

BZA 13-88 - Troy H. Botkin requests an exception for single-bay auto car wash access, use to svc sta. on prop. zoned C-1 (NE near Central & Rock Rd.)

**ACTION**

B.Z.A. 13-88 Defers 1 month 4/26/88  
DATE  
Withdrawn by Applicant 5-23-88

DATA SHEET

MAP NO.: 6048C

CASE NO. BZA 13-88

(CPO 2B, 4-18-88)

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

EXISTING ZONING: "LC" Light Commercial

GENERAL LOCATION: Northeast corner of Central and Rock Road

APPLICANT: Troy M. Botkin  
 ADDRESS: 8002 E. Central, Wichita, KS 67206 PHONE: 686-8358

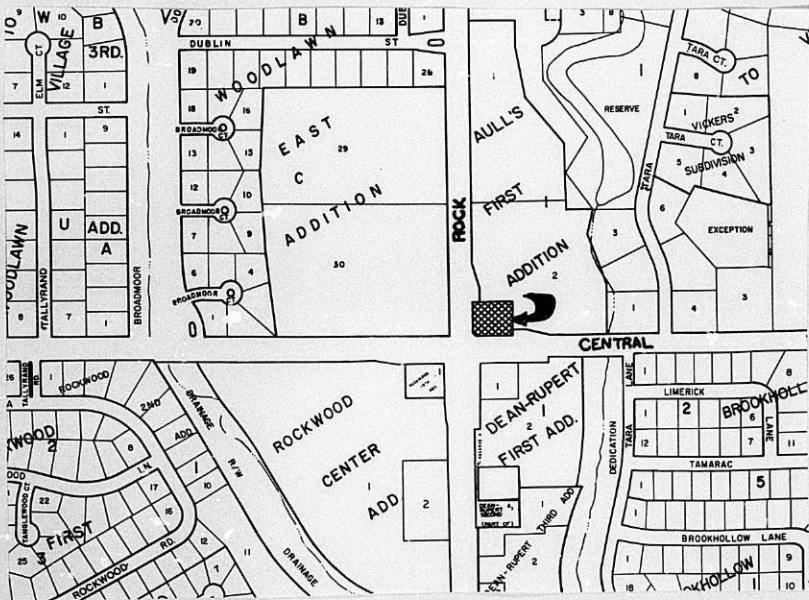
AGENT: Troy M. Botkin  
 ADDRESS: 8002 E. Central, Wichita, KS 67206 PHONE: 686-8358

AREA DATA

Acres: (150 ft. by 140 ft.)

Adjacent Zoning and Land Use:

North	LC	_____
South	LC	_____
East	LC	_____
West	LC w/C.U.P.	_____



BZA 13-88 File

*Annexed 1961  
 Aull's First Addition platted in January 1975*

LOS ANGELES-CHICAGO-LOSAN, OH  
 MCGRAND, TX-LOUCIST GROVE, GA  
 U.S.A.

**Smith**  
 No. 2-153C

BZA 13-88

6-13-88

I talked to Edie Azim in CID re the illegal semi-trailer on this site which is used for storage. He said he would send Lance Flowers out tomorrow to check on it and will let me know what happens.

L.O.

---

2-89 This station has been remodeled and there is a new attached car wash. CID has no record of a building permit having been issued.

May 24, 1988

Board of Appeals  
455 North Main Street  
Wichita, Kansas 67202

To: Board of Zoning Appeals

Due to the circumstances, I must hereby withdraw my request for an exception for a single-bay automatic car wash at my service station.

I have hired the professional opinion of two outside sources for advise in this matter. After much study and careful consideration, it would not be in the best interest of my operation to continue with this plan. With the ten foot dedication, I would loose two drives and it would destroy my traffic flow and create a conjestion problem.

I believe the excetion needed to allow an automatic car wash is very unjustified because the day has come that anyone de-spensing petroleum products needs an automatic car wash to remain active in this market place.

In the future if the board were to waive the ten foot dedi-cation and exception, I might reconsider my offer.

Sincerely  
*Troy M. Botkin*  
Troy M. Botkin, Pres.  
Rock Road Amoco  
8002 E. Central  
Wichita, KS 67206

**RECEIVED**

MAY 25 1988

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_

\_\_\_\_\_



**ROCK ROAD STANDARD, INC.**

8002 E. CENTRAL / WICHITA, KANSAS 67206-2310



Louise Alaveris  
Met. Area Planning Dept.  
City Hall - Tenth Floor  
455 N. Main Street  
Wichita, KS 67202-1688

May 26, 1988

SECRETARY'S REPORT

CASE NUMBER:

BZA 13-88

REQUEST:

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

LOCATION:

Northeast corner of Central and Rock Road

COMMENTS: At your April meeting, you discussed and deferred this case, asking the applicant to provide additional information and drawings. His architect has submitted two site plans, one showing the car wash detached, as preferred by the applicant, and one showing the car wash attached. Both site plans give dimensions as requested and identify all existing and proposed structures. The future right-of-way line is also shown. Architectural elevations show how the facility would look for both a detached and an attached car wash. The applicant has two concerns with attaching the car wash: (1) The expense would be greater than for a detached structure, due mainly to the remodeling costs which would be required for the existing station; and (2) the token box would be in a more open location and thus subject to greater risk of being damaged by vehicles trying to get around the east side of the facility.

It does not appear to staff that a 16-foot difference in east-west location of the car wash would make much difference with regard to "hiding" the building to the east. If this proposed structure were another service bay, rather than a car wash which requires BZA review, the applicant could have obtained a permit to build right on the east property line as the "LC" district permits a zero side yard setback on properties adjacent to other non-residentially zoned properties.

The only change staff recommends in the conditions of approval is the requirement that the street dedication be submitted prior to release of the resolution (Condition #1).

April 26, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 13-88

OWNER/APPLICANT/AGENT: Troy Botkin

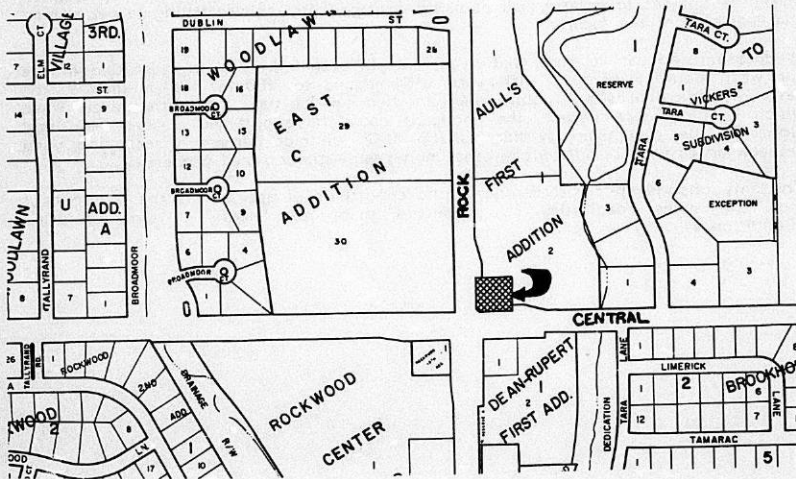
REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a detached, single-bay automatic car wash as an accessory use to a service station.

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 150 feet x 140 feet

LOCATION: Northeast corner of Central and Rock Road

PROPOSED USE: Single-bay detached car wash in association with existing service station.



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.183.4 can be complied with.

**BACKGROUND:** The applicant is requesting an exception to permit the establishment of a single-bay, detached automatic car wash as an accessory use to a service station now located at the northeast corner of Central and Rock Road. The site is a  $\frac{1}{2}$ -acre unplatted tract of land which was probably developed under the grandfather clause of the subdivision regulations (exempt from platting, due to the land being in the same configuration since 1948). "LC" zoning was established on this corner in 1958, when County zoning was first established in Wichita's 3-mile ring. The area was annexed in 1961. A service station was built here some time between 1968 and 1974, and in 1977 a car wash bay was added to the east side of the building, but without an exception being required. The current station owner desires to convert the existing car wash bay into a service bay and construct a free-standing automatic car wash structure east of the building at the property line. Central Inspection has determined that this addition will be within the 30% expansion permitted on unplatted tracts without requiring platting of the land, but they have required the owner to seek an exception through the BZA for the new car wash.

Although 50 feet of half-street right-of-way now exists for both Central and Rock Road adjacent to this site (having been purchased by the City in 1983), additional right-of-way is needed if ever a free-flow right turn lane is to be constructed. The needed right-of-way is 10 feet, plus a 60-foot radius at the corner. This is less than the 75 feet of half-street right-of-way which is required at most undeveloped arterial intersections. This additional right-of-way should be obtained contingent on its need for road improvements. It does not appear that this additional right-of-way would interfere with the existing canopies over the pump islands, but the two corner driveways would have to be relocated if additional road improvements are made at this corner. The car wash drying spaces and the sign (not identified on the site plan) would also have to be relocated.

An item of concern to adjacent property owners, as well as to Central Inspection, is the semi-trailer trucks which are frequently parked on this property and used for storage. This is not permitted in the "LC" district and should be required to be removed prior to obtaining additional building permits.

**ADJACENT ZONING AND LAND USE:**

NORTH	"LC"	Shopping center
SOUTH	"LC"	Fast food restaurant
EAST	"LC"	Offices
WEST	"LC"	Service station

**RECOMMENDATION:** Should the Board determine that an automatic car wash is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The applicant shall dedicate, contingent upon the City's need for road purposes, an additional 10 feet of street right-of-way plus 60-foot radius at the corner. This shall be dedicated within 60 days following BZA approval of this exception, or the exception shall be considered denied and the case closed.
2. The applicant shall permanently remove any semi-trailers used for storage which are in violation of the "LC" zoning district regulations. These shall be removed within 60 days following BZA approval of this exception and prior to any additional building permits being issued, or this exception shall be considered denied and the case closed.

BZA 13-88 SR

3. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
4. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
5. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
6. Signs shall be limited to those permitted in the "I.C." district.
7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. Off-street parking spaces shall be provided for the total facility, as required by the zoning ordinance.
9. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
10. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.
11. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
14. Conditions of approval #3 through #13 must be complied with within one year after release of the Resolution, or the Resolution shall become null and void.

THE CITY OF WICHITA

DATE: April 28, 1988

TO: Mike Lindebak

FROM: City Manager's Office *[Signature]*

SUBJECT: Car Wash

From time to time, I have directed Marvin Krout to be extremely vigilant in approving any car washes around the City because of the existing problems. In the most recent case, BZA 13-88, I see another facility being proposed at Central and Rock Road. In the conditions I noticed Item #11 indicates that the City Engineer will establish proper drainage for excess water.

I hope that you will take heed as to the concerns that have been expressed and the problems that are being created from car washes. Almost everyone that we have in this community has trackage problems on to the public streets; these have created some hazardous conditions during the winter months. I point to the one on Central, for example, that created some very hazardous conditions when the icy conditions existed--Rock Road, 21st Street, etc., are other examples that had similar problems.

In other communities, the engineering and planning staffs required drainage grates, etc., at the driveways to catch the "drippings." These were extremely beneficial to eliminating some of the problems from excess water runoff from washed cars.

Regardless of the design, I would like to again alert you and your staff to this problem to ensure that the design for car washes are such that water drippings on to the public right-of-way are eliminated--or at least, significantly reduced from the current designs and operations. This is an area you and your staff should pay special attention to in reviewing/approving such facilities.

Thank you.

CC:mp

c: Steve Lackey  
Marvin Krout

RECEIVED

APR 29 1988

METROPOLITAN PLANNING

ROUTE

*John House/Files*

# THE CITY OF WICHITA



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

April 27, 1988

Troy Botkin  
8002 E. Central  
Wichita, KS 67206

Re: BZA 13-88 - Exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station.

Dear Mr. Botkin:

The Board of Zoning Appeals, at its meeting of April 26, 1988, considered the above captioned case. After considerable discussion and a number of questions being raised, the action of the Board was to defer the case for one month. They specifically requested that you submit a revised site plan showing all existing features on the site and indicating whether or not they are proposed to be removed, such as existing pump islands and trash dumpsters. The dimensions of the parking areas and circulation aisles should be shown.

They requested that you submit an alternate site plan with the proposed addition being added on the east side of the building, rather than being detached. They suggested that if possible, you provide elevations of the service station showing the car wash attached, as suggested above, and detached, as now proposed. They were interested in the height of the existing structure and the proposed structure. On both site plans, they requested that the coin box be clearly identified. In addition, they questioned whether or not there would be vehicular access from your site to the property to the north and east. They were particularly interested in how storm water runoff would be prevented from going onto the adjacent property.

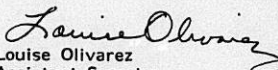
As the reconsideration of this case is scheduled for the Board's meeting of May 24 at 1:30 p.m., we need revised plans and the requested information by May 10. I am enclosing the contingent dedication of street right-of-way for your review. As you know, our recommendation was that this dedication be required as a condition of approval of your "exception" and that the dedication be executed within 60 days following Board of Zoning Appeals approval of your request. The resolution authorizing this exception would not be released (and building permits for a car wash would not be obtained) until the dedication is executed.

*FILE COPY*

Troy Botkin  
April 27, 1988  
Page 2

If you have any additional questions regarding this matter, please call.

Sincerely,

  
Louise Olivarez  
Assistant Secretary

LO/jcm  
Enclosure

cc: Allen G. Ahre, 2126 S. Volutsia, Wichita, KS 67211

CONTINGENT DEDICATION

WHEREAS, Troy B. Botkin and Mary L. Botkin are the owners of real property described as follows, to-wit:

The south 190 feet of the west 200 feet of the SW $\frac{1}{4}$  17-27S-2E of the 6th P.M., Sedgwick County, Kansas, except the west 50 feet and the south 50 feet thereof;

and

WHEREAS, said owners are in the process of requesting a land use "exception" to permit construction of a car wash on said property (BZA 13-88); and

WHEREAS, as a condition of the exception, the Board of Zoning Appeals is requiring the dedication to the public of a portion of said property for street purposes, but said dedication not to occur until the land is needed for a street widening and paving project;

NOW, THEREFORE, the owners hereby dedicate to the public for street purposes the following described property, to-wit:

Beginning at a point 190 feet north and 50 feet east of the southwest corner of the SW $\frac{1}{4}$  17-27S-2E of the 6th P.M., Sedgwick County, Kansas; thence south parallel to the west line of said SW $\frac{1}{4}$ , 140 feet; thence east parallel to the south line of said SW $\frac{1}{4}$ , 150 feet; thence north parallel to the west line of said SW $\frac{1}{4}$ , 10 feet; thence west parallel to the south line of said SW $\frac{1}{4}$ , 80 feet to a point on a curve to the right, said curve having a radius of 60 feet and a central angle of 89°41'27"; thence along said curve 93.92 feet; thence north parallel to the west line of said SW $\frac{1}{4}$ , 70 feet; thence west parallel to the south line of said SW $\frac{1}{4}$ , 10 feet to the point of beginning.

but the right of the public to use said property shall not occur until street widening and paving improvements are proposed to be made.

It is the intent of the owners that this contingent dedication shall be a covenant running with the land and shall be binding upon their successors and assigns and all subsequent owners of any part or parcel of said property covered by the dedication.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

\_\_\_\_\_  
Troy B. Botkin

\_\_\_\_\_  
Mary L. Botkin

STATE OF KANSAS        )  
                                  ) ss.  
COUNTY OF SEDGWICK  )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1988, by \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

(SEAL)

My Appointment Expires \_\_\_\_\_

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    April 22, 1988

TO            Louise Olivarez, Principal Planner

FROM        Shirley Mast, Administrative Aide III *Shirley Mast*

SUBJECT     BZA 13-88: Northeast corner of  
              Central and Rock Road - Exception

On Monday, April 18, 1988, East Side CPO Council 2B considered the captioned case, a request for an exception to permit the establishment of a single-bay, detached automatic car wash as an accessory use to a service station located at the northeast corner of Central and Rock Road. Council members were provided the Notice of Public Hearing and MAPD staff report. Following discussion, the Council voted 8-0 to recommend approval of the request subject to MAPD staff comments.

The applicant, Troy M. Botkin, was present to describe the request and respond to questions. In response to a question about items #1 and 2 in the MAPD Secretary's Report, Mr. Botkin reported he does not have a problem removing the semi-trailers, and he was not aware they were in violation of the zoning ordinance until he read the MAPD Secretary's report, but feels dedication of an additional 10 feet of street right-of-way is a high price to pay.

Ken Saville, 8510 Brentmoor, was present representing the property next door (Mill Creek Village). Mr. Saville stated Mill Creek is not opposed to the car wash, but they are concerned about the appearance of the proposed car wash and would have preferred the car wash abut the existing car wash.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 13-88 is considered at the April 26 meeting.

SM:dm

April 26, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 13-88

OWNER/APPLICANT/AGENT: Troy Botkin

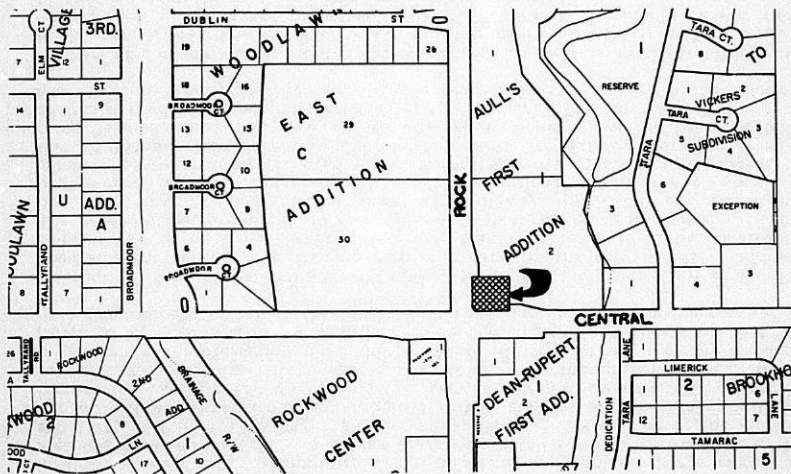
REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a detached, single-bay automatic car wash as an accessory use to a service station.

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 150 feet x 140 feet

LOCATION: Northeast corner of Central and Rock Road

PROPOSED USE: Single-bay detached car wash in association with existing service station.



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.183.4 can be complied with.

**BACKGROUND:** The applicant is requesting an exception to permit the establishment of a single-bay, detached automatic car wash as an accessory use to a service station now located at the northeast corner of Central and Rock Road. The site is a 1/2-acre unplatted tract of land which was probably developed under the grandfather clause of the subdivision regulations (exempt from platting, due to the land being in the same configuration since 1948). "LC" zoning was established on this corner in 1958, when County zoning was first established in Wichita's 3-mile ring. The area was annexed in 1961. A service station was built here some time between 1968 and 1974, and in 1977 a car wash bay was added to the east side of the building, but without an exception being required. The current station owner desires to convert the existing car wash bay into a service bay and construct a free-standing automatic car wash structure east of the building at the property line. Central Inspection has determined that this addition will be within the 30% expansion permitted on unplatted tracts without requiring platting of the land, but they have required the owner to seek an exception through the BZA for the new car wash.

Although 50 feet of half-street right-of-way now exists for both Central and Rock Road adjacent to this site (having been purchased by the City in 1983), additional right-of-way is needed if ever a free-flow right turn lane is to be constructed. The needed right-of-way is 10 feet, plus a 60-foot radius at the corner. This is less than the 75 feet of half-street right-of-way which is required at most undeveloped arterial intersections. This additional right-of-way should be obtained contingent on its need for road improvements. It does not appear that this additional right-of-way would interfere with the existing canopies over the pump islands, but the two corner driveways would have to be relocated if additional road improvements are made at this corner. The car wash drying spaces and the sign (not identified on the site plan) would also have to be relocated.

An item of concern to adjacent property owners, as well as to Central Inspection, is the semi-trailer trucks which are frequently parked on this property and used for storage. This is not permitted in the "LC" district and should be required to be removed prior to obtaining additional building permits.

**ADJACENT ZONING AND LAND USE:**

NORTH	"LC"	Shopping center
SOUTH	"LC"	Fast food restaurant
EAST	"LC"	Offices
WEST	"LC"	Service station

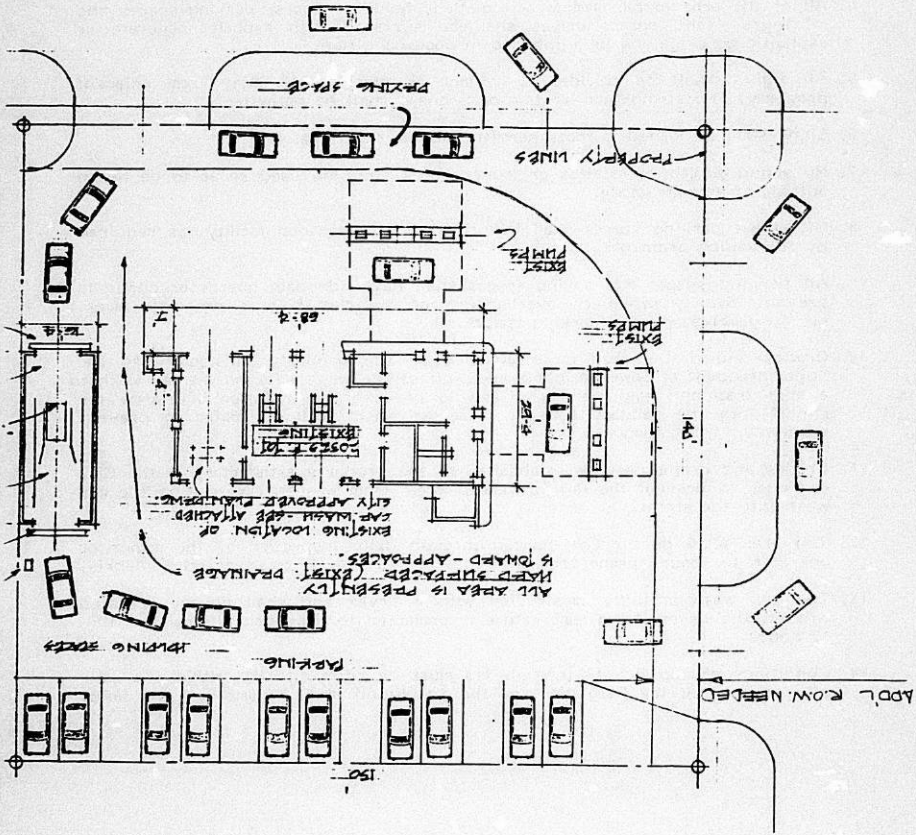
**RECOMMENDATION:** Should the Board determine that an automatic car wash is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The applicant shall dedicate, contingent upon the City's need for road purposes, an additional 10 feet of street right-of-way plus 60-foot radius at the corner. This shall be dedicated within 60 days following BZA approval of this exception, or the exception shall be considered denied and the case closed.
2. The applicant shall permanently remove any semi-trailers used for storage which are in violation of the "LC" zoning district regulations. These shall be removed within 60 days following BZA approval of this exception and prior to any additional building permits being issued, or this exception shall be considered denied and the case closed.

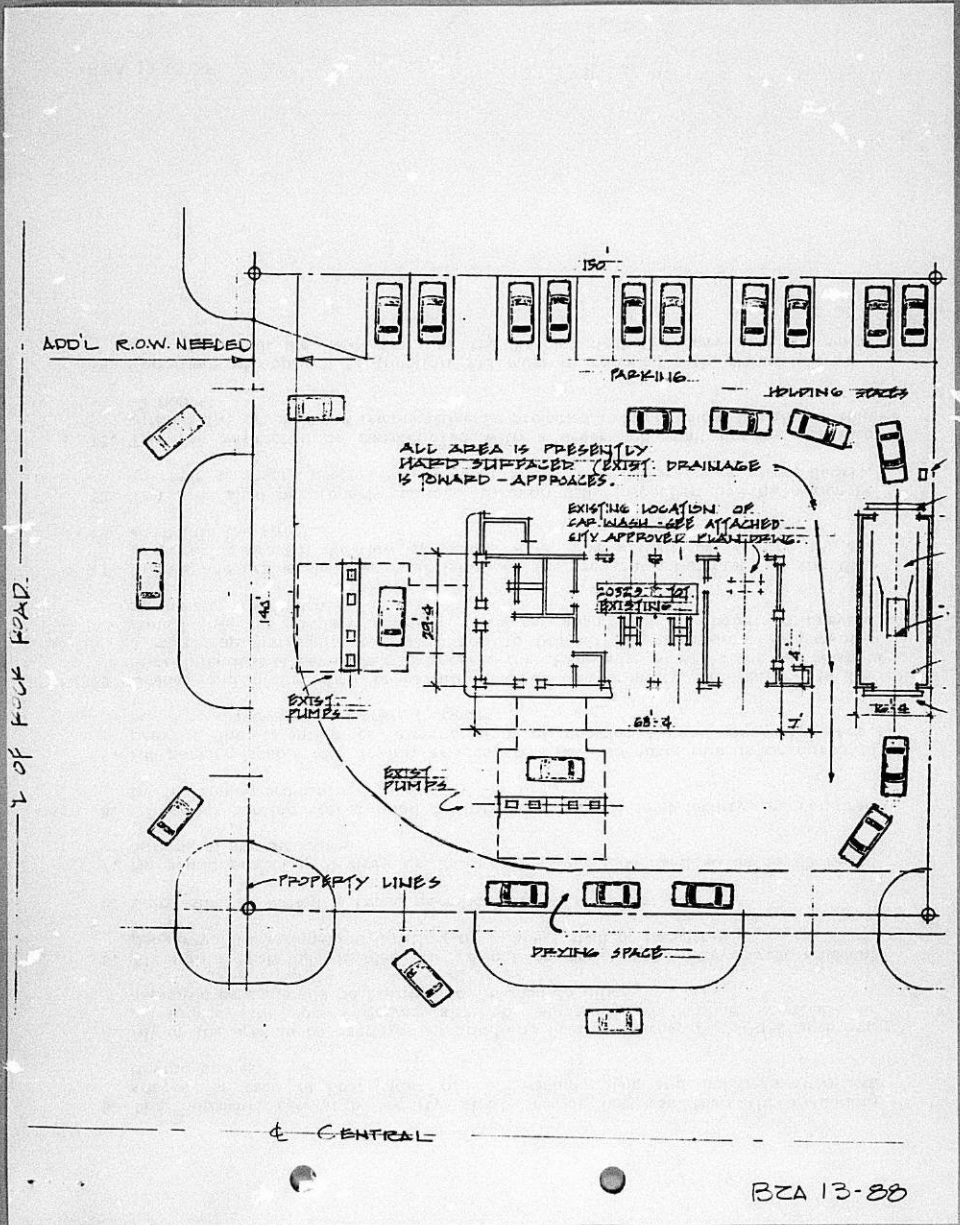
3. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
4. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
5. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
6. Signs shall be limited to those permitted in the "LC" district.
7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. Off-street parking spaces shall be provided for the total facility, as required by the zoning ordinance.
9. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
10. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.
11. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
14. Conditions of approval #3 through #13 must be complied with within one year after release of the Resolution, or the Resolution shall become null and void.

BZA 13-88

CENTRAL



1 OF FOUR PAGES



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

April 1, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 13-88

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by Troy M. Botkin requesting an exception.

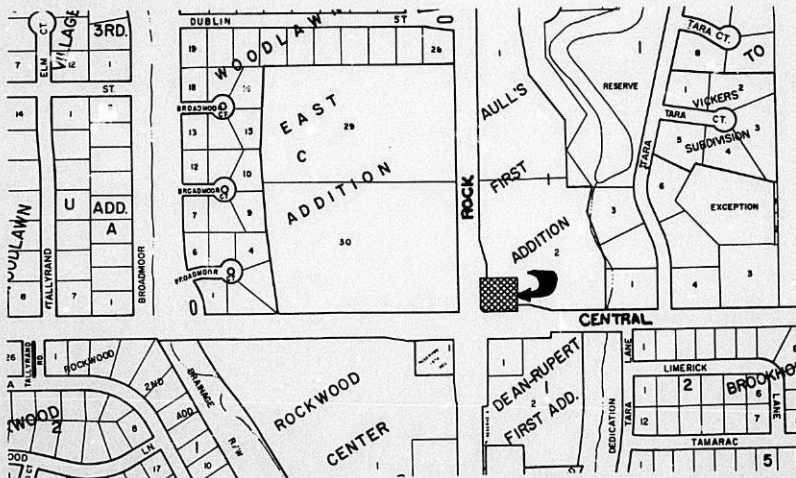
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District. A legal description of the applicant's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

Beginning at the Southwest Corner of the Southwest Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence North 190 feet; thence East 200 feet; thence South 190 feet; thence West 200 feet to the point of beginning, except the South 50 feet and the West 50 feet thereof for roads. Generally located on the northeast corner of Central and Rock Road.

This application has been assigned Case No. BZA 13-88. It will be considered by the Board of Zoning Appeals on Tuesday, April 26, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Eastside Neighborhood Council "2B" will consider this case at their meeting to be held on Monday, April 18, 1988, at 7 p.m., at the Capitol Federal Savings and Loan Building, 8040 East Douglas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



( \_\_\_\_\_ ) Published in The Daily Reporter, April 1, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 26th day of April, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 12-88 - Morin Development Corporation, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a detached, single-bay, automatic car wash in association with a proposed Amoco service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Block 20, Oak Cliff Estates to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Maple and Maize.

2. Case No. BZA 13-88 - Troy M. Botkin, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a single-bay, automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

Beginning at the Southwest Corner of the Southwest Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence North 190 feet; thence East 200 feet; thence South 190 feet; thence West 200 feet to the point of beginning, except the South 50 feet and the West 50 feet thereof for roads. Generally located at the northeast corner of Central and Rock Road.

3. Case No. BZA 14-88 - FCB Limited Partnership and Farm Credit Banks of Wichita, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to decrease the required number of off-street parking spaces from 1,040 to 557 on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Block 1, and Lot 1, Block 2, Farm Credit Banks of Wichita Addition to Wichita, Kansas. Generally located at the southwest and northwest corners of Waco and Second Streets.

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

WITNESS my hand and seal this 31st day of March, 1988.

Jack H. Galbraith, Secretary

BZA CASE NO. 13-88

? 23 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

1 NOTICES SENT TO APPLICANT/AGENT

? 6 7 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

13 NOTICES SENT 4/4/88 ?

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

Jack Galbraith  
Louise Olivarez  
Barbara Harris  
Karen Crook

*for mtg of 4-26-88*

APPLICATION FOR EXCEPTION

I. Applicant TROY M. BOTKIN  
 Address 8002 E. CENTRAL - WICHITA Zip Code 67206 Phone 86-8358  
 Agent \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_  
 Relationship of applicant to property is that of OWNER  
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception to permit the establishment of a single bay  
AUTOMATIC CAR WASH as an accessory use to  
a service station.  
 on property zoned LIGHT COMM (LC) which is  
150 ft by 140 ft (or \_\_\_\_\_ acres) in size legally described as:  
SEE OWNERSHIP LIST:

and located NORTH EAST CORNER OF CENTRAL + ROCK RD.  
 in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
  - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
  - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
  - d. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant Troy M. Botkin  
 Authorized Agent \_\_\_\_\_

OFFICE USE ONLY:  
 Map No. 6048C Zoning: (N) LC (S) LC (E) LC (W) LC <sup>w/cup</sup> CPO 28 4/8  
 Received in Office of Secretary, Board of Zoning Appeals, March 16 (a.m./p.m.),  
4 o'clock, 1988, together with appropriate fee of 400 + 6<sup>00</sup>.

Signed Louise Oliver

OWNERSHIP LIST

Property Description

Property Owner

Beginning at the Southwest Corner of the Southwest Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; th. North 190 feet; th. East 200 feet; th. South 190 feet; th. West 200 feet to the point of beginning, except the South 40 feet and the West 30 feet of said described tract for road.

Troy B. Botkin  
Mary L. Botkin  
8002 E. Central  
Wichita, KS 67206

A portion of Lot 2, Block 1, described as beginning at the NW/c of said Lot 2; th. S 89°41'15" E 215 feet; th. S 0°00'00" E 200 feet; th. S 89°41'15" E 20 feet; th. S 0°00'00" E 72 feet; th. N 89°41'15" W 20 feet; th. S 0°00'00" E 20 feet; th. N 89°41'15" W 65 feet; th. S 0°00'00" E 118 feet; th. N 89°41'15" W 125 feet; th. N 0°00'00" E 63.18 feet; th. N 14°28'39" W 100 feet; th. N 0°00'00" E 250 feet to the point of beginning.

Aull's First  
Addition

Mill Creek Associates, a  
Limited Partnership  
260 N. Rock Road  
Wichita, KS 67206

*Letter  
Returned*

and

A portion of Lot 2, Block 1, described as: From the SE/c of said Lot 2, N 89°41'15" W a distance of 184.41 feet to the point of beginning; th. continuing N 89°41'15" W 60 feet; th. N 75°12'36" W 100 feet; th. N 89°41'15" W 53.18 feet; th. N 0°00'00" E 233 feet; th. S 89°41'15" E 65 feet; th. N 0°00'00" E 20 feet; th. S 89°41'15" E 80 feet; th. S 23°03'11" E 52.41 feet to a point on a curve; th. on said curve to the right, said curve having a radius of 70 feet, a distance of 83.69 feet; th. S 0°00'00" E 165 feet to the point of beginning.

Aull's First  
Addition

8080 Central  
Building Associates  
8020 E. Central  
Wichita, KS 67206

A portion of Lot 2, Block 1, described as beginning at the SE/c of said Lot 2; th. N 89°41'15" W 184.41 feet; th. N 0°00'00" E 165 feet; th. on a curve to the left, said curve having a radius of 70 feet, a distance of 83.69 feet; th. N 23°03'11" W 52.41 feet; th. N 89°41'15" W 60 feet; th. N 0°00'00" E 72 feet; th. N 89°41'15" W 20 feet; th. N 0°00'00" E 200 feet; th. S 89°41'15" E 166.92 feet; th. S 0°00'00" E 35.42 feet; th. N 89°52'03" E 110 feet more or less; th. S 12°18'45" W 108 feet; th. S 20°41'15" E 216 feet; th. S 0°18'45" W 208 feet to the point of beginning.

Property Description			Property Owner
Lot 1	Block 1	Dean-Rupert First Addition	Karl Solomon and Luann H. Weigand Trustee of Nestor R. Weigand III Trust c/o J. P. Weigand & Sons Inc. 150 N. Market Wichita, KS 67202
Beginning at the NE/c of Lot 2, Block 1; th. S 0°00' W along the East line 200 feet; th. N 89°49'45" W a distance of 243.25 feet; th. N 0°00' E a distance of 25 feet; th. N 89°49'45" W a distance of 30 feet; th. N 0°00' E a distance of 150 feet; th. S 89°49'45" E a distance of 125 feet; th. N 0°00' E a distance of 25 feet to the N'ly line of Lot 2; th. S 89°49'45" E along said N'ly line of Lot 2 a distance of 148.25 feet to the point of beginning.			Brookhollow Associates 101 Mt. Carmel Way Wichita, KS 67203
Lot 1		Rockwood Center Addition	Rockwood Center and W. W. Taylor Genevieve Taylor 333 N. Rock Rd. Suite No. 103 Wichita, KS 67206
Lot 30, except the North 60 feet	Block 3	Woodlawn East Addition	Walter Morris Investment Company a partnership 128 S. Dellrose Wichita, KS 67218

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

*use for legal*

Beginning at the Southwest Corner of the <sup>SW<sup>1</sup>/<sub>4</sub></sup> ~~Southwest~~ Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence North 190 feet; th. East 200 feet; th. South 190 feet; th. West 200 feet to the point of beginning, except the South ~~40~~<sup>50</sup> feet and the West ~~30~~<sup>50</sup> feet of said ~~described tract~~ <sup>thereof</sup> for roads.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 15th day of March, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Gable*  
Sr. Vice-President

Order No. 392134 nj

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

PRESORTED  
FIRST-CLASS



INSUFFICIENT ADDRESS

Mill Creek Associates  
260 N. Rock Road  
Wichita, KS 67206

PRESORTED  
FIRST-CLASS



**RECEIVED**

APR 08 1988

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

No 00040

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA exception for car wash  
 Name Rock Road Standard Inc.  
 Address 8002 E. Central 67206  
 Fund No. (circle one) 755-40710-003 (fees) 755-40710-004  
 (books, xerox) 755-40710-026 (microfilm)  
 Amount \$400.00  
 Date 3-16-88 Due Date 3-21-88 By L.O.

Form 00-000

CITY OF WICHITA  
 TREASURY DEPT  
 THANK YOU  
 \$400.00  
 400.00 TOTAL  
 400.00 CHECK

12:33 PM  
 7569 A 03/21/88  
 2 2140

12:33 PM 7569 2140  
 7569 A 03/21/88  
 400.00 TOTAL  
 400.00 CHECK

No 00040

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA exception for car wash  
 Name Rock Road Standard Inc.  
 Address 8002 E. Central 67206  
 Fund No. (circle one) 755-40710-003 (fees) 755-40710-004  
 (books, xerox) 755-40710-026 (microfilm)  
 Amount \$411.00  
 Date 3-16-88 Due Date 3-21-88 By L.O.

Form 00-000

№ 00041

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA signs (2)  
Name Troy Botkin  
Address 8002 E Central 67260  
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004  
(books, xerox) 755-40710-026 (microfilm)  
Amount \$6.00  
Date 3-16-88 Due Date 3-17-88 By x.l.

Form 00-000



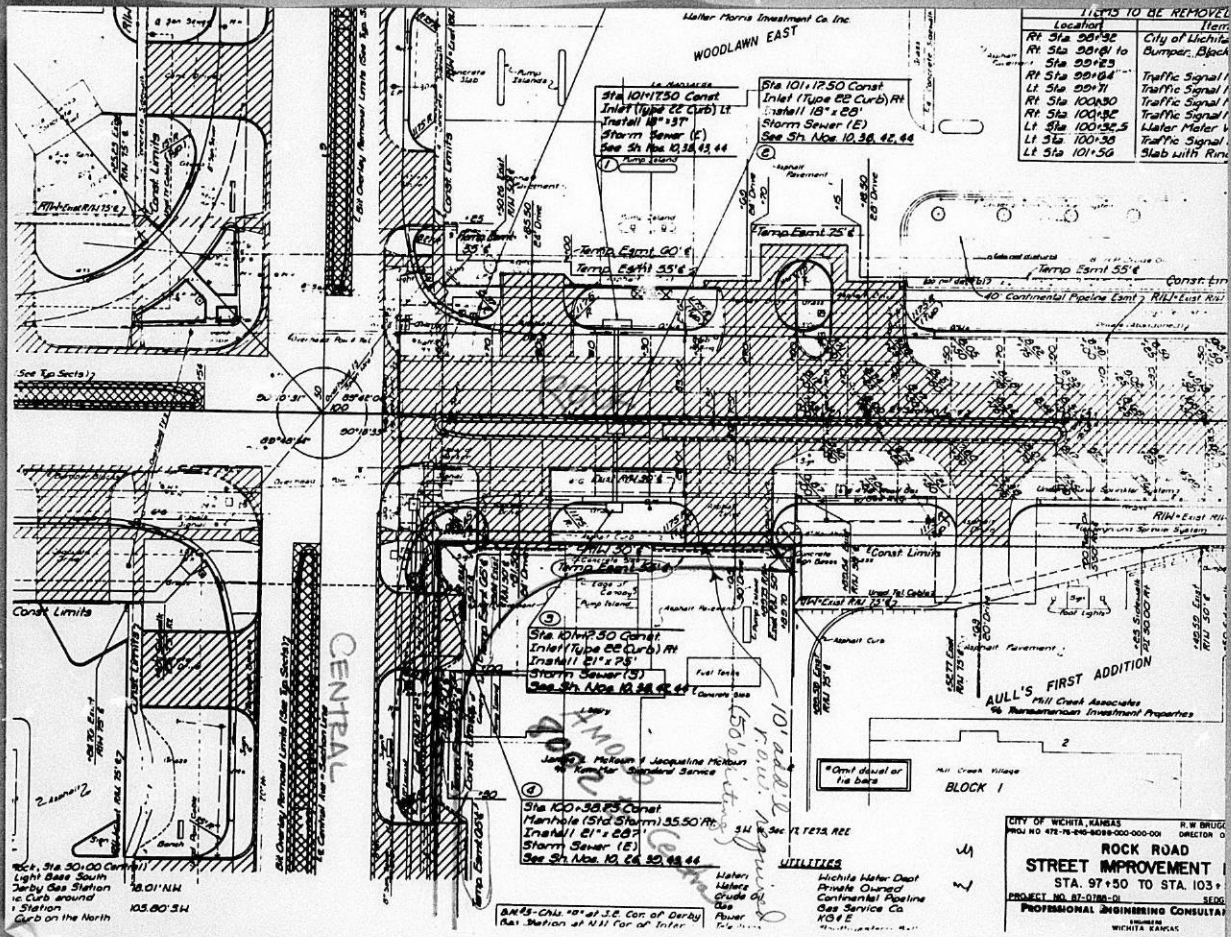
Rock Road Amco

Troy Botkin

L86-8358

CENTRAL + ROCK Rd.

8002 E. Central  
67206  
Copy to  
Professional  
Engineer  
to be  
2-17-88



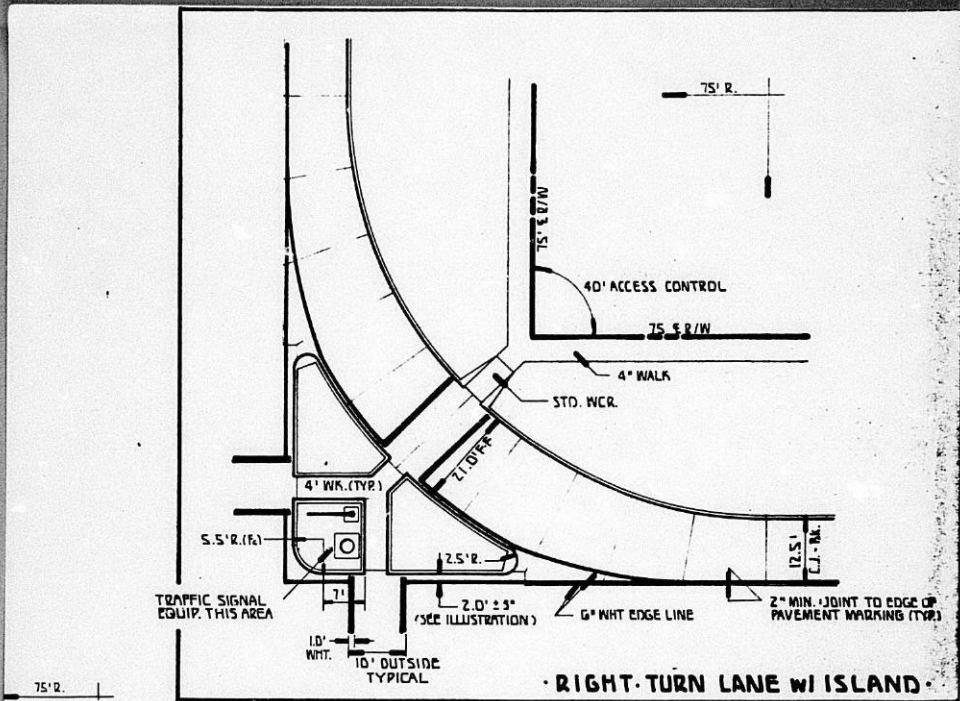
ITEMS TO BE REMOVED

Location	Item
Rt Sta 307.32	City of Wichita Bumper Block
Rt Sta 307.81 to 310.42	
Sta 307.83	
Rt Sta 307.84	Traffic Signal /
Lt Sta 307.77	Traffic Signal /
Rt Sta 100.80	Traffic Signal /
Rt Sta 100.82	Traffic Signal /
Lt Sta 100.82.5	Lateral Meter /
Lt Sta 100.80	Traffic Signal /
Lt Sta 101.50	Slab with Riv.

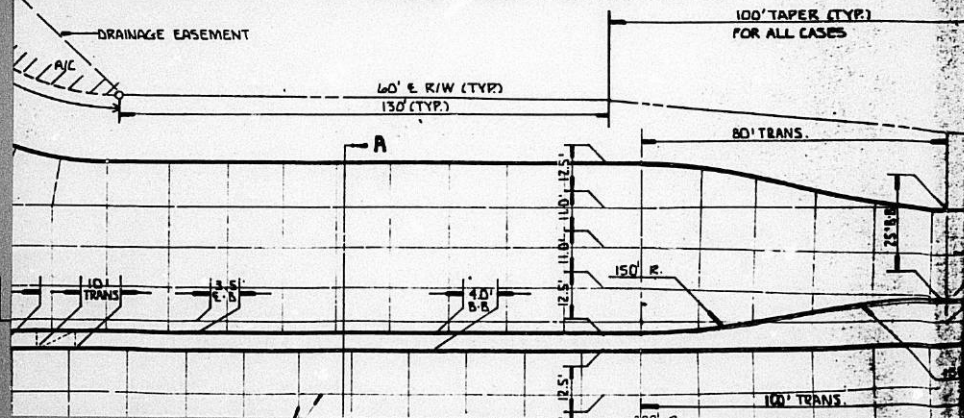
CITY OF WICHITA, KANSAS  
PROJ. NO. 472-78-240-8028-000-000-001 DIRECTOR OF  
ROCK ROAD  
STREET IMPROVEMENT I  
STA. 97+50 TO STA. 103+  
PROJECT NO. 87-078-D  
SEAL  
PROFESSIONAL ENGINEERING CONSULTANT  
WICHITA, KANSAS

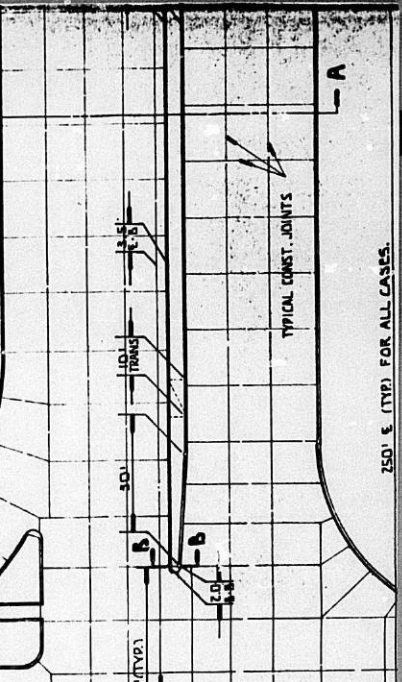
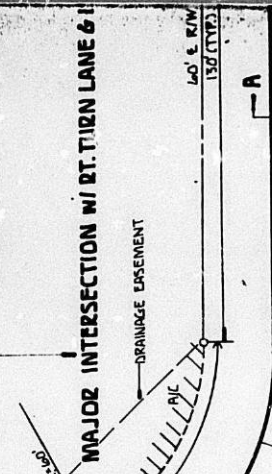
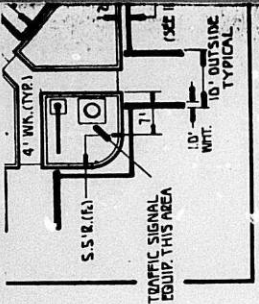
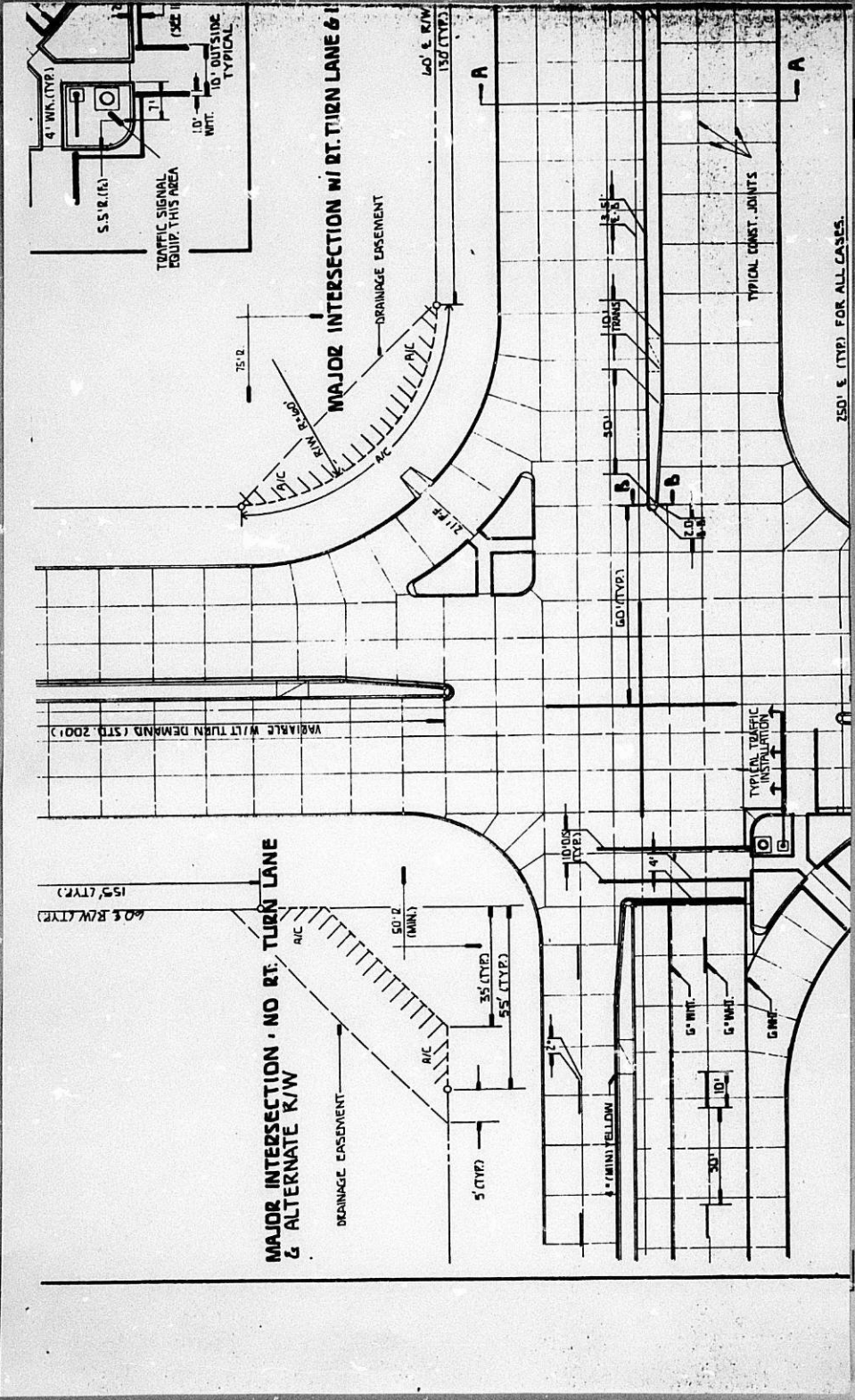
ROCK ROAD Amoco  
 TROY BOTKIN 8002 E. Central  
 67206  
 686-8358  
 CENTRAL + ROCK Rd.

Copies as  
 provided by  
 Wisconsin  
 to Rock  
 2-10-88

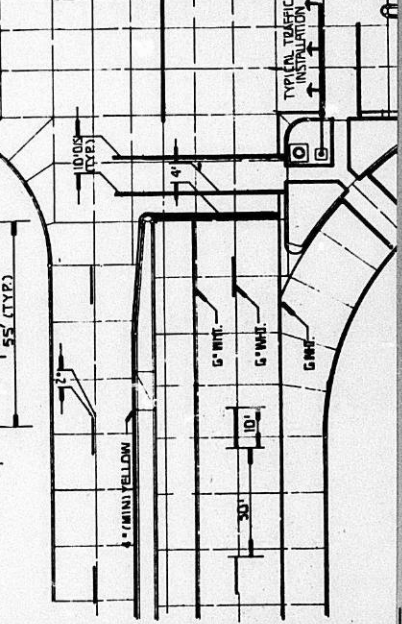
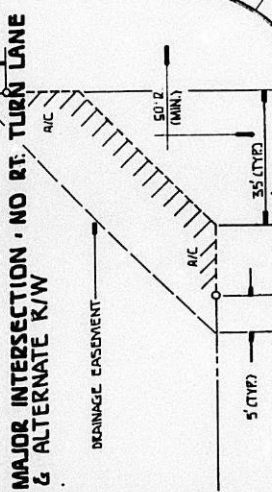


MAJOR INTERSECTION W/ RT. TURN LANE & ISLAND & ALTERNATE R/W





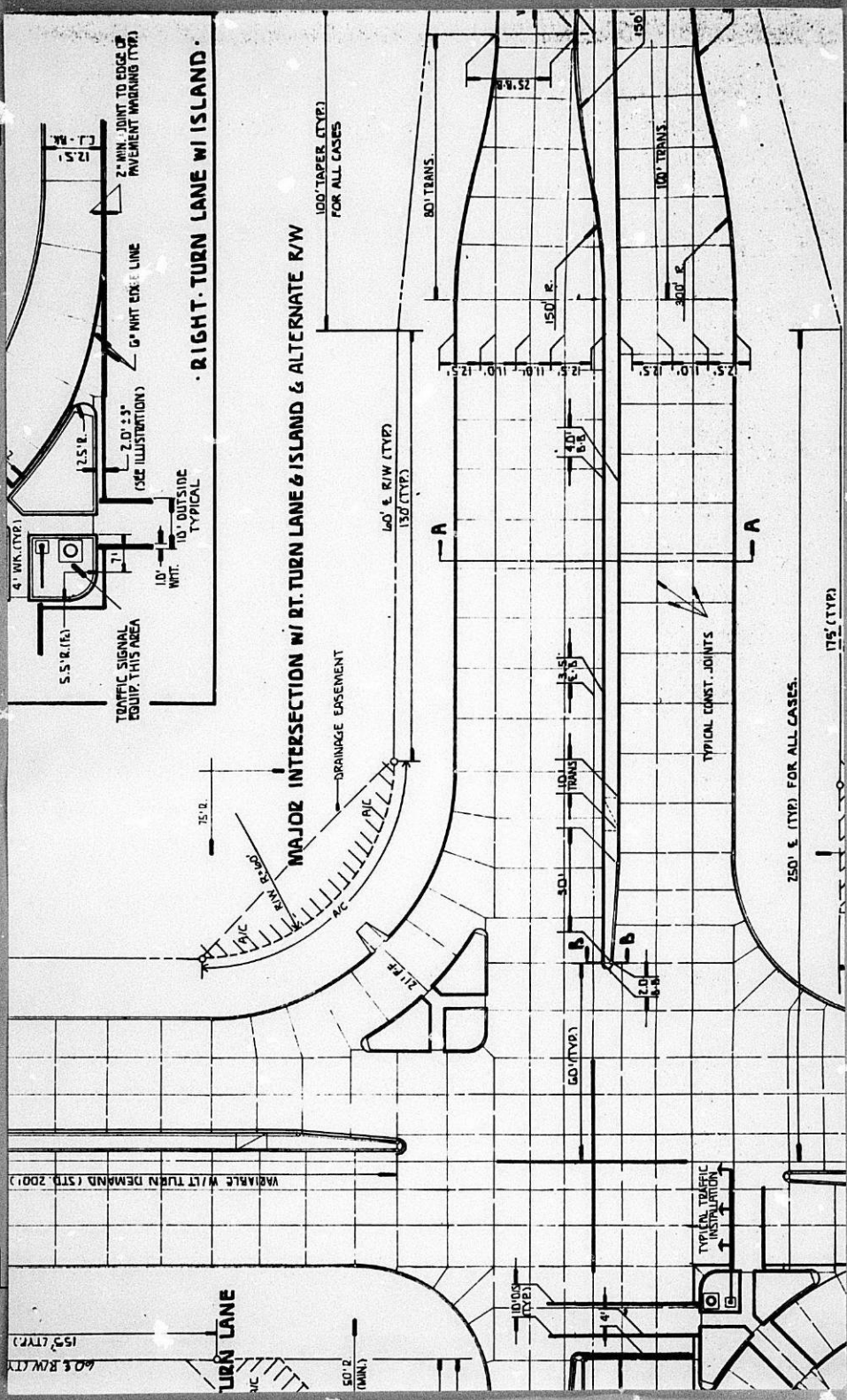
VARIABLE W/ RT TURN DEMAND (STD. 2001)



250' & (TYP) FOR ALL CASES.

TYPICAL CONST. JOINTS

TYPICAL TRAFFIC INSTALLATION



VARIABLE W/L TURN DEMAND (STD. 200)

60' R/W (TYP.)  
150' (TYP.)

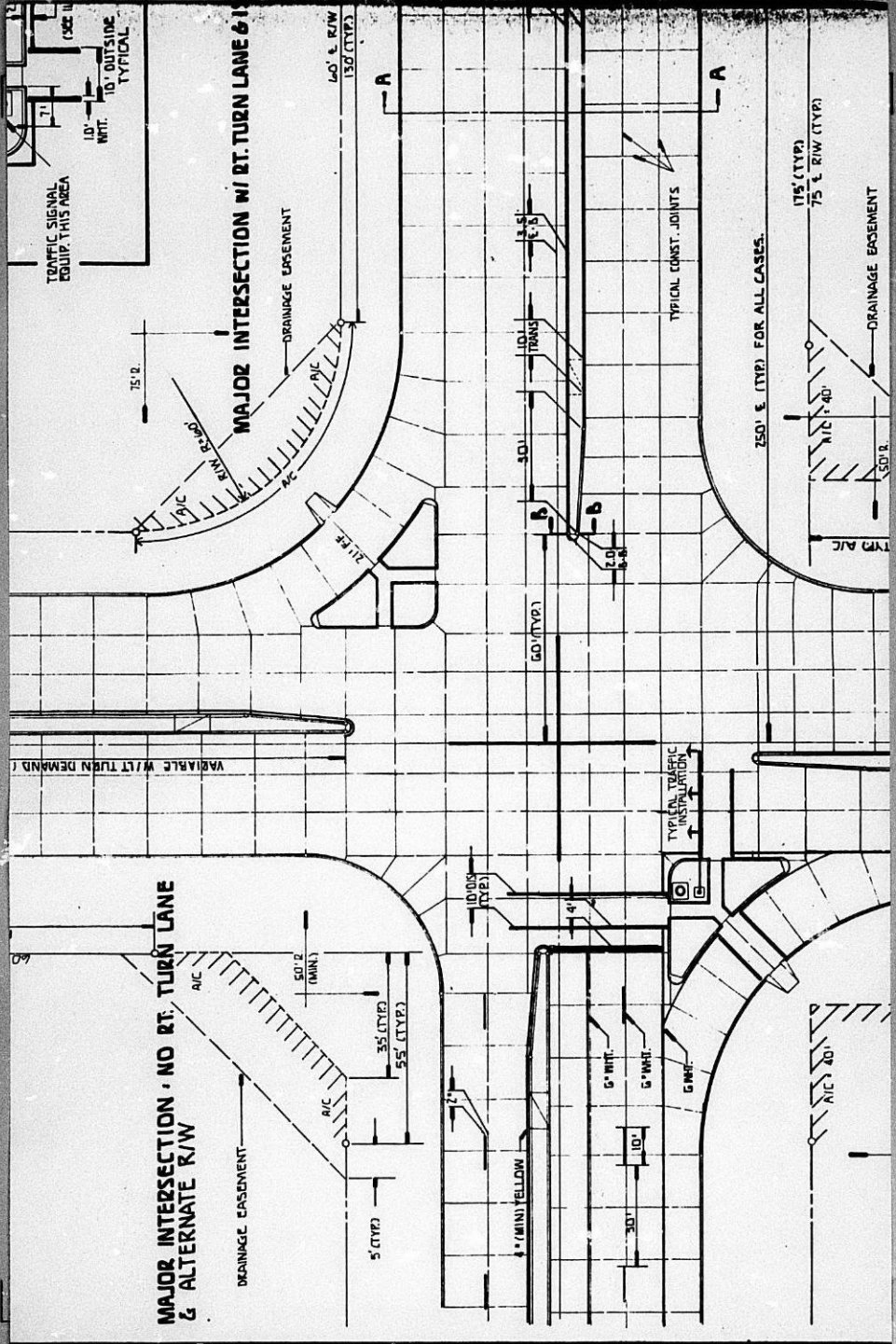
TURN LANE  
50' (MIN.)

RIGHT TURN LANE W/ ISLAND

MAJOR INTERSECTION W/ RT. TURN LANE & ISLAND & ALTERNATE R/W

250' E (TYP.) FOR ALL CASES.

175' (TYP.)



\*

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

Roll # 3