

ACTION

DATE

Bya COMMITTEE *no action* 5-26-64

M.A.P.C. _____

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

Closed

BZA25-64 - Abbott, Sampson & Taylor, Inc. request exception to permit self-service car wash

THE CITY OF WICHITA

OFFICE OF City Treasurer

DATE May 27, 1964

*Jul
BZA
✓*

TO C. Bickley Foster - Director of Planning

FROM Ralph A. Klose

SUBJECT Bad Check - \$50.00
John A. Taylor-Taylor Enterprises

As of May 27, 1964 we have lowered the bank deposit,
on the Treasurer's Cash Report account number G1R712 in the
amount of \$50.00 due to bad check issued by John A. Taylor-
Taylor Enterprises for payment of Zoning Change.

RAK:cr
cc:
Ralph C. Eberly
Don E. Ferguson

Ralph A. Klose
City Treasurer



SECRETARY'S REPORT

CASE NO. BZA 25-64

NOTE: In view of the fact that the applicant has not submitted a filing fee in conjunction with this application, it will be impossible for the Board to consider this application at its meeting of May 26. However, the Secretary has advised the applicant that if he can submit his filing fee prior to next Tuesday's meeting, the Board will be able to consider the application. In the event the filing fee is not on hand by next Tuesday's meeting, it is the recommendation of the Secretary that this case be withdrawn and that our files be marked closed.

APPLICANT: Abbott, Sampson and Taylor, Inc., 846 North Nevada

AGENT: John A. Taylor, 836 North Nevada

ZONING: Property in question - "LC" Light Commercial
North - "LC" Light Commercial
East - "B" Multiple family and "LC" Light commercial
South - "LC" Light Commercial
West - "AA" Single family and "LC" Light Commercial

LAND USE: Property in question - church
North - Single family house
East - Bank, single family
South - Drive-in restaurant and laundry
West - Duplex and single family

REQUEST: Exception as provided in Section 28.04.180, Code of the City of Wichita, as amended, to permit the installation and construction of a self-service car wash on said property.

JURISDICTION: The Board has jurisdiction to consider this application under provisions outlined in Section 28.04.180, Code of the City of Wichita, as amended.

COMMENTS:

The applicant has submitted a plot plan which is included as Attachment #1 to this report.

The original plot plan which was submitted with this application would not meet all the requirements as outlined in the new amendment to the zoning ordinance relative to self-service car washes which is currently being considered by the City Commission. However, the Secretary of the Board has met with the applicant and pointed out in what respects the original plot plan would not meet the conditions of the amendment, and this plot plan has been changed accordingly.

(See Attachment #1). It is the Secretary's opinion that the new plot plan which has been submitted in conjunction with this report will meet all the requirements outlined in the new ordinance. Adequate provisions have been made for off-street holding space, interior traffic circulation, width of driveways, adequate drying area and employee parking space. The lot contains 22,400 square feet, which is more than adequate for the type of use being proposed.

In view of the foregoing comments, it is the recommendation of the Secretary that this application be approved if a filing fee has been submitted by next Tuesday's meeting. (The Secretary will advise the Board at next Tuesday's meeting as to whether or not a filing fee has been submitted.) If no filing fee is submitted, it is recommended that this case be withdrawn and be closed. However, in the event the fee is submitted, it is recommended that the application be approved, subject to the following:

1. No part of the self-service car wash operation, including points of ingress and egress, off-street holding spaces, etc., shall be permitted closer than 60 feet, excluding any streets, alley, or intervening public way, to the front and side of a "AA", "A", "RB", "B", or "G" residential district.
2. There shall be a minimum lot area of 3500 square feet for each car washing stall, provided the minimum area shall not be less than 7500 square feet.
3. The self-service car wash building and facility shall be set back a distance of not less than 50 feet from the right-of-way line of West Street.
4. All 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 adjoining property. No string type lighting shall be permitted.
6. No signs 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 in a ratio of not less than 4 parking spaces for each car washing stall. Off-street drying spaces shall be provided on the property in the ratio of not less than 2 parking spaces for each car washing stall.

One off-street parking space shall be provided for each employee.

9. A plot plan showing points of ingress and egress, width of driveways, off-street parking spaces and interior traffic circulation, shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the time a permit is issued for such an operation. There shall be no ingress or egress from unpaved public ways.
10. There shall be no ingress or egress from minor or residential streets which have 60 feet of right-of-way or less, or from any alley.
11. All drainage, natural and that created by the operation, shall be handled on the site in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
12. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

Attachment #1 - Plot Plan

May 27, 1964

Abbott, Sampson & Taylor, Inc.
846 North Nevada
Wichita, Kansas

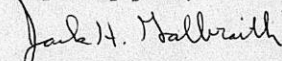
Gentlemen:

Re: Case No. BZA 25-64

This is to advise you that at the regular meeting of the Board of Zoning Appeals on May 26, 1964, your application for an Exception to permit a self-service car wash on property located on the west side of West Street in an area just north of Central was closed by the Board inasmuch as no filing fee had been submitted in conjunction with the application. Accordingly, we have marked the case closed and placed it in our closed files.

If you should desire that the Board consider a similar request in the future, it will be necessary that a new application be made, accompanied by a filing fee of \$50.00.

Very truly yours,



Jack H. Galbraith
Secretary

JHG:JWE:ber

cc: John A. Taylor
836 North Nevada

S. H. Sampson
258 Evergreen

SECRETARY'S REPORT

CASE NO. BEA 25-64

NOTE: In view of the fact that the applicant has not submitted a filing fee in conjunction with this application, it will be impossible for the Board to consider this application at its meeting of May 26. However, the Secretary has advised the applicant that if he can submit his filing fee prior to next Tuesday's meeting, the Board will be able to consider the application. In the event the filing fee is not on hand by next Tuesday's meeting, it is the recommendation of the Secretary that this case be withdrawn and that our files be marked closed.

APPLICANT: Abbott, Sampson and Taylor, Inc., 846 North Nevada

AGENT: John A. Taylor, 836 North Nevada

ZONING: Property in question - "LC" Light Commercial
North - "LC" Light Commercial
East - "B" Multiple family and "LC" Light commercial
South - "LC" Light Commercial
West - "AA" Single family and "LC" Light Commercial

LAND USE: Property in question - church
North - Single family house
East - Bank, single family
South - Drive-in restaurant and laundry
West - Duplex and single family

REQUEST: Exception as provided in Section 28.04.180, Code of the City of Wichita, as amended, to permit the installation and construction of a self-service car wash on said property.

JURISDICTION: The Board has jurisdiction to consider this application under provisions outlined in Section 28.04.180, Code of the City of Wichita, as amended.

COMMENTS:

The applicant has submitted a plot plan which is included as Attachment #1 to this report.

The original plot plan which was submitted with this application would not meet all the requirements as outlined in the new amendment to the zoning ordinance relative to self-service car washes which is currently being considered by the City Commission. However, the Secretary of the Board has met with the applicant and pointed out in what respects the original plot plan would not meet the conditions of the amendment, and this plot plan has been changed accordingly.

(See Attachment #1). It is the Secretary's opinion that the new plot plan which has been submitted in conjunction with this report will meet all the requirements outlined in the new ordinance. Adequate provisions have been made for off-street holding space, interior traffic circulation, width of driveways, adequate drying area and employee parking space. The lot contains 22,400 square feet, which is more than adequate for the type of use being proposed.

In view of the foregoing comments, it is the recommendation of the Secretary that this application be approved if a filing fee has been submitted by next Tuesday's meeting. (The Secretary will advise the Board at next Tuesday's meeting as to whether or not a filing fee has been submitted.) If no filing fee is submitted, it is recommended that this case be withdrawn and be closed. However, in the event the fee is submitted, it is recommended that the application be approved, subject to the following:

1. No part of the self-service car wash operation, including points of ingress and egress, off-street holding spaces, etc., shall be permitted closer than 60 feet, excluding any streets, alley, or intervening public way, to the front and side of a "AA", "A", "RB", "B", or "G" residential district.
2. There shall be a minimum lot area of 3500 square feet for each car washing stall, provided the minimum area shall not be less than 7500 square feet.
3. The self-service car wash building and facility shall be set back a distance of not less than 50 feet from the right-of-way line of West Street.
4. All 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 adjoining property. No string type lighting shall be permitted.
6. No signs 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 in a ratio of not less than 4 parking spaces for each car washing stall. Off-street drying spaces shall be provided on the property in the ratio of not less than 2 parking spaces for each car washing stall.

One off-street parking space shall be provided for each employee.

9. A plot plan showing points of ingress and egress, width of driveways, off-street parking spaces and interior traffic circulation, shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the time a permit is issued for such an operation. There shall be no ingress or egress from unpaved public ways.
10. There shall be no ingress or egress from minor or residential streets which have 60 feet of right-of-way or less, or from any alley.
11. All drainage, natural and that created by the operation, shall be handled on the site in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
12. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

Attachment #1 - Plot Plan

SECRETARY'S REPORT**CASE NO. BZA 25-64**

NOTE: In view of the fact that the applicant has not submitted a filing fee in conjunction with this application, it will be impossible for the Board to consider this application at its meeting of May 26. However, the Secretary has advised the applicant that if he can submit his filing fee prior to next Tuesday's meeting, the Board will be able to consider the application. In the event the filing fee is not on hand by next Tuesday's meeting, it is the recommendation of the Secretary that this case be withdrawn and that our files be marked closed.

APPLICANT: Abbott, Sampson and Taylor, Inc., 846 North Nevada

AGENT: John A. Taylor, 836 North Nevada

ZONING: Property in question - "LC" Light Commercial
North - "LC" Light Commercial
East - "B" Multiple family and "LC" Light commercial
South - "LC" Light Commercial
West - "AA" Single family and "LC" Light Commercial

LAND USE: Property in question - church
North - Single family house
East - Bank, single family
South - Drive-in restaurant and laundry
West - Duplex and single family

REQUEST: Exception as provided in Section 28.04.180, Code of the City of Wichita, as amended, to permit the installation and construction of a self-service car wash on said property.

JURISDICTION: The Board has jurisdiction to consider this application under provisions outlined in Section 28.04.180, Code of the City of Wichita, as amended.

COMMENTS:

The applicant has submitted a plot plan which is included as Attachment #1 to this report.

The original plot plan which was submitted with this application would not meet all the requirements as outlined in the new amendment to the zoning ordinance relative to self-service car washes which is currently being considered by the City Commission. However, the Secretary of the Board has met with the applicant and pointed out in what respects the original plot plan would not meet the conditions of the amendment, and this plot plan has been changed accordingly.

Page 2 - Case No. BZA 25-64

(See Attachment #1). It is the Secretary's opinion that the new plot plan which has been submitted in conjunction with this report will meet all the requirements outlined in the new ordinance. Adequate provisions have been made for off-street holding space, interior traffic circulation, width of driveways, adequate drying area and employee parking space. The lot contains 22,400 square feet, which is more than adequate for the type of use being proposed.

In view of the foregoing comments, it is the recommendation of the Secretary that this application be approved if a filing fee has been submitted by next Tuesday's meeting. (The Secretary will advise the Board at next Tuesday's meeting as to whether or not a filing fee has been submitted.) If no filing fee is submitted, it is recommended that this case be withdrawn and be closed. However, in the event the fee is submitted, it is recommended that the application be approved, subject to the following:

1. No part of the self-service car wash operation, including points of ingress and egress, off-street holding spaces, etc., shall be permitted closer than 60 feet, excluding any streets, alley, or intervening public way, to the front and side of a "AA", "A", "RB", "B", or "C" residential district.
2. There shall be a minimum lot area of 3500 square feet for each car washing stall, provided the minimum area shall not be less than 7500 square feet.
3. The self-service car wash building and facility shall be set back a distance of not less than 50 feet from the right-of-way line of West Street.
4. All 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 adjoining property. No string type lighting shall be permitted.
6. No signs 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 in a ratio of not less than 4 parking spaces for each car washing stall. Off-street drying spaces shall be provided on the property in the ratio of not less than 2 parking spaces for each car washing stall.

Page 3.- Case No. BZA 25-64

One off-street parking space shall be provided for each employee.

9. A plot plan showing points of ingress and egress, width of driveways, off-street parking spaces and interior traffic circulation, shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the time a permit is issued for such an operation. There shall be no ingress or egress from unpaved public ways.
10. There shall be no ingress or egress from minor or residential streets which have 60 feet of right-of-way or less, or from any alley.
11. All drainage, natural and that created by the operation, shall be handled on the site in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
12. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

Attachment #1 - Plot Plan

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

May 7, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 25-64

An application has been filed by Abbott, Sampson & Taylor, Inc., 846 North Nevada, Wichita, Kansas, by John A. Taylor, 836 North Nevada, Wichita, Kansas, pursuant to Section 28.04.18 (as amended), Code of the City of Wichita, requesting an EXCEPTION to permit the installation or construction of a self-service car wash, on property zoned "LC" and legally described as follows:

Lots 11 and 12, in Gresham Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of West Street in an area just north of Central.

This application has been assigned Case No. BZA 25-64 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 26, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

25

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

May 7, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 25-64

An application has been filed by Abbott, Sampson & Taylor, Inc., 846 North Nevada, Wichita, Kansas, by John A. Taylor, 836 North Nevada, Wichita, Kansas, pursuant to Section 28.04.18 (as amended), Code of the City of Wichita, requesting an EXCEPTION to permit the installation or construction of a self-service car wash, on property zoned "LC" and legally described as follows:

Lots 11 and 12, in Gresham Addition, in the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of West Street in an area just north of Central.

This application has been assigned Case No. BZA 25-64 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, May 26, 1964, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

CASE NO. BZA 25-64

18 NOTICES MAILED MAY ~~7~~⁸ 1964 FOR MEETING MAY 26, 1964

Abbott, Sampson & Taylor, Inc.
846 North Nevada

John A. Taylor
836 North Nevada

Ralph Farha
1003 Stratford Road

Fred Farha
6405 East 10th Street

Jad A. Wolf
2426 Benjamin Drive

Philip T. Laham
1430 Stratford Lane

Lloyd R. & Geneva G. Jones
1960 North 135th West

John W. and Fern E. Morgan
151 South Vine

James W. & Burnetta M. McCreath
4109 West Elm

W. K. and Faye Sallinger
4101 West Elm

Marvin Edmond & Veronica Pearl Miller
4025 West Elm

Leona Johnson
1023 North St. Paul

W. H. Rex
C/O R. H. Kilgore
309 Wagon Wheel Lane

National Life & Accident Insurance Company
223 North Emporia

W. H. Rex
George Stiller & Esther L.
C/O R. H. Kilgore
309 Wagon Wheel Lane

Arthur N. & Letha H. Howe
734 North West Street

Glen & Helen Lister
722 North West Street

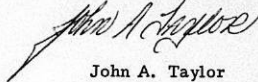
CKG Urban Renewal, Inc.
745 North West

JUSTIFICATION FOR EXCEPTION

It is respectfully submitted that the Board of Zoning Appeals would be justified in granting an exception from the strict application of the zoning ordinances in a manner so as to permit the operation of a self service car wash on the described property.

There is no heavy commercial zoned property in the northwest part of town available, and this is the only and best possible location.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John A. Taylor", written in dark ink.

John A. Taylor

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 25-64
FILED 5-5-64

APPLICATION FOR EXCEPTION

I. Name of Applicant Abbott, Sampson & Taylor, Inc.
Mailing Address 846 No. Nevada Phone WH 3-9956
Name of Authorized Agent John A. Taylor
Mailing Address 836 No. Nevada Phone WH 3-9956
Relationship of applicant to property is that of Lessee
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28-04-180as amended, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of A self service car wash
_____ on property zoned
L. C., located 735 No. West Street
_____ and legally described as: _____
Lots II and 12 in Gresham Addition in Wichita
_____, in the City of Wichita.
(Give metes and bounds description below if appropriate).

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant _____

Authorized Agent John A. Taylor

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 1:30 (a.m. ~~(p.m.)~~), May 5, 1964, together with appropriate fee of \$50.00.

Signed Galbraith & Latke

CERTIFICATE OF OWNERSHIP

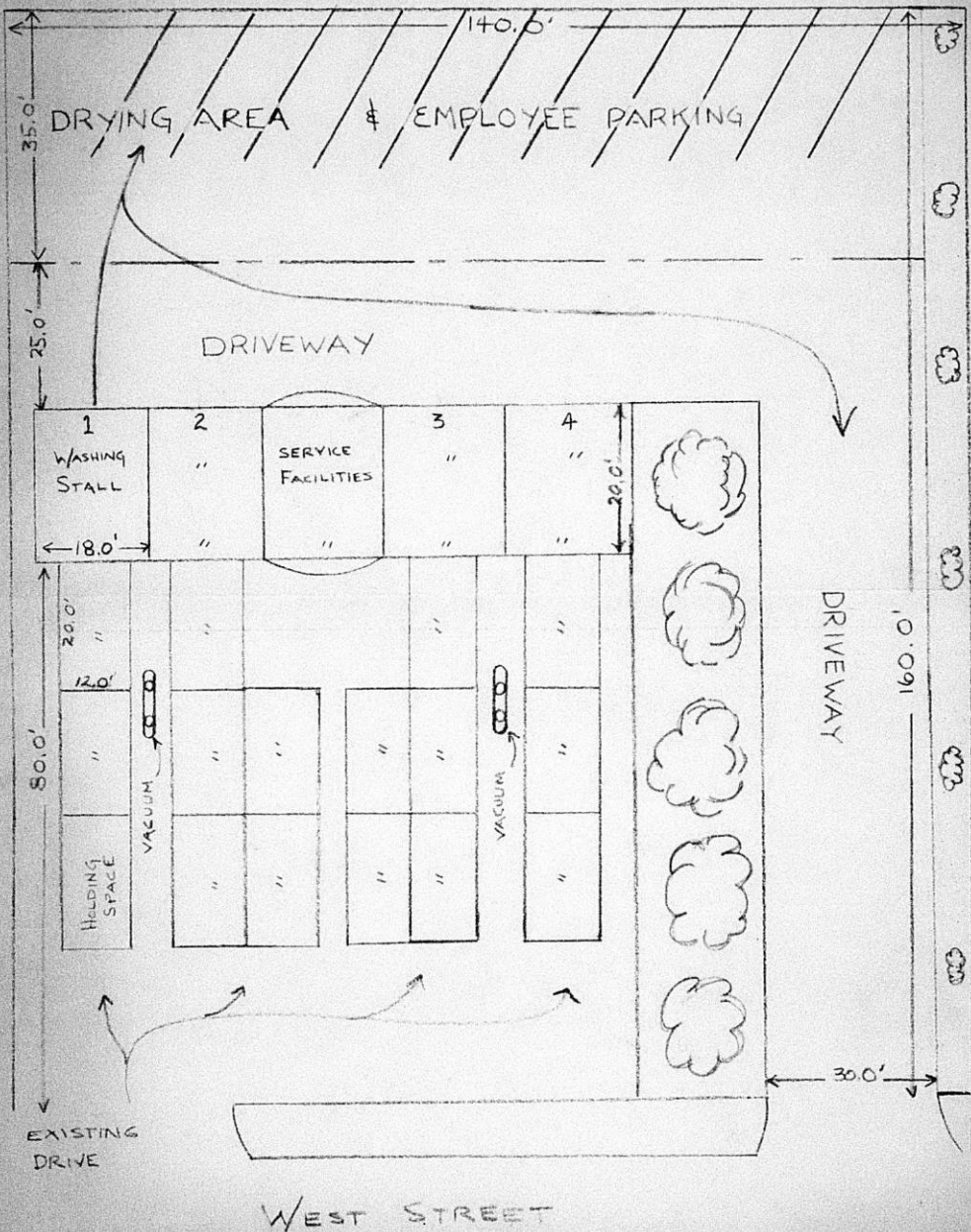
Callahan Guarantee Title Co., Inc., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the office of the Register of Deeds, Sedgwick County, Kansas, of:

G
U
A
R
A
N
T
E
E
A
B
S
T
R
A
C
T
O.,
I
N
C.

Lots 11 and 12, Gresham Addition to Wichita, Sedgwick County, Kansas,

and the property within a 200 foot radius thereof:

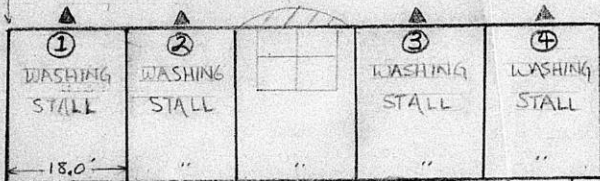
Description	Owner
<u>Gresham Addition to Wichita</u> Lots 6, 7, 8, 9 and 10	Progressive Developments Co., Inc. <i>no address</i>
Lots 11 and 12	Ralph Farha, 1003 Stratford Road, Wichita, Kansas Fred Farha, 6405 East 10th Street, Wichita, Kansas Jad A. Wolf, 2426 Benjamin Drive, Wichita, Kansas Philip T. Laham, 1430 Stratford Lane, Wichita, Kansas.
Lot 13	Lloyd R. Jones, 1960 N. 135 West, Wichita, Kansas Geneva G. Jones, 1960 N. 135 West, Wichita, Kansas. John W. Morgan, 151 S. Vine, Wichita, Kansas Fern E. Morgan, 151 S. Vine, Wichita, Kansas
<u>Howald Jameson Addition</u> Lot 16	James W. McCreath, 3232 Woodland, Wichita, Kansas Burnetta M. McCreath, 3232 Woodland, Wichita, Kansas.
Lot 17	W. K. Sallinger - unknown Faye Sallinger - unknown <i>H101 W. elm</i>
Lot 18	Marvin Edmond Miller, 4025 West Elm, Wichita, Kansas Veronica Pearl Miller, 4025 West Elm, Wichita, Kansas
Lot 19, except east 10 feet and except west 20 feet	CKG Urban Renewal, Inc. <i>1745 W. West</i>
Lot 20, except east 10 feet and except west 20 feet	CKG Urban Renewal, Inc.
<u>L. R. Jones Addition</u> North 22 feet of Lot 1 and North 22 feet of Lot 2	Lloyd R. Jones and Geneva G. Jones John W. Morgan and Fern
Lot 1, except North 22 feet	Leona Johnson, 1023 North St. Paul, Wichita Kansas
Lot 2, except North 22 feet	John W. Morgan and Fern



DRYING AREA

DRIVE

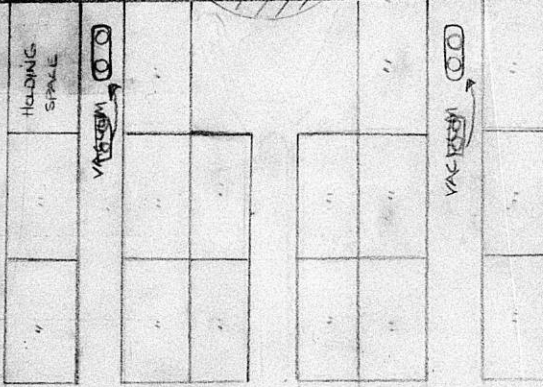
30.0'



HOLDING
SPACE

VACUUM

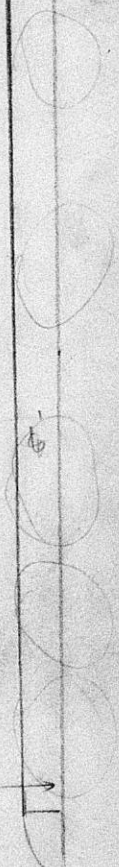
VACUUM



EXISTING DR

PROPOSED DIR.

30.0'

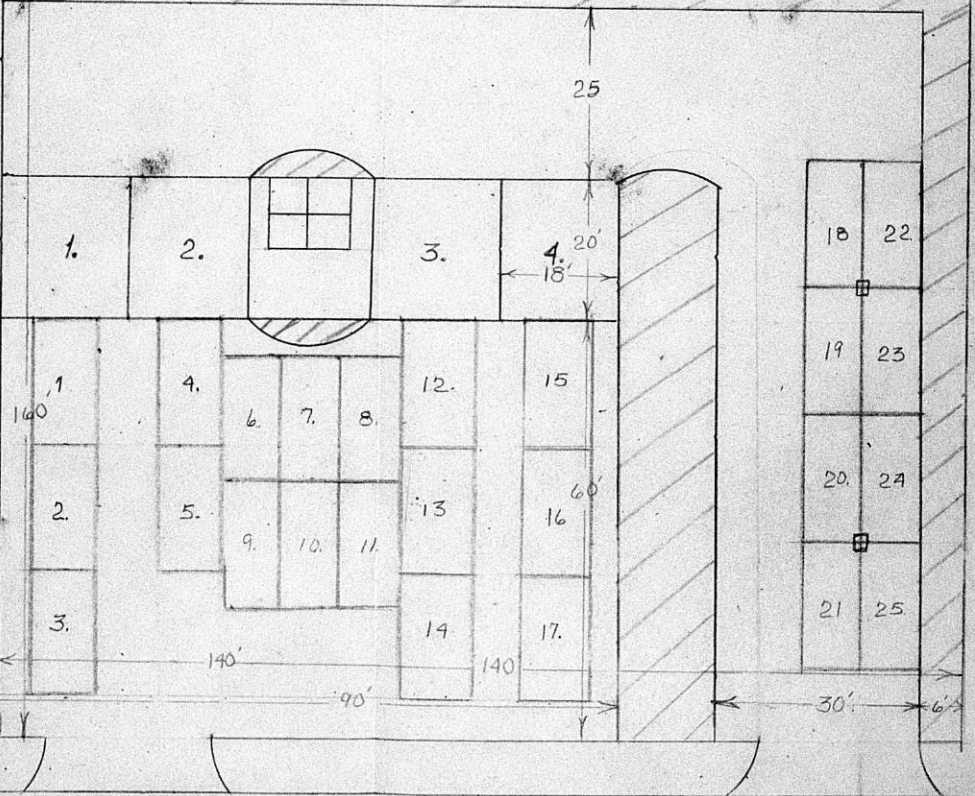
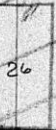


20'

ALLEY

$\frac{1}{8}'' = 1'$

N



WEST St.

17
61/140
4
20
36

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FL.

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

DESCRIPTION	AMOUNT
<i>Water supply system</i>	<i>71.00</i>
<i>Sept. - 11/14</i>	<i>71.00</i>

Name

Address

Type

Due Date

Comments:

Date

By

R-712

5-2-64

[Signature]