

BZA-7-68 - Fount K. Hartley requests
exception for automatic car wash at
north side of Pawnee, west of Seneca.

M.A.P.C.

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

5349

POSTED
3-5-68
11
200 PAV
200 RIV

ACTION

DATE

BZA COMMITTEE approved 3.26.68

M.A.P.C. _____

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

BZA-7-68 - Fount K. Hartley requests exception for automatic car wash at north side of Pawnee, west of Seneca.

RESOLUTION NO. BZA 7-68

WHEREAS, Fount K. Hartley, 1128 S. Hillside, Wichita, Kansas, and General Enterprises, Inc., 520 S. Mead, Wichita, Kansas, by J. L. Weigand, Jr., 830 First National Bank Building, 106 W. Douglas, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial, and legally described as follows:

The West 110 feet of DeWitt's Third Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the North side of Pawnee, West of Seneca.

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 26, 1968, consider an amended application which required no additional notices to be sent to adjacent property owners; 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 construction or installation of an automatic car wash on property zoned "LC" Light Commercial, 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 for an exception to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial, and legally described as follows:

The east 20 feet of Lot 1, Coleman-Detweiler's Addition to the City of Wichita and the west 80 feet of DeWitt's Third Addition to the City of Wichita, being a tract 100 feet by 280 feet. Generally located on the North side of Pawnee, West of Seneca.

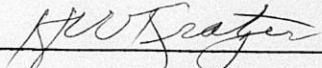
subject to the following conditions:

1. The applicant shall vacate that portion of the existing 16 foot easement over which the structure is to be constructed or obtain permission of the Board of City Commissioners authorizing the construction without vacating said easement.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.

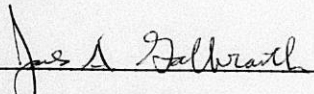
3. The car washing buildings or facilities shall be set back a distance of not less than 35 feet from the north street right-of-way line of Pawnee.
4. A six foot high fence, such as a solid wall masonry, architectural tile, louvered wood, shall be provided along the north line of the application area.
5. All the area to be utilized by the washing and drying operation including all egress and ingress areas, shall be paved with concrete, asphalt or asphaltic concrete.
6. All lights shall be shielded to reflect or direct lighting away from adjacent property. No string type lighting or banners shall be permitted.
7. No sign shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
8. No sound projecting devices or loudspeakers shall be used so as to be heard outside any structure.
9. Off-street holding spaces shall be provided on the property in the following ratio: Not less than 3 parking spaces for each 20 lineal feet of the automatic car washing aisle. However, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than 3 holding spaces shall be required for that stall.
10. Off-street drying spaces shall be provided on the property in the following ratio: Not less than 2 spaces for each automatic car washing aisle. One off-street parking space shall be provided for each 2 employees.
11. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
12. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
13. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.
14. All conditions of approval by the Board must be complied with prior to the occupancy of this property for the proposed automatic car wash.

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Resolution No. BZA 7-68

ADOPTED AT WICHITA, KANSAS, this 26th day of March, 1968.


H. W. KRATZER, Chairman

ATTEST:


JACK H. GALBRAITH, Secretary

April 3, 1968

J. L. Weigand, Jr.
830 First National Bank Building
106 W. Douglas
Wichita, Kansas 67202

Dear Mr. Weigand;

Subject: Case No. BZA 7-68
Request for Exception.

At the regular meeting of the Board of Zoning Appeals on March 26,, 1968, your request for an exception to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial, and generally located on the north side of Pawnee in an area west of Seneca, was considered.

The action of the Board was to approve the exception request for your amended legal description being the east 20 feet of Lot 1, Coleman-Detweiler's Addition to the City of Wichita and the west 80 feet of DeWitt's Third Addition to the City of Wichita, being a tract 100 feet by 280 feet, subject to the following conditions:

1. The applicant shall vacate that portion of the existing 16 foot easement over which the structure is to be constructed or obtain permission of the Board of City Commissioners authorizing the construction without vacating said easement.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
3. The car washing buildings or facilities shall be set back a distance of not less than 35 feet from the north street right-of-way line of Pawnee.

Page 2 - Letter to
J. L. Weigand, Jr.
April 3, 1968

4. A six foot high fence, such as a solid wall masonry, architectural tile, louvered wood, shall be provided along the north line of the application area.
5. All the area to be utilized by the wasing and drying operation including all egress and ingress areas, shall be paved with concrete, asphalt or asphaltic concrete.
6. All lights shall be shielded to reflect or direct lighting away from adjacent property. No string type lighting or banners shall be permitted.
7. No sign shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
8. No sound projecting devices or loudspeakers shall be used so as to be heard outside any structure.
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11. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
12. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
13. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.

Page 3 - Letter to
J. L. Weigand, Jr.
April 3, 1968

14. All conditions of approval by the Board must be complied with prior to the occupancy of this property for the proposed automatic car wash.

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:skb

cc: Fount K. Hartley, 1128 S. Hillside 67211

General Enterprises, Inc., 520 S. Mead 67211

Robert Feldner, Superintendent of Central Inspection

Ralph Eberly, City Clerk

April 19, 1968

J. L. Weigand, Jr.
830 First National Bank Building
106 W. Douglas
Wichita, Kansas 67202

Dear Mr. Weigand;

Subject: Case No. BZA 7-68
Request for Exception.

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 26, 1968, in connection with your request for an exception to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial, and generally located on the north side of Pawnee in an area west of Seneca.

This Resolution reflects the official action of the Board 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:skb
Attachment

cc: Fount K. Hartley, 1128 S. Hillside 67211
General Enterprises, Inc., 520 S. Mead 67211
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk

LAW OFFICES OF
WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN
SUITE 830 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

AMHERST 4-1376
AREA CODE 316

March 26, 1968

LAWRENCE WEIGAND
LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
ORVAL J. KAUFMAN
DONALD A. BELL
J. L. WEIGAND, JR.
SPENCER L. DEPEW
PAUL M. BUCHANAN
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW

Board of Zoning Appeals
City of Wichita
Wichita, Kansas

Re: Case No. BZA 7-68
North of Pawnee in an area
west of Seneca

Gentlemen:

Recently we have been advised by the owner of the subject land, Dr. Fount K. Hartley, that he wishes to amend and modify his Lease Agreement with General Enterprises, Inc. relative to the exact location of the proposed car wash site for which an exception has been filed herein under Section 28.04.183.4. In the event that the exception can proceed and that the 20-foot change in location will not adversely effect this proceeding General Enterprises, Inc. is willing, subject to the conditions of the order entered herein, to such a site lease amendment.

The original application for an exception described the property as follows:

The west 100 ft. of DeWitt's Third Addition to the City of Wichita, being a tract 100 ft. x 280 ft.

The proposed amendment would move the tract 20 feet west and would be legally described as follows:

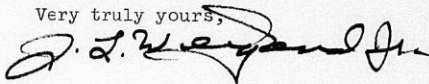
The East 20 ft. of Lot 1, Coleman-Detweiler's Addition to the City of Wichita and the West 80 ft. of DeWitt's Third Addition to the City of Wichita, being a tract 100 ft. x 280 ft.

Attached hereto is an abstractor's certificate showing the owners of record within a radius of 200 ft. of the described tract, as amended. They are the same persons as listed in the original abstractor's statement of ownership filed with our application herein.

Board of Zoning Appeals
March 26, 1968
Page Two

In connection with the amendment we wish to advise that there now exists a curb cut in Lot 1, Coleman-Detweilers Addition which is located 20 ft. from the site originally described and would abut the amended description. We are advised that Dr. Hartley is willing, in aid of this requested amendment, to move the existing curb cut in Lot 1 of Coleman-Detweiler Addition at least 30 ft. west.

Very truly yours,



of WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN

JLW, JR:va
Encl.

cc - Dr. Fount K. Hartley
cc - Darrell Leason
cc - Richard A. Render

Lot 6, exc W 58 ft., Meyers Gardens.	Gerald H. & Ruth D. Palmer, ux % Eugene Schoenecker, 1321 Haskell
W 60 ft of Lot 7, Meyers Gardens.	Adm. of Veterans Affairs, 5500 E. Kellogg
Lot 7, exc W 60 ft., Meyers Gardens.	Kenneth M. & Mildred V. Bruce, ux 1329 Haskell
Lot 8, exc W 66 ft., Meyers Gardens.	Bet-Mar Inc. Eugene L. Pirtle, Res. Agt. 200 N. Main
W 66 ft of Lot 8, Meyers Gardens.	Joe F. & Betty Von Achen, ux 1403 Haskell
W 65 ft of Lot 9, Meyers Gardens.	Charles E. & Mary F. Schen, ux 1425 Haskell
Lot 9, exc W 65 ft, Meyers Gardens.	Joe L. & Edith L. Prichard, ux 1413 Haskell
Lots 1, 2 & 26, Blk 1, Westway Park Add.	Westway, Inc., John Jay Darrah, Res. Agt., 903 Brown Bldg.

Dated at Wichita, Kansas this 22nd day
of March, 1968 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Chie M Farrell OEM
Sec.

Tracer # 87591

SECRETARY'S REPORT

CASE NO. BZA 7-68

APPLICANT: Fount K. Hartley and General Enterprises, Inc.

AGENT: J. L. Weigand, Jr.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial

GENERAL LOCATION: North side of Pawnee in an area west of Seneca

LAND USE: Subject property is vacant as is that to the east; to the north is single-family, to the south is Westway Shopping Center and to the west is a drive-in restaurant

ZONING: To the east, south and west is "LC", to the north is "AA"

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 providing the conditions as set out under Section 28.04.183.4 can be met.

COMMENTS BY THE SECRETARY

It is the opinion of the Secretary that the location is logical due to the zoning and development in this general area along both Seneca and Pawnee and the Westway Shopping Center to the south. The application does have adequate area for the car wash operation and the proposed plan has been approved by the Traffic Engineer.

It should be pointed out, however, that both the Traffic Engineer and Planning staff are concerned with the two access points requested for the 100 feet of frontage. Westway Shopping Center to the south, with over 1,000 feet of frontage, has been limited to 3 openings. It is recommended that the plans be redesigned so as to provide for both ingress and egress from one opening.

It should be pointed out that there is an existing 16-foot sewer easement which bisects the proposed car washing structure. Arrangements must be made for the vacation of this easement or a special permit must be obtained for the construction of the car wash over the easement.

RECOMMENDATION

It is the recommendation of the secretary that the exception be approved to permit the installation of an automatic car wash subject to the following conditions:

1. The applicant shall vacate that portion of the existing 16-foot easement over which the structure is to be constructed or obtain permission of the Board of City Commissioners authorizing the construction without vacating said easement.
2. The plot plan shall be redesigned indicating one opening to Pawnee and said plan shall be reapproved by the Traffic Engineering Division of the Department of Public Works.
3. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
4. The car washing buildings or facilities shall be set back a distance of not less than 35 feet from the north street right-of-way line of Pawnee.
5. A six foot high fence, such as a solid wall masonry, architectural tile, louvered wood, shall be provided along the north line of the application area.
6. All the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
7. All lights shall be shielded to reflect or direct lighting away from adjacent property. No string type lighting or banners shall be permitted.
8. No sign shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
9. No sound projecting devices or loudspeakers shall be used so as to be heard outside any structure.
10. Off-street holding spaces shall be provided on the property in the following ratio: Not less than 3 parking spaces for each 20 lineal feet of the automatic car washing aisle. However, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than 3 holding spaces shall be required for that stall.
11. Off-street drying spaces shall be provided on the property in the following ratio: Not less than 2 spaces for each automatic car washing aisle. One off-street parking space shall be provided for each 2 employees.
12. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.

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March 26, 1968

13. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
14. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.
15. All conditions of approval by the Board must be complied with prior to the occupancy of this property for the proposed automatic car wash.

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 S. Main Street
Wichita, Kansas 67202

March 18, 1968

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 7-68

An application has been filed by Fount K. Hartley, 1128 S. Hillside, Wichita, Kansas, and General Enterprises, Inc., 520 S. Mead, Wichita, Kansas, by J. L. Weigand, Jr., 830 First National Bank Building, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or construction of attended automatic car wash operation on property zoned "LC" Light Commercial, and legally described as follows:

The West 110 feet of DeWitt's Third Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the North side of Pawnee, West of Seneca.

This application has been assigned Case No. BZA 7-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 26, 1968, at 1:30 p.m., in Room 401 City Building Annex, 104 S. 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

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. B3a 7-68
FILED 2-27-68

APPLICATION FOR EXCEPTION

I. Name of Applicant (A) Fount K. Hartley (Owner)
(B) General Enterprises, Inc. (Lessee)
Mailing Address (A) 1128 So. Hillside, Wichita, Kansas, MU 3-6506
(B) 520 So. Mead, Wichita, Kans. Phone AM 7-7201
Name of Authorized Agent J. L. Weigand, Jr.
Mailing Address 830 First National Bk. Bldg. Phone AM 4-1376
Relationship of applicant to property is that of (A) Owner
(B) Lessee
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.183.4, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of an attended automatic car wash operation
_____ on property zoned
light commercial, located on Pawnee Street approximately 650 feet
west of Seneca and legally described as: the West
100 feet of DeWitt's Third Addition to the City of Wichita, being
a tract 100 ft. by 280 ft., in the City of Wichita.

(Give metes and bounds description below if appropriate).

A tract with 100 front feet on Pawnee Street to a depth
of 280 feet, being the west 100 feet of DeWitt's Third
Addition to the City of Wichita, Sedgwick County, Kansas,

Generally located on North side of Pawnee west of Seneca
Use for legal
III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

FOUNT K. HARTLEY
Applicant GENERAL ENTERPRISES, INC.

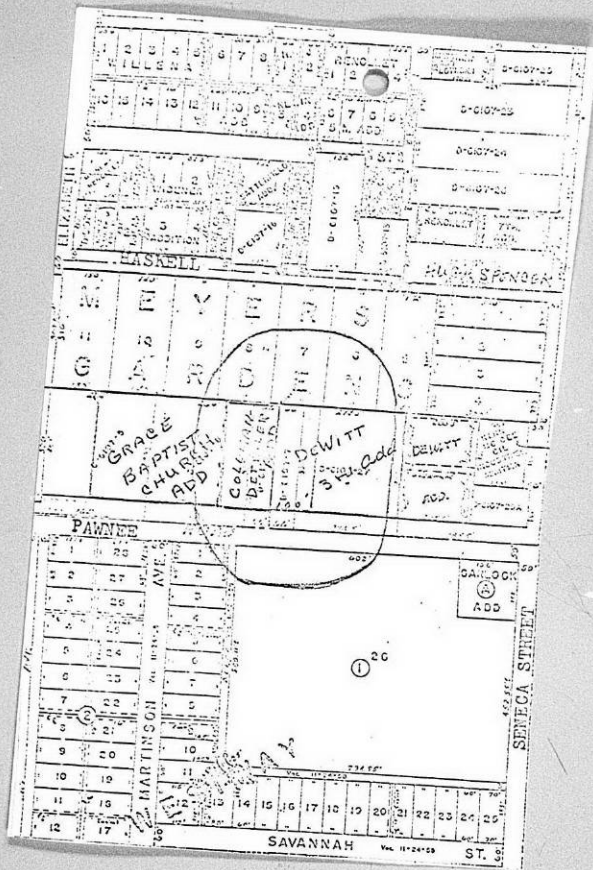
Authorized Agent J. L. Weigand, Jr.
J. L. Weigand, Jr.

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 4:00 (a.m. - p.m.), February 27, 1968, together with appropriate fee of \$50.00.

Signed Jack H. Salbraith - J

STATEMENT OF JUSTIFICATION

Applicant has investigated and studied the general business area served by the proposed attended automatic car wash operation, the surrounding property and services available to motor vehicle operators in this general area of the city. Applicant's investigation and study reveals that the establishment and operation of an attended automatic car wash facility as proposed by applicant is commercially feasible at the proposed location and that the granting of an exception therefor would allow applicant to provide a needed and useful service to motor vehicles operating in this general area of the city and would not adversely affect the rights of adjacent property owners and residents; Further, that the installation and operation of a facility as proposed at such location is desirable and compatible to the needs of the residents of this general area of the city. Applicant further states that this general area of the city would benefit from the establishment of an attended automatic car wash facility at the proposed location; and that applicant can and will adapt said location to conform to Section 28.04.183.4 of the Code of the City of Wichita, Kansas, providing for the operation of such facilities and property zoned light commercial.




STATEMENT OF OWNERSHIP

STATE OF KANSAS)
)
Sedgwick County,)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft of:
The West 110 ft of Lot 1, DeWitt Third Addition,
Wichita, Sedgwick County, Kansas.


Fidelity
Title
Company,
inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:

Lot 1, DeWitt Third Addition.	<input type="checkbox"/> Fount K. Hartley 1148 S. Hillside
E 66 ft of Lot 1, Coleman-Detweiler Addition.	<input type="checkbox"/> Fount K. Hartley 1148 S. Hillside
W 74 ft of Lot 1, Coleman-Detweiler Addition.	<input type="checkbox"/> Fount K. Hartley 1148 S. Hillside
Lot 1, Blk A, Grace Baptist Church Addition.	<input checked="" type="checkbox"/> The Grace Baptist Church, a 1414 W. Pawnee } Corporation
W $\frac{1}{2}$ Lot 5, in Meyers Gardens.	<input checked="" type="checkbox"/> Orland A. & Elva M. Curfman, ux 1309 Haskell } $\frac{1}{3}$
E $\frac{1}{2}$ Lot 5, in Meyers Gardens.	<input checked="" type="checkbox"/> Ray R. & Mattie G. Barton, ux 1307 Haskell } $\frac{1}{3}$
W 58 ft of Lot 6, Meyers Gardens.	<input checked="" type="checkbox"/> Howard T. McKinney 1325 Haskell } $\frac{1}{3}$
Lot 6, exc W 58 ft, Meyers Gardens.	<input checked="" type="checkbox"/> Gerald H. & Ruth D. Palmer, ux Eugene Schoenecker, 1321 Haskell } $\frac{1}{3}$



W 60 ft of Lot 7, Meyers Gardens.

Administrator of Veterans
Affairs,
✓ 5500 E. Kellogg 18

Lot 7, exc W 60 ft, Meyers Gardens.

✓ Kenneth M. & Mildred V. Bruce
1329 Haskell 13 ux

Lot 8, exc W 66 ft, Meyers Gardens.

Bet-Mar Inc.
✓ Eugene L. Pirtle, Res. Agt.
200 N. Main 02

W 66 ft of Lot 8, Meyers Gardens.

✓ Joe F. & Betty Von Achen, ux
1403 Haskell 13

W 65 ft of Lot 9, Meyers Gardens.

✓ Charles E. & Mary F. Schen, ux
1425 Haskell 13

Lot 9, exc W 65 ft, Meyers Gardens.

✓ Joe L. & Edith L. Prichard, ux
1413 Haskell 13

Lots 1, 2, & 26, Blk 1, Westway Park Add.

Westway, Inc.
✓ John Jay Darrah, Res. Agt.
Brown Bldg.
105 S. Broadway 02

Dated at Wichita, Kansas this 26th day
of February, 1968 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Edwin M. Farrell Sec. OEM

Tracer # 87070

SECRETARY'S REPORT

CASE NO. BZA 7-68

APPLICANT: Fount K. Hartley and General Enterprises, Inc.

AGENT: J. L. Weigand, Jr.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial

GENERAL LOCATION: North side of Pawnee in an area west of Seneca

LAND USE: Subject property is vacant as is that to the east; to the north is single-family, to the south is Westway Shopping Center and to the west is a drive-in restaurant

ZONING: To the east, south and west is "LC", to the north is "AA"

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 providing the conditions as set out under Section 28.04.133.4 can be met.

COMMENTS BY THE SECRETARY

It is the opinion of the Secretary that the location is logical due to the zoning and development in this general area along both Seneca and Pawnee and the Westway Shopping Center to the south. The application does have adequate area for the car wash operation and the proposed plan has been approved by the Traffic Engineer.

It should be pointed out, however, that both the Traffic Engineer and Planning staff are concerned with the two access points requested for the 100 feet of frontage. Westway Shopping Center to the south, with over 1,000 feet of frontage, has been limited to 3 openings. It is recommended that the plans be redesigned so as to provide for both ingress and egress from one opening.

It should be pointed out that there is an existing 16-foot sewer easement which bisects the proposed car washing structure. Arrangements must be made for the vacation of this easement or a special permit must be obtained for the construction of the car wash over the easement.

RECOMMENDATION

It is the recommendation of the Secretary that the exception be approved to permit the installation of an automatic car wash subject to the following conditions:

1. The applicant shall vacate that portion of the existing 16-foot easement over which the structure is to be constructed or obtain permission of the Board of City Commissioners authorizing the construction without vacating said easement.
2. The plot plan shall be redesigned indicating one opening to Pawnee and said plan shall be reapproved by the Traffic Engineering Division of the Department of Public Works.
3. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
4. The car washing buildings or facilities shall be set back a distance of not less than 35 feet from the north street right-of-way line of Pawnee.
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March 26, 1968

13. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
14. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.
15. All conditions of approval by the Board must be complied with prior to the occupancy of this property for the proposed automatic car wash.

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hoe, Mvr.	Hoe. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		150.00

DESCRIPTION	AMOUNT
<i>E 31a Exemption</i>	

Name *J. L. Weigards, Jr*

Address *830 1st Natl Bank Bldg*

Type *R. 71-C* Due Date

Comments:

Date *2.27-68* By *Joyce Smith*

