

BZA 31-66 - Philip F. Farha requests
Exception to permit automatic & self-
service car wash on the north side of
13th in an area west of St. Paul

M.A.P.C.

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

5249

P.O.
R.I.

ACTION

DATE

By COMMITTEE *Approved* 12-27-66

M.A.P.C. _____

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

PER 31-66 - Philip F. Farha request
Exception to permit automatic & self
service car wash on the north side of
13th in an area west of St. Paul

January 25, 1967

Phillip F. Farha
P. O. Box 18146
Wichita, Kansas 67218

Dear Mr. Farha:

Re: Case No. BZA 31-66 - Request
for an Exception

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 27, 1966, in connection with your application for an Exception to permit the construction of an automatic and self-service car wash on property zoned "LC" Light Commercial and generally located on the north side of 13th Street in an area west of St. Paul. This Resolution reflects the official action of the Board and sets out the conditions of approval.

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

Very truly yours,

Ronald A. Williamson
Assistant Secretary

RAW:kgg

Attachment

cc: Glen Lytle, Superintendent of Central Inspection
Ralph Eberly, City Clerk

R E S O L U T I O N N O . B Z A 31-66

WHEREAS, Phillip F. Farha, P. O. Box 18146, Wichita, Kansas, requests an exception as provided in Section 28.04.183.4, Code of the City of Wichita, to permit the construction of an automatic and self-service car wash on property zoned "LC" Light Commercial, and legally described as follows:

The east 100 feet of Lot 4, Block 1, in Farha Addition, Wichita, Kansas. Generally located on the north side of 13th Street in an area west of St. Paul.

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 December 27, 1966, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.3, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the installation or construction of an automatic and self-service car wash on property zoned "LC" Light Commercial 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 for installation or construction of an automatic and self-service car wash on property zoned "LC" Light Commercial and legally described as follows:

The east 100 feet of Lot 4, Block 1, in Farha Addition, Wichita, Kansas. Generally located on the north side of 13th Street in an area west of St. Paul.

subject to the following:

1. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall, and 2,500 square feet for each twenty lineal feet of automatic car washing structure, provided that the minimum lot area shall be not less than 7,500 square feet.
2. The car washing buildings or facilities shall be set back a distance of not less than 60 feet from the north line of ~~Central~~

Thirteenth St.

3-8-67

RM

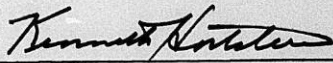
3. A 6-foot high fence, such as a solid wall masonry, architectural tile, louvered wood, shall be provided along the north property line.
4. All of the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
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 in the following ratio:

Not less than 4 parking spaces for each self-service car-washing stall. Not less than 3 parking spaces for each 20 lineal feet of the automatic car-washing aisle.
9. Off-street drying spaces shall be provided on the property in the following ratio:

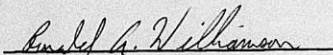
Not less than 2 parking spaces for each self-service car-washing stall. Not less than 2 spaces for each automatic car-washing aisle. One (1) off-street parking space shall be provided for each 2 employees.
10. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
11. There shall be no ingress or egress from the alley adjacent to the north property line.
12. All drainage, both natural and that created by the operation shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
13. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

14. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed self-service and automatic car wash.

ADOPTED AT WICHITA, KANSAS, this 27th day of December, 1966.


Kenneth Hartstein, Vice-Chairman

ATTEST:


Ronald A. Williamson
Assistant Secretary

January 3, 1967

Phillip F. Farha
P. O. Box 18146
Wichita, Kansas 67218

Dear Mr. Farha:

Re: BZA Case No. 31-66 - Request for an Exception to the Zoning Ordinance to permit the construction of an automatic and self-service car wash to be located in an "LC" Light Commercial District.

At the regular meeting of the Board of Zoning Appeals on Tuesday, December 27, 1966, your request for an exception to permit the construction of an automatic and self-service car wash on property zoned "LC" Light Commercial, and being located on the north side of 13th Street in an area west of St. Paul, was considered.

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

1. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall and 2,500 square feet for each twenty lineal feet of automatic car washing structure, provided that the minimum lot area shall be not less than 7,500 square feet.
2. The car washing buildings or facilities shall be set back a distance of not less than 60 feet from the north line of Central.
3. A 6-foot high fence, such as a solid wall masonry, architectural tile, louvered wood, shall be provided along the north property line.

Phillip F. Farha
Page 2
January 3, 1967

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 on the following ratio:

Not less than 4 parking spaces for each self-service car-washing stall. Not less than 3 parking spaces for each 20 lineal feet of the automatic car-washing aisle.
9. Off-street drying spaces shall be provided on the property in the following ratio:

Not less than 2 parking spaces for each self-service car-washing stall. Not less than 2 spaces for each automatic car-washing aisle. One (1) off-street parking space shall be provided for each 2 employees.
10. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
11. There shall be no ingress or egress from the alley adjacent to the north property line.
12. All drainage, both natural and that created by the operation shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.

Phillip F. Farha
Page 3
January 3, 1967

13. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
14. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed self-service and automatic car wash.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy thereof as soon as the Chairman and Secretary of the Board have signed it. If you have any questions, please call.

Yours very truly,

Ronald A. Williamson
Assistant Secretary

RAW:kkq

cc: Glen Lytle, Superintendent of Central Inspection
L. L. Binkley, Maintenance Inspection Supervisor
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 31-66

APPLICANT: Phillip F. Farha, P. O. Box 18146, Wichita, Kansas

REQUEST: Exception for construction of an automatic and self-service car wash as provided for in Section 28.04.183.4, Code of the City of Wichita

LOCATION: North side of 13th Street in an area west of St. Paul

ZONING: Subject property is zoned "LC", to the east and west is "LC" and to the north and south is "AA"

LAND USE: Subject property is vacant. To the east is an auto repair and service station, to the west is vacant. To the north is a single family residence and vacant and to the south are single family residences.

JURISDICTION

The Board has jurisdiction to consider this request under the provisions of Section 2.12.590.3, Code of the City of Wichita, and the Board may grant the exception providing the conditions outlined under Section 28.04.183.4, Code of the City of Wichita can be met.

COMMENTS BY THE SECRETARY

It is the opinion of the Secretary that the location is logical due to the surrounding zoning and the existing and proposed land use in the immediate adjacent areas. The application has sufficient area to properly install the proposed use and the plan has been approved by the Traffic Engineer.

RECOMMENDATION

It is the recommendation of the Secretary that the exception be approved to permit the installation of the self-service and automatic car wash, subject to the following conditions:

1. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall, and 2,500 square feet for each twenty lineal feet of automatic car washing structure, provided that the minimum lot area shall be not less than 7,500 square feet.

2. The car washing buildings or facilities shall be set back a distance of not less than 60 feet from the north line of Central.
3. A 6-foot high fence, such as a solid wall masonry, architectural tile, louvered wood, shall be provided along the north property line.
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 on the following ratio:

Not less than 4 parking spaces for each self-service car-washing stall. Not less than 3 parking spaces for each 20 lineal feet of the automatic car-washing aisle.
9. Off-street drying spaces shall be provided on the property in the following ratio:

Not less than 2 parking spaces for each self-service car-washing stall. Not less than 2 spaces for each automatic car-washing aisle. One (1) off-street parking space shall be provided for each 2 employees.
10. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.

Secretary's Report
Case No. BZA 31-66
Page 3

11. There shall be no ingress or egress from the alley adjacent to the north property line.
12. All drainage, both natural and that created by the operation shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
13. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
14. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed self-service and automatic car wash.

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

December 16, 1966

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 31-66

An application has been filed by Philip F. Farha, P. O. Box 18146, Wichita, Kansas pursuant to Section 2.12.590, Code of the City of Wichita, requesting an exception as provided in Section 28.04.183.4, Code of the City of Wichita, to permit the installation or construction of automatic and self-service car wash on property zoned "LC" Light Commercial and legally described as follows:

The east 100 feet of Lot 4, Block 1,
in Farha Addition, Wichita, Kansas.
Generally located on the north side
of 13th Street in an area west of
St. Paul.

This application has been assigned Case No. BZA 31-66, and will be considered by the Board of zoning Appeals at its meeting on Tuesday, December 27, 1966, 2:00 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 by agent or attorney.

Jack H. Galbraith
Secretary

Sent 12-16-66

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 31-66
FILED 11-28-66

APPLICATION FOR EXCEPTION

I. Name of Applicant PHILIP F. FARHA
Mailing Address RD. Box 18146, WICHITA Phone MU 256 21
KANSAS 67113
Name of Authorized Agent _____
Mailing Address _____ Phone _____
Relationship of applicant to property is that of OWNER
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section _____, Code of the City of Wichita, Kansas (Zoning Ordinance); to permit the installation or construction of AUTOMATIC & SELF SERVICE CAR WASH on property zoned LIGHT COMMERCIAL; located 3004 WEST 13th ST, on the N side of 13th in area west of H Paul and legally described as: EAST 100' OF LOT 4 BLOCK 1, FARHA ADDITION, WICHITA KANSAS, in the City of Wichita.
(Give metes and bounds description below if appropriate).

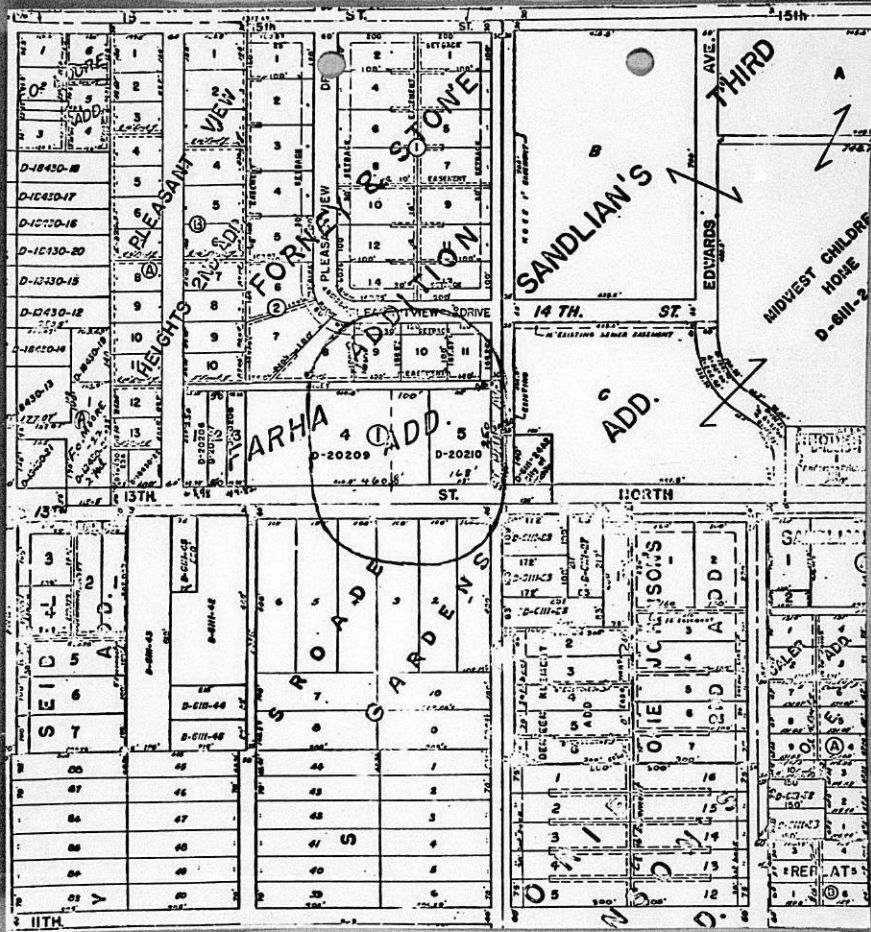
III. The applicant herein, or his authorized agent:

- 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 Philip F. Farha
Authorized Agent _____

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 11:45 (a.m. - p.m.), Nov 28, 1966, together with appropriate fee of \$50.00.

Signed B.R.



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
)
 Sedgwick County,)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft of:
 the East 100 ft of Lot 4, Block 1, in Farha Addition,
 Wichita, Kansas.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:

LOT	BLK	ADDITION	OWNER
4	1	<u>Farha</u>	✓ Philip Farha 4601 E. Douglas
5	1	"	✓ Frank & Tena B. Lary, ux 1423 N. Sheridan
8	2	<u>Forney & Stone</u>	✓ Robert E. & Joyce Darline Paul, ux 1411 Pleasantview Dr.
9	2	" "	✓ Robert L. & Madonna M. Turner, ux 1409 Pleasantview Dr.
10 & 11	2	" "	✓ L. Neal & Elizabeth Atkinson, ux 1402 Pleasantview Dr.
1		<u>Sroade Gardens</u>	✓ Dr. K. J. & Betty M. Blanchat, ux 1816 1816 W. 13th St. 2109

3
Fidelity
Title
Company.
inc.



LOT	BLK	ADDITION	OWNER
2		<u>Sroade Gardens</u>	William & Grace C. Sallee, ux Opal M. Sallee, daughter, jt. 2955 W. 13th St.
3		" "	L. R. & Myrel B. Gastil, ux 517 N. Topeka
4		" "	Melvin E. & Grace Y. Olmstead, ux 2961 W. 13th St.
5 (N $\frac{1}{2}$)		" "	John A. & Clara M. Olmstead, ux 2965 W. 13th St.

Dated at Wichita, Kansas this 21st day of
November, 1966 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elin M. Farwell Sec. OEM

Tracer # 79082

Form 223-021

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
EPA App.	500

Name William G. Zundel

Address 2014 W. 13th St. Wichita

Type _____ Due Date 11-28-66

Comments:

R-712

Date 11-28-66 By B.R.

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1