

Case No. BZA 22-77 - Security Oil
Company requests exception to
permit the establishment of 2
stall self-service car wash op-
eration within existing bldg.,
on property located at the north

ACTION

BZA 22-77 COMMITTEE

Approved

DATE 6-28-77

*Posted
5-14-77*

*MAPP
J.E.I.
6-28-77*

M.A.P.C. _____

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

Case No. BZA 22-77 - Security of
Company requests exception to
permit the establishment of 2
stall self-service car wash op-
eration within existing bldg. on
property located at the north

Map No. 5350
 Sec. 6
 Twp. 27
 Range 1E

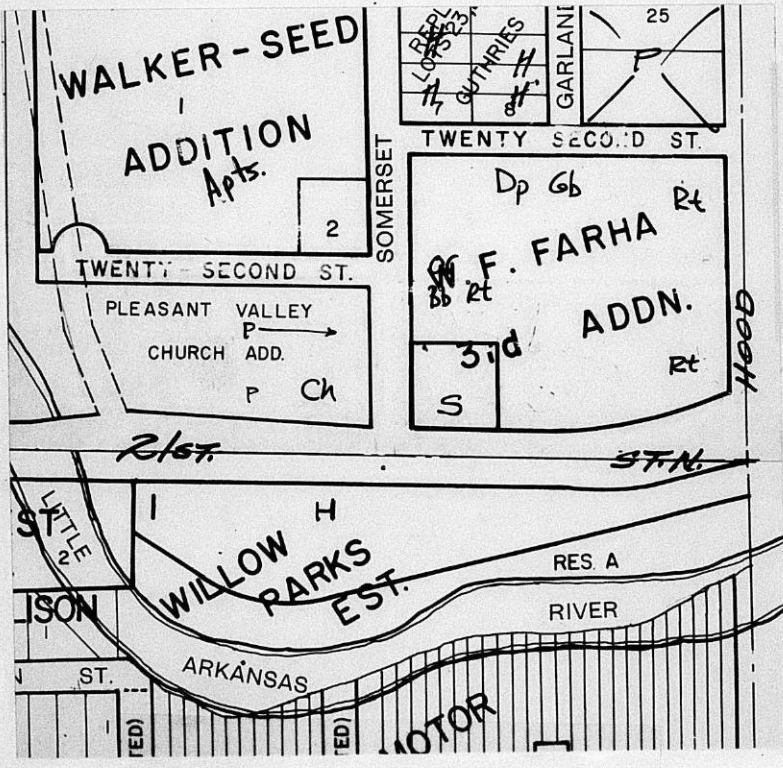
BZA- 22-77
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (150 ft. by 150 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East parking & restaurant South Vacant & Single family
 West church North restaurant, office, beauty shop
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: SERVICE STAT.
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



S. M. M. Co.
 No. 2,133C
 HASTING, SAN LOE, ANGELES
 LOGAN, OH - MIDDLETOWN, TX U. S. A.

RESOLUTION NO. BZA 22-77

WHEREAS, Security Oil Company, 920 East 19th Street, 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 self service car wash operation on property zoned the "LC" Light Commercial District, and legally described as follows:

Beginning at the Southwest Corner of Lot 1, thence North along Somerset Avenue which coincides with the West line of Lot 1, 150 feet; thence East 150 feet; thence South 150 feet to the South line of Lot 1, thence West 150 feet to beginning, in W. F. Farha 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Somerset and 21st Street.

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 June 28, 1977, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider the 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 self service car wash operation on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.4, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a self-service car wash operation on property zoned the "LC" Light Commercial District and legally described as follows:

Beginning at the Southwest Corner of Lot 1, thence North along Somerset Avenue which coincides with the west line of Lot 1, 150 feet; thence East 150 feet; thence South 150 feet to the South line of Lot 1, thence west 150 feet to beginning, in W. F. Farha 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Somerset and 21st Street.

subject to the following conditions:

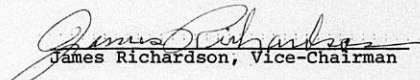
1. No car washing structure shall be located nearer than 60 feet to the west property line.
2. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall; provided the minimum lot area shall be not less than 7,500 square feet.
3. The car washing facility shall maintain a 35 foot building setback adjacent to the south property line, as indicated on the associated Community Unit Plan.
4. All of the area to be utilized by the washing and drying operation including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
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. No sign shall exceed 25 feet in height or be placed so as to project over any public right-of-way.

RESOLUTION NO. BZA 22-77

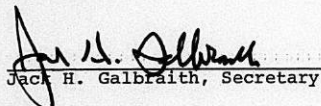
Page 2

7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. Off-street holding spaces shall be provided on the property at the ratio of not less than 4 parking spaces for each self-service car washing stall.
9. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
10. One off-street parking space shall be provided for each two employees.
11. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
12. All drainage, both natural and that created by the operation, shall be handled in a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
13. The car washing facility shall be operated only during the hours that the service station is open.
14. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.
15. Development and operation of the car washing facility shall comply with the Traffic Engineering approved site plan submitted with the application.

ADOPTED AT WICHITA, KANSAS, this 28th day of June, 1977.


James Richardson, Vice-Chairman

ATTEST:


Jack H. Galbraith, Secretary

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

July 21, 1977

455 North Main Street, Tenth Floor
City Hall

Mr. Robert C. Dickenson
Vice-President
Security Oil Company
920 East 19th Street
Wichita, Kansas 67218

Re: Case No. BEA 22-77
Request for Exception

Dear Mr. Dickenson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 28, 1977, in connection with your request for an exception to permit the establishment of a two stall self-service car wash operation on property zoned the "LC" Light Commercial District, and generally located at the northeast corner of Somerset and 21st Street.

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

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

Sincerely,

Larry Debsen
Assistant Secretary

LD:bh
Attach.

cc: Robert Feldner, Supt., Central Inspection
Don Gisick, City Clerk
Joe Donnelly, Housing and Zoning Administrator

July 1, 1977

Robert C. Dickenson
Vice President
Security Oil Company
920 E. 19th Street
Wichita, KS 67218

Subject: Case No. BZA 22-77
Request for Exception

Dear Mr. Dickenson:

At the regular meeting of the Board of Zoning Appeals on June 28, 1977, your request for an exception to permit the establishment of two stall self-service car wash operation on property zoned the "LC" Light Commercial District, and generally located at the northeast corner of Somerset and 21st Street, was considered.

It was the action of the Board to approve this request subject to the conditions listed in the Secretary's Report.

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,

Larry Dobson
Assistant Secretary
Board of Zoning Appeals

LD:vn

cc: Robert Feldner, Superintendent of Central Inspection
Don Gisick, City Clerk
Joe Donnelly, Housing & Zoning Administrator

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE June 27, 1977

TO Larry Dobson, Junior Planner, Current Plans
FROM Evelyn Pittman, CPO Administrative Aide

SUBJECT BZA 22-77

At a recent meeting CPO Council "J" reviewed the captioned subject with the Administrative Aide. The Council made no recommendations on the variance request as no adjoining businesses or residents indicated an interest in the case.

Your assistance in forwarding this information to the Board of Zoning Appeals is greatly appreciated.

Evelyn Pittman
Evelyn Pittman
CPO Administrative Aide

EP:rh

NOTED:

David Furnas E.P.
David Furnas
CPO Coordinator



SECRETARY'S REPORT
CASE NO. SEA 22-77

APPLICANT: Security Oil Company, 920 East 19th Street,
Wichita, Kansas.

AGENT: Robert Dickenson, 920 East 19th St., Wichita,
Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code
of the City of Wichita to permit the establish-
ment of a self-service car wash operation.

GENERAL LOCATION: Northeast corner of Somerset and 21st Street.

LAND USE: Subject property is developed with a service
station. To the north is a restaurant and a
discount store. West is a church; east is a
restaurant; and south is a single family resi-
dence.

ZONING: Subject property is zoned the "LC" Light Com-
mercial District as are properties to the north
and east. Property to the south is the "BB" Of-
fice District and to the west is the "AA" Single
Family Dwelling District.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception to permit the installation of a two bay self service car wash operation on property zoned the "LC" Light Commercial District and located at the northeast corner of Somerset and 21st Street. Subject property is presently occupied by a three-bay service station and the applicant desires to convert two of the bays into self-service car wash bays. Section 28.04.183.4 of the zoning ordinance permits this type of use subject to certain conditions and approval by the Board of Zoning Appeals.

A plot plan, approved by the City Traffic Engineer's Office has been submitted with the application and indicates the required information as to the holding and drying spaces, as well as off-street parking spaces.

This property is part of the River Bend Shopping Center Community Unit Plan, approved for the general use of a service station. The conversion of work bays to car wash bays would not violate any provisions of the C.U.P. It is the opinion of the Secretary that this request would be a logical and proper expansion of the service station use.

RECOMMENDATION:

It is the opinion of the Secretary that the exception to permit the operation of a self-service car wash, on property zoned "LC" Light Commercial, be approved subject to the following conditions:

1. No car washing structure shall be located nearer than 60 feet to the west property line.
2. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall; provided the minimum lot area shall be not less than 7,500 square feet.
3. The car washing facility shall maintain a 35 foot building setback adjacent to the south property line, as indicated on the associated Community Unit Plan.
4. All of the area to be utilized by the washing and drying operation including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
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. No sign shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. Off-street holding spaces shall be provided on the property at the ratio of not less than 4 parking spaces for each self-service car washing stall.
9. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
10. One off-street parking space shall be provided for each two employees.
11. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
12. All drainage, both natural and that created by the operation, shall be handled in a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
13. The car washing facility shall be operated only during the hours that the service station is open.
14. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.

SECRETARY'S REPORT
Case No. BZA 22-77
Page 3

15. Development and operation of the car washing facility shall comply with the Traffic Engineering approved site plan submitted with the application.
-

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202

June 7, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 22-77

An application has been filed by the Security Oil Company, 920 E. 19th Street, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an ex-ception to permit the establishment of a self service car wash operation on property zoned the "LC" Light Commercial District and legally described as follows:

Beginning at the Southwest Corner of Lot 1, thence North along Somerset Avenue which coincides with the West line of Lot 1, 150 feet; thence East 150 feet; thence South 150 feet to the South line of Lot 1, thence West 150 feet to beginning, in W. F. Farha 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Somerset and 21st Street.

This application has been assigned Case No. BZA 22-77 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 28, 1977, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary

4 notices sent to agent and/or applicant and property owners

10 notices sent to MAPC members

1 notice to CPO

15 total notices sent on BZA 22-77, 6-6-77

BOARD OF ZONING APPEALS
TENTH FLOOR - CITY HALL
455 North Main, Wichita, Kansas 67202

June 7, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 22-77

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Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. _____
FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Security Oil Company
Mailing Address 920 E. 19th St., Wichita Phone 267-1269
KS
Name of Authorized Agent Robert Dickenson - Vice-President
Mailing Address 920 E. 19th, Wichita, Ks Phone 267-1269
Relationship of applicant to property is that of Owner
(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 Two stall self service car wash operation (to be attached to service station) within existing building on property zoned L.C., located 1590 West 21st St., Wichita, Ks and legally described as: _____

Beginning at the Southwest corner of Lot 1, W. F. Farha 3rd Addition, Wichita, Kansas, Sedgwick County, Kansas; thence North along the East right-of-way line of Somerset Avenue, which coincides with the West line of said Lot 1, a distance of 150 feet; thence East parallel with the South line of said Lot 1, a distance of 150 feet; thence South 1° 59' East a distance of 150 feet to the South line of said Lot 1; thence West along said South Line, which line coincides with the North right-of-way line of Twenty First Street, a distance of 150 feet to the point of beginning.

Applicant Security Oil Company

Authorized Agent Robert Dickenson

Robert Dickenson
Vice-President

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:00 (a.m. - (p.m.)), 5-19, 1977, together with appropriate fee of \$50.00

Signed Larry Dobson

5350 NE corner of Somerset and 21st

CITY

THE SECURITY OIL COMPANY

920 EAST NINETEENTH STREET • WICHITA, KANSAS 67218
P. O. BOX 18183 PHONE (316) 267-1269

STATEMENT BY OWNER

The Security Oil Company owns and operates a service station on a 150 by 150 lot on the Northeast corner of 21st and Somerset at 1590 West 21st Street in Wichita, Kansas.

The Security Oil Company desires to use a portion of the service station building for a two stall self-service car wash. This will not require any additional building space and the car wash will only be operated when the service station is open for business, at all other times the doors will be closed and locked.

Said property is presently zoned Light Commercial and we request an exception from the Board of Zoning Appeals pursuant to paragraphs 4.0 through 4.17 pertaining to zoning ordinance of the City of Wichita. A detailed plot plan, in duplicate, which has been approved by the Office of The Traffic Engineer is attached.

SECURITY OIL COMPANY

BY *Robert C. Dickenson*
Robert C. Dickenson
Vice-President

CERTIFICATE OF OWNERSHIP

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

[Beginning at the Southwest Corner of Lot 1, thence North along Somerset Avenue which coincides with the West line of Lot 1, 150 feet; thence East 150 feet; thence South 150 feet to the South line of Lot 1, thence West 150 feet to beginning, in W. F. Farha 3rd Addition to Wichita, Sedgwick County, Kansas.]

use for legal

Addresses as given are furnished as a service only and are not certified to.

<u>DESCRIPTION</u>	<u>OWNER/OWNERS/ADDRESS</u>
<u>W. F. FARHA 3RD ADDITION</u>	
Lot 1 (S 150' of W 150')	<input checked="" type="checkbox"/> Security Oil Co. P.O. Box 18183 67206
Lot 1 (Exc S 150' of W 150')	<input checked="" type="checkbox"/> William F. & Victoria B. Farha 2220 Somerset 67206
<u>PLEASANT VALLEY CHURCH ADDITION</u>	
Lot 1	<input checked="" type="checkbox"/> Pleasant Valley Assembly of God 1620 West 21st St. 67206
<u>WILLOW PARK ESTATES</u>	
Lot 1	<input checked="" type="checkbox"/> Mary R. Harlow 1501 W 21st St. 67206

Dated this 11th day of May, 1977 at 7:00 o'clock A. M.

GUARANTEE TITLE CO., INC.

By *Paul R. Nunda*
Vice-President.

No. 2614

FORM 021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION AMOUNT

Name

Address

Type

Due Date

Comments:

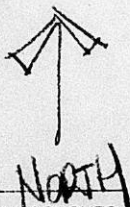
Date

By

SITE PLAN - SECURITY OIL CO.
1519 W. 21ST

LEGAL DESCRIPTION

BLOCK 1 ^{2nd}
W.P. PARHA - 2ND ADDITION IN
CANTRIES SUB DIVISION
OF E 1/2 S.E. 1/4 6-27-1E
TOGETHER WITH VACATED 22ND ST.
BY BAUGHMAN

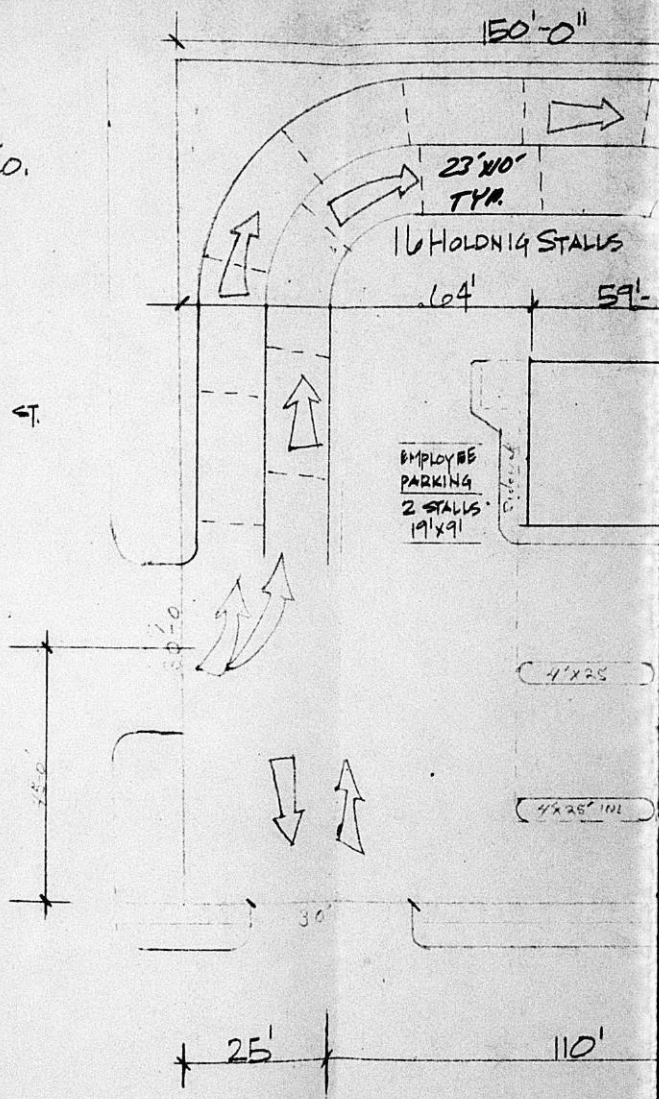


TRAFFIC ENGINEERING DIVISION APPROVED

Mark Taha (BEA)

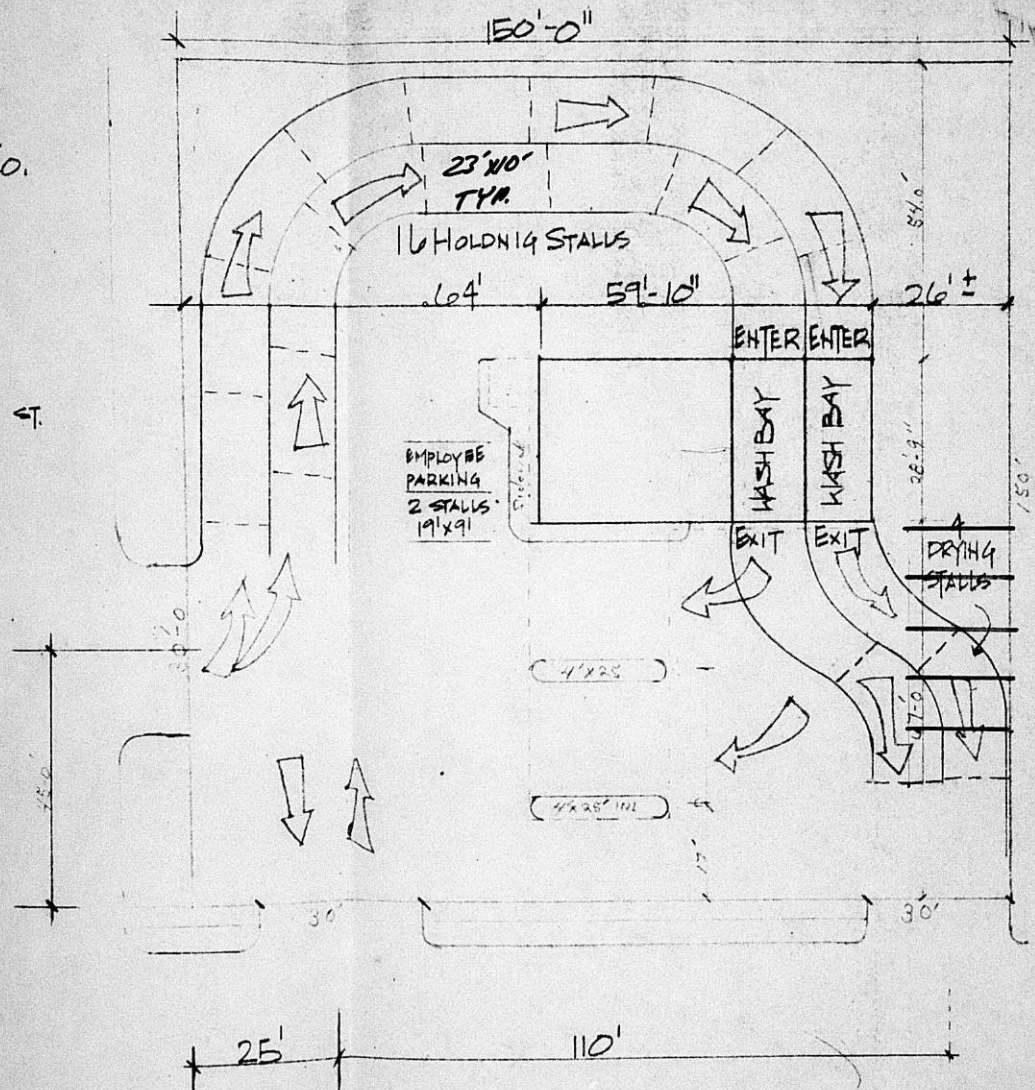
Date: 5-6-76

- (A) Traffic barriers shall be installed at all locations that are adjacent to public property so that vehicles will not be able to enter public property and have a minimum length of 4' and a minimum cross section of 4" x 4".
- (B) Signatures 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.



OIL CO.

LOCATION
ON
-IE
22ND ST.
MAH



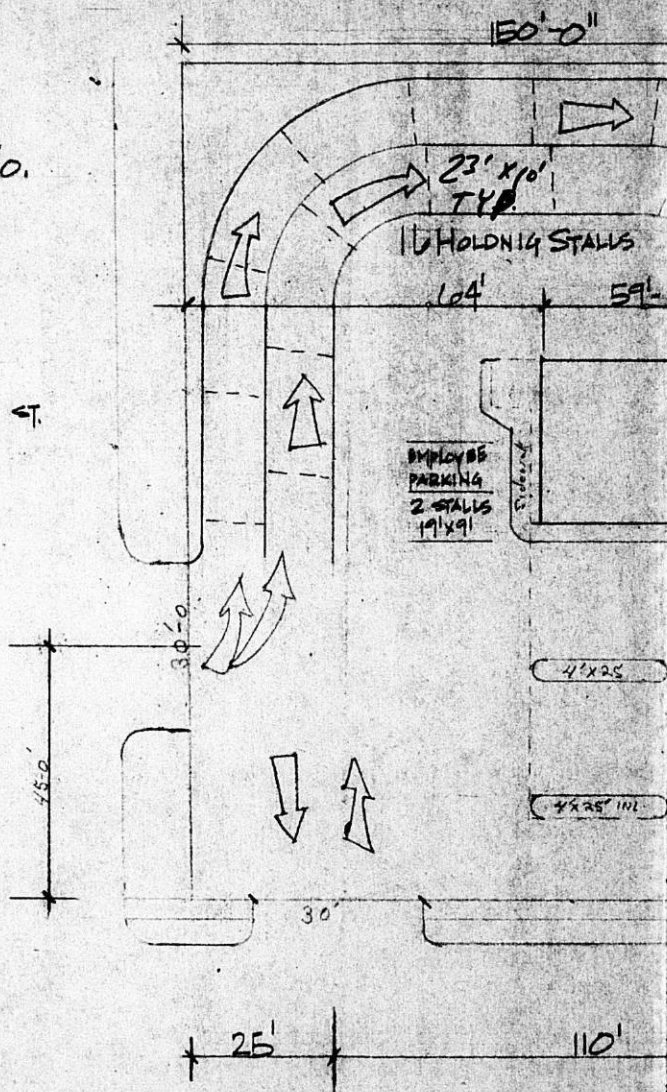
SCALE 1" = 20'-0"

SITE PLAN - SECURITY OIL CO.

1519 W. 21ST

LEGAL DESCRIPTION

BLOCK 1
 W.P. PARHA - 2ND ADDITION IN
 GUTHRIES SUB DIVISION
 OF E 1/2 S.E. 1/4 6-27-1E
 TOGETHER WITH VACATED 22ND ST.
 BY BAUGHMAN



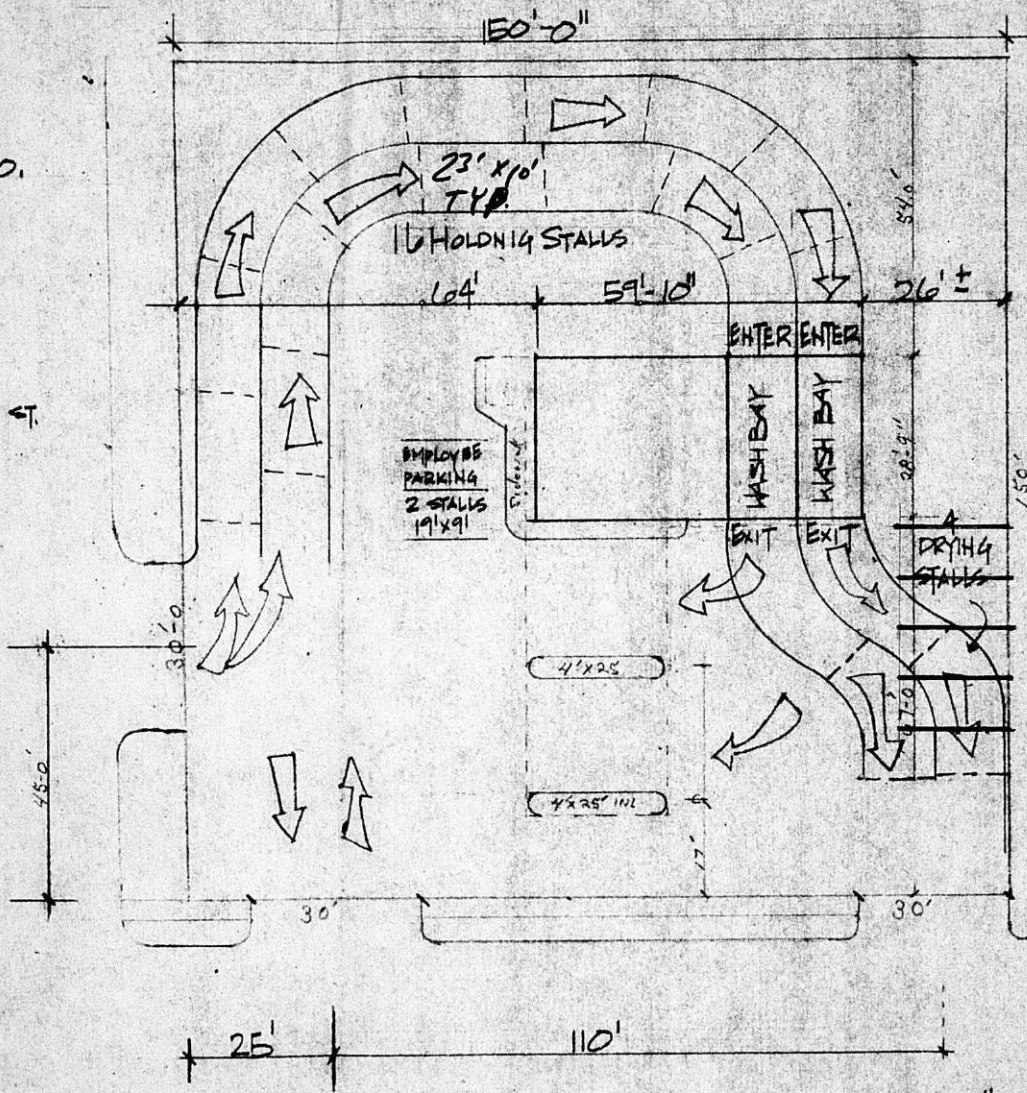
TRAFFIC ENGINEERING DIVISION APPROVED

7/12/76
 Date *5-6-76*

- (1) 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'.
- (2) Stall lines shall be painted and 4" or greater in width.
- (3) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.

OIL CO.

POSITION IN
ON
-IE
22ND ST.
MAH



SCALE 1" = 20'-0"