

ACTION

DATE

By COMMITTEE *Withdrawn at 2:25:69*
request of applicant

M.A.P.C. _____

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

BZA 10-64 - Eldon P. Rapps requests
variance to permit car wash unit &
service station at NW corner of
Fairview and 13th Street

KIDWELL, BALL, GREENE & NOHE
ATTORNEYS AT LAW
300 CENTRAL BUILDING
WICHITA, KANSAS

DALE KIDWELL
GEORGE W. BALL
JACK H. GREENE
KENNETH M. NOHE

April 27, 1964

FORM 5-2248
AREA CODE 216

#5

Jack H. Galbraith, Secretary
Board of Zoning Appeals
Room 401
City Building Annex
104 South Main
Wichita, Kansas

Dear Sir:

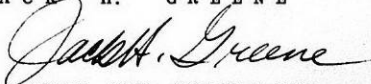
Re: Case No. BZA 10-64
Eldon P. Rapps, Applicant

This will confirm our telephone conversation
of April 27, 1964, with the City Planning office that this
case is withdrawn from your docket.

Accordingly, we will not appear April 28, 1964.

Very truly yours,

JACK H. GREENE



OF KIDWELL, BALL, GREENE & NOHE

JHG:sst



CASE NO. BZA 10-64

22 NOTICES MAILED APRIL 9, 1964 FOR MEETING APRIL 28, 1964

Eldon P. & Lelia I. Rapps 1721 Porter	L. G. & Beryl M. Wenzel 1219 Jackson
Russell S. Hallock 1408 North Waco	Basil H. & Flora M. Woodring 215 South Green
Sai Chan Wong & Johanna Wong 944 South Market	John Dunn 2301 Red Bud Lane
Dee S. & Alma L. Lauver 1351 Wellington Place	Sherman N. & Opal Johnson 1424 Fairview
Mae & Hubert C. Wadley 1375 South Kansas	Wichita Lodge No. 99, AF & AM 220 West 13th Street
Lottie L. Holmes 2390 Salina	Richard E. & Lela F. Wentz 1844 North Gow
Willa D. Nelson 2009 Park Place	Jack H. Greene, Attorney 206 Central Building
William A. Chakir 921 Faulkner	Eldon P. Rapps 741 West 13th Street
G. V. & Rosetta Presley 2045 North Arkansas	
Dollie B. Smythe & Helen M. Wheat 936 North Topeka	
W. C. & Laly Fay Tatman 805 Porter	
Herbert A. Harms 11732 East Kellogg	
Loyd E. & Nellie Gertrude Alspaugh 1421 Fairview	
Marie Ramsey Apartment #32 431 South Main	

April 30, 1964

Mr. Jack H. Greene, Attorney
206 Central Building
Wichita, Kansas

Dear Mr. Greene:

Re: Case No. BZA 10-64

This is to advise you that at the regular meeting of the Board of Zoning Appeals held on April 28, 1964, your letter requesting withdrawal of the above case from further consideration was submitted to the Board.

The request for withdrawal has been accepted and the case will be closed without further consideration or action on the part of the Board of Zoning Appeals.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Eldon P. Rapps
741 West 13th Street

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

25

April 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 10-64

An application has been filed by Eldon P. Rapps, 741 West 13th Street, Wichita, Kansas, by Jack H. Greene, 206 Central Building, Wichita, Kansas, attorney, pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, requesting a Variance to allow the construction of a self-service car wash, combined with an automobile service station, on property zoned "LC", and legally described as follows:

East 131 feet of the south 86.5 feet of Reserve A, Sherwood's Addition. Generally located at the northwest corner of Fairview and 13th Street.

This application has been assigned Case No. BZA 10-64, and will be heard by the Board of Zoning Appeals at its next meeting on ~~Monday, Tuesday,~~ Tuesday, April 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.

Jack H. Galbraith
Secretary

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

April 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 10-64

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East 131 feet of the south 86.5 feet of Reserve A, Sherwood's Addition. Generally located at the northwest corner of Fairview and 13th Street.

This application has been assigned Case No. BZA 10-64, and will be re-considered by the Board of Zoning Appeals at its meeting on Tuesday, April 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.

Jack H. Galbraith
Secretary

March 12, 1964

Mr. Jack H. Greene, Attorney
206 Central Building
Wichita, Kansas

Dear Mr. Greene:

Re: Case No. BZA 10-64

On March 5, 1964, the Metropolitan Area Planning Commission, at the request of the Board of Zoning Appeals, considered the problem of self-service car washes in the "LC" Light Commercial District. The Commission directed the staff to advertise for public hearing to amend the zoning ordinance to allow the Board of Zoning Appeals to authorize as an exception the location of self-service car washes in the "LC" district, subject to certain conditions to be outlined in the ordinance.

The staff has prepared an amendment which will be advertised for a public hearing before the Planning Commission at 2 o'clock on April 2, 1964, in Room 401 City Building Annex, Wichita, Kansas. You are invited to attend this hearing and express any opinion or comments you might have on the proposed amendment.

If the Planning Commission does not defer action, its recommendation on the amendment will be forwarded to the City Commission for its consideration on April 21, 1964. If the City Commission approves the amendment, it will be published on or around May 4, 1964.

On February 25, 1964, the Board of Zoning Appeals deferred the above variance application for 60 days, in order to give the Planning Commission sufficient time to decide what should be done about amending the ordinance relative to self-service car washes. If the Planning Commission, at the hearing on April 2, approves the proposed amendment, the staff will recommend to the Board of Zoning Appeals that the above application, which was deferred until April 28, again be deferred until May 26, 1964, by which time the proposed amendment should be adopted. Our department will then initiate an application (at no expense to you)

Page 2 - Jack H. Greene, Attorney
March 12, 1964

for an exception to the ordinance for the now pending request, which will be heard by the Board on May 26.

We are enclosing herewith a copy of the proposed amendment which will be considered by the Planning Commission on April 2.

If you have any questions concerning this matter, please feel free to call.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

Enclosure

cc: Eldon P. Rapps
741 West 13th Street
Wichita, Kansas

February 27, 1964

Mr. Jack H. Greene, Attorney
206 Central Building
Wichita, Kansas

Dear Mr. Greene:

Re: Case No. BZA 10-64

This is to advise you that at its regular meeting of February 25, 1964, the Board of Zoning Appeals of the City of Wichita considered your request for a variance to allow a self-service car wash operation in an "LC" zoning, generally located at the northwest corner of Fairview and 13th Street.

It was pointed out at the meeting that the Board of Zoning Appeals, at the last meeting had referred the problem of self-service car washes to the Planning Commission, and asked that it provide a solution through an amendment of the zoning ordinance, if appropriate. This matter will be presented to the Planning Commission at its meeting on March 5, 1964, at 2 p.m. in Room 401 City Building Annex, and you are invited to attend that meeting, if you so desire, to discuss this matter with the Planning Commissioners.

In view of the referral to the Planning Commission, it was the action of the Board of Zoning Appeals to defer this application until such time as the Planning Commission, and possibly the City Commission, have had a chance to consider the feasibility of amending the zoning ordinance to provide a definite method of locating self-service car wash operations, but in no event would the application be deferred more than 60 days.

Very truly yours,

Robert A. Lakin
Secretary

RAL:ber

cc: Eldon P. Rapps, 741 West 13th Street
Glen Lytle, Superintendent of Central Inspection
Robert Finch, City Clerk

SECRETARY'S REPORT

CASE NO. RZA 10-64

APPLICANT: Eldon P. Rapps, 741 West 13th Street

AGENT: Jack H. Greene, attorney, 206 Central Building

REQUEST: Request for variance pursuant to Section 2.12.590.2, Code of the City of Wichita, to allow a self-service car wash operation to be constructed in a Light Commercial district.

LOCATION: Generally located at the northwest corner of Fairview and 13th Street.

ZONING: Property in question is zoned "LC" Light Commercial. All surrounding property is zoned "B" Multiple Family.

LAND USE: Property in question is vacant. To the north is single family; east is single family and lodge hall; south is single family and duplex; west is single family and duplexes.

JURISDICTION: The Board has jurisdiction to grant the variance requested when all four of the following conditions are found to exist:

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.

GENERAL COMMENT: The applicant has submitted a statement of justification and plot plan, which are included as Attachments #1 and #2 to this report.

This particular request is somewhat different from other requests which have been before the Board of the same type, in that in this instance, if the variance is approved, the applicant proposes to construct the self-service car wash operation

in conjunction with a service station. However, it should be pointed out that the service station is permitted under the "IC" section of the ordinance as a "use by right", and consequently, the only use up for consideration by the Board is the self-service car wash operation.

UNIQUENESS: This applicant contends, as do the other applicants who are requesting variances for self-service car wash operations before the Board today, that uniqueness exists inasmuch as the zoning ordinance that was adopted in 1958 did not contemplate the new and unique business of a self-service car wash operation.

The Secretary is of the opinion that there is nothing unique from a physical standpoint as far as this lot is concerned. On the other hand, on several occasions in the past few months, the Board has considered uniqueness as to the use of the property concerned. However, if this interpretation is to be made, almost any property could be considered unique. Therefore, it is the opinion of the Secretary that uniqueness has not been sufficiently justified.

ADJACENT PROPERTY: The attorney for the applicant contends that if a fence is erected along the north property line there will be no adverse affect on adjacent property owners or residents.

The Secretary is of the opinion that in this particular instance the variance could have some adverse affects on adjacent property owners for the following reasons:

1. The lot is located in a predominately residential area and a self-service car wash operation would multiply and aggravate traffic congestion at this location.
2. The lot is too small to sufficiently handle two uses (service station and self-service car wash operation).

The other applications for self-service car wash operations which have been approved by the Board have been in the immediate area of shopping centers which are more regional in nature than neighborhood. However, this application for a car wash operation is in a neighborhood service area rather than a regional service area, and consequently is not, in the Secretary's opinion, an appropriate location for this type of operation.

HARDSHIP: The attorney contends that the applicant will be burdened with an unnecessary hardship if the variance is not granted, due to the fact that this particular use is compatible with other

uses permitted under the "LC" section of the ordinance, and further, self-service car wash operations are a use which was not contemplated when the zoning ordinance was adopted in 1958.

The Secretary is of the opinion that this property can be used for the purpose for which it is zoned because, as indicated by the applicant, one of the uses proposed is a service station which is permitted under the "LC" section of the ordinance. The Secretary is also of the opinion that this small lot (90 x 130) cannot sufficiently accommodate the two uses being proposed - a service station by itself creates considerable amount of traffic and a self-service car wash operation would only seem to perpetrate traffic congestion at this intersection. Furthermore, 13th Street in this general area, has not been re-improved and with the present right-of-way of only 60 feet, it does not appear that it would adequately handle the amount of traffic that would be created.

PUBLIC INTEREST: It is the opinion of the Secretary that if this property is properly screened, policed, and maintained, and adequate provisions are made for on-site traffic control and circulation, that the granting of the variance should in no way adversely affect the public interest.

RECOMMENDATION: It is the opinion of the Secretary that all four conditions necessary to the granting of the variance (uniqueness, adjacent property, hardship) have not been found to exist, and therefore, it is recommended that the variance be denied.

The Secretary is of the opinion that even though this particular use may not have been in existence at the time the ordinance was adopted (1958), and if self-service car washes should be permitted in an "LC" district, then the proper approach is to either:

1. Amend the zoning ordinance to permit self-service car washes as a use by right in the "LC" section of the ordinance, or
2. Amend the ordinance to allow the Board of Zoning Appeals to allow as an exception, self-service car washes to be permitted in certain "LC" areas under certain conditions and requirements.

If it is not the desire of the governing body to amend the ordinance to permit self-service car washes in "LC" districts, then a person wishing to establish such a use would have to request that the zoning map be amended to a classification where the use is permitted, or would have to try to obtain property that is already appropriately zoned.

Page 4 - Secretary's Report
Case No. BZA 10-64

In the event it is the determination of the Board that all four requirements can be met and wish to approve the variance, it is recommended that the following conditions be attached:

1. All drainage, both surface and runoff created by the operation, shall be handled in a manner which is 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.
3. The entire area to be utilized by washing and drying operations, as well as areas of ingress and egress, shall be hardsurfaced with either concrete, asphalt, or asphaltic concrete.
4. Adequate maintenance shall be provided through inspection twice daily for proper maintenance and removal of trash.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
7. A six-foot high brick, masonry or combination thereof, or louvered redwood fence shall be erected along the west and north property lines to protect adjacent properties from light, blowing debris, noise, and to preserve adjacent property values.
8. A performance bond in the amount of \$_____ shall be filed with the Secretary of the Board within 30 days of the approval of this application, to guarantee that the fence shall be constructed, except that the bond shall not be required in the event the fence is constructed within that time limit. (The form of the bond shall be approved by the legal counsel for the Board).
9. The self-service car washing unit shall be constructed no closer than 30 feet to the south property line nor no closer than 20 feet to the east property line.

Page 5 - Secretary's Report
Case No. BZA 10-64

10. Construction shall be completed within 12 months of the effective date of the approval of this application or the permit shall be null and void.
11. A plot plan showing points of ingress and egress, width of driveways, interior traffic circulation, channelization, and off-street parking and automobile storage, shall be submitted to the Traffic Engineer for his approval.

Attachments

- #1 - Statement of justification
- #2 - Plot Plan

STATEMENT JUSTIFYING VARIANCE REQUESTED

Applicant submits that the captioned property, which is located on the northwest corner of the intersection of 13th Street and Fairview Avenue, is presently a vacant lot void of any useable improvements. A variance from said Light Commercial zoning regulations is, therefore, requested by reason of the following:

1. That the present zoning ordinance is Light Commercial (Sec. 28.04.090, Code of the City of Wichita) which is sufficient for the construction and operation of an automobile service station.

2. That the highest and best use of captioned property is for the construction and operation of a facility which will offer to the public a self-service car wash operation combined with an automobile service station facility, which is unique and will be the only facility to accommodate the public in such a manner within a several mile radius.

3. That applicant has heretofore agreed with Glenn L. Richardson, doing business as Richardson Oil Company, of Wichita, Kansas, and Apco Oil Corp., of Oklahoma City, Oklahoma, for an arrangement to provide a well-planned and designed car wash-service station facility, attractive in design and function, and which will be owned and operated by applicant.

4. That the premises will be screened on the north lot line with a fence to prevent any adverse effect on adjacent property owners or residents.

5. That the strict application of the enforcement provisions for the present zoning ordinance (created in 1958) referred to above will constitute unnecessary hardship upon the property owner for the reason that such 1958 zoning ordinance did not contemplate the new and unique business and operation of a self-service car wash.

6. That a variance of the present zoning ordinance would result only in the addition of a car wash and as such would not be detrimental, nor would it adversely affect the health, safety, morale, convenience, prosperity, or general welfare of the public.

SECRETARY'S REPORT

CASE NO. BZA 10-64

APPLICANT: Eldon F. Rapps, 741 West 13th Street

AGENT: Jack H. Greene, attorney, 206 Central Building

REQUEST: Request for variance pursuant to Section 2.12.590.2, Code of the City of Wichita, to allow a self-service car wash operation to be constructed in a Light Commercial district.

LOCATION: Generally located at the northwest corner of Fairview and 13th Street.

ZONING: Property in question is zoned "LC" Light Commercial. All surrounding property is zoned "B" Multiple Family.

LAND USE: Property in question is vacant. To the north is single family; east is single family and lodge hall; south is single family and duplex; west is single family and duplexes.

1. The Board has jurisdiction to grant the variance requested when all four of the following conditions are found to exist:

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.

GENERAL COMMENT: The applicant has submitted a statement of justification and plot plan, which are included as Attachments #1 and #2 to this report.

This particular request is somewhat different from other requests which have been before the Board of the same type, in that in this instance, if the variance is approved, the applicant proposes to construct the self-service car wash operation

Page 2 - Secretary's Report
SECRETARY'S REPORT
Case No. BZA 10-64

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UNIQUENESS: This applicant contends, as do the other applicants who are requesting variances for self-service car wash operations before the Board today, that uniqueness exists inasmuch as the zoning ordinance that was adopted in 1958 did not contemplate the new and unique business of a self-service car wash operation.

The Secretary is of the opinion that there is nothing unique from a physical standpoint as far as this lot is concerned. On the other hand, on several occasions in the past few months, the Board has considered uniqueness as to the use of the property concerned. However, if this interpretation is to be made, almost any property could be considered unique. Therefore, it is the opinion of the Secretary that uniqueness has not been sufficiently justified.

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Page 3 - Secretary's Report
Case No. BZA 10-64

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PUBLIC INTEREST: It is the opinion of the Secretary that if this property is properly screened, policed, and maintained, and that adequate provisions are made for on-site traffic control and circulation, that the granting of the variance should in no way adversely affect the public interest.

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2. The hours of operation shall not extend beyond 12 p.m. or commence earlier than 6 a.m.
3. The entire area to be utilized by washing and drying operations, as well as areas of ingress and egress, shall be hardsurfaced with either concrete, asphalt, or asphaltic concrete.
4. Adequate maintenance shall be provided through inspection twice daily for proper maintenance and removal of trash.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
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8. A performance bond in the amount of \$_____ shall be filed with the Secretary of the Board within 30 days of the approval of this application, to guarantee that the fence shall be constructed, except that the bond shall not be required in the event the fence is constructed within that time limit. (The form of the bond shall be approved by the legal counsel for the Board).
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Case No. BZA 10-64

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1. That the present zoning ordinance is Light Commercial (Sec. 28.04.090, Code of the City of Wichita) which is sufficient for the construction and operation of an automobile service station.

2. That the highest and best use of captioned property is for the construction and operation of a facility which will offer to the public a self-service car wash operation combined with an automobile service station facility, which is unique and will be the only facility to accommodate the public in such a manner within a several mile radius.

3. That applicant has heretofore agreed with Glenn L. Richardson, doing business as Richardson Oil Company, of Wichita, Kansas, and Apco Oil Corp., of Oklahoma City, Oklahoma, for an arrangement to provide a well-planned and designed car wash-service station facility, attractive in design and function, and which will be owned and operated by applicant.

4. That the premises will be screened on the north lot line with a fence to prevent any adverse effect on adjacent property owners or residents.

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CASE BZA 10-64

NOTICES MAILED FEBRUARY 6, 1964 FOR HEARING FEBRUARY 25, 1964

Eldon P. & Lelia I. Rapps
1721 Porter

Mae B. Cox
1425 Fairview

Russell S. Hallock
1408 North Waco

Sai Chan Wong & Johanna Wong
944 South Market

Dee S. & Alma L. Lauver
1351 Wellington Place

Mae & Hubert C. Wadley
1375 South Kansas

Lottie L. Holmes
2390 Salina

Willa D. Nelson
2009 Park Place

William A. Chakir
921 Faulkner

G. V. & Rosetta Presley
2045 North Arkansas

Dollie B. Smythe &
Helen M. Wheat
936 North Topeka

W. C. & Laly Fay Tatman
805 Porter

J. A. & Beatrice McBratne
1236 Fairview

Herbert A. Harms
11732 East Kellogg

Loyd E. & Nellie Gertrude
Alspaugh
1421 Fairview

Marie Ramsey
Apartment #32
431 South Main

John Franklin Wilson
Nadine Rosalie Wilson
1436 North Waco

L. G. & Beryl M. Wenzel
1219 Jackson

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John Dunn
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Sherman N. & Opai Johnson
1424 Fairview

Wichita Lodge No. 99, AF&AM
220 West 13th Street

Jack H. Greene, Attorney
206 Central Building

Richard E. & Lela F. Wentz
1844 North Gow

Eldon P. Rapps
741 West 13th Street

*Returned
2-10-64
"unclaimed"*

*notice returned
2-13-64
"not at this address"*

*Returned
2-10-64
"deceased"*

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

February 6, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 10-64

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Robert A. Lakin
Secretary

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Room 402 City Building Annex
104 South Main
Wichita, Kansas

February 6, 1964

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An application has been filed by Eldon P. Rapps, 741 West 13th Street, Wichita, Kansas, by Jack H. Greene, 206 Central Building, Wichita, Kansas, attorney, pursuant to Section 2.12.590.2, Code of the City of Wichita, Kansas, requesting a Variance to allow the construction of a self service car wash, combined with an automobile service station, on property zoned "LC", and legally described as follows:

East 131 feet of the south 86.5 feet of Reserve A, Sherwood's Addition. Generally located at the northwest corner of Fairview and 13th Street.

This application has been assigned Case No. BZA 10-64, and will be heard by the Board of Zoning Appeals at its meeting on Tuesday, February 25, 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
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant Eldon P. Rapps
Mailing Address 741 W. 13th Phone AM 2-9012
Name of Authorized Agent Jack H. Greene
Mailing Address 206 Central Bldg. Phone FO 3-8246
Relationship of applicant to property is that of owner
(owner, tenant, lessee, other)

II. The variance requested is to allow the construction of a self-service car wash combined with an automobile service station on property zoned light commercial pursuant to Sec. 212.590.2
for property located northwest corner of the intersection of 13th Street and Fairview Avenue
and legally described as: East 131 feet of the South 86.5
feet of Reserve A, Sherwood's Addition
in the City of Wichita; and which is presently zoned Light Commercial.
(Give metes and bounds description below if appropriate):

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - 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;
 - 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;
 - That all documents are attached hereto as noted in paragraphs 3 and 4 of the instructions.

ELDON P. RAPPS
Applicant Eldon P. Rapps
By: Jack H. Greene
Authorized Agent Jack H. Greene

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 3:20 (a.m. P.M.), 3-7, 1944, together with appropriate fee of \$50.00.

T21-402

W. J. Martin
Signed

STATEMENT OF RECORD 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 South 86.5 ft of the East 131 ft of
Reserve A, in Sherwood's Addition to the
City of Wichita, Kansas.


Fidelity
Title
Company.
inc.

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

Lots 2, 4, 6, 8, 10, 12, 14, 16, on Fairview Ave., Lauck's Add.	Wichita Lodge No. 99, A. F. & A. M. 220 West 13th St. ✓
Lots 18 & 20, Fairview Ave., in Lauck's Add.	Edward O. & Alice L. Pritchard, ux No Address Available <i>no add</i>
Lots 22 & 24, Fairview Ave., in Lauck's Add.	Sherman N. & Opal Johnson, ux 1424 Fairview ✓
The East 131 ft of the South 86.5 ft of Reserve A, Sherwood's Add.	Elden P. & Lelia I. Rapps, ux ✓ 1721 Porter
Beg 131 ft West of SE cor Res A; Sherwood Add.; W 98 ft; N 161.5 ft; E 60 ft; S 75 ft; E 38 ft; S 86.5 ft to beg.	John Dunn 2301 Red Bud Lane ✓
Beg at NE cor Res A, Sherwood's Add.; th S 75 ft; W 169 ft; N 75 ft; E 169 ft to beg.	Basil H. & Flora M. Woodring, ux 215 S. Green ✓
The S 50 ft of Res B, Sherwood's Addition.	L. G. & Beryl M. Wenzel, ux 1219 Jackson ✓

The N 50 ft of the S 100 ft of Res B, Sherwood's Add.	Lloyd E. & Nellie Gertrude Alspaugh ux 1421 Fairview ✓
The N 68.5 ft of Res B, Sherwood's Addition	Mae B. Cox ✓ 1425 Fairview ✓
Lot 37, Waco Ave., Sherwood's Add.	John Franklin Wilson ✓ Nadine Rosalie Wilson, ux 1436 N. Waco
Lot 39, Waco Ave., Sherwood's Add.	Marie Ramsey ✓ 431 S. Main St., Apt. # 32
W 40 ft of E 79 ft of Lot 41, Waco Ave., & W 40 ft of Lot 56, on 13th Street, Sherwood's Add.	Richard E. & Lola F. Wentz, ux 1844 N. Gow ✓
E 39 ft of Lot 41, Waco Ave. & E 39 ft Lot 56 on 13th St., Sherwood's Add.	J. A. & Beatrice McBratney, ux 1236 Fairview ✓
Lots 1243 & 1245, Waco Ave., in Lewellen's Add.	W. C. & Laly Fay Tatman, ux 805 Porter ✓
Lot 1236, Fairview Ave., Lewellen's Addition	Dollie B. Smythe & Helen M. Wheat ✓ 936 N. Topeka
Lots 1238, 1240 & 1242, Fairview Ave. Lewellen's Add.	G. V. & Rosetta Presley, ux 2045 N. Arkansas ✓
Lots 1244 & 1246, Fairview Ave., in Lewellen's Add.	Herbert A. Harms ✓ 11732 E. Kellogg ✓
Lots 1235 & 1237, Fairview St., in Lewellen's 2nd Add.	William A. Chakir ✓ 921 Faulkner ✓
Lots 1239 & 1241, Fairview St., in Lewellen's 2nd Add.	Willa D. Nelsen ✓ 2009 Park Place ✓
Lots 1243 & 1245, Fairview St., in Lewellen's 2nd Add.	Mae & Hubert C. Wadley, vir. 1375 S. Kansas ✓
Lot 1236 & S 15 ft Lot 1238, Wellington Place, Bush's Add.	Philip H. Lucas <i>no add</i> No Address Available ✓
North 10 ft Lot 1238 & All Lots 1240 & 1242, Wellington Place, Bush's Add.	Dee S. & Alma L. Lauver, ux 1351 Wellington Place ✓
Lots 1244 & 1246, Wellington Place, in Bush's Add.	Lottie L. Holmes, sgle. ✓ 2390 Salina
Lots 41 & 43, Waco Ave., in Roembach's Subdivision of Lots 50, 52, 54 on 13th St. & W 150 ft of Lot 41, Waco Ave. in Sherwood's Add.	Sai Chan Wong & Johanna Wong ✓ 944 S. Market
Lots 45 & 47, Waco Ave., Roembach's Sub.	Rosaline C. DeNardo & Ruby C. Wilber <i>no add</i> No Address Available ✓
Lots 49 & 51, Waco Ave., Roembach's Sub.	Russell S. Hallock ✓ 1408 N. Waco
Lots 53 & 55, Waco Ave., Roembach's Sub.	Rosaline C. DeNardo Ruby C. Wilber No Address Available

Dated at Wichita, Kansas this 3rd day of February
196⁴, at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Eddie W. Zarnell
Sec. OEM

Tracer # 58629

THE CITY OF WICHITA, KANSAS

BOARD OF ZONING APPEALS

104 SOUTH MAIN

WICHITA 2, KANSAS

ZIP CODE - 67202



*Delivered
3/12/77*

J. A. & Beatrice McBratney

1236 Fairview

Wichita, Kansas

10-64

RETURN
TO
WRITER



THE CITY OF WICHITA, KANSAS

BOARD OF ZONING APPEALS

104 SOUTH MAIN

WICHITA 2, KANSAS

ZIP CODE - 67202



*undelivered
3/12/77*

Mae B. Cox

1425 Fairview

Wichita, Kansas

10-64



RETURN
TO
WRITER



THE CITY OF WICHITA, KANSAS

BOARD OF ZONING APPEALS

104 SOUTH MAIN

WICHITA 2, KANSAS

ZIP CODE - 67202



*undelivered
3/12/77*

John Franklin Wilson

~~Nadine Rosalie Wilson~~

1436 North Waco

Wichita, Kansas

*not at this
address*

10-64

RETURN
TO
WRITER



PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g & Elev. _____ Elec. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
Plan. P/b'g. _____ P/b'g. Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trailers _____

DESCRIPTION	AMOUNT
<i>Bye Arr</i>	<i>50</i>

Name _____

Address _____

Type _____ Due Date _____

Comments _____

Date _____ By _____

*

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

Roll # 1