

BZA 1-76 - Starkey Developmental Center requests exception to permit the establishment of a rehabilitation home (Halfway House) in an area generally located at the northeast

POSTED
2-3-76
J.A.
M.A.P.C.
E.S.
3-1-76

ACTION

BZA COMMITTEE Approved DATE 2-24-76

M.A.P.C. _____

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

RESOLUTION NO. BZA 1-76

WHEREAS, Starkey Developmental Center for Retarded, Inc., 144 S. Young, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita to permit a Halfway House - Group Home on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 3, 5, and 6, Block A, Fran Ketta Second Addition, Sedgwick County, Kansas. Generally located at the northeast corner of Douglas and Clara Streets.

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 February 24, 1976, 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 a Halfway House-Group home on property zoned the "AA" Single Family Dwelling District subject to the conditions outlined in Section 28.04.185.A, 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 a Halfway House -Group Home on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 3, 5, and 6, Block A, Fran Ketta Second Addition, Sedgwick County, Kansas. Generally located at the northeast corner of Douglas and Clara Streets,

subject to the following conditions:

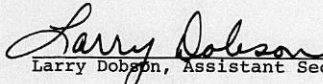
1. The home and its sanitary facilities shall comply with all state and local codes.
2. The home shall be limited to no more than ten individuals in addition to the two house guardians, provided that the State Food Service and Lodging Board approves the structure and facilities to be adequate to accommodate this maximum number.
3. Four off-street parking spaces, approved by the Traffic Engineer, shall be provided on the premises. The residents of the home, other than the house guardians, shall not be permitted to keep, have or maintain a passenger vehicle on the premises.
4. The facility shall comply with the regulations of the State Food Service and Lodging Board and the State Department of Social and Rehabilitative Services, and shall be sanctioned by appropriate State or local agencies.
5. The granting of this exception shall in no way be construed to include the small residential structure located on Lots 3 and 5 of Fran Ketta 2nd Addition.
6. Upon the termination of the use of the property by Starkey Developmental Center for Retarded, Inc., as a

Resolution No.
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Halfway House-Group Home for mentally retarded adults,
this resolution of approval shall be considered null
and void.

ADOPTED AT WICHITA, KANSAS, this 24th day of February, 1976.


Marjorie Taylor, Chairman


Larry Dobson, Assistant Secretary

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Tenth Floor, City Hall
455 North Main

March 8, 1976

Mr. John C. Frye
Executive Director
Starkey Developmental Center
for Retarded, Inc.
144 South Young
Wichita, Kansas 67209

Re: Case No. BZA 1-76
Request for Exception

Dear Mr. Frye:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 24, 1976, in connection with your request for an exception to permit the establishment of a Halfway House-Group Home on property zoned the "AA" Single Family Dwelling District, and generally located at the northeast corner of Douglas and Clara Streets.

This Resolution reflects the official action of the Board to approve the 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 yours,

Larry Dobson
Assistant Secretary

LD:bh

Encl.

cc: Starkey Developmental Center, 144 S. Young, 67209
Robert Feldner, Superintendent, Central Inspection
Joe Donnelly, Central Inspection
Donald Gisick, City Clerk

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~

Tenth Floor
City Hall
455 North Main

February 26, 1976

Mr. John C. Frye
Executive Director
Starkey Developmental Center
for Retarded, Inc.
144 South Young
Wichita, Kansas 67209

Re: Case No. BZA 1-76
Request for Exception

Dear Mr. Frye:

At the regular meeting of the Board of Zoning Appeals on February 24, 1976, your request for an exception to permit the establishment of a Halfway House-Group Home on property zoned the "AA" Single Family Dwelling District, and generally located at the northeast corner of Douglas and Clara Streets was considered.

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

1. The home and its sanitary facilities shall comply with all state and local codes.
2. The home shall be limited to no more than ten individuals in addition to the two house guardians, provided that the State Food Service and Lodging Board approves the structure and facilities to be adequate to accommodate this maximum number.
3. Four off-street parking spaces, approved by the Traffic Engineer shall be provided on the premises. The residents of the home, other than the guardians shall not be permitted to keep, have or maintain a passenger vehicle on the premises.
4. The facility shall comply with the regulations of the State Food Service and Lodging Board and the State Department of Social and Rehabilitation Services, and shall be sanctioned by appropriate State or Local agencies.

Mr. John C. Frye
#page 2
February 25, 1976

5. The granting of this exception shall in no way be construed to include the small residential structure located on lots 3 and 5 of Fran Ketta Second Addition.
6. Upon the termination of the use of the property by Starkey Developmental Center for Retarded, Inc., as a Halfway House-Group Home for mentally retarded adults, this resolution of approval shall be considered null and void.

A Resolution setting forth the official action 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.

Very truly yours,

Larry Dobson
Assistant Secretary

LD:hh

cc: Starkey Developmental Center, 144 S. Young, 67209
Edward L. Howland, 135 N. Bebe, 67212
Robert Feldner, Supt., Central Inspection
Joe Donnelly, Central Inspection
Donald Glasick, City Clerk

SECRETARY'S REPORT
CASE NO. BZA 1-76

APPLICANT: Starkey Developmental Center for Retarded, Inc., 144 South Young, Wichita, Kansas

AGENT: John C. Frye, Executive Director, 144 South Young, Wichita, Kansas.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit a Halfway House-Group Home.

GENERAL LOCATION: Northeast corner of Douglas and Clara Streets

LAND USE: Subject property contains two residential structures. One is a large two story residence that appears to be utilized as a two family dwelling. The other is a very small structure utilized as a single family residence. All surrounding properties are developed as single family residences.

ZONING: Subject property and all surrounding properties are zoned 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 28.04.135.A can be complied with.

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception for a Halfway House or Group Home to serve as an adult residential facility for 8 to 10 mentally retarded individuals who are attending day programs at the Starkey Development Center.

The applicants state that the individuals living in this home would be under the direct guidance and supervision of two resident house managers, who will most likely be a married couple. As mentioned, the residents will attend a day program at Starkey, which is operated five days per week, 8:30 a.m. to 3:30 p.m., all year around. None of the residents will have automobiles, and in fact, do not have driver's licenses. The house manager will have their own personal transportation and a van from Starkey will probably be used to transport the residents to and from the school. The Starkey Center is located approximately five blocks from subject property.

Secretary's Report
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The property in question is located at the northeast corner of Douglas and Clara Streets. There are two residential structures located on 3 platted lots owned by the applicants. One is a large 2-story structure and the other is a very small residential structure. It is the larger of the two residences that is being considered for the Halfway House. The smaller home would probably continue as a rental property. The size of the applicant's total ownership at this location is approximately 200 x 250 feet. The large house has an attached three car garage, but the approach to the garage is not paved. The applicants have submitted a plat plan, approved by the Traffic Engineer, that shows the location of four off-street parking spaces on the west side of the property, with a paved driveway to Clara Street.

The applicants have submitted letters of support from appropriate state and local agencies endorsing the proposed program.

Representatives of the Fire Department and the Central Inspection Division of Public Works have inspected the premises and set forth several items that need to be corrected or installed prior to the facility being utilized as a Halfway House or Group Home. The licensing agency for this type of use is the State Food Service and Lodging Board which has also inspected the facility and detailed any corrections to be made.

In the event the Board approves this request, it is the Board's responsibility to determine the maximum number of occupants permitted and also to determine the number of required off-street parking spaces.

It is the opinion of the Secretary that the proposed use would in no way alter the character of the neighborhood. The home and total land area appears to be most adequate for the intended use.

RECOMMENDATION:

It is recommended that the application for exception be approved subject to the following conditions:

1. The home and its sanitary facilities shall comply with all state and local codes.
2. The home shall be limited to no more than ten individuals in addition to the two house guardians, provided that the State Food Service and Lodging Board approves the structure and facilities to be adequate to accommodate this maximum number.

Secretary's Report
Case No. BZA 1-76
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3. Four off-street parking spaces, approved by the Traffic Engineer, shall be provided on the premises. The residents of the home, other than the house guardians, shall not be permitted to keep, have or maintain a passenger vehicle on the premises.
4. The facility shall comply with the regulations of the State Food Service and Lodging Board and the State Department of Social and Rehabilitative Services, and shall be sanctioned by appropriate State or local agencies.
5. The granting of this exception shall in no way be construed to include the small residential structure located on Lots 3 and 5 of Fran Ketta 2nd Addition.
6. Upon the termination of the use of the property by Starkey Developmental Center for Retarded, Inc., as a Halfway House-Group Home for mentally retarded adults, this resolution of approval shall be considered null and void.

January 15, 1976

Mr. Vic Zakoura
Business Manager
Starkey Developmental Center for Retarded, Inc.
144 South Young
Wichita, Kansas 67209

Dear Mr. Zakoura:

We have reviewed the records in the City Building and they indicate that Douglas is indeed offset 10' to the north around your property located at Douglas and Clara, therefore, the property pins which were set for your lot are correctly located.

I believe you are beginning to file a BZA exception through the Planning Department, therefore, the actual parking requirements for your site will be determined by BZA action as I read the ordinance. I would assume that they would require you a minimum of two parking spaces up to a possible maximum of ten. Again, this is based upon the various parking requirements for the type of use you plan on using your site for. If you have any questions regarding the BZA procedure, please contact Larry Dobson in the Planning Department.

The BZA requires you to submit a plot plan drawn to scale showing your proposed parking, existing buildings, etc. This plot plan will have to be submitted through our department for approval of parking layout.

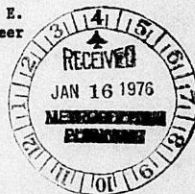
If I can be of any further help, please advise.

Sincerely,

William G. McKinley, P. E.
Assistant Traffic Engineer

WGM/dw

cc: R. W. Bruggeman, Director of Public Works
Larry Dobson, Metropolitan Area Planning Department



February 4, 1976

Elmer Karstensen, Acting CPO Coordinator

Larry Dobson, Assistant Secretary, Board of Zoning Appeals


Notice of upcoming Board of Zoning Appeals Cases
(Case Numbers BZA 1-76 and BZA 2-76)

Attached are notices of two cases to be considered by the Board of Zoning Appeals at its meeting of February 24, 1976. Also attached are sketch maps of the area involved in each case.

These are provided for distribution to the appropriate representatives of the Citizen's Participation Organization.

If you have any questions, please call.

Sincerely,


Larry Dobson
Assistant Secretary

LD:hh
Attach.

24 notices sent to applicant, agent, and adjoining property owners
9 notices sent to members of MAPC Planning Commission for
meeting of February 24, 1976

Case No. BZA 1-76

DIVISIONS
Pre-School
Starkey School
Post School/Work Activity



STARKEY DEVELOPMENTAL CENTER FOR RETARDED, INC.

144 South Young
Wichita, Kansas 67209

943-44000
942-4221

January 26, 1976

Jack Galbraith, Secretary
Board of Zoning Appeals
Tenth Floor, City Hall
455 N. Main
Wichita, Kansas 67202

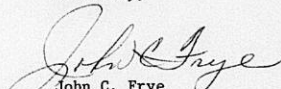
Dear Mr. Galbraith:

The Starkey Developmental Center hereby requests that an exception to the present zoning of the property located at 4930 West Douglas be granted by the Board of Zoning Appeals for the following reason:

- A. Present zoning does not permit "dormitory type living".
- B. Proposed use of the property is for group dormitory living of adult mentally retarded individuals (8-10).
- C. The individuals living in the facility will be under the direct guidance and supervision of two resident house managers.
- D. All residents will attend a day program at the Starkey Center, 144 S. Young.
- E. It is our desire that each individual should have the opportunity to live in a regular neighborhood environment.

The necessary supportive material is contained within this application.

Sincerely,



John C. Frye
Executive Director

JCF:nk

enclosure

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN — WICHITA, KAN. 67202

January 23, 1976

Mr. John Fry, Director
Starkey Developmental Center
144 South Young
Wichita, Kansas 67212

Re: 4940 West Douglas

The requirements listed below for 4940 West Douglas are in addition to fire prevention requirements:

BASEMENT AREA

1. Provide exit to exterior from sleeping room.
2. Install hand rail on stairs.
3. One-hour ceiling in basement area.
4. Change door at head of stairs so the door does not swing over the steps. (This door will need to be a solid core 1-3/4 inch, with closer and free wheeling hardware)
5. Install smoke detectors.

SECOND FLOOR AREA

1. Install exit door in south wall and provide stairs to ground level. (There shall be not more than 12 feet vertically between landings)
2. Install door for separation of upstairs area as discussed.
3. Install hand rails on stairway.
4. Install smoke detectors.

UNFINISHED AREA OVER GARAGE

1. Strengthen floor and roof to meet code requirements.
2. Provide 1/10 of floor area in window area.
3. Install smoke detector.

Mr. John Fry
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GENERAL REQUIREMENTS

1. Obtain change of occupancy permit.
2. Furnish hard surface off-street parking as approved by Traffic Engineering.
3. Remove unvented heating appliances and provide heating for upstairs area.

ELECTRICAL REQUIREMENTS

1. Install blank cover on outlet in kitchen area on second floor (north end).
2. Remove hazardous wiring to exhaust fan in second floor living room and if used, rewire in an approved manner.
3. Remove illegal splices in basement and terminate in junction boxes. (above transformer service equipment in basement)
4. Install proper connectors for receptacle under disconnect in basement.
5. Install receptacle for refrigerator in cottage.
6. Remove extension cords in cottage.
7. Remove small circuit breaker panel in garage and rewire in an approved manner.

Sincerely,

Jack E. Kirkby

Jack E. Kirkby
Building Inspector

JEK:cj

THE CITY OF WICHITA

JAN. 23 1976



FIRE DEPARTMENT
~~455 North Main~~
WICHITA, KANSAS 67202

January 22, 1976

Mr. John Fry, Director
Starkey Developmental Center for Retarded, Inc.
144 South Young
Wichita, Kansas 67212

Re: Fire Evaluation of Proposed Family Living Unit for Mentally Handicapped
at Douglas and Clara

Dear John:

The following items must be completed before a license may be issued on
the above named property:

1. Provide a solid core, 1-3/4 inch door to the basement.
2. Remove all unvented and openfaced heaters and properly cap the lines.
3. Provide protection (5/8 inch sheetrock) underneath the stairways.
4. Replace the upstairs exit door (south) with a 6 ft. 8 in. door, at least 32-inches wide, and swing door in the way of egress.
5. Provide freewheeling hardware for all exit doors.
6. Provide the north stairs with a solid core 1-3/4 inch wood door, with closer, and swing door in the way of egress.
7. If the south stairway is reopened, provide a one-hour wall at the top of the stairs and install a solid core 1-3/4 inch wood door with closer.
8. Provide approved smoke detectors adjacent to all sleeping areas.
9. Provide handrails for all stairways.
10. Any paneling used must be at least Class "A" in exitways and Class "C" in other areas.

Mr. John Fry

THE CITY OF WICHITA 2

January 22, 1976

11. If the wood paneling is left in the north stairway, it must be coated to provide a flame rate spread of 75 or less.
12. Any carpeting used must be 75 or less in all three categories: (1) flame spread, (2) fuel contributed, and (3) smoke density, with a letter from the manufacturer.
13. If the basement is used for other than services of the building, the furnace room must be enclosed with a one-hour rated enclosure with proper combustion air.
14. If the basement is used, a second exit must be provided per code.
15. Provide 3, 2A-10BC fire extinguishers.

Please notify this office at 268-4442 when all items have been completed. If you have any questions, feel free to contact me.

Sincerely,

THE WICHITA FIRE DEPARTMENT



Dolan M. Martin
Fire Prevention Training Instructor

DMM:pp

cc: Victor C. Zakoura, Business Manager
John Moshier, Inspector
Jack Kirkby, Central Inspection

THE STATE OF KANSAS

Food Service and Lodging Board
801 Harrison
Phone 913-296-2296

TOPEKA 66612

The following check list is provided as a reminder of some of the sanitation requirements that are intended to help you provide an attractive and safe food service.

Each of these reminders are requirements of the laws and regulations relating to the operation of a food service in Kansas.

Your assigned inspector from the Food Service and Lodging Board will call upon you from time to time to conduct an inspection of your food-service establishment to ascertain if these and other sanitation requirements are being met.

It is the responsibility of food-service operators and food handlers to know and follow all sanitation laws and regulations.

1. Proper food handling techniques will be followed to assure the patron a safe product.
2. Potentially hazardous foods shall be kept at 45 degrees F. or below or 140 degrees F. or above.
3. Food handlers shall maintain a high degree of cleanliness.
4. The food-service establishment shall be properly constructed and equipped to meet sanitation design, construction and installation requirements.
5. All food on display protected from contamination.
6. All food in refrigerators covered.
7. Thermometers, (easily readable), in each refrigeration unit.
8. All cream-filled pastries kept at 45 degrees F. or below.
9. Hot foods maintained at 140 degrees F. or above.
10. All food (including potatoes, onions, etc.) off floor at least 12 inches.
11. Ice cream dippers in running water dipper well. (Otherwise, individually wrapped ice cream will be used).
12. Effective hair restraints shall be worn by all food handlers.
13. Approved area provided for smoking (no smoking in kitchen or food-preparation areas).
14. Hands must be washed after smoking.
15. Work tables and all other food-preparation surfaces; free of cracks, smooth and easily cleanable.
16. Enamelware free of chips and cracks.
17. Grills cleaned daily - free of encrusted grease and dirt.
18. Proper cleaning of tables, shelves, refrigeration units, hoods (filters), etc. Scheduled cleaning for above items.
19. Pots and pans properly cleaned and air dried.
20. Proper storage of self-service articles (cups, dishes, spoons, forks, etc.).
21. Proper dispensing of self-service articles (cups, dishes, spoons, forks, etc.).
22. Ice handling scoops not stored in ice. Eliminate use of glass or cup for scooping of ice. (Keep hands out of ice).

23. Garbage storage areas kept clean at all times.
24. All garbage and trash cans covered with tight fitting lids.
25. Garbage and trash cans at least 18 inches off ground or on a concrete slab.
26. There shall be at least two toilets and they shall be readily accessible to patrons and employees. Doorways to toilets shall not lead directly from kitchen.
27. Toilet rooms provided with self-closing doors, kept closed except during cleaning.
28. Toilet rooms kept clean, free of bad odors, and in good repair.
29. Toilet tissue shall be provided at all times.
30. Toilet rooms shall be provided with covered trash receptacle.
31. Toilet rooms shall be provided with handwashing lavatory.
32. Toilet rooms provided with soap, warm water and individual towels.
33. Adequate enclosed lockers provided for street clothing and shoes.
34. Street clothing and shoes not stored in food-preparation, utensil washing areas or food-service areas.
35. Soiled linens stored in suspended laundry bag or non-absorbent container.
36. Outside of premises and inside of premises shall be kept clean and free of litter and rubbish at all times.
37. Floors kept clean in difficult-to-clean places.
38. Floors in good repair - smooth, no cracks and kept clean.
39. Walls kept in good repair and clean.
40. Ceilings in food-preparation, storage and utensil cleaning areas shall be smooth and easily cleanable, and shall be kept clean.
41. Laundered linens shall be stored in a clean place.
42. Effective and sanitary dishwashing procedures shall be followed at all times.
43. Handwashing lavatory in food-preparation area of the kitchen.
44. Separately locked cabinets for necessary poisonous articles. Articles shall be stored in locked cabinets at all times when not in use.
45. The food-service establishment shall be effectively protected from vermin, flies, insects and rodents.
46. No animals or live birds permitted on premises, except that guide dogs accompanying blind patrons may be permitted in dining areas.

A FOOD-SERVICE LICENSE IS REQUIRED PRIOR TO THE OPERATION OF THE FOOD SERVICE.
YOUR LICENSE IS REQUIRED TO BE INDIVIDUALLY FRAMED AND POSTED IN A CONSPICUOUS PLACE WHERE IT CAN BE READILY SEEN BY YOUR PATRONS.

KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
INSPECTION REPORT FOOD SERVICE ESTABLISHMENTS

Starkey Dev. Ctr.
for Retarded, Inc.

CITY, COUNTY OR DISTRICT: Wichita-Sedgwick NAME OF ESTABLISHMENT: Starkey Dev. Ctr., Inc. ADDRESS: 4930 W Douglas OWNER OR OPERATOR: V.C. Zakoura
Number of License: 19

Sir: Based on an inspection this day, the items marked below identify the violation in operation or facilities which must be corrected by the next routine inspection or such shorter period of time as may be specified in writing by the health authority. Failure to comply with this notice may result in immediate suspension of your license to operate. An opportunity for an appeal will be provided if a written request for a hearing is filed with the health authority within the period of time established in this notice for the correction of violations.

SECTION B. Food		SECTION D. Food Equipment and Utensils (Continued)		SECTION E. Sanitary Facilities and Controls (Continued)	
Item	Demerit points	Item	Demerit points	Item	Demerit points
CHECK LIST PROVIDED					
1. FOOD SUPPLIES		2. CLEANLINESS OF EQUIPMENT AND UTENSILS		5. HAND-WASHING FACILITIES	
1	Approved source	27	Tableware clean to sight and touch	79	Waste receptacles provided for disposable towels
2	Wholesome—not adulterated	28	Kitchenware and food-contact surfaces of equipment clean to sight and touch	80	Lavatory facilities clean and in good repair
3	Not misbranded	39	Grills and similar cooking devices cleaned daily	6. GARBAGE AND RUBBISH DISPOSAL	
4	Original container, properly identified	40	Non-food contact surfaces of equipment kept clean	81	Stored in approved containers, adequate in number
5	Approved dispenser	41	Delergants and sponges rinsed off food-contact surfaces	82	Containers cleaned when empty, brushes provided
6	Fluid milk and fluid milk products pasteurized	42	Clean wiping cloths used; use properly restricted	83	When not in continuous use, covered with tight-fitting lids, or in protective storage inaccessible to vermin
7	Low acid and non-acid foods commercially canned	43	Utensils and equipment pre-rinsed, scraped or soaked	84	Storage areas adequate, clean; no nuisances; proper facilities provided
2. FOOD PROTECTION		44	Tableware sanitized	85	Disposed of in an approved manner, at an approved frequency
8	Protected from contamination	45	Kitchenware and food contact surfaces of equipment used for potentially hazardous food sanitized	86	Garbage rooms or enclosures properly constructed, outside storage at proper height above ground or on concrete slab
9	Adequate facilities for maintaining food at hot or cold temperatures	46	Facilities for washing and sanitizing equipment and utensils approved, adequate, properly constructed, maintained and operated	87	Food waste grinders and incinerators properly installed, constructed and operated; incinerators areas clean
10	Suitable thermometers properly located	47	Wash and sanitizing water clean	7. VERMIN CONTROL	
11	Perishable food at proper temperature	48	Wash water at proper temperature	88	Presence of rodents, flies, roaches and vermin minimized
12	Particularly hazardous food at 45° F. or below, or 140° F. or above as required	49	Drain boards and drain boards provided, properly located and constructed	89	Outer openings protected against flying insects as required, rodent-proofed
13	Frozen food kept frozen, properly thawed	50	Adequate and suitable detergents used	90	Harborage and feeding of vermin prevented
14	Handling of food minimized by use of suitable utensils	51	Approved thermometers provided and used	SECTION F. Other Facilities	
15	Hazardous source of fresh ingredients, discarded after three hours	52	Suitable dish buckets provided	1. FLOORS, WALLS AND CEILINGS	
16	Food cooked to proper temperature	53	Cleaned and cleaned and sanitized utensils and equipment properly stored and handled, utensils air-dried	91	Floors kept clean; no sawdust used
17	Fruits and vegetables washed thoroughly	54	Suitable facilities and areas provided for storing utensils and equipment	92	Floors easily cleanable construction, in good repair, smooth, non-absorbent, carpeting in good repair
18	Containers of food stored off floor on clean surfaces	55	Single-service articles properly stored, dispensed and handled	93	Floors grooved and floor drains, as required
19	No wet storage of packaged food	56	Single-service articles used when approved washing and sanitizing facilities are not provided	94	Exterior walking and driving surfaces clean, drained
20	Display cases, counter protector devices or cabinets of approved type	SECTION E. Sanitary Facilities and Controls		95	Exterior walking and driving surfaces properly surfaced
21	Frozen dessert dispensers properly stored	1. WATER SUPPLY		96	Mats and duck boards cleanable, removable and clean
22	Sugar in closed pouring dispensers or individual packages	57	From approved source, adequate, safe quality	97	Floors and wall junctures properly constructed
23	Unwrapped and potentially hazardous food not re-served	58	Hot and cold running water provided	98	Walls, ceilings and attached equipment clean
24	Poisonous and toxic materials properly identified, colored, stored and used; poisonous poisons not present	59	Transported water handled, stored, dispensed in a sanitary manner	99	Walls and ceilings properly constructed and in good repair; coverings properly attached
25	Bactericides, cleaning and other compounds properly stored and non-toxic in use dilutions	60	Ice from approved source, made from potable water	100	Walls of light color, washable to level of splash
SECTION C. Personnel		61	Ice machines and facilities properly located, installed and maintained	2. LIGHTING	
1. HEALTH AND DISEASE CONTROL		62	Ice and ice handling utensils properly handled and stored, black ice rinsed	101	20 foot candles of light on working surfaces
26	Persons with boils, infected wounds, respiratory infections or other communicable disease properly restricted	63	Ice contact surfaces approved, proper material and construction	102	10 foot candles of light on food equipment, utensil washing, hand-washing areas and toilet rooms
27	Known or suspected communicable disease cases reported to health authority	2. SEWAGE DISPOSAL		103	5 foot candles of light 30" from floor in all other areas
2. CLEANLINESS		64	Into public sewer, or approved private facilities	104	Artificial light sources as required
28	Hands washed and clean	3. PLUMBING		3. VENTILATION	
29	Clean water garments; proper hair restraints used	65	Properly sized, installed and maintained	105	Rooms reasonably free from steam, condensation, smoke, etc.
30	Good hygienic practices	66	Non-potable water piping identified	106	Rooms and equipment vented to outside as required
SECTION D. Food Equipment and Utensils		67	No cross connections	107	Hoods properly designed, filters removable
1. SANITARY DESIGN, CONSTRUCTION AND INSTALLATION OF EQUIPMENT AND UTENSILS		68	No back siphonage possible	108	Intake air ducts properly designed and maintained
31	Food contact surfaces of equipment	69	Equipment properly designed	109	Systems comply with fire prevention requirements; no nuisance created
32	Drainills	70	Adequate, conveniently located, and accessible; properly designed and installed	4. DRESSING ROOMS AND LOCKERS	
33	Non-food contact surfaces of equipment	71	Toilet rooms completely enclosed, and equipped with self-closing, tight fitting doors; doors kept closed	110	Dressing rooms or areas as required, properly located
34	Single-service articles of non-toxic materials	72	Toilet rooms, fixtures and vestibules kept clean, in good repair, and free from odors	111	Adequate lockers or other suitable facilities
35	Equipment properly installed	73	Toilet tissue and paper waste receptacles provided; waste receptacles emptied as necessary	112	Dressing rooms, areas and lockers kept clean
36	Existing equipment capable of being cleaned, non-toxic, properly installed, and in good repair	74	Waste preparation area	5. HOUSEKEEPING	
Copy of above report received		75	Suitable hand cleanser and sanitary towels or approved hand-drying devices provided	113	Establishment and property clean, and free of litter
DEMERIT SCORE OF THE ESTABLISHMENT <u>10</u> Date <u>1-21-76</u> INSPECTOR <u>John Michie</u>		76	WATER PREPARATION AREA	114	No operations in living or sleeping quarters
* FSL-IFI		77	Lockerets provided, adequate, properly located and installed	115	Floors and walls cleaned after dining or between meals by dustless methods
		78	Provided with hot and cold or tempered running water through paper fixtures	116	Laundried clothes and napkins stored in clean place
		79	Suitable hand cleanser and sanitary towels or approved hand-drying devices provided	117	Soiled linens and clothing stored in proper containers
		80		118	No live birds or animals other than guide dogs

(OVER)
(PRE-INSPECTION)

STATE FOOD SERVICE AND LODGING BOARD

801 Harrison, Topeka, Kansas 66612

INSPECTION REPORT LODGING ESTABLISHMENTS

City-County Wichita-Sedgwick	Name of Establishment Starkey Dev. Ctr. For Retarded, Inc.	Address 4930 W Douglas	Owner or Operator Starkey Dev. Ctr. for Retarded, Inc. by: V.C. Zakoura
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Based on an inspection this day, the items marked below identify the violation in operation or facilities which must be corrected by the next routine inspection or such shorter period of time as may be specified in writing by the health authority. Failure to comply with this notice may result in immediate suspension of your license to operate. An opportunity for an appeal will be provided if a written request for a hearing is filed with the health authority within the period of time established in this notice for the correction of violations.

Item	Description	Demerits	Time of Inspection
I. HOTELS-MOTELS-ROOMING HOUSES and APARTMENTS WHERE APPLICABLE			
Section A. Public Space			
1	License framed and posted	5	Number of License _____ 19____
2	Lobby—clean; walls and ceiling good repair	5	Number of guest rooms or units <u>(8 to 10 people)</u>
3	Public washroom, convenient and easy access to guests	5	Number of stories _____ 2_____
4	Hallway, stairs—clean; walls, floors and ceilings in good repair	5	
5	Hallways—adequate lighting, corridors adequate and safe, fire exit notices	5	
6	Fire escapes meet every requirement	5 (3)	
7	Interior fire proof stairways meet all requirements	5	
8	Handrails properly located	5 (3)	
9	Fire extinguisher requirements are met	5	
10	Ventilation meets requirements	5	
11	Gas stoves—not open faced	10	
12	Gas stoves properly vented	10 (10)	
13	Housekeeping of public space	5	
Section B. Guest Rooms			
14	Gas stoves (if used) properly vented	10	
15	Gas stoves (if used) not open faced	10	
16	No gas fired water heaters in prohibited places	5	
17	Walls and ceilings in good condition	5	
18	Floors and carpeting clean and in good condition	5	
19	Bedding—mattresses, quilts, blankets, sheets and pillow slips meet requirements	5	
20	Guest rooms are clean and well dusted	5	
21	Guest rooms are free from flies and vermin	5	
22	Drinking glasses properly sanitized (washing of glasses in guest rooms prohibited)	5	
23	Guest rooms well ventilated	5	
24	Guest rooms well lighted	5	
25	All guest rooms open to outside of building or court (no blind rooms)	5	
26	All doors and windows, hardware and locks work properly	5	
27	Complete copy of laws (K. S. A. 38-403) posted in each room	5	
Section C. Bathrooms			
28	General appearance, spotlessly clean and in good condition (tile, grouting, walls, ceiling, floor, mirror, wash basin)	5	
29	Bathroom well ventilated and free from odor	5	
30	Commode—clean, properly sanitized and in good working condition (inspector shall flush)	5	
31	Toilet tissue provided	5	
32	Bathtub or shower—clean, properly sanitized, and in good working condition	5	
33	Individual towels meet requirements	5	
Section D. General Requirements			
34	Standpipes meet requirements	5	
35	Outside fire escapes, as required, and in good condition	5	
36	Heating system adequate and no fire hazard present	5 (5)	PENDING USE OF BASEMENT
37	Building plumbing in good repair	5	
38	Fire gong operable	5	
39	Elevators construction conforms to requirements	5	
40	Walls and roofs structurally sound	5	
41	Sewage system—public or private septic tank (condition)	5	
42	Water supply (approved)	5	
Section E. Exterior and Basement			
43	Exterior in good physical condition (walls, windows, railings)	5	
44	Landscaping (grass cut, area free of weeds and trash)	5	
45	General housekeeping good	5	

Inspector list number of each guest room inspected: _____

General comments of inspector and recommendations made (if order written, give number):

Life safety code requirements, as included in fire inspection report.

Copy of above report received _____

Demerit score of the establishment 25

Date 1-21-76

Inspector John M...

• FSL-111

Occupancy load.

The occupant load of residential occupancies in number of persons for whom exits are to be provided, shall be determined on the basis of 1 person per 200 sq. ft. of floor space(gross space) or the maximum probable population of any one room or section under consideration, whichever is greater.

Note:

Dormitory type occupancy, particularly where 2 or 3 tier bunks(or, in your case; single tier beds) are used with close spacing, may produce occupant load substantially greater than 1 person per square feet of gross floor area. However, even though sleeping areas are densely populated, the building as a whole may not necessarily exceed 1 person per 200 square feet gross floor area, owing to the space taken for toilet facilities, halls, closets, living rooms, and other such inside areas that are not used for sleeping purposes.



**Sedgwick County
Association for Retarded Citizens**

P. O. BOX 1120 - WICHITA, KANSAS 67201 - (316) 943-1191

January 21, 1976

John Frye, Executive Director
Starkey Developmental Center
144 S. Young
Wichita, Ks. 67212

Dear Mr. Frye:

On behalf of the Sedgwick County Association for Retarded Citizens, I would like to take this opportunity to endorse this plan for residential services.

In the last three years, Starkey Developmental Center has served an important role in the state plan for de-institutionalization by continuing to offer quality day programs for handicapped persons of all ages. Starkey Center has assisted by expanding their services to provide programs for many former residents of state institutions to return to Sedgwick County. Other children and adults do not need placement because programs are now available here.

At the present time there are not enough sheltered living facilities in Sedgwick County. With the continuing emphasis on Community Programs, the need for residential facilities will grow. I am very happy to see that Starkey is preparing for this need.

Sincerely,

Lucille A. Shifton
Executive Director

LS/m



STATE OF KANSAS



ROBERT F. BENNETT, Governor

STATE DEPARTMENT OF SOCIAL AND REHABILITATION SERVICES

State Office Building
TOPEKA, KANSAS 66612
ROBERT C. HARDER, Secretary

JAN 22 1976

Division of
Social Services

Division of
Vocational Rehabilitation

Division of
Mental Health and Retardation

Division of
Children and Youth

January 21, 1976

Mr. John Frye, Director
Starkey Developmental Center
144 South Young
Wichita, Kansas 67209

Dear Mr. Frye:

This letter is in response to your plans for the development of an adult residential facility for the mentally retarded in the western part of Wichita, Kansas. I know that during the past two years in working with you and your board there have been various plans developed for the initiation of residential services by the Starkey Developmental Center. I realize that not only have you received many requests from parents of clients in your program for such services but in surveying these parents you have found over 80% requesting some type of residential support. I am also aware of the fact that you have worked with existing agencies for the selection of the most appropriate residential facility for those that could no longer live at home.

Due to the numbers of adult clients that you serve and the fact that many of these clients are at a dependent level of functioning, I definitely feel that there is a need for this type of service. I have contact Mrs. Phyllis Henney in the Adult Services Section of the Department of Social and Rehabilitation Services, and she indicated that there did not appear to be any residential vacancies for individuals with dependent needs. We, therefore, support your agency expanding your service system with the inclusion of a residential component for adults.

Sincerely,

A handwritten signature in cursive script that reads "Dennis E. Popp".

Dennis E. Popp, Coordinator
Developmental Disabilities Services

DEP:tk

P. S. Please submit written plans for this expanded service to Ms. Margo Roberts in your area SRS office.



Sedgwick County Department of Mental Health

Clinton D. Willsie, ACSW, Director

1801 E. 10th, Wichita, Kansas 67214
(316) 268-8251

North Comprehensive
Community Mental
Health Center
1801 E. 10th
Wichita, Ks. 67214
(316) 268-8251

January 26, 1976

South Comprehensive
Community Mental
Health Center
3620 E. Sunnybrook
Wichita, Ks. 67210
(316) 685-0201

John Frye
Director, Starkey Developmental Center
144 S. Young
Wichita, Kansas 67219

Southwest Center
2033 S. Seneca
Wichita, Ks. 67213
(316) 263-8135

Dear Mr. Frye:

Alcohol Treatment
Center
1234 N. Topeka
Wichita, Ks. 67214
(316) 264-4311

I am writing at this time to express my endorsement of the residential care program being proposed by you. I have had an opportunity to view the site of the residential care program you propose. I believe that such an attempt to provide residential services to retarded citizens is commendable. This service will help prevent institutionalization, which is a needed service and is complementary to our other services in the community.

Drug Treatment Center
2004 Wellington Pl.
Wichita, Ks. 67203
(316) 265-5674

Prevention of institutionalization of the retarded should be a goal of every community and there is a great need for a community-based residential program such as the one proposed by Starkey Developmental Center.

Special Services
6611 E. Central
Wichita, Ks. 67206
(316) 683-6588

Sincerely,

Juvenile Court Clinic
525 N. Main
Wichita, Ks. 67203
(316) 268-7241

Max N. Field

24-Hour Emergency
Services
(316) 686-7465

Max N. Field, ACSW
Administrative Advisor to the
Sedgwick County Mental Retardation Governing Board

MNF/b1

FORM 001

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

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Starkey Developmental Center for Retarded, Inc.
Mailing Address 144 S. Young, Wichita, Ks. Phone 942-4221
Name of Authorized Agent John C. Frye, Executive Director
Mailing Address 144 S. Young, Wichita, Ks. Phone 942-4221
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 rehabilitation home (Halfway House)
28.04.185 (a) on property zoned Northeast corner Douglas and Clara St.,
AA, located commonly known as 4930 W. Douglas St.
and legally described as: "Lot 6, Block A, Fran Ketta Second Addition, Sedgwick County, Kansas"

_____, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - 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;
 - That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
 - 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.

Starkey Developmental Center
Applicant for Retarded, Inc.

Authorized Agent John C. Frye
Ex. Director

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 10:00 (a.m.) - p.m., 1/27, 1976, together with appropriate fee of \$50.00

Signed Larry Dabson

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Starkey Developmental Center for Retarded, Inc.

Mailing Address 144 S. Young, Wichita, Ks. Phone 942-4221

Name of Authorized Agent John C. Frye, Executive Director

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the establishment of a rehabilitation home (Halfway House)

28.04.185 (a) on property zoned
Northeast corner Douglas and Clara St.,
AA, located commonly known as 4930 W. Douglas St.

and legally described as: "Lot 6, Block A,
Fran Ketta Second Addition, Sedgwick County, Kansas"

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Starkey Developmental Center
Applicant for Retarded, Inc.

Authorized Agent John C. Frye
Ex. Director

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

Signed _____

OWNERSHIP LIST

Lot	Block	Addition	Property Owner	
S 45.54' 2	A	Fran Ketta Addition	✓ Elek Gruenwald & Trudy 134 N. Clara 67212	
3 exc S 70'	A	Same	Same	
S 70' 3	A	Same	✓ Perry D. Walker and Wilma L. 130 N. Clara 67212	
4	A	Same	✓ Kay F. Phillips & Ruth 129 N. Bebe 67212	
5	A	Same	✓ Edward L. Howland & Patsy L. 135 N. Bebe 67212	
1	A	Fran Ketta 2nd Addition	✓ Floyd C. Stone & Donna 124 N. Clara 67212	
2	A	Same	✓ John J. Reents & Georgia 123 N. Bebe 67212	
3	A	Same	Starkey Developmental Center for Retarded Inc. 144 S. Young 67209	
4	A	Same	✓ <i>in city Dir.</i> 533 N. Topoka Apr 3 Mail rec'd 2-5-76 BN	Calvin Craig Spickard & Rhonda J Address Unknown - <i>not in Douglas</i> <i>not in Lab. Dir.</i>
5	A	Same	Starkey Developmental Center for Retarded Inc. 144 S. Young 67209	
6	A	Same	Same	
W 60' 7	A	Same	✓ George H. McDowell & Bonnie M. 1140 Country Acres 67212	
E 34.425' 7	A	Same	✓ Keith O. Bettles & Linda L. 4910 W. Douglas 67212	
W 25.575' 8	A	Same	Same	
E 68.85' 8	A	Same	✓ Lester Fields & Debrah Fields 4900 W. Douglas 67212	
1	B	Westbreeze 2nd Addition	✓ Daniel L. Edwards & Nancy R. 4901 W. Douglas 67212	
2	B	Same	✓ Sylvester A. Mainz & Jo Ann 4915 W. Douglas 67209	

Lot	Block	Addition	Property Owner
3	B	Westbreeze 2nd Addition	✓ Arthur Hook & Daisy M. Hook 4925 W. Douglas 67209
4	B	Same	✓ Carl S. Miller & Alice Jean 4929 W. Douglas 67209
1	C	Same	✓ H. I. Guldner & Enza O. Guldner 5001 W. Douglas 67209
2	C	Same	✓ John Lee Herrman & Lena Marie 5009 W. Douglas 67209

Beginning 155 ft. South & 60 ft. West of the Northeast corner of the West 468.5 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 23-27-1W thence South 50 ft, thence West 180 feet, thence North 50 feet, thence East 180 feet to place of beginning

✓ Dalora E. Pray
2740 Southeast Drive 67216

Beginning 40 feet North and 308½ feet East of the Southwest corner of the West 468.5 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 23-27-1W thence East 100 feet, North 140 feet, West 100 feet, South 140 feet to point of beginning

✓ Coy R. Tyson & Pauline D. Tyson
5002 W. Douglas 67212

A tract beginning 205 feet South and 60 feet West of the Northeast corner of the West 468.5 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 23-27-1W, thence South 50 feet, West 180 feet, North 50 feet, East 180 feet to the point of beg.

✓ Lewis W. Carpenter & Martha G.
137 N. Clara 67212

Beginning 405 feet South and 60 feet West of the Northeast corner of the West 468.5 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 23-27-1W thence South 55 feet, West 180 feet, North 55 feet, East 180 feet to beginning

Ramona McIntyre Heineike
Address Unknown *not in phone book*
not in Sub D
not in City Dir

Beginning 355 feet South and 60 feet West of the Northeast corner of the West 468.5 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 23-27-1W, South 50 feet, West 180 feet, North 50 feet, East 180 feet to the point of beginning

✓ Robert S. Lynskey & Leola
127 N. Clara 67212

Tract

Property Owner

Beginning 305 feet South and 60 feet West of the Northeast corner of the West 468.5 feet ✓ of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 23-27-1W, South 50 feet, West 180 feet, North 50 feet, East 180 feet to point of beg.

Walter E. Smith & Gladys M.
129 N. Clara 67212

Beginning 255 feet South and 60 feet West of the Northeast corner of the West 468.5 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 23-27-1W, thence South 50 feet, West 180 feet, North 50 feet, East 180 feet to beg.

Jean Stelly
Address Unknown

*not in phone book
not in Sub Dir
not in City Dir*

Beginning 40 feet North and 308½ feet East of the Southwest corner of the West 468.5 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 23-27-1W, East 100 feet, North 140 feet, West 100 feet, South 140 feet more or less to beg.

✓ Gordon E. Pedroja & Bertha S.
632 Valleyview 67212

The Security Abstract & Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 200 foot radius of: Lots 3, 5
and 6, Block A, Fran Ketta Second
Addition, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on the 15th day of January, 1975
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Isable

Vice President

Order No. 232953
wh

*

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