

POSTED
6-12-75
[Signature]

ACTION

B30a COMMITTEE denied DATE 5-22-75
M.A.P.C. _____
B.C.C./B. CO. C. _____

BZA 15-75 - Gary Calvert requests
Exception to permit establishment
of equipment rental on west side
of Ridge Road in an area north
of Central.

Map No. 4948
 Sec. 16
 Twp. 27
 Range 1W

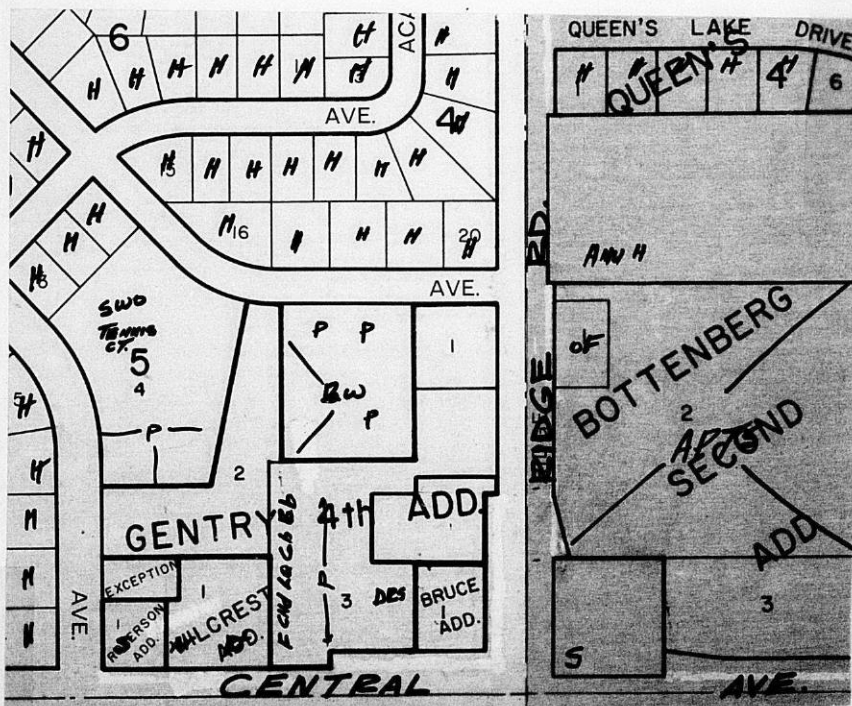
BZA- 15-75
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.65 (122FOULAD) (150 ft. by 200 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East _____ South _____
 West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



HASTINGS, MINN. LOS ANGELES
 LOAN OR MORTGAGE, TX. L. S. A.

Smeal
 No. 2-153C

BOARD OF ZONING APPEALS
Room 403 City Building Annex
104 South Main Street
Wichita, Kansas 67202

May 5, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 15-75

An application has been filed by Gary L. Calvert, 9521 Tee, Wichita, Kansas pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a Trailer, Truck and Equipment rental agency on property zoned the "LC" Light Commercial District and legally described as follows:

Part of Lot 3, Gentry Fourth Addition, described as beginning at the northeast corner of Lot 1, Bruce Addition, west 200 feet, north 120 feet, east 75 feet, north 31 feet, east 150 feet, south 25 feet, west 25 feet, south 125 feet to beginning. Generally located on the west side of Ridge Road in an area north of Central.

This application has been assigned Case No. BZA 15-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 27, 1975, at 1.30 p.m., in Room 403 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Salbraith
Secretary

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

May 5, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 15-75

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Jack H. Calbraith
Secretary

RESOLUTION NO. BZA 15-75

WHEREAS, Gary L. Calvert, 9521 Tee, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a trailer, truck and equipment rental agency on property zoned the "LC" Light Commercial District, and legally described as follows:

Part of Lot 3, Gentry Fourth Addition, described as beginning at the northeast corner of Lot 1, Bruce Addition, west 200 feet, north 120 feet, east 75 feet, north 31 feet, east 150 feet, south 25 feet, west 25 feet, south 125 feet to beginning. Generally located on the west side of Ridge Road in an area north of Central.

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 May 27, 1975, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

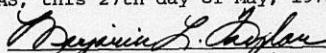
WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a Trailer, Truck and Equipment rental agency on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application to permit the establishment of a Trailer, Truck and Equipment rental agency on property zoned the "LC" Light Commercial District and legally described as follows:

Part of Lot 3, Gentry Fourth Addition, described as beginning at the northeast corner of Lot 1, Bruce Addition, west 200 feet, north 120 feet, east 75 feet, north 31 feet, east 150 feet, south 25 feet, west 25 feet, south 125 feet to beginning. Generally located on the west side of Ridge Road in an area north of Central.

be denied.

ADOPTED AT WICHITA, KANSAS, this 27th day of May, 1975.


Marjorie L. Taylor, Chairman

ATTEST:


Jack H. Galbraith, Secretary

June 19, 1975

Vern Miller, Attorney
1540 North Broadway
Wichita, Kansas 67214

Subject: BEA 15-75 - Request for
Exception

Dear Mr. Miller:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 27, 1975, in connection with your request for an exception to permit the installation of a trailer, truck and equipment rental agency on property zoned the "LC" Light Commercial District, and generally located on the north-west corner of Central and Ridge Road.

This Resolution reflects the official action of the Board to deny your request. It is forwarded to you for your information and files.

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Robert Feldner, Supt of Central Inspection
Donald C. Gisick, City Clerk
Joe Donnelly, Central Inspection
Gary L. Calvert, 9521 Tee, 67212

May 30, 1975

Vern Miller, Atty.
1540 North Broadway
Wichita, Ks. 67214

Subject: BZA 15-75 - Request for
Exception

Dear Mr. Miller:

At the regular meeting of the Board of Zoning Appeals on May 27, 1975, your request for an exception to permit the installation of a trailer, truck and equipment rental agency, on property zoned the "LC" Light Commercial District, and generally located on the northwest corner of Central and Ridge Road, was considered.

It was the action of the Board to deny this request. 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.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Robert Feldner, Supt. of Central Inspection
Donald C. Gisick, City Clerk
Joe Donnelly, Central Inspection
Gary L. Calvert, 9521 Tee, Wichita, Ks. 67212
Richard J. Leckner, 1301 Seville, Wichita, Ks. 67209

SECRETARY'S REPORT

CASE NO. BZA 15-75

APPLICANT: Gary L. Calvert, 9521 Tee, Wichita, Kansas.

AGENT: Vern Miller, 1540 North Broadway, Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the installation of a Trailer, Truck and Equipment Rental agency.

GENERAL LOCATION: Northwest corner of Central and Ridge Road.

LAND USE: Subject property and property to the south are vacant. North is a vacant building; east is an apartment complex; west is a small retail shopping center with associated parking. To the northwest is a bowling alley.

ZONING: Subject property and all surrounding properties are zoned the "LC" Light Commercial District.

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of a trailer, truck and equipment rental operation on property zoned Light Commercial and located on the west side of Ridge Road in an area north of Central.

The applicant proposes to construct a new 50x102 ft. building on subject property for the purpose of operating a rental agency that would rent a variety of products to the general public. The applicant states that they would primarily rent equipment which would be stored within the building, but that they also are desirous of renting trailers and a small number of trucks which would be stored and kept outside of the building. The plot plan submitted with the application and approved by the Traffic Engineers Office indicates a 30x40 ft. area designated as "Truck Parking" that will accommodate four trucks, a 15x42 ft. area designated as "Trailer Storage" designed to store six trailers, and a 10x15 ft. area shown as "Lawn Equipment Storage". It is this outside storage of trucks, trailers

Secretary's Report
Case No. BZA 15-75
Page Two

and equipment that prohibits the outright use of subject property as proposed and necessitates this request for an exception. The basic reason for not permitting the outdoor display of rental equipment as an outright permitted use in the "LC" district is that this type of facility generally has a cluttered and unsightly appearance and has not proven to be compatible with other uses permitted in "LC" zoning. However, the use may be permitted by the Board, subject to certain conditions, providing the location is deemed appropriate. It has been the Board's general position of looking with favor on this type of request in areas adjacent to highways, where similar uses such as auto and trailer sales lots are present, or in light commercial areas near either the "C" Commercial or the "E" Light Industrial Districts. Subject property is surrounded on all sides by other "LC" property. Surrounding development includes apartments, an ice cream store, bowling alley and several personal services and convenience retail establishments. Property adjacent to the south is undeveloped.

This type of use has not been encouraged to develop at random throughout the city in light commercial areas because it has not been considered compatible with residential development or other neighborhood service areas. Although the Board may impose limitations as to the quantity and location of outdoor storage, it has proven difficult to control and enforce this kind of condition.

It should be noted that subject property is a portion of a large platted lot and that either a lot split approval or a replat of the property would be required prior to being able to obtain a building permit.

RECOMMENDATION

It is the opinion of the Secretary that this location is one that normally would not be considered appropriate for the requested use. However, should the Board determine that a limited outdoor storage operation would not be detrimental to the general area, the following conditions are suggested as conditions of approval:

1. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
3. No signs shall be permitted to project over public right-of-way.

Secretary's Report
Case No. BZA 15-75
Page Three

4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
6. The area shall be properly policed by the owner or operator for removal of trash and debris.
7. Approval shall apply only to those areas indicated on the applicant's approved plot plan as "Truck Parking", "Trailer Storage" and "Lawn Equipment Storage".
8. Truck display shall be limited to not more than four trucks at any time, and they shall be arranged in a neat and orderly manner.
9. Trailer display shall be limited to not more than six trailers at any time, and they shall be arranged in a neat and orderly manner.
10. Approval by a lot split application or a replat of subject property shall be obtained prior to the issuance of any building permit on subject property.

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

May 5, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 15-75

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Part of Lot 3, Gentry Fourth Addition, described as beginning at the northeast corner of Lot 1, Bruce Addition, west 200 feet, north 120 feet, east 75 feet, north 31 feet, east 150 feet, south 25 feet, west 25 feet, south 125 feet to beginning. Generally located on the west side of Ridge Road in an area north of Central.

This application has been assigned Case No. BZA 15-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 27, 1975, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

10 notices mailed to adjacent property owners on 5-6-75
10 notices mailed to MAPC on 5-6-75

4948

BOARD OF ZONING APPEALS

CASE NO. 15-75

CITY OF WICHITA, KANSAS

FILED 4-28-75

APPLICATION FOR EXCEPTION

I. Name of Applicant Gary L Calvert

Mailing Address 9521 TEE 12 Phone 722-8141

Name of Authorized Agent VERN MILLER

Mailing Address 1540 No Bdwy 14 Phone 2650817

Relationship of applicant to property is that of Purchaser
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of Car Truck, Trailer & Equipment Rental Business on property zoned L-e, located N W Corner ~~Union~~

and legally described as: part of lot 3, Gen Trp Fourth Addition, beginning at the NE corner of Lot 1, Bruce Addition, West 200 ft, North 120 ft, East 15 ft, North 3 ft, East 150 ft, South 25 ft, West 25 ft, South 125 ft in beginning Sedgwick Co. 1, in the City of Wichita.

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

Applicant Gary L Calvert

Authorized Agent Vern Miller

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 3:10 (a.m. - p.m.), April 28, 1975, together with appropriate fee of \$50.00

Signed James H. Johnson

The applicants for exception
desire to operate a rental agency of
the kind that services neighborhood areas.

They would purchase and equipment
which would be stored inside a building.

They would like if possible to also
rent trailers and a small number of
trucks which would be stored in the
back of the building. They would like
a lot of the ground reserved for them,
but to have available for rent.

Very truly
yours

The applicants for exception
desire to operate a rental agency of
the kind that services neighborhood areas.

They would primarily rent equipment
which would be stored inside a building.

They would like if possible to also
rent trailers and a small number of
trucks which would be stored and kept
outside of the building. Attached find
a card of the general merchandise they
plan to have available for rent.

Vern Miller

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS:
 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,

All the Owners within 200 feet of:


Part of Lot 3, GENTRY FOURTH ADDITION, described as beginning at the Northeast corner of Lot 1, BRUCE ADDITION, West 200 feet; North 120 feet; East 75 feet; North 31 feet; East 150 feet; South 25 feet; West 25 feet; South 125 feet to beginning, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
1 & 3	GENTRY FOURTH ADDITION	✓ Fred C. Bramlage P.O. Box 186 Junction City, Kansas 66441
2	GENTRY FOURTH ADDITION	✓ Savina Builders Inc. 2603 Amidon Wichita, Kansas 67204
1	BRUCE ADDITION	✓ The American Oil Company % Standard Oil Division P.O. Box 1099 Kansas City, Missouri 64141 Attn: W. S. William, Atty.
1	WILCREST ADDITION	✓ Myrnon C. & Sylvia B. Wilbur Address Unknown 943 Wilbur Lane 67212 Lechner Investment Co., Inc. 1301 Seville Wichita, Kansas 67209
Part of Lot 4, Block 5, COUNTRY ACRES SECOND ADDITION, Sedgwick County, Kansas, beginning 150 feet (cont'd)		

Fidelity  **Title**
 COMPANY, INC.

<u>LOT</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
	West of the Northeast corner of said Lot 4; thence West 234.45 feet; thence South at right angles 286.8 feet; thence East at right angles 234.45 feet thence North 286.8 feet to point of beginning.	
1	BOTTENBERG 2ND	/David W. & Kathryn E. Wigglesworth 2707 West Douglas Wichita, Kansas 67213
2	BOTTENBERG 2ND	/Lakewood Village Apartments 786 North Ridge Road Wichita, Kansas 67212
	 West 250' of the South 240' of the West Half of the SW $\frac{1}{4}$ of Section 15, Township 27, Range 1 West, Sedg. Co., Ks.	/Apco Oil Company 1000 Liberty Bank Building Oklahoma City, Oklahoma 73102

Dated at Wichita, Kansas, this 22nd day of April, 1975,
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *Crita Gray*
Asst. Sec. ag

Tracer No. 28033

Fidelity  Title
COMPANY, INC.

HANG ME UP FOR REFERENCE



Things To Rent
For Every Event

Rent By The Day
Week Or Month

15289 7th ST.

VICTORVILLE, CAL.

TEL. 667-9469

Your Complete One-Stop Rental Center

PARTY & BANQUET

~~Champaign fountain~~ ?
Dishes & Silverware
Glasses - all types
Chafing dishes
Silver services/Trays
Coffee makers
Punch bowls & Cups
Chairs - several types
~~Removable glass doors~~
Tables - many types
Table linen
Portable bars
~~Ceremonial books~~
Outdoor lights & Torches
Speaker's lectern w/sound
~~Party tents & Canopies~~
Ice cream freezers

EXERCISE

Belt vibrators
~~Foot-cycloes~~ ?
Massage rollers
Manual bikes
~~Jugglers - Gym Dondys~~
~~Steam baths~~

GUEST & BABY

Rollaway beds
Aluminum & wood folding cots
~~Crib & Highchairs~~
~~Playpens & Strollers~~

CONVALESCENCE

~~Hospital beds with cots~~ ?
Wheel chairs - Canes
Walkers & Crutches
Commodies - Vaporizers
Therapy lamps
~~Deodorant tables~~
Remote control TV sets

MOVING

Trailers - many types
Trailer hitches & Towbars
Appliance hand trucks
Furniture pads - Dollies
Car tops & Luggage carriers

LAWN & GARDEN

Tillers - Sod cutters
Electric hedge trimmers
Brush cutters
Lawn mowers
Riding mowers
Wheelbarrows
Tree pruners
~~Leaf & Branch collectors~~
Leaf blowers
Sickle bars
~~Leaf blowers~~
Lawn aerators
Post hole diggers
power & hand
Lawn edgers/trimmers
Thatchers/Power rakes
Power sprayers
Sweepers, hand & power
Lawn & driveway vacuums

PAINT & WALLPAPER

Paint sprayers
Airless spray outfits
Paint removers
Ladders, step & ext.
Ext. planks & Staging
Wallpaper steamers
Paste tables & Tools
Drop cloths
Parking lot paint strippers

AUTOMOTIVE

Torque wrenches
Impact wrenches
Cylinder hones
Ridge reamers
Hoists - Wheel pullers
Engine tools
Timing light
Compression testers
Polishers & Grinders
Welders & Torches
Jacks
Car carriers

RECREATION

~~Recreational Vans & Campers~~
~~Generators & Projectors~~ ?
~~Telescopes~~
Bikes, Tandem & Single
Sun lamps
~~Telescopes~~
Metal detectors
~~Search instruments~~ ?
~~Sandblowers~~

CAMPING

Camping trailers
Tents & Tarps
Stoves - Jugs - Coolers
Folding cots - Hatchets
Sleeping bags
Air mattresses
Heaters & Lanterns

HOME & OFFICE

Air conditioners
Heaters - Fans
Humidifiers
Dehumidifiers
Hotplates
Adding machines
electric & manual
Portable typewriters
electric & manual

FLOORS

Sanders & Edgers
Polishers & Scrubbers
Shampoers
Rug & Upholstery
Vacuum cleaners
Tile cutters & Rollers
Carpet stretchers & Shears

SAWS/SANDERS/DRILLS

Chain saws
Electric & Gas
Sanders: belt, disc, orbital
Saws, reciprocal
Saber, circular
Drills, reversible
Drills, pneumatic masonry

CONTRACTOR/BUILDER

Air compressors
Paving breakers
Rock drills
~~Generator motors~~
Sand blasters
~~Demolition hammer~~ ?
Space heaters
Oil & Propane
Steam cleaners
Electric routers
Jacks - all kinds
Pumps, centrifugal & diaphragm
Trenchers
Pneumatic nailers
Compactors
Floor nailers
Scaffolding
Transits
Electric generators
Wood chipper
Chipping hammer
Flashers, barricade
Bucket loader/Backhoe

CEMENT TOOLS

Planes/Grinders/Saws
~~Demolition hammers~~
Power trowels
Cement mixers
portable & towable
Vibrators

PLUMBING

Pumps, submersible
Sewer augers
Torches/Threaders/Benders
Pipe wrenches & Cutters
Tubing cutters & Other tools

HAND TOOLS

Staple guns - Mitre boxes
Stud drivers
Bars, wrecking & pry
Bolt cutters
Levels - Saws
Nail pullers - Metal snips
Wrenches - Axes

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THIS CENTER IS INDEPENDENTLY OWNED AND COMBINES WITH MORE THAN 250 OTHER TAYLOR CENTERS THROUGHOUT THE COUNTRY IN MAINTAINING THE HIGHEST STANDARDS IN PRODUCT AND SERVICE. YOUR COMPLETE SATISFACTION AND FAVORABLE PATRONAGE IS OUR CONSTANT GOAL.

Monthly Expenses \$ ~~2694.59~~ \$3000.00 125 per day

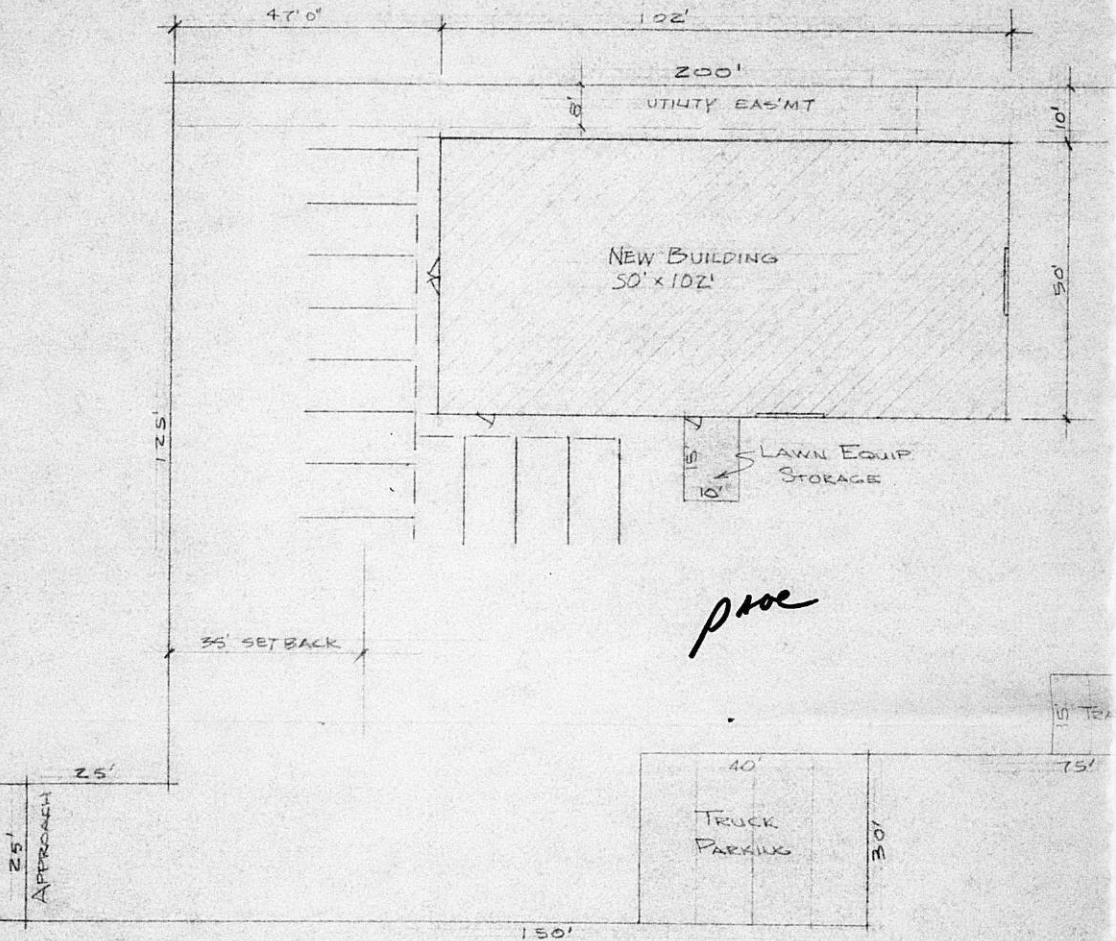
60,000⁰⁰ + Inventory

Income 50,200⁰⁰

4183⁰⁰ Monthly Income

1183⁰⁰ Profit. 14,1994.

RIDGE ROAD



proe

TRAFFIC ENGINEERING DIVISION APPROVED
MJ Teller BEA
5-13-75

EXIST

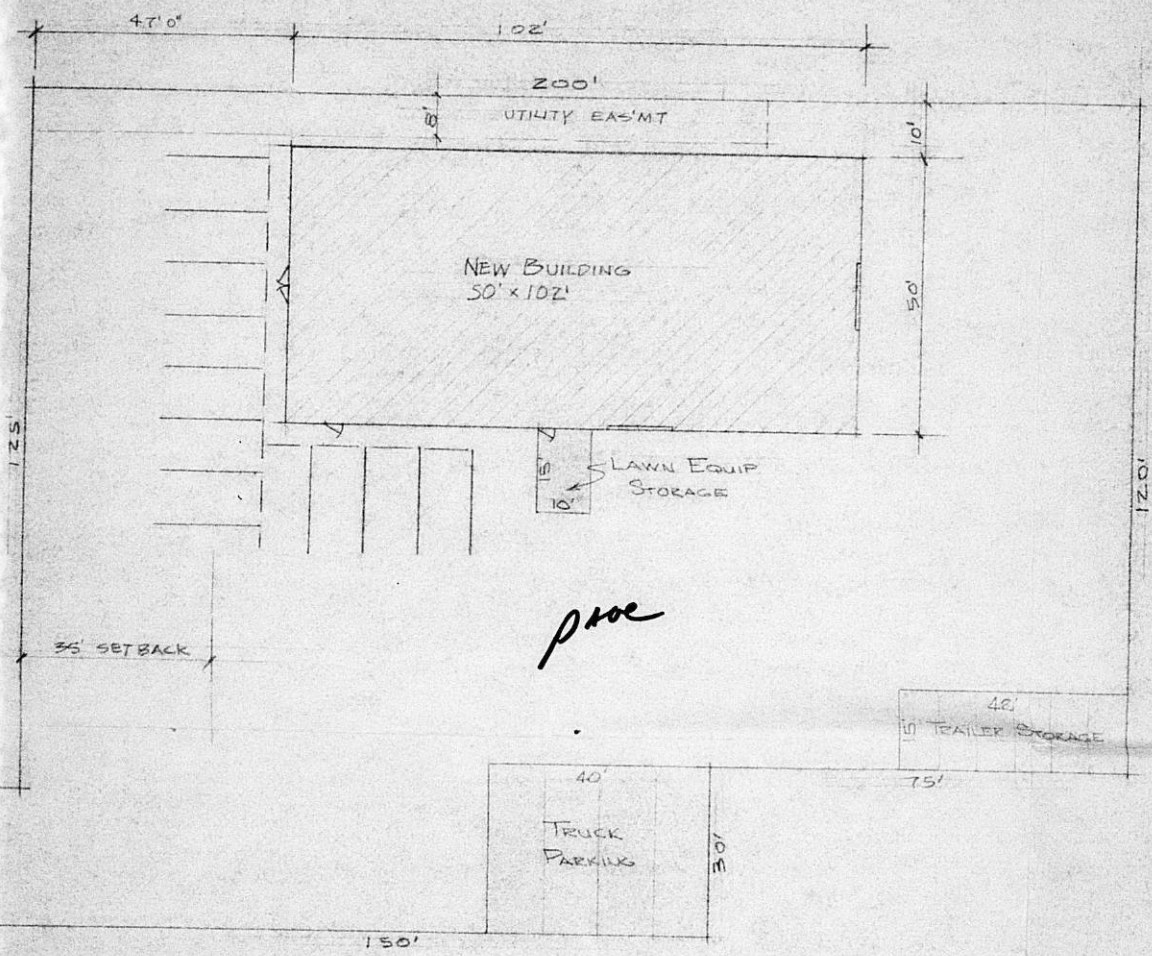
(A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".

(B) Street lines shall be painted and 4" or greater in width.

(C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.



PLOT PLAN ••• 1" =



proe

ENGINEERING DIVISION APPROVED
[Signature] OEA
 13-75

Signs shall be installed at all locations that are
 on private property (so that vehicles will not obstruct
 the driveway) and have a minimum length of 6 feet and a
 width of 4" x 4".

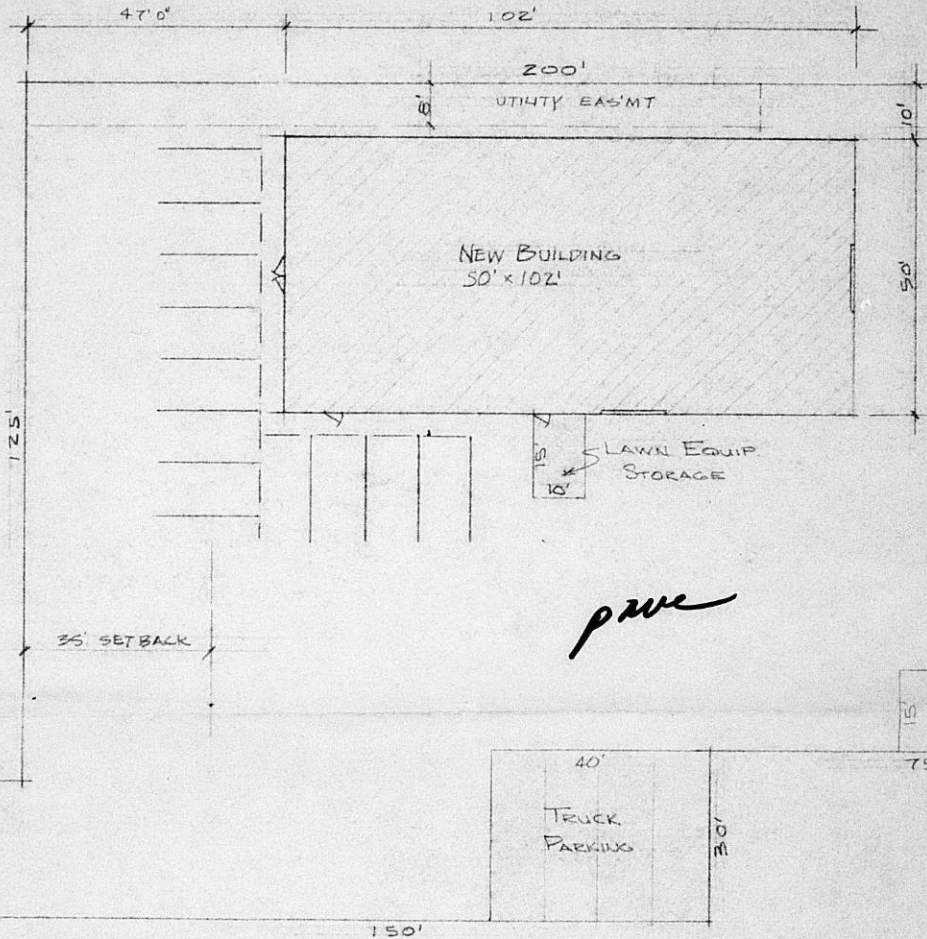
Signs shall be painted and 4" or greater in width.

Exit signs shall be installed on private
 property at the entrances and exits of the parking facility.



PLOT PLAN • • • 1" = 20' 0"

RIDGE ROAD



prve

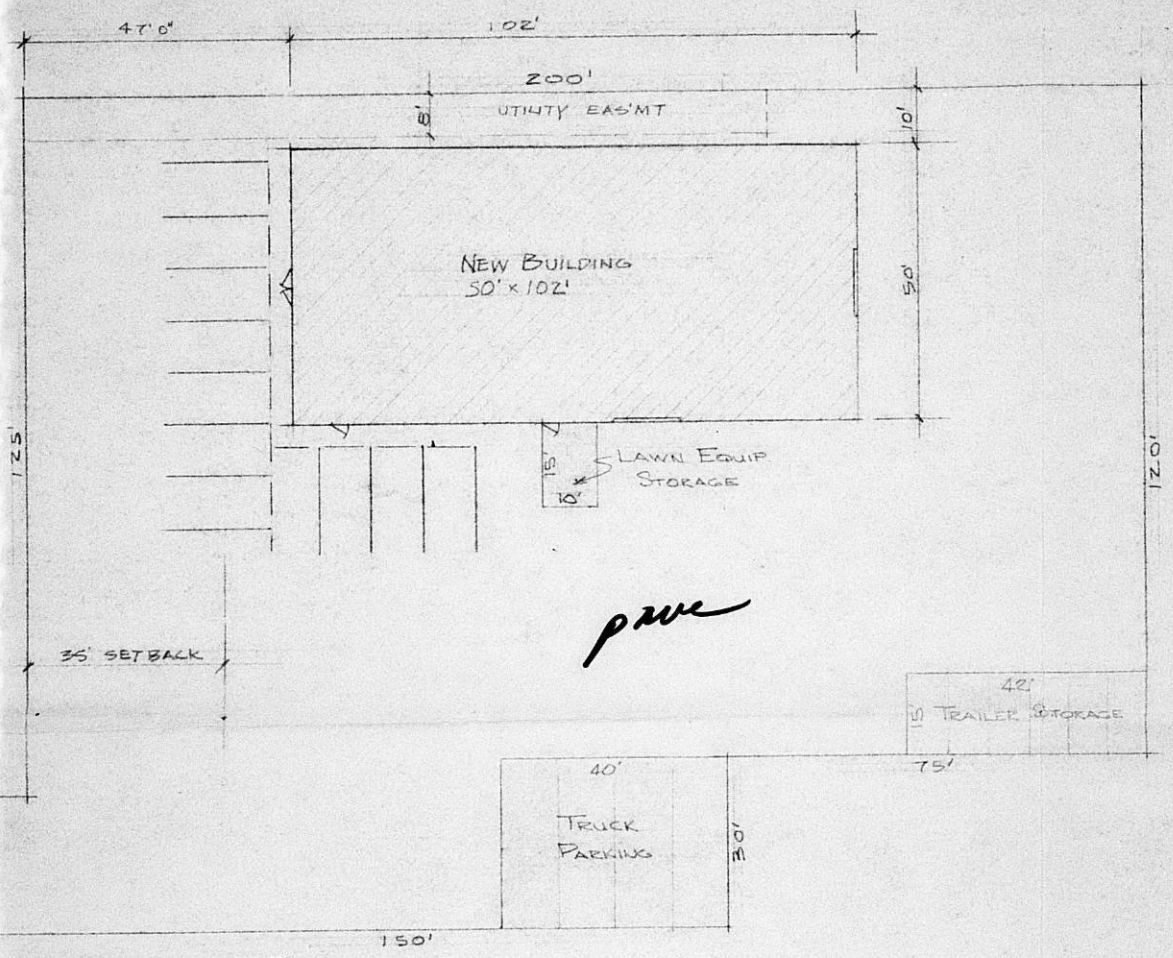
TRAFFIC ENGINEERING DIVISION APPROVED

Mike Teller **B2A**
5-18-75

- (A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".
- (B) Stall lines shall be painted and 4" or greater in width.
- (C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.



PLOT PLAN ... 1"



ENGINEERING DIVISION APPROVED
Tulla *BCA*
 5-18-75

shall be installed at all locations that are on private property (so that vehicles will not obstruct traffic) and have a minimum length of 6 feet and a minimum width of 4" x 4".

shall be painted and 4" or greater in width.

and egress signs shall be installed on private property at all entrances and exits of the parking facility.



 PLOT PLAN ••• 1" = 20' 0"