

Case No. BZA 26-81 - Patrick D. Beville -  
requests an exception to permit the  
establishment of self service 4 bay  
car wash on property zoned "LC"  
Light Commercial and generally located  
on the northwest corner of Hoover Road

Beville 8/11-81  
Cawson 8-12-81  
Spreet 8-14-81  
Revised 8-14-81

POSTED  
7-9-81

# ACTION

BZA  
26-81

COMMITTEE APPROVED DATE 7-28-81

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

8

Toi/Sec 8-11-81  
checked 8-11-81  
Shot 8-12-81  
Recorded 8-14-81

Case No. EA 26-81 - Patrick D. Berrill -  
requests an exception to permit the  
establishment of self service k bar  
car wash on property zoned "C"  
light Commercial and generally located  
on the northwest corner of Hoover Road

Map No. 5048  
 Sec. 15  
 Twp. 27  
 Range 10W

BZA- 26-81  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.96 ( 150 ft. by 280 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SERV. STAT. LIQUOR STORE South SERV. STAT.  
 West 1-235 North SINGLE FAM.
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: SERVICE STAT.
6. Area (is) (is not) platted.

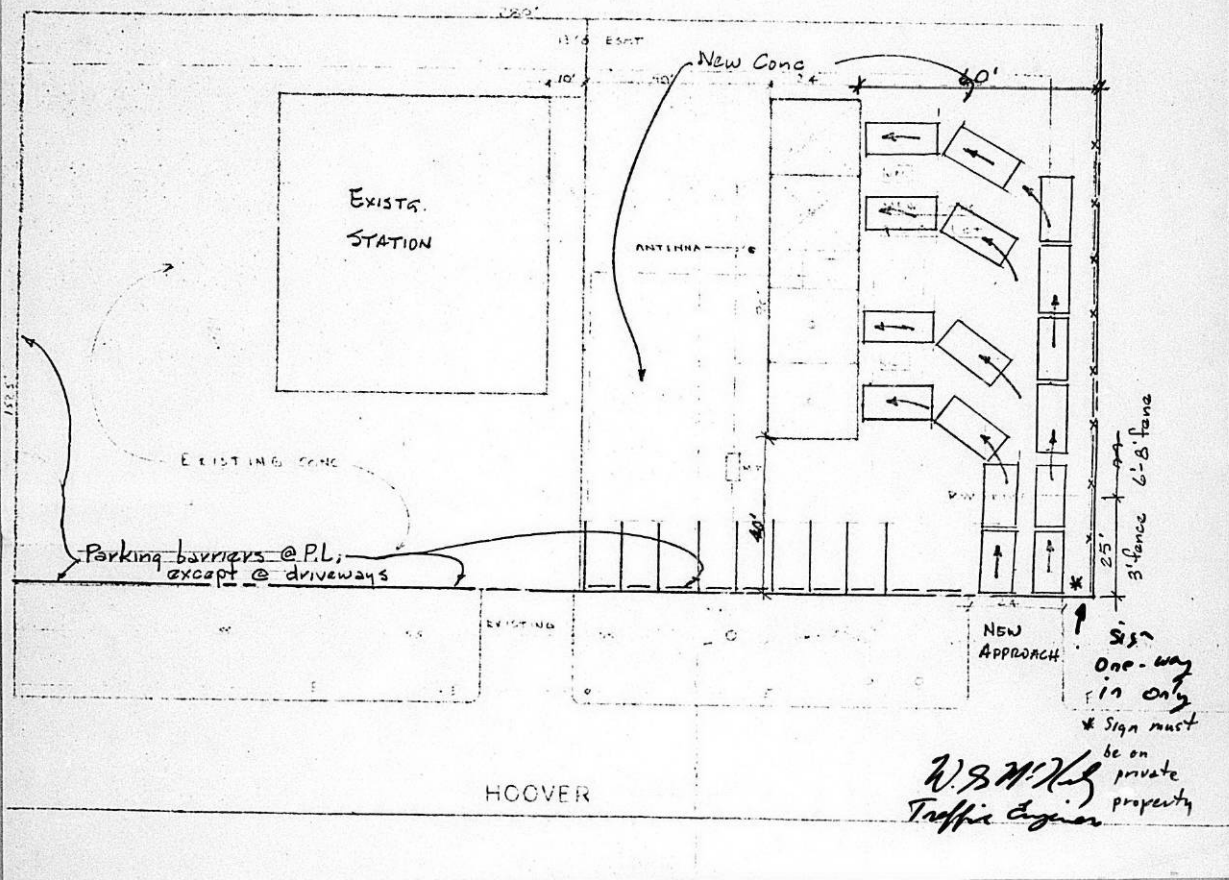
PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



Standard  
 No. 2453C  
 MASTERS, INC.  
 LOS ANGELES-CINCINNATI-LOUISIANA, MO.  
 MEMPHIS, TX-LOUISIANA GROVE, GA.  
 U.S.A.

26-81



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

JULY 8, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 26-81

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Lot 1, Block A, S. H. Sampson Addition to  
Wichita, Sedgwick County, Kansas. Generally  
located on the northwest corner of Hoover Road  
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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

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# THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 269-4421

August 5, 1981

Patrick D. Bevill  
5600 West Central  
Wichita, Kansas 67212

Re: Case No. BZA 26-81  
Request for Exception

Dear Mr. Bevill:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 28, 1981. Also attached is an approved copy of the site plan. I would point out conditions numbered 13 and 16 of the resolution. Adequate signage and striping must be provided so that customers will comply with the approved plan. Also if the no parking signs are not installed, you should contact William McKinley, Traffic Engineer, to have these signs installed immediately.

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,

Glen E. Lytle  
Assistant Secretary

GEL:sad  
Encls.

cc: Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk  
William McKinley, Traffic Engineer

RESOLUTION NO. BZA 26-81

WHEREAS, Patrick D. Beville, 5600 West Central, 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 4-bay self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Block A, S. H. Sampson Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Hoover Road and West Central (5600 West 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 July 28, 1981, 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 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 establishment of a 4-bay self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Block A, S. H. Sampson Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Hoover Road and West Central (5600 West Central).

subject to the following conditions:

1. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be installed along the north property line. Said fence shall be reduced to 3 feet in height within 25 feet of the west right-of-way line of Hoover and extended to the property line.
2. 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.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street holding spaces shall be provided on the property at the ratio of not less than four holding spaces for each self-service car washing stall.
7. 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.

8. One off-street parking space shall be provided for each two employees.
9. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
11. 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.
12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. The applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
14. The building shall not be located closer than 35 feet to the east property line and 60 feet from the north property line.
15. Two copies of a revised site plan, approved by the Traffic Engineer, showing all physical improvements as indicated above, shall be submitted to the Secretary of the Board prior to the release of this Resolution.
16. Prior to the release of the Resolution, "no parking" signs shall be installed on the west side of Hoover by the Traffic Engineer.
17. 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 28th day of July, 1981.

  
William J. Goebel, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

July 29, 1981

Patrick D. Bevill  
5600 West Central  
Wichita, Kansas 67212

Re: Case No. EEA 26-81  
Request for Exception

Dear Mr. Bevill:

At the regular meeting of the Board of Zoning Appeals on July 28, 1981, your request for an exception was considered.

It was the action of the Board to approve your request subject to the following conditions:

1. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be installed along the north property line. Said fence shall be reduced to 3 feet in height within 25 feet of the west right-of-way line of Hoover and extended to the property line.
2. 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.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.

6. Off-street holding spaces shall be provided on the property at the ratio of not less than four holding spaces for each self-service car washing stall.
7. 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.
8. One off-street parking space shall be provided for each two employees.
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As you will note by conditions 15 and 16, the release of the resolution is subject of the submission of a new site plan in compliance with all conditions of approval. This particularly relates to the 60 foot distance requirement from the north property line. If your contractor has any questions on this, please have him contact me at 268-4421.

By copy of this letter, Central Inspection is requested to withhold any permit until the resolution is released.

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:sad

cc: Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisiak, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 22, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Bill Morris, Administrative Aide III

SUBJECT BZA 26-81 (5600 West Central)

CPO Council "N" considered the captioned case on July 15th. The applicant was present to explain his request. No citizens were present in opposition to the zone change.


The Council voted, 6-0, to recommend approval of the exception. It was the Council's opinion that, given the surrounding land uses, the proposed car wash will not adversely affect the neighborhood.



Bill Morris  
Administrative Aide III

BM:m1

Noted:



Sarah Gilbert  
CP Coordinator

RECEIVED

JUL 23 1981

METROPOLITAN PLANNING

ROUTE

Lytle

SECRETARY'S REPORT  
CASE NO. BZA 76-81

APPLICANT: Patrick D. Beville, 5600 West Central, Wichita, Kansas

AGENT: None

REQUEST: Exception pursuant to Section 28.04.183.4, Code of the City of Wichita to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District.

GENERAL LOCATION: On the northwest corner of Hoover and Central (5600 West Central).

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

LAND USE: Subject property is occupied by a service station. Property to the north is residential, and to the east and south are service stations and commercial. To the west is I-235.

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 establishment of a 4 bay self-service car wash on property zoned the "LC" Light Commercial District. This car wash will be constructed to the north of the present service station and tire business on a vacant portion of the property.

In order to comply with the conditions of the ordinance, parking must be restricted on Hoover so that two moving lanes of traffic can be permitted at all times. Traffic Engineering has agreed to install "no parking signs at any time" along the west side of Hoover adjacent to the applicant's property.

It is the Secretary's opinion that the use would be appropriate at this location, however, in order to provide adequate holding spaces, circulation, and comply with the 60 foot setback from the residential district, the building should be located further west and south. Also a screening fence should be installed adjacent to the north property line to protect the residential property.

RECOMMENDATION:

Should the Board determine that the use is appropriate at this location, then it is the recommendation of the Secretary that the application be approved for a 4-bay car wash subject to the following conditions.

1. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be installed along the north property line. Said fence shall be reduced to 3 feet in height within 25 feet of the west right-of-way line of Hoover and extended to the property line.
2. 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.

3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
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BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

JULY 8, 1981

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Jack H. Galbraith  
Secretary

BZA CASE NO. 26-81

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

78 NOTICES SENT TO ADJOINING PROPERTY OWNERS

19 TOTAL NOTICES SENT 7-8-81

BOARD OF ZONING APPEALS

CASE NO. 26-81

CITY OF WICHITA, KANSAS

FILED 6-19-81

APPLICATION FOR EXCEPTION

I. Name of Applicant PATRICK D. BEVILL  
 Mailing Address 5600 W. CENTRAL Phone 943-2123  
 Name of Authorized Agent N/A  
 Mailing Address N/A Phone N/A  
 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 SELF SERVICE 4 BAY CAR WASH

on property zoned LIGHT COMMERCIAL  
 located N.W. CORNER HOOVER RD & WEST CENTRAL (5600 W. Cent)  
 and legally described as: LOT I SAMBSON  
ADDITION ~~ALIVE FEE~~

*See explanation membership list*

\_\_\_\_\_, 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. 36-596); 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 Sedgewick County to appeal the decision of the Board.

Applicant PATRICK D. BEVILL

Authorized Agent N/A

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 10:30 (a.m. ~~p.m.~~), JUNE 19, 1981  
 together with appropriate fee of 2.00

Signed H. Lytle

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	A	S.H. Sampson Addition	Bevill's Tire Service Inc., 5600 W. Central, 67212
2 & 3	A	"	✓ Linda S. Partridge, 721 N. Hoover, 67212
1	-	Sunnyside Gardens 3rd Addition	✓ Administrator of Veteran's Affairs, 5500 E. Kellogg, 67218
2	B	Patterson Gardens	✓ <del>Deibert P. Talley (Deceased)</del> & Frances M. Talley, 718 N. Hoover, 67212
3	B	"	✓ N.B. Henning & Alice Marie Henning, 714 N. Hoover, 67212
4 & 5	B	"	✓ Matt Eck Inc., 5512 W. Central, 67212
West 1/3 of lots 19 & 20	18	Fruitvale Park Addition	✓ Jesse L. Graham, 1403 Harding, 67208 AND Ray F. Graham, 1250 N. Curtis, 67212
19 & 20 exc. the east 1/3 and exc. the west 1/3 thereof	18	"	"
North 250 ft. of 4	-	Central Acres Addition	✓ Shamrock Properties Inc., Address Unknown

page 2

We hereby certify the foregoing to be a true and correct list of  
the property owners within a 200 foot radius of

Lot 1, Block A, S.H. Sampson Addition to Wichita,  
Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register  
of Deeds of Sedgwick County, Kansas, on the 18th day of June, 1981, at  
7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Gable*

Vice-President

Order No. 299858  
GE

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

JULY 8, 1981

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Jack H. Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202



No Mail Receipts

Linda S. Partridge  
721 North Hoover  
Wichita, Kansas

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FORM 21      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.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

FUND	DUE DATE
------	----------

COMMENTS \_\_\_\_\_

DATE	BY
------	----

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm  
Roll # 2