

Case No. BZA 24-85 - Ronald M. Jackson - requests an exception to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District and generally located on the south side of Frazier and

49470
Posted
3-27-85
HOM

ACTION

BZA 2485 Approve 4-23-85
DATE

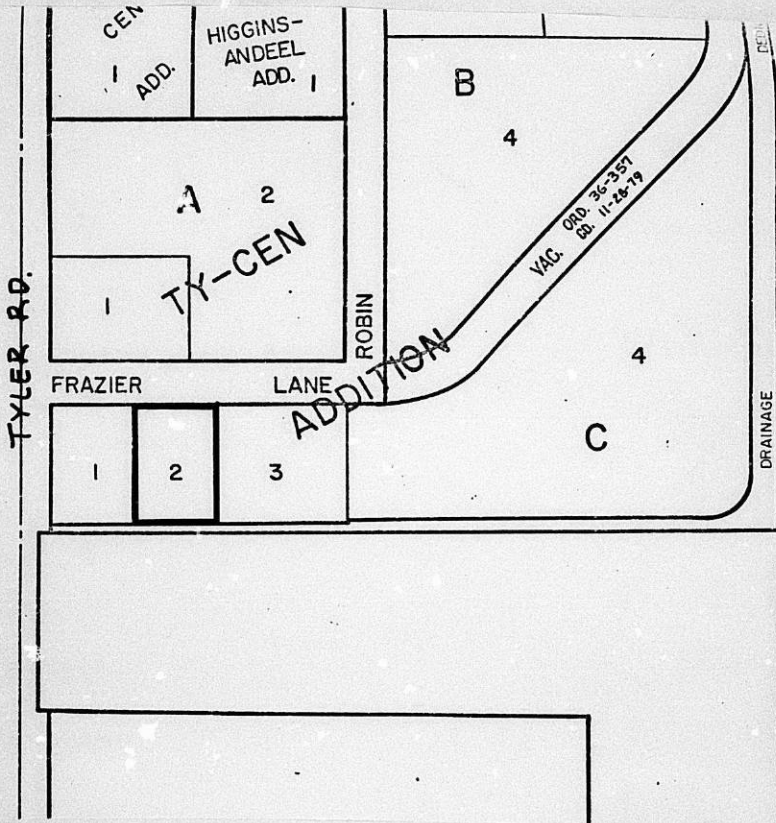
200' Sec 6-17-85
Shot 6-18-85
Record ✓

Map No. 4947 D

BZA 24-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC S AA W LC N LC
3. Land Use: East MED. OFF South INT. SCHOOL
West REST. North COMM
4. Area (is) (~~is not~~) platted.



LOS ANGELES COUNTY
REGISTERED PROFESSIONAL SURVEYOR
MORNING STAR, COURT GROVE, CA
U.S.A.

Standard
No. 2,1537

June 13, 1985

Rod Stevens
508 East 13th Street
Wichita, Ks. 67214

Re: BZA 24-85 - Request for Exception

Dear Mr. Stevens:

Transmitted herewith is a copy of BZA Resolution 24-85 setting forth the conditions of approval of the 8-bay self-service carwash to be located on the south side of Frazier and east of Tyler Road. Please note that this resolution is being released this date on the basis that a landscape plan will be submitted for approval as indicated by Garrett Addison of Smith Construction this date. This landscape plan is required by the TY-CEN CUP in addition to the conditions established by the Board of Zoning Appeals for the carwash.

If you have any questions, please give me a call at 268-4421.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

Encl.

cc: Ronald M. Jackson OD Chartered, 7383 W. Central, Wichita 67212
Lawrence H. Volbrecht, 434 North Oliver, Wichita 67208
Carrett Addison, Smith Construction, 4620 Esthner, Wichita 67209
Morley Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

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

April 3, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 24-85

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 Ronald M. Jackson, OD Chartered, 7383 West Central, Wichita, Kansas, 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 self-service car wash on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 2, Block C, Ty-Cen Addition to Wichita,
Sedgwick County, Kansas. Generally located
on the south side of Frazier and east of
Tyler Road.

This application has been assigned Case BZA 24-85. It will be considered by the Board of Zoning Appeals on April 23, 1985 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 or objections regarding 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.

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.

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

Jack H. Galbraith
Secretary

RESOLUTION NO. BZA 24-85

WHEREAS, Ronald M. Jackson 7383 West Central, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 2, Block C, Ty-Cen Addition to Wichita,
Sedgwick County, Kansas. Generally located
on the south side of Frazier and east of
Tyler Road.

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 April 23, 1985, 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 construction of a self-service car wash 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 construction of a self-service car wash on property zoned the "LC" Light Commercial District legally described as follows:

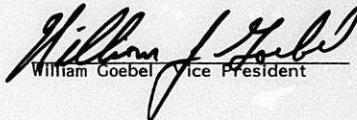
Lot 2, Block C, Ty-Cen Addition to Wichita,
Sedgwick County, Kansas. Generally located
on the south side of Frazier and east of
Tyler Road.

subject to the following conditions:

1. The self-service car wash facility shall provide not less than 4 holding and not less than 2 drying spaces for each car washing stall.
2. A six-foot high fence of wood, metal or masonry shall be constructed along the south property line inside the required landscaped area to provide protection, to the residences to the west, from light, noise and blowing debris.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. All circulation drives and parking spaces adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.

8. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
9. 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.
10. Prior to the release of the resolution authorizing the issuance of any permits, the applicant shall submit 3 copies of a site plan approved by the Traffic Engineer and showing all screening, landscaping and all other improvements required by the above conditions.
11. Any revision or enlargement of the existing building on the site shall be subject to a review of the site plan by the Traffic Engineer to show compliance with the intent of the regulations.
12. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of April, 1985.


William Goebel, Vice President

ATTEST:


Glen E. Lytle, Assistant Secretary

April 29, 1985

Ronald M. Jackson
7383 West Central
Wichita, Ks. 67212

Re: Case No. BZA 24-85 - Request for Exception

Dear Mr. Jackson:

At the regular meeting of the Board of Zoning appeals on April 23, 1985, your request for an exception to permit the construction of a car wash facility on the south side of Frazier and east of Tyler was considered. It was the action of the Board to approve your request subject to a number of conditions which are as follows:

1. The self-service car wash facility shall provide not less than 4 holding and not less than 2 drying spaces for each car washing stall.
2. A six-foot high fence of wood, metal or masonry shall be constructed along the south property line inside the required landscaped area to provide protection, to the residences to the west, from light, noise and blowing debris.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
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7. All circulation drives and parking spaces adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
8. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
9. 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.
10. Prior to the release of the resolution authorizing the issuance of any permits, the applicant shall submit 3 copies of a site plan approved by the Traffic Engineer and showing all screening, landscaping and all other improvements required by the above conditions.
11. Any revision or enlargement of the existing building on the site shall be subject to a review of the site plan by the Traffic Engineer to show compliance with the intent of the regulations.
12. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

The release of the Resolution which will authorize the issuance of a building permit depends upon the submission of a new site plan as set forth in condition number 10.

If you have any questions, please give me a call at 268-4494.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Lawrence Volbrecht, 434 North Oliver, Wichita 67208
Rod Stevens, 508 East 13th Street, Wichita 67214

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE April 8, 1985

TO Glen Lytle, Special Assistant for Zoning
FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 24-35: South side of Frazier
 and East of Tyler Road

On Wednesday, April 3, CPO Neighborhood Council "A" considered the captioned case, a request for a exception to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District. After discussion the Council voted 5-1 to disapprove the request.

John Lunblade, agent, was present to describe the request and respond to questions.

There were no individuals present to speak either favorably or in opposition to the request.

Council members were provided the notice to adjoining property owners and a map of the area. MAPD staff comments were not available.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 24-85 is considered on Tuesday, April 23.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RE: AGENDA ITEM NO. 10

SECRETARY'S REPORT
CASE NO. BZA 24-85

APPLICANT: Ronald M. Jackson, O D Chartered, 7383 West Central, Wichita, Kansas.

AGENT: Lawrence H. Volbrecht, 434 North Oliver, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of an eight bay self-service car wash.

GENERAL LOCATION: On the south side of Frazier Lane and east of Tyler Road.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the east, north and west. To the south is "AA" One-family Dwelling District.

LAND USE: Subject property is vacant. To the west a restaurant. To the east a medical emergency center and to the north a restaurant and residential storage warehouses. To the south a school.

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 applicant is requesting an exception to permit the construction of an eight bay self-service car wash on property located in the "LC" Light Commercial District. The property is also a portion of an associated Community Unit Plan that was recently amended to permit the Board of Zoning Appeals to determine the appropriateness of a car wash on this parcel.

The property to the west is occupied by a restaurant and ice cream business. To the east is an emergency medical center and immediately to the south of all three properties is an open drainage-way which separates these properties from the Intermediate school to the south.

On the Community Unit Plan, a landscape buffer is required adjacent to the drainageway. With the introduction of this use, it would possibly be appropriate to provide a solid screening wall or fence on the south inside the required landscaping. This would provide a visual barrier to a use that might be objectionable to the residential uses that remain on the west side of Tyler Road. These residents voiced their objections to the amendment to the Community Unit Plan at the Planning Commission meeting last month.

It is difficult to determine the appropriateness of this use of the property, but it is the Secretary's opinion that car washes are more appropriate adjacent to a major street than in locations such as this where it is highly visible to single-family residences to the west and to the apartments to the east.

The site plan submitted with the application has not been approved by the Traffic Engineer and should be redesigned to better utilize the existing driveway approach and on-site circulation.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the Secretary's recommendation that the approval should be subject to the following conditions:

1. The self-service car wash facility shall provide not less than 4 holding and not less than 2 drying spaces for each car washing stall.
 2. A six-foot high fence of wood, metal or masonry shall be constructed along the south property line inside the required landscaped area to provide protection, to the residences to the west, from light, noise and blowing debris.
 3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
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 9. 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.
 10. Prior to the release of the resolution authorizing the issuance of any permits, the applicant shall submit 3 copies of a site plan approved by the Traffic Engineer and showing all screening, landscaping and all other improvements required by the above conditions.
 11. Any revision or enlargement of the existing building on the site shall be subject to a review of the site plan by the Traffic Engineer to show compliance with the intent of the regulations.
 12. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.
-

BZA CASE NO. 24-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>7</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>10</u>	TOTAL NOTICES SENT <u>4-3-85</u>

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

April 3, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 24-85

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Sedgwick County, Kansas. Generally located
on the south side of Frazier and east of
Tyler Road.

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

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 24-85

CITY OF WICHITA, KANSAS

FILED 3-2585

APPLICATION FOR EXCEPTION

I. Name of Applicant Ronald M. Jackson OD Chartered

Mailing Address 7383 W. Central Phone _____
Wichita, KS 67212

Name of Authorized Agent Lawrence H. Volbrecht

Mailing Address 434 N. Oliver Phone 686-7653
Wichita, KS. 67208

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 a car wash

_____ on property zoned

"LC", located on the south side of Frazier, east of

Tyler and legally described as: Lot 2,

Block C, Ty-Cen Addition.

_____, 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 _____
Authorized Agent Lawrence H. Volbrecht

OFFICE USE ONLY: Received in the office of the Secretary, Board of
Zoning Appeals, 11:45 (a.m. - ~~p.m.~~), March 25, 1985,
together with appropriate fee of ~~\$25.00~~ 200.00

Signed L. Lytle

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEH, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316-262-7271 • 330 LAURA • WICHITA, KANSAS 67211

Board of Zoning Appeals

The applicant has applied for an Amendment to the existing Community Unit Plan for Ty-Cen to permit the use of a car wash. This amendment was approved by the Planning Commission, March 21, 1985.

The applicable zoning ordinance in which the BZA has jurisdiction is 28.04.183.

use for ownership list
as noted D.K.

Page 2

Tract Description	Property Owner
All that part of the SW$\frac{1}{4}$ of Section 16-27-1W, and part of Block 2, Tyler Acres First Addition, described as follows: Beg. at the SW/c of St. Francis or Assisi Park, Wichita, KS Sedg. Co., KS; th. easterly along the south line and the south line extended of said St. Francis Assisi Park, 931.18 feet; th. southerly with a deflection angle to the right of 89°46'50", 90.8 feet; th. westerly parallel with the south line of said SW$\frac{1}{4}$ 915 feet; th. northerly with a deflection angle to the right of 90° 44.52 feet; th. northwesterly with a deflection angle to the left of 71°00'50" 34.44 feet to the SE/c of Ascension Lutheran Church Addn., Wichita, KS; th. northeasterly with a deflection angle to the right of 90°, along the easterly line of said Ascension Lutheran Church Addn. 80.38 feet to the p.o.b.	Catholic Diocese of Wichita 424 N. Broadway Wichita, KS 67202
The Southwest Quarter of the Northwest Quarter of Section 21-27-1W, except that part platted as Madonna Addition	Unified School District #259 428 S. Broadway Wichita, KS 67202
East $\frac{1}{2}$ of the Northwest Quarter of Section 21-27-1W, except portions platted as Notre Dame High School and Whispering Pines Estates	Catholic Diocese of Wichita 424 S. Broadway Wichita, KS 67202
<u>Lot</u> <u>Block</u> <u>Addition</u>	
Lot 1	St. Francis of Assisi Park Same As Above
The East 200 feet of Lot 1	City of Wichita 455 N. Main Wichita, KS 67202
Lot 1, except the east 200 feet	The Kansas District of the Lutheran Church, Missouri Synod 842 N. Tyler Wichita, KS 67212
<u>Tract Description</u>	
Beginning 794.2 feet north of the SE/c of the NE$\frac{1}{4}$ of Section 20-27-1W; th. west 230 feet; th. north 94.7 feet; th. east 230 feet; th. south 94.7 feet to the p.o.b.	John Paul Moskal Albina Moskal 415 N. Tyler Wichita, KS 67212
Beginning 822.6 feet north of the SE/c of the NE$\frac{1}{4}$ of Section 20-27-1W; th. west parallel with the south line 230 feet; th. north 94.7 feet; th. east 230 feet; th. south 94.7 feet to beg., the east 40 feet reserved for road.	Thomas J. Updegrove Barbara Roden 437 N. Tyler Wichita, KS 67212
Beginning 627.5 feet north of the SE/c of the NE$\frac{1}{4}$ of Section 20-27-1W; th. west 230 feet; th. north 156.7 feet; th. east 230 feet; th. south to beginning, the east 40 feet reserved for road	Kenneth D. Hauschild Phyllis B. Hauschild 403 N. Tyler Road Wichita, KS 67212

Lot	Addition	Property Owner
Lots 3, 4, & 5	Tyler Acres Sixth Addition	Sisters of the Sorrowsful Mother Ministry, Inc. 929 N. St. Francis Wichita, KS 67214
Lot 3	"	Edward T. Neville Rita A. Neville, Trustees for Alvin Leon Neville & for Gregory Allen Neville 9625 Maple Wichita, KS 67209
Lots 1, 2, 3, 4 & 5	Tyler Acres Fifth Addition	Edward T. Neville 9625 Maple Wichita, KS 67209
Lot 1	Block A	Edward T. Neville Rita A. Neville, Trustees for Gregory Alan Neville for Alvin Leon Neville 9625 Maple Wichita, KS 67209
Lot 1	Block A	Ty Cen Addition OK ✓ McDonald's Corporation 506 N. Tyler Wichita, KS 67212
Lot 2, exc. the South 175' of the W'yly 250'	Block A	OK " ✓ Security Storage Properties 550 N. Tyler Wichita, KS 67212
South 175' of the W'yly 250' of Lot 2	Block A	OK " ✓ Stephen L. Clark 7837 Pagent Wichita, KS 67206
Lot 1, together with ease- ment for drainage over the N. 20' of the S 30' of Lot 3	Block B	" ✓ Wichita Federal Savings & Loan Associat 340 S. Broadway Wichita, KS 67202
Lots 3, 4 & 5, Block B, and vacated Reca Ave. from extended east line of Robin Road to South line of Central	"	Northwest Wichita Associates Ltd. 200 S. Douglas Suite 100 Wichita, KS 67202
Lot 1	Block C	OK " ✓ Retail Buildings, Inc. c/o Braum Ice Cream Stores, Inc. 3000 N. G. St. OK, OK 73125
Lot 2	Block C	OK " D ✓ Ronald M. Jackson OD Chartered 7383 W. Central Wichita, KS 67212

send to:
Ch. Messner, Northwest Security
8405 W. Central
Wichita, KS 67202
(per instructions from attorney)

Lot	Block	Addition	Property Owner
part of Parcel 7 Lot 3	Block C	Ty Cen Addition OK	City of Wichita 455 N. Main Wichita, KS 67202
Lot 4, Block C, together with all vacated Reca Ave. from extended ease line of Robin Road to the South line of Central Avenue.		" OK	Northwest Wichita Associates Ltd. 200 W. Douglas Suite 430 Wichita, KS 67202
Lot 1	Block 1	Rolling Hills Fourth Addition	Carol I. Hill Irwin B. Hill 429 N. Westlink Ave. Wichita, KS 67212
Lot 2	Block 1	Rolling Hills Fourth Addition	Donald C. Moore R. Arlene Moore 8917 Harvest Lane, Unit 402 Wichita, KS 67212
Lot 3	Block 1	"	Dale Maxwell Ellen R. Holyoak 409 N. Westlink Ave. Wichita, KS 67212
Lot 4	Block 1	"	Corporation of the Residing Bishop of the Church of the Jesus Christ of Latter Day Saints 401 N. Westlink Ave. Wichita, KS 67212
Lot 5	Block 1	"	John Blake Gladfelter Leona C. Gladfelter 414 Pamela St. Wichita, KS 67212
Lot 6	Block 1	"	Dale D. Lott Gerardine B. Lott 420 Pamela St. Wichita, KS 67212
Lots 1 through 6, inclusive Block 2	"	"	City of Wichita 455 N. Main Wichita, KS 67202
Beginning at a point on the South line of Lot 7, 70 feet west of the SE/c of Lot 7; th. NW'ly to a point 25 feet north and 95' west of the SE/c of Lot 7, west parallel to and 25' north of the south line of Lot 7, to west line of Lot 7; th. S'ly along said west line to the SW/c of Lot 7; th. east to p.o.b.	"	"	Raymond C. Dunken Verda W. Dunken 354 Wood Lane Wichita, KS 67212
Lot 7, Block 2, except above described tract.	"	"	City of Wichita 455 N. Main Wichita, KS 67202

Page 8

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 1000 foot radius of:

Ty-Cen Addition, Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 8th day of February, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND
TITLE COMPANY, INC.

By

Mary Kalle

Sr. Vice-President

Order No: 342688
ns

MICROFILMED
FROM THE BEST
AVAILABLE COPY

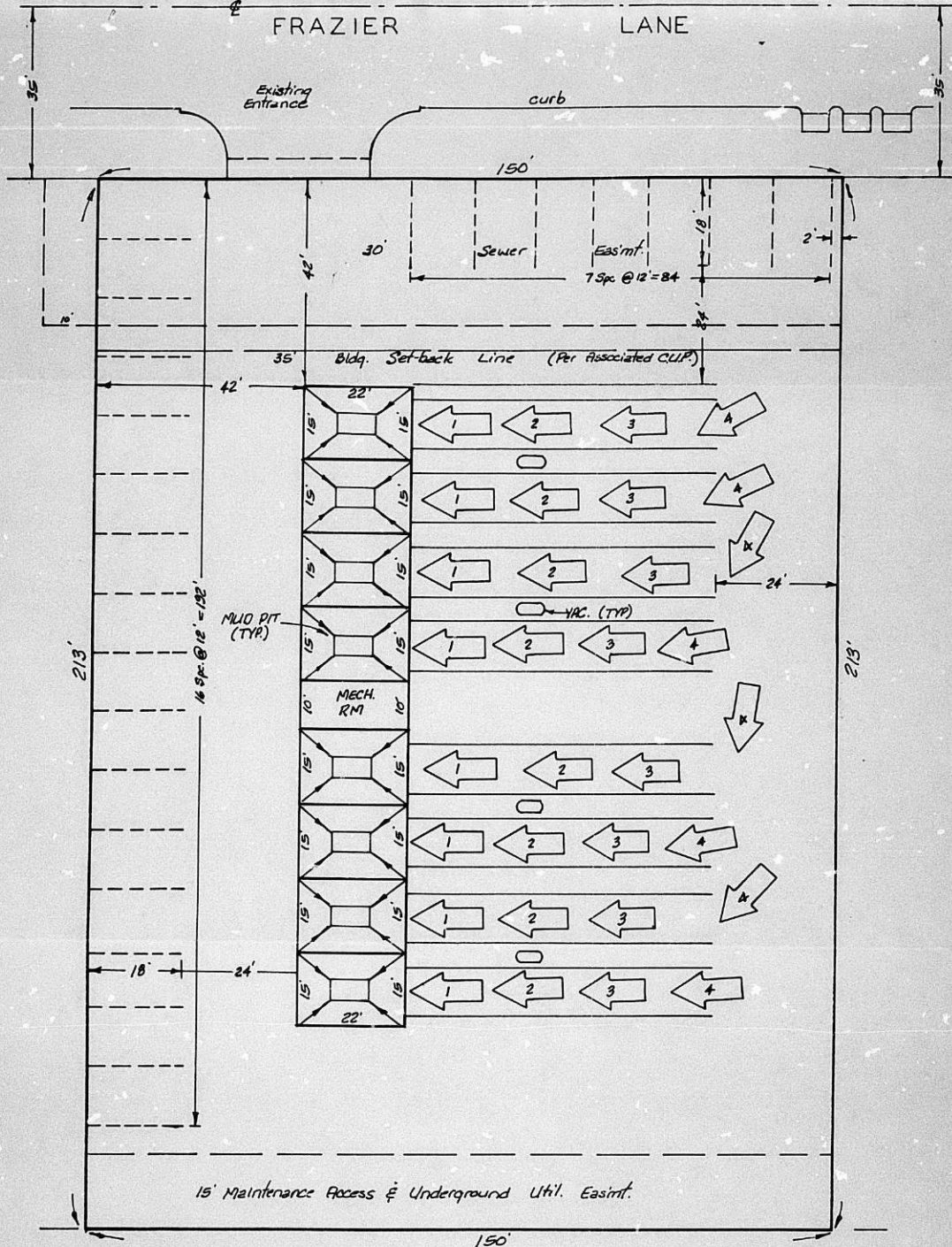
FORM 29-021

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signa	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
CITY BZA EXCESS # 200.00	
NAME: <i>Wichita Co. PA</i>	
ADDRESS: <i>507 Laura</i>	
FUND: <i>75-40710-003</i>	DUE DATE
COMMENTS	
DATE: <i>11/25/45</i>	BY: <i>[Signature]</i>



SITE PLAN
LITTLE JOE'S CAR WASH

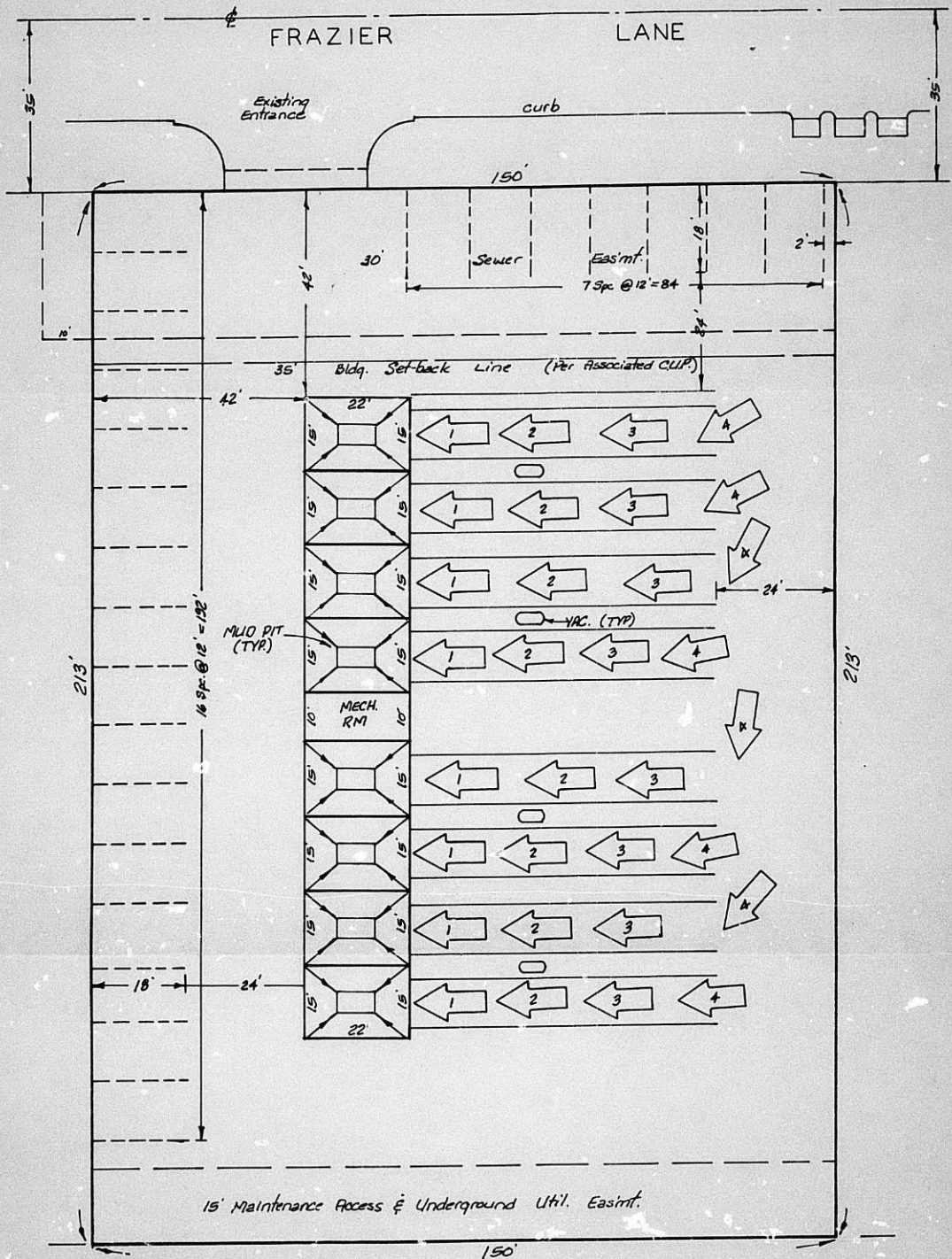
LOT 2, BLOCK C, TY-CEN ADDITION,
WICHITA, KANSAS

1" = 20'



BAUGHMAN COMPANY, P.A.
 SURVEYING & ENGINEERING
 316-262-7271 • 330 LAURA • WICHITA, KANSAS 67211

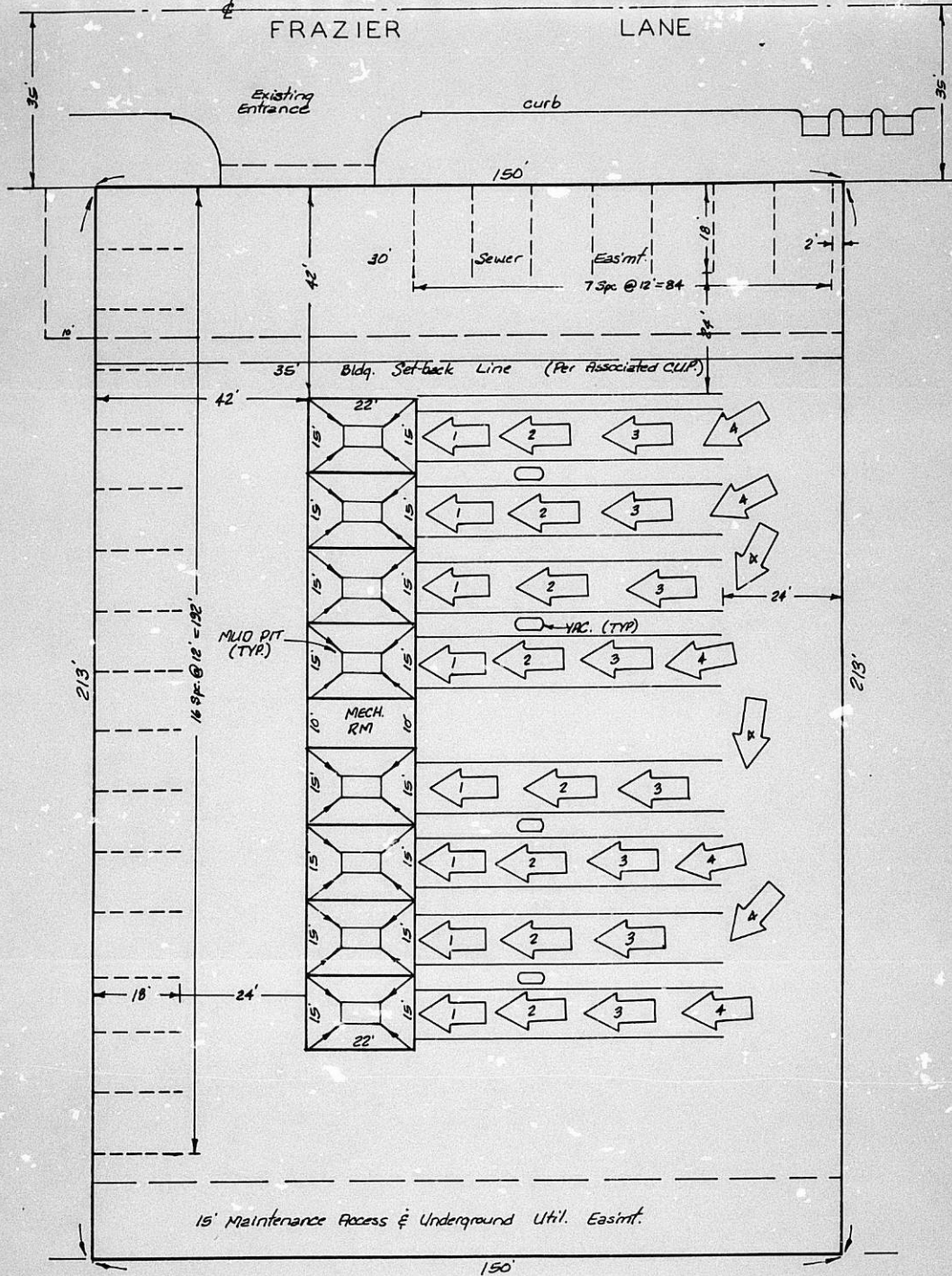
12 FEB 85



N

SITE PLAN
LITTLE JOE'S CAR WASH

LOT 2, BLOCK C, TY-CEN ADDITION,
WICHITA, KANSAS



SITE PLAN
LITTLE JOE'S CAR WASH

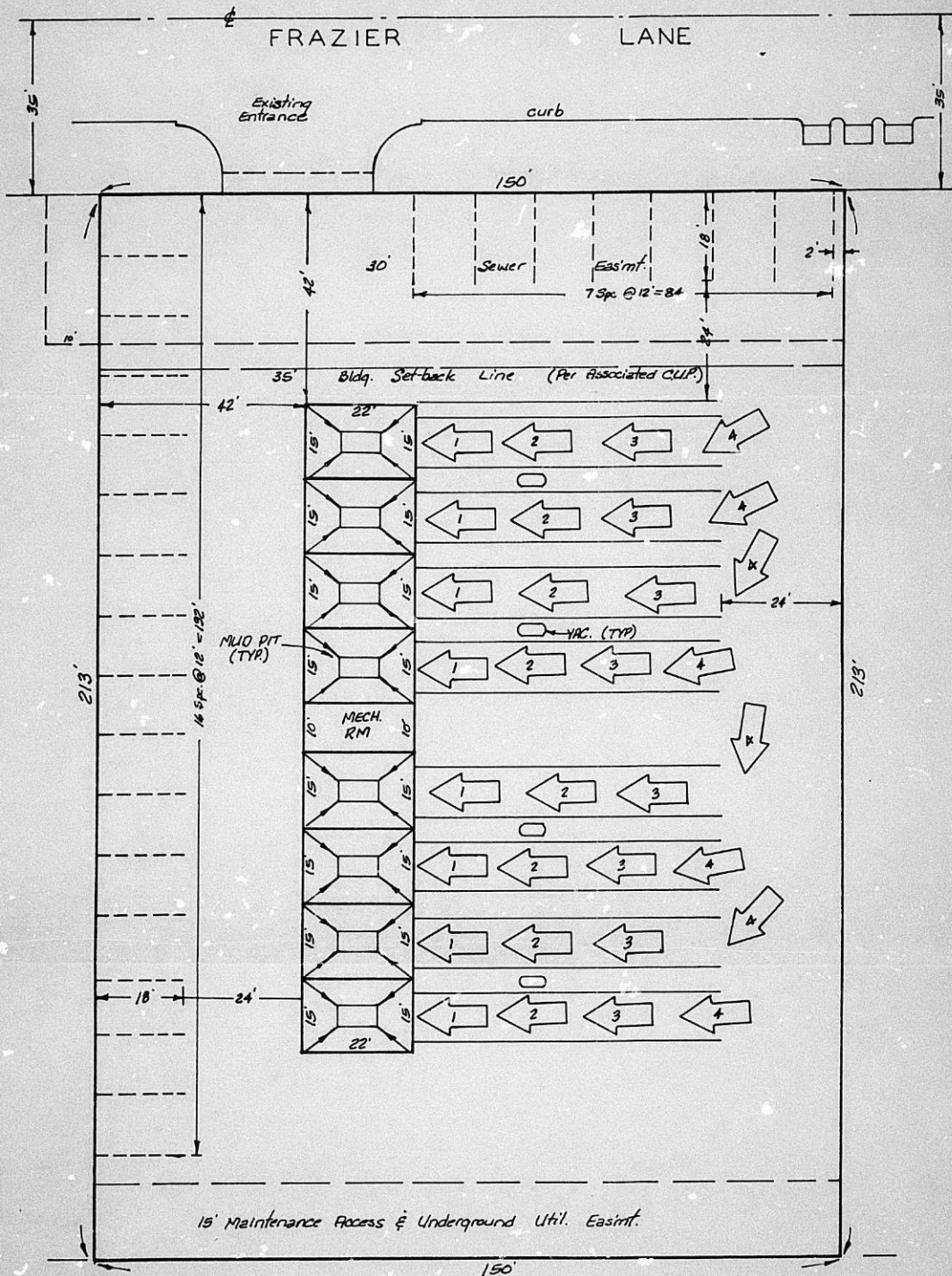
LOT 2, BLOCK C, TY-CEN ADDITION,
 WICHITA, KANSAS

BZA 24-85

1"=20'

BAUGHMAN COMPANY, P.A.
 SURVEYING & ENGINEERING
 316 262-7271 • 330 LAURA • WICHITA, KANSAS 67211

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SITE PLAN
LITTLE JOE'S CAR WASH

LOT 2, BLOCK C, TY-CEN ADDITION,
WICHITA, KANSAS

BZA 24-85

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

Roll # 2