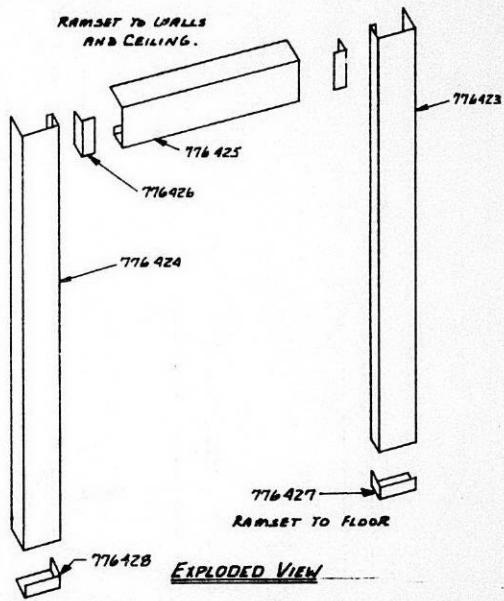
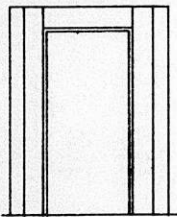
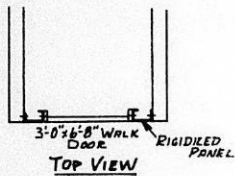


ELEVATION

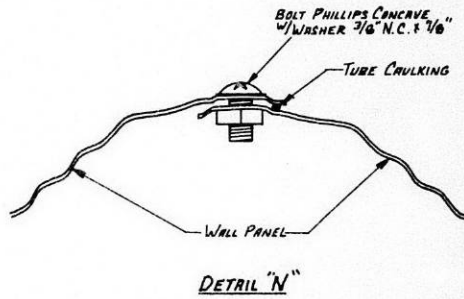
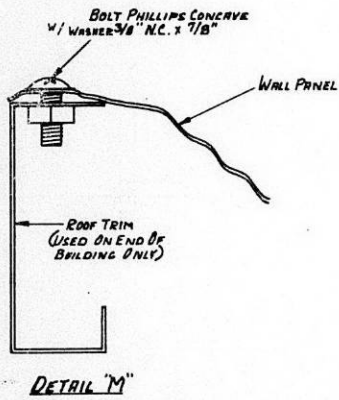
EXPLODED VIEW



DETAIL "L"  
FRAME ASSEMBLY FOR  
EQUIPMENT ROOM DOOR

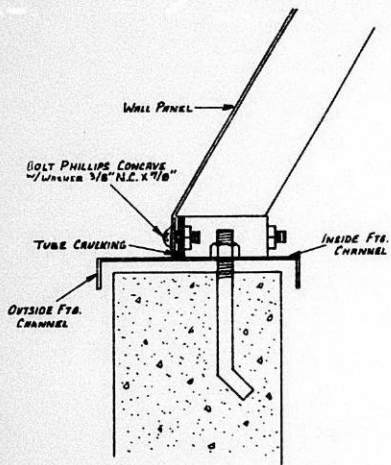


ERECTION DETAILS  
"M" & "N"

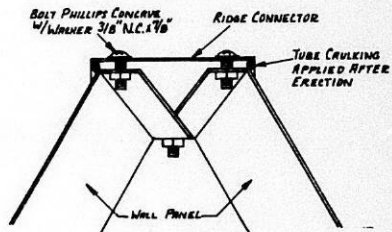


ERECTION DETAILS

"O" & "P"



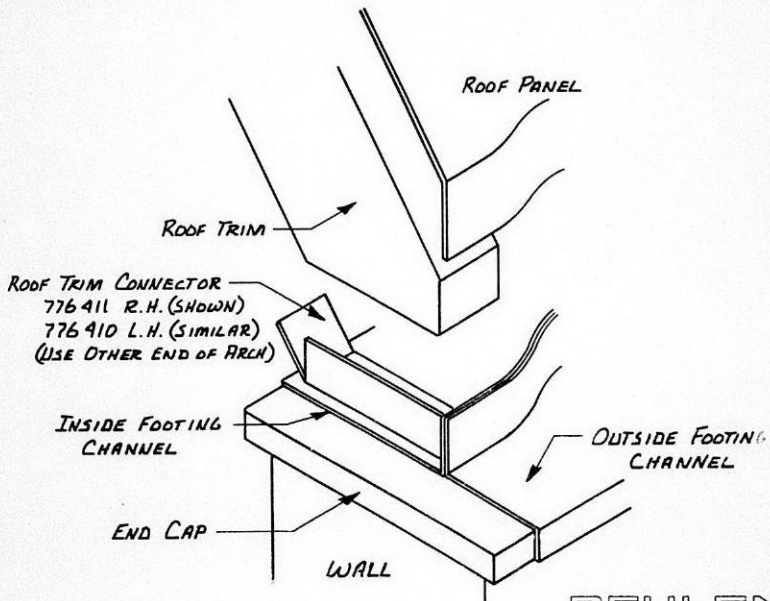
DETAIL "P"



DETAIL "O"

DETAIL "R"

ASSEMBLY DETAILS AT  
END OF WALL

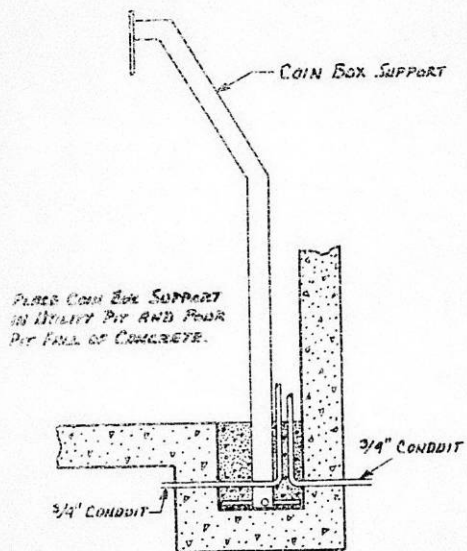


F-3402M

BEHLEN

10-15-63

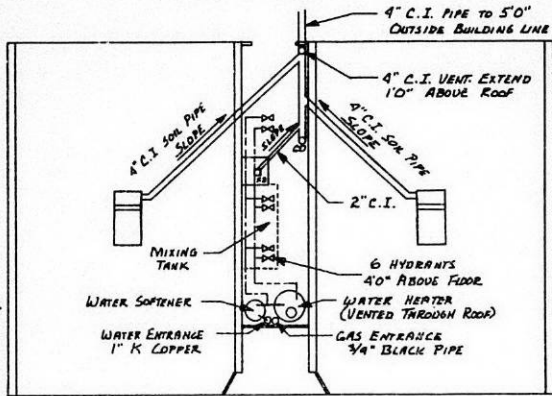
DETAILS  
PLACEMENT OF THE COIN  
BOX SUPPORT



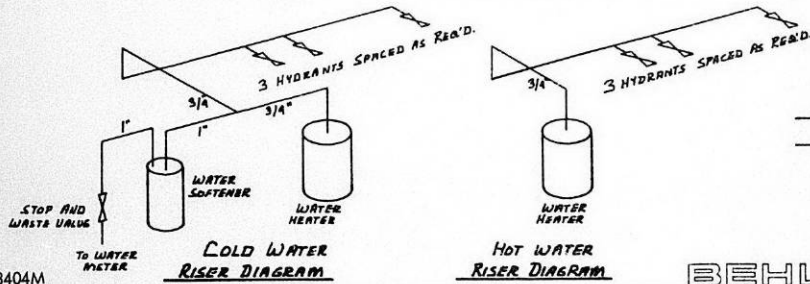
F-3403M

BEHLEN 10-15-63

**PLUMBING PLAN**  
**(2 BAY INSTALLATION)**



**NOTE:** IN THE EVENT THAT THE SEWER LINE IS IN FRONT OF THE BUILDING THE 4\"/>

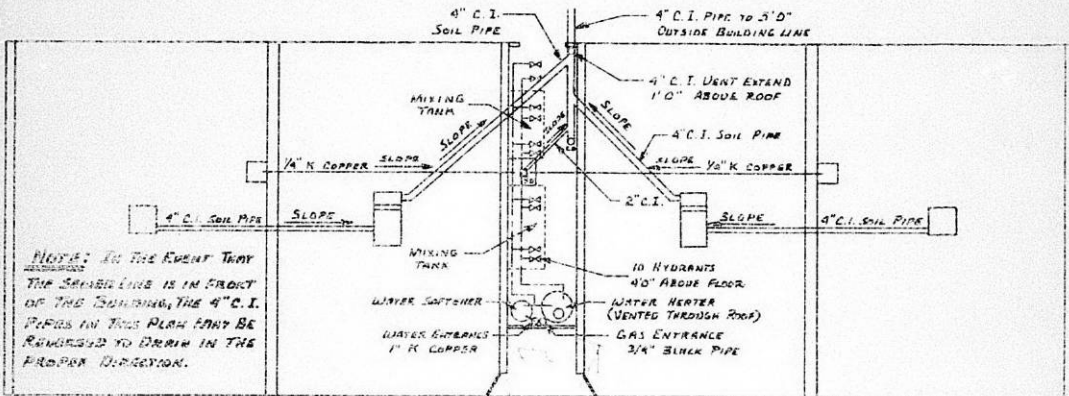


- - - - - COLD WATER  
 - - - - - HOT WATER  
 □ FD FLOOR DRAIN  
 ○ CO CLEAN OUT  
SYMBOL LEGEND

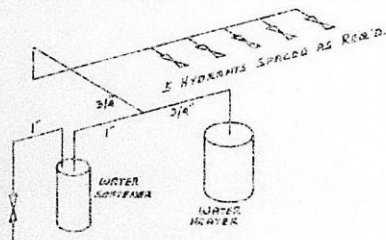
F-3404M

**BEHLEN** 10-15-63

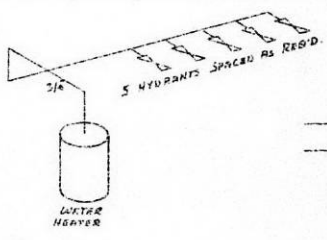
**PLUMBING PLAN  
(4 BAY INSTALLATION)**



NOTE: IN THE EVENT THAT THE SCHEDULED LINE IS IN FRONT OF THE BUILDING, THE 4" C.I. PIPES IN THIS PLAN MAY BE REVERSED TO DRAIN IN THE PROPER DIRECTION.



**COLD WATER  
RISER DIAGRAM**

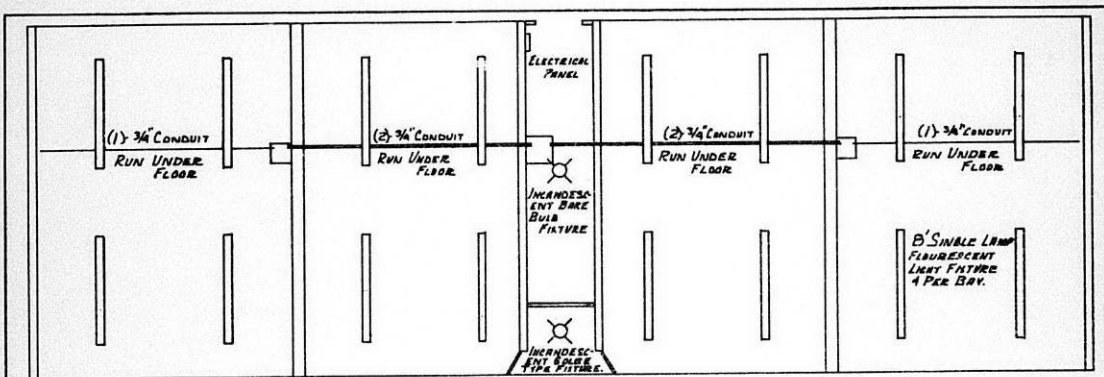


**HOT WATER  
RISER DIAGRAM**

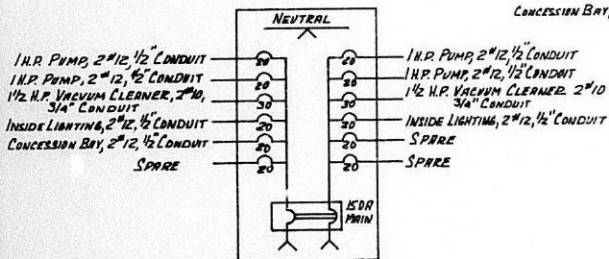
--- COLD WATER  
--- HOT WATER  
□ FD FLOOR DRAIN  
○ CD CLEAN OUT  
SYMBOL LEGEND

F-3405M

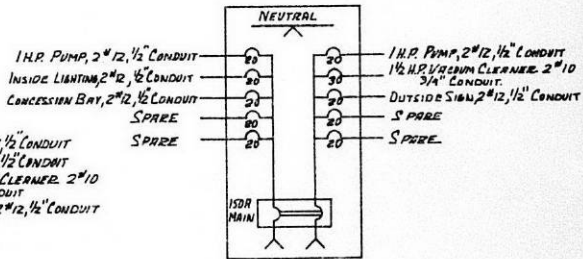
**BEHLEN** 10-15-63



**SUGGESTED ELECTRICAL PLAN**



**4 BAY BREAKER PANEL**



**2 BAY BREAKER PANEL**

F-3406M

**BEHLEN**

10-15-63

PAYMENT NOTICE  
City of Wichita

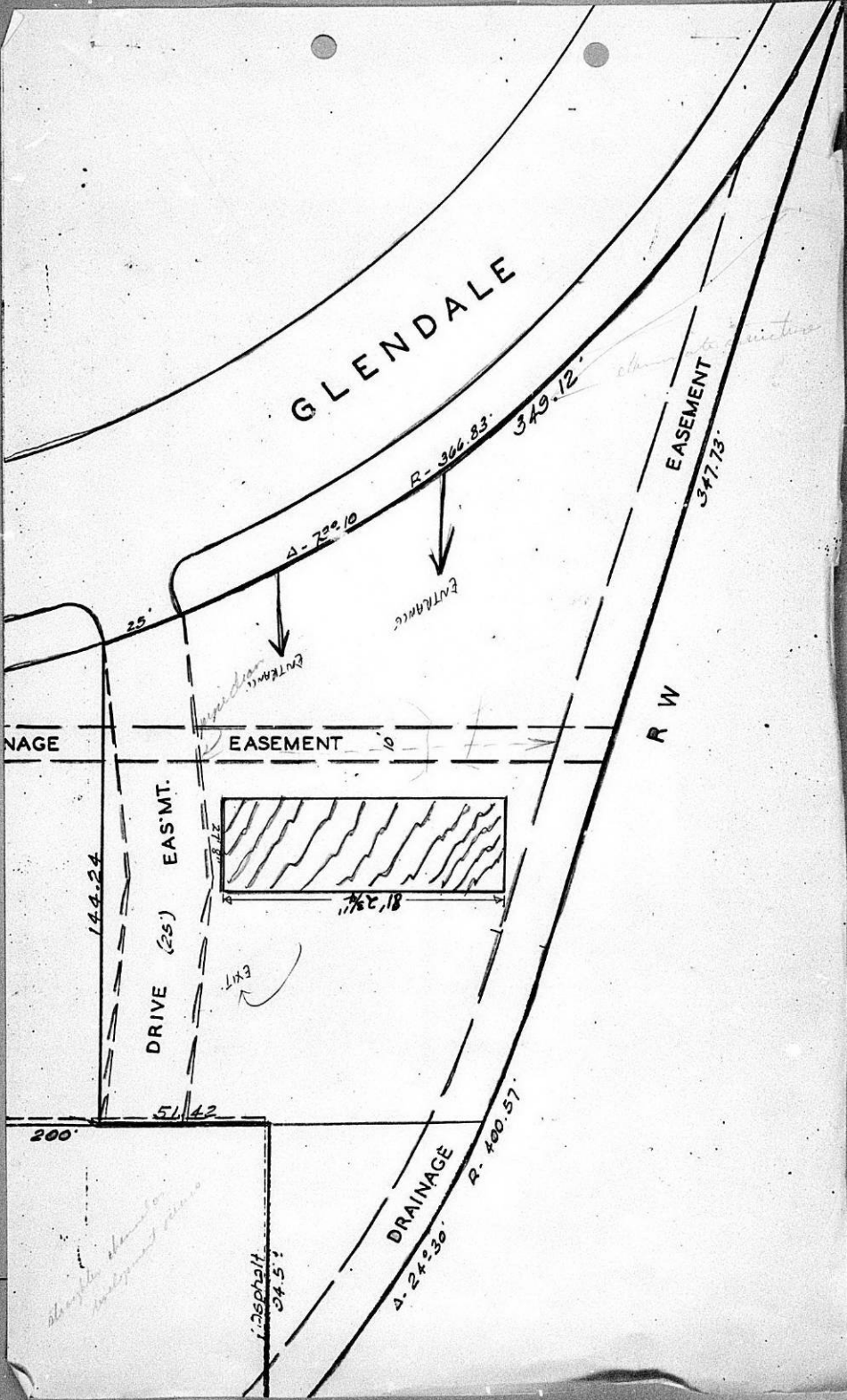
PAY AT TREASURER'S OFFICE - FIRST FLOOR

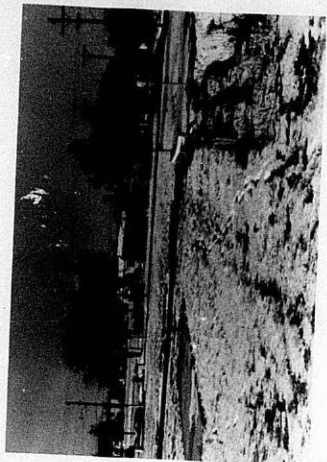
Bl'd'g & Elev. \_\_\_\_\_ Elec. \_\_\_\_\_ Elev. Insp. \_\_\_\_\_  
Exam Fees \_\_\_\_\_ Hse. Mvr. \_\_\_\_\_ Hse. Moving \_\_\_\_\_  
Licse. \_\_\_\_\_ Mech. \_\_\_\_\_ Oil Well \_\_\_\_\_ Pav. Cutt. \_\_\_\_\_  
Plan.  Plb'g. \_\_\_\_\_ Plb'g. Cert. \_\_\_\_\_  
Sanitation \_\_\_\_\_ Sewer \_\_\_\_\_ Signt. \_\_\_\_\_ Sidewalk \_\_\_\_\_  
Street \_\_\_\_\_ Trailers \_\_\_\_\_

DESCRIPTION	AMOUNT
<i>Plb'g</i>	<i>50.00</i>
<i>Plb'g Cert</i>	<i>50.00</i>

Name *Wichita*  
Address *1000*  
Type \_\_\_\_\_ Due Date *1/1/64*  
Comments \_\_\_\_\_  
Date *1/1/64* By \_\_\_\_\_

GLENDALE

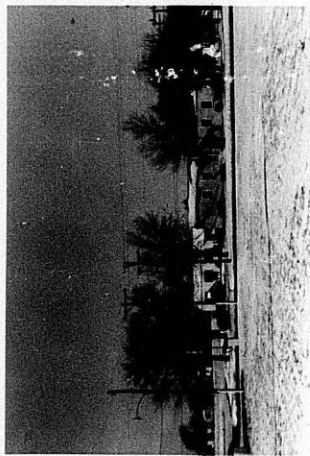




3



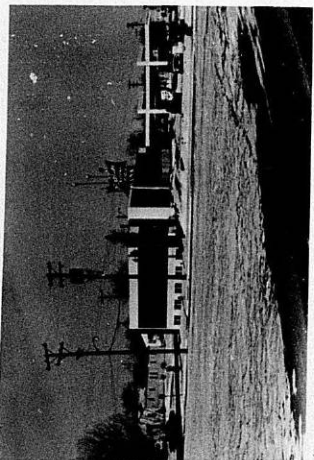
6



2



5



1



4

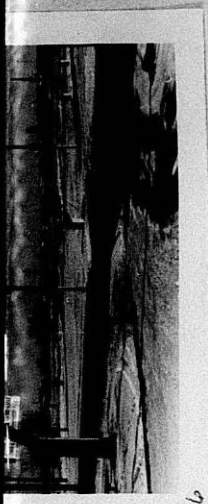
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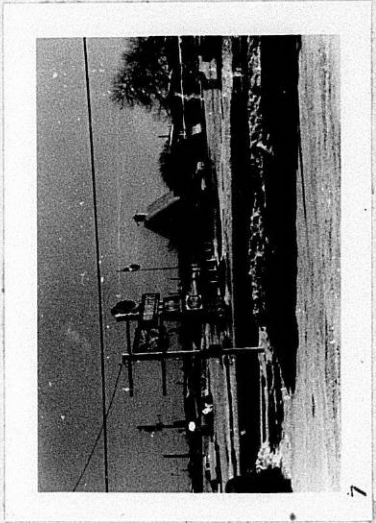
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5



6



7

