

BZA 3-73 - Ed Steinacker requests  
exception for U-Haul agency on  
the South side of 47th St. S in  
an area E of Interstate 235.

POSTED

3/5/73

MAR ✓

C.I. ✓

6-18-73

ACTION

DATE

3-27-73

BZA COMMITTEE Approved July  
to conditions

M.A.P.C. \_\_\_\_\_

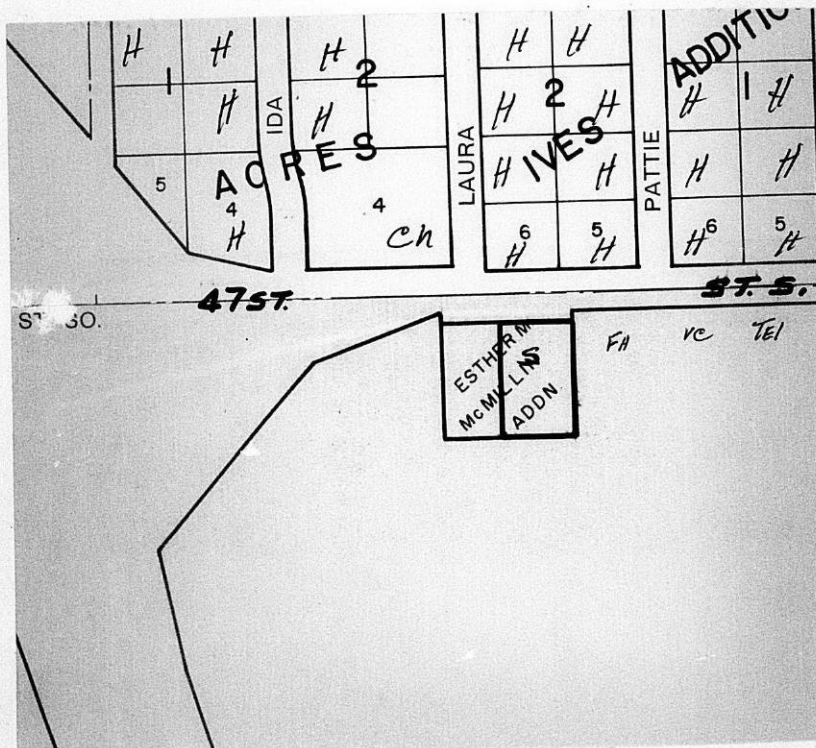
B.C.C./B. CO. C. \_\_\_\_\_

Map No. 5541  
 Sec. 21  
 Twp. 28  
 Range 1E

BZA- 3-73  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:  
 1. Acres: 0.59 ( 130 ft. by 200 ft.)  
 2. Adjoining Zoning: E "AA" S "AA" W "LC" N "AA"  
 3. Land Use: East FARM HOUSE South UNDEVELOPED  
 West UNDEVELOPED T-235 North SINGLE FARM  
 4. Sketch Plan Land Use is for: \_\_\_\_\_  
 5. Present Land Use if for: SERVICE STATION  
 6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



April 17, 1973

Mr. Bob L. Crahan  
7038 East Orme  
Wichita, Kansas 67207

Subject: Case No. BZA 3-73 - Request for Exception

Dear Mr. Crahan:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 27, 1973, in connection with your request for an exception to permit the installation or construction of a U-Haul trailer agency providing limited U-Haul trailer display on property zoned the "LC" Light Commercial District, and generally located on the South side of 47th Street South in an area East of Interstate 235.

This Resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:rw  
enclosure

cc: Ed Steinacker, 1035 N. Derby Court, Derby, 67037  
Robert Feldner, Supt of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 3-73

WHEREAS, Ed Steinacker, 1035 N. Derby Court, Derby Kansas, 67037, and Bob L. Crahan, 7038 East Orme, Wichita, Kansas, 67207, request an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation or construction of a U-Haul trailer agency providing limited U-Haul trailer display on property zoned the "LC" Light Commercial District, and legally described as follows:

The East 130 feet of Lot 1, in Esther M. McMillin Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the South side of 47th Street South in an area East of Interstate 235.

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 March 27, 1973, 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 installation or construction of a U-Haul trailer agency providing limited U-Haul trailer display, on property zoned the "LC" Light Commercial District, subject to the conditions outlined in Section 28.04.183.2, 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 installation or construction of a U-Haul trailer agency providing limited U-Haul trailer display, on property zoned the "LC" Light Commercial District, and legally described as follows:

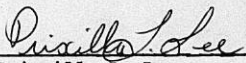
The East 130 feet of Lot 1, in Esther M. McMillin Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the South side of 47th Street South in an area East of Interstate 235.

subject to the following conditions:


1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All trailers and rental equipment shall be stored in the designated area to the southwest of the service station as designated on the approved plan by the Traffic Engineer.
3. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
4. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.

5. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.

ADOPTED AT WICHITA, KANSAS, this 27th day of March, 1973.

  
Priscilla L. Lee  
Chairman

ATTEST:

  
Jack H. Galbraith  
Secretary

# THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

March 29, 1973

Mr. Bob L. Crahan  
7038 East Orme  
Wichita, Kansas 67207

Subject: Case No. BZA 3-73 - Request for Exception

At the regular meeting of the Board of Zoning Appeals on March 27, 1973, your request for an exception to permit the installation or construction of a U-Haul trailer agency providing limited U-Haul trailer display on property zoned the "LC" Light Commercial District, and generally located on the South side of 47th Street South in an area East of Interstate 235, was considered.

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

1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All trailers and rental equipment shall be stored in the designated area to the southwest of the service station as designated on the approved plan by the Traffic Engineer.
3. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
4. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
5. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.

Mr. Bob L. Crahan  
Page 2

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith  
Secretary

JHG:rw

cc: Ed Steinacker, 1035 N. Derby Court, Derby, 67037  
Robert Feldner, Supt of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 3-73

APPLICANT: Ed Steinacker, 1035 N. Derby Court, Derby, Kansas 67037

AGENT: Bob L. Crahan, 7038 East Orme, Wichita, Kansas 67207

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the installation or construction of a U-Haul trailer agency providing limited U-Haul trailer display.

GENERAL LOCATION: On the South side of 47th Street South in an area East of Interstate 235.

LAND USE: Subject property contains a service station. The property to the north contains single family homes. Property to the west is undeveloped, to the east is a vacant farmhouse, and to the south is a storage building with outside equipment storage.

ZONING: Subject property is zoned the "LC" Light Commercial District, as is that property to the west. Properties to the north, east and south are zoned the "AA" One Family Dwelling District.

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 28.04.183.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the installation of a U-Haul trailer rental agency, providing limited trailer display, on property zoned the "LC" Light Commercial District. In his statement of justification, the applicant stated that the display of trailers would be confined to the 25 foot by 50 foot area indicated on the plot plan submitted with his application. He points out that the service station is located on 47th Street South, just east of I-235 and also near the Kansas Turnpike. He cites a similar existing use at Hydraulic and 47th Street, which the Board approved in February of 1970. The property to the south contains, in addition to a storage building, outside storage of signs and trucks, which existed before this area was annexed,

Secretary's Report

Page 2

BZA Case No. 3-73

making it a legal non-conforming use. While this is not the type of use which has been encouraged to develop at random throughout the city in light commercial areas, the use of subject property for the display of rental equipment would not appear to be inappropriate in view of the existing land use adjacent to the south, the truck terminals to the southeast and the close proximity of the general commercial district to the west near Broadway.

RECOMMENDATION:

It is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All trailers and rental equipment shall be stored in the designated area to the southwest of the service station as designated on the approved plan by the Traffic Engineer.
3. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
4. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
5. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

March 7, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 3-73

An application has been filed by Ed Steinacker, 1035 N. Derby Court, Wichita, Kansas, 67217, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of a U-Haul trailer agency providing limited U-Haul trailer display, on property zoned the "LC" Light Commercial District, and legally described as follows:

The East 130 feet of Lot 1, in Esther M. McMillin Addition to Wichita, Sedgwick County, Kansas. Generally located on the South side of 47th Street South in an area East of Interstate 235.

This application has been assigned Case No. BZA 3-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 27, 1973, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH  
Secretary

*6 Notices sent to Property Owners 3-8-73*

2/28/73



AMERCO MARKETING COMPANY

401 SOUTH 42ND STREET □ KANSAS CITY, KANSAS 66106 □ PHONE: (913) 621-4040



Mrs. Martha Mc Murry (Board of Zoning Appeals)  
Planning Department

Mrs. Mc Murry, in accordance with my application the board of zoning appeals may by special permit grant exceptions and authorize the use of trailer rental operations in the "L.C." (light commercial) districts subject to conditions and requirements found in the zoning ordinance book of the City of Wichita, Section 28.07.183 requirements 2 thru 2.8.

In accordance to all conditions and requirements as ref. above, I wish to establish a U-Haul trailer rental dealer, with limited display area 25' x 50' plotted on scale drawing submitted w/ application.

There can be many things said in favor of justifying this location as a U-Haul dealer.

I. Location is on and near access road to major interstate I 35.

II. There are existing such similar uses of rental eqpt. 2 to 3 blocks east of our location at Hydraulic #1700.

III. There are no occupied homes to the South-East or West of our location.

A MARKETING SERVICE COMPANY FOR:

U-HAUL / A TO Z RENTALS / ARCOA / KAR-90 / AML / URBEO / MARS / MUSE / PONDEROSA / A & M

over

IV. This U-Haul dealer location, if granted by the board would be a neat, clean & convenient location for the use of the public's funds.

Sincerely,

Bob L. Crahan (agent)  
7038 E. Orme  
Wichita 67207  
Ho. ph. 685-6615

Applicant:

Ed Steinacker  
Bus. location: 1305 E. 47th So., Wichita 67216  
Home address: 1035 N. Derby, Derby 67037  
Bus. ph. 524-8473  
Ho. ph. 788-1082



AMERCO MARKETING COMPANY

7038 E. Orme, Wichita, Ks. 67207

City Building Annex  
Mrs. Martha McMurry  
Room 402 - Planning Dept.  
Wichita, Kansas 67202



BOARD OF ZONING APPEALS

CASE NO. 3-73

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Ed Steinsack <sup>Derby KS</sup>  
 Mailing Address 1035 W. Derby Ct <sup>67037</sup> Phone 788-1082  
 Name of Authorized Agent Bob G. Crahan  
 Mailing Address 7038 E. Brme Phone 685-6615  
 Relationship of applicant to property is that of Lessee  
 (Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas (Zoning Ordinance); to permit the installation or construction of U-Haul trailer agent providing limited U-haul trailer display on property zoned LC, located 1205 E. 47th So. and legally described as the east 130 ft. of lot 1, in Esther M. McMillin Addition to Wichita, Sedgewick County, Kansas, in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. That he has been advised of his right to bring action in the District Court of Sedgewick County to appeal the decision of the Board.

Applicant \_\_\_\_\_  
 Authorized Agent Bob G. Crahan

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 4:30 (~~a.m.~~ - p.m.), February 27, 1973, together with appropriate fee of \$50.00.

T9-403

Signed Max H. McMurphy

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC. hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds of Sedgwick County, Kansas, within a 200 foot radius of and including the following described property, viz:

The East 130 feet of Lot 1, in  
Esther M. McMillin Addition to  
Wichita, Sedgwick County, Kansas.

<u>DESCRIPTION</u>	<u>OWNER/OWNERS/ADDRESS</u>
<u>ESTHER M. McMILLIN ADD</u>	
E 130' of Lot 1	✓ Esther M. & Allen B. McMillin Rt #3, Independence, Ks. 67301
Lot 1 Exc the E 130'	○ Esther M. & Allen B. McMillin RT #3, Independence, Ks. 67301
<u>IVES ADDITION</u>	
<u>Block 1</u>	
Lot 6	✓ Ruby E. & Glen L. Staley 4752 Pattie 67216
<u>Block 2</u>	
Lot 5	✓ Fay R. & Irene J. Parker 1220 E. 47th St So. 67216
Lot 6	✓ Lawrence L. & Edna B. Präpp 4752 Laura 67216
W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 21-28-1E, Except Beg 80 Rods W of NE cor NE $\frac{1}{4}$ , W 165', S 264', E 165', N 264' to beg & Exc 35.34 Acres condemned for Roadways & Exc Esther M. McMillin Addition	D Allen B. & Esther M. McMillin Rt #3, Independence, Ks. 67301

Dated this 23rd day of February, 1973 at 7:00 A. M.

No. 34718.

GUARANTEE TITLE CO., INC.

By *Robert P. Flukin*  
Vice-President

Form 223

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
RZA E. 400	400.00

Name Lib L. Cooper

Address 7022 E. Olive

Type AA-407103 Due Date February 27, 1962

Comments:

Date Feb. 27, 1962 By W. J. B. [Signature]

\*

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

Roll # 1