

BZA 8-74 - United Methodist Youthville requests exception to permit establishment of rehabilitation home on northwest corner of Reca and Murdock.

POSTED  
3-21-74  
MARP ✓  
C. I. ✓  
7-22-74

ACTION

DATE

BZA COMMITTEE Approved 4-23-74

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

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

Map No. 494B  
 Sec. 16  
 Twp. 27  
 Range 1W

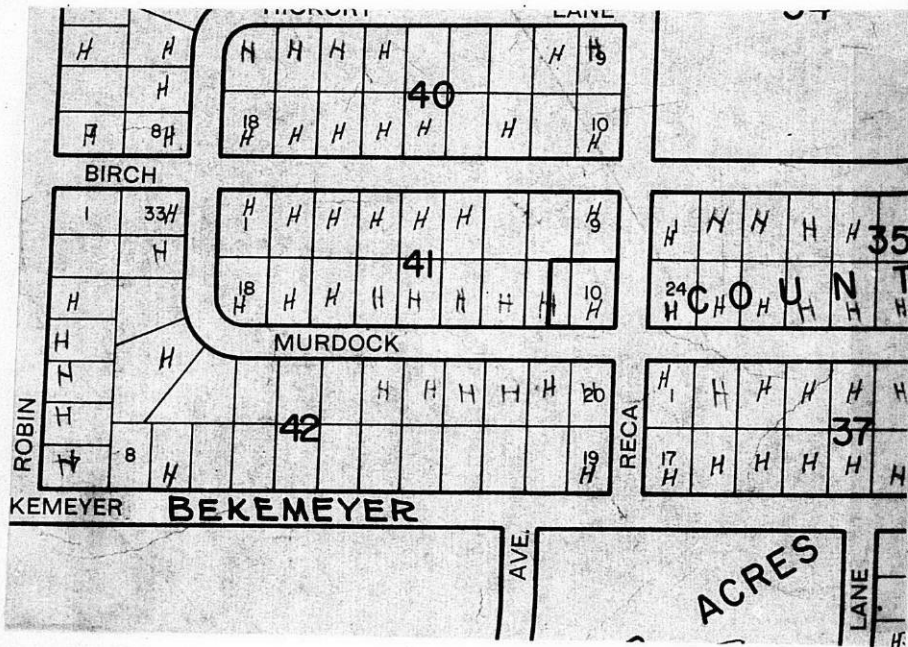
BZA- 8-74  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 0.33 ( 120 ft. by 120 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FARM South SINGLE FARM  
 West SINGLE FARM North SINGLE FARM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: SINGLE FARM
6. Area (is) (is not) platted. .

PHOTO DATA:

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



December 11, 1974

John Riddel, Plans Examiner

Larry Dobson, Assistant Secretary, Board of Zoning Appeals

BZA 8-74 - Exception for Group Boarding Home - 8400 W. Murdock

As per our telephone conversation of this date I am furnishing this memorandum to clarify the Board of Zoning Appeals position as related to the off-street parking requirement associated with subject property.

Although not spelled out as a condition of approval, it was the implied consensus of the Board that no additional off-street parking need be required over that of a normal single family residence. This was based on the fact that the home would be for girls 10 through 18 years of age, and they would not be permitted to have automobiles. Attached is a letter from the applicant which clearly states that "the girls are not permitted to have automobiles".

Please call if you have further questions.

LD:mb  
Attachment

RESOLUTION NO. BZA 8-74

WHEREAS, United Methodist Youthville, Inc., Box #210, Newton, Kansas, 67114, by R. L. Reber, Box #210, Newton, Kansas, 67114, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit a group boarding home for girls 10 through 18 years of age, on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lot 10 and the east one-half of Lot 11, Block 41, Country Acres Second Addition, Sedgwick County, Kansas. Generally located on the northwest corner of Reca and Murdock.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 23, 1974, 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 group boarding home for girls 10 through 18 years of age, on property zoned the "AA" Single Family Dwelling District, subject to the conditions outlined in Section 28.04.185, 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 group boarding home for girls 10 through 18 years of age, on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lot 10 and the east one-half of Lot 11, Block 41, Country Acres Second Addition, Sedgwick County, Kansas. Generally located on the northwest corner of Reca and Murdock.

subject to the following conditions:

1. The house and its sanitary facilities shall be brought into compliance with all state and local codes.
2. The facility shall be limited to no more than ten children from 10 through 18 years of age. Prior to the occupancy of the structure by the group boarding home, the Health Department will establish the maximum number of occupants permissible within the home.
3. The facility shall comply with the regulations of the Kansas State Board of Health governing the licensing requirements of other authorized state agencies. The program shall be sanctioned by the Juvenile Court, the Sedgwick County Welfare Department and other appropriate state or local agencies.

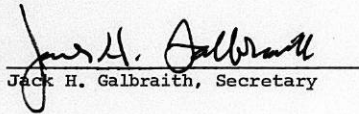
Resolution No. BZA 8-74  
Page Two

4. Upon the termination of the use of the property by United Methodist Youthville, Inc., as a group boarding home for girls, this resolution for approval shall be considered null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of April, 1974.

  
James Richardson, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

May 1, 1974

Ms. Marian Zook  
Director of Group Homes  
Youthville, Inc.  
Box 210  
Newton, Kansas 67114

Dear Ms. Zook:

Subject: Case No. BEA 8-74 -  
Request for Exception

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 23, 1974, in connection with your request for an exception to permit a group boarding home for girls 10 through 18 years of age, on property zoned the "AA" Single Family Dwelling District, and generally located on the northwest corner of Reca and Murdock.

This Resolution reflects the official action of the Board and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js

Encl.

cc: United Methodist Youthville, Inc., Box 210, Newton, Kansas  
R. L. Reber, Box 210, Newton, Kansas 67114  
Ralph Eberly, City Clerk  
Robert Feldner, Supt. of Central Inspection  
Joe Donnelly, Central Inspection

April 24, 1974

Ms. Marian Zook  
Director of Group Homes  
Youthville, Inc.  
Box 210  
Newton, Kansas 67114

Dear Ms. Zook:

Subject: Case No. BZA 8-74 -  
Request for Exception

At the regular meeting of the Board of Zoning Appeals on April 23, 1974, your request for an exception to permit a group boarding home for children on property zoned the "AA" Single Family District, and generally located on the north-west corner of Reca and Murdock, was considered.

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

1. The house and its sanitary facilities shall be brought into compliance with all state and local codes.
2. The facility shall be limited to no more than ten children from 10 through 18 years of age. Prior to the occupancy of the structure by the group boarding home, the Health Department will establish the maximum number of occupants permissible within the home.
3. The facility shall comply with the regulations of the Kansas State Board of Health governing the licensing requirements of other authorized state agencies. The program shall be sanctioned by the Juvenile Court, the Sedgwick County Welfare Department and other appropriate state or local agencies.

Ms. Marian Zook  
April 24, 1974  
Page Two

4. Upon the termination of the use of the property by Methodist Youthville, Inc., as a group boarding home for girls, this resolution for approval shall be considered null and void.

A Resolution setting forth the official action of the Board 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.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js

cc: United Methodist Youthville, Inc., Box 210, Newton, Kansas  
R. L. Reber, Box 210, Newton, Kansas 67114  
Kenneth E. Rohling, 8361 Birch, Wichita, Kansas 67212  
David W. Deerfield, 2314 W. Murdock, Wichita, Kansas 67212  
Ralph Eberly, City Clerk  
Robert Feldner, Supt. of Central Inspection  
Joe Donnelly, Central Inspection

8301 Birch  
Wichita, Kansas 67212  
April 17, 1974

Gentlemen:

We wish to express our opinion in reference to permitting a Group Boarding Home for Children in our neighborhood. (Case # BZA 8-74)

We strongly oppose this action. We request it remain a Single Family Dwelling.

*Kenneth E. Rohling*  
*Mrs. Kenneth Rohling*



Mr. & Mrs. Kenneth Rohling  
8301 Birch Wichita, Ks. 67212



Board of Zoning Appeals  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

April 2, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

An application has been filed by United Methodist Youthville, Inc., Box #210, Newton, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit a Group Boarding Home for children on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lot 10 and the East  $\frac{1}{2}$  of Lot 11, Block 41,  
Country Acres Second Addition, Sedgwick  
County, Kansas. Generally located on the  
northwest corner of Reca and Murdock.

This application has been assigned Case No. BZA 8-74, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 23, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you desire, you may write to the Board of Zoning Appeals at 104 South Main to express your opinion on this matter. You are also welcome to speak or be represented by a spokesman at the Board of Zoning Appeals meeting when this matter will be considered.

If additional information is desired so that you may be fully informed on this matter, please call the Metropolitan Area Planning Department at 262-0611, Extension 205.

Jack H. Galbraith  
Secretary



*Board of Zoning Appeals:*

*As neighbor, N.E. corner Reca + Murdock, I  
have no objections for the above property to be  
zoned "AA."*

*David W. Deerfield  
8314 W. Murdock*

SECRETARY'S REPORT  
CASE NO. BZA 8-74

APPLICANT: United Methodist Youthville, Inc., Box 210, Newton, Kansas 67114

AGENT: R. L. Reber, Box #210, Newton, Kansas 67114

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita, to permit a Group Boarding Home for children.

GENERAL LOCATION: The northwest corner of Reca and Murdock.

ZONING: Subject property is zoned the "AA" Single Family District as are all the surrounding properties.

LAND USE: Subject property is presently utilized as a foster home by United Methodist Youthville, Inc. Surrounding land uses are single family residential.

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183, Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY

On November 24, 1972, the zoning ordinance was amended to provide for the establishment of group boarding homes for children and half-way house group homes for adults (Ordinance No. 32-412). The Board of Zoning Appeals was given the authority to grant exceptions to authorize rehabilitation homes to be located in the "AA", "A", and "RB", residential zoning districts subject to the following conditions:

1. The home and its sanitary facilities shall comply with all state and local codes.
2. The Board shall determine the number of occupants permitted based on the sleeping capacity of the facility and the number of required parking spaces for each individual case.

Secretary's Report  
BZA No. 8-74  
Page Two

3. The use shall comply with the regulations of either the Kansas State Board of Health, or the licensing requirements of other authorized State agencies; and the program shall be sanctioned by appropriate State or local agencies, or local United Way, Health Planning or Comprehensive Planning Agencies.
4. The Board shall take into consideration the proximity and location of other such rehabilitation facilities within the neighborhood so as not to change the character of the area with such uses.
5. The Board of Zoning Appeals may include additional conditions as deemed necessary to provide for orderly development.

United Methodist Youthville Inc., is requesting an exception to permit the operation of a group boarding home for adolescent girls between the ages of 10 and 19. A husband and wife will be employed as houseparents and the home will function as a family unit with participation in community affairs as any normal family.

The property for which the exception is requested is located at 8400 West Murdock and is presently used as a foster home by the applicant with houseparents and two girls living in the house. Although up to four girls could live in the foster home and not require the requested exception, the applicants operate several youth boarding homes and on the basis of experience maintain that the constant care provided in such facilities is economically unfeasible with less than eight girls in residence. The applicants propose to eventually have ten girls living on subject property. It should be noted that subject property was formerly owned by Colorado Christian Homes, Inc. and was utilized for several years as an illegal nonconforming use group boarding house of the same type for which the present applicants request an exception.

Reports from the Fire Department and Central Inspection list a number of structural and procedural modifications which must be made in order to bring the house up to the standard required for group boarding facilities. The evaluation from the

Secretary's Report  
BZA No. 8-74  
Page Three

Department of Community Health lists one item for correction, an increase in ceiling height of the upstairs bedroom, and gives the approval of the Health Department for boarding care of up to 15 children once that defect is corrected. The applicant has indicated compliance with several of the items and has indicated a desire to be in full compliance if the exception is granted. Copies of the applicants statements and all supplemental materials from the Department of Community Health, Central Inspection, and the Fire Department are attached.

The applicants state that the garage will accommodate the two cars owned by the houseparents and that the driveway and parking area in front of the house provide sufficient parking for occasional visitors. The juvenile residents of the home will not be permitted to have automobiles.

From viewing the site in the field, the house is located in a residential area composed of quality homes. The structure is in excellent condition and has a large drive and parking area in front. The lot is very large and the backyard has both a wooden fence and natural screening. It is the opinion of the Secretary that the proposed use will in no way alter the character of the neighborhood, especially when one considers that subject property has been utilized as a group boarding home for several years. A large wrought iron fire escape has been attached to the house since 1969 and is the only feature which distinguishes subject property from the general neighborhood.

RECOMMENDATION

Subject property appears to be an excellent location for a group boarding facility and that type of use appears to be appropriate for the area. Approval is recommended subject to the following conditions:

1. The house and its sanitary facilities shall be brought into compliance with all state and local codes.
2. The facility shall be limited to no more than ten children from 10 through 18 years of age. Prior to the occupancy of the structure by the group boarding home, the Health Department will establish the maximum number of occupants permissible within the home.

Secretary's Report  
BZA No. 8-74  
Page Four

3. The facility shall comply with the regulations of the Kansas State Board of Health governing the licensing requirements of other authorized state agencies. The program shall be sanctioned by the Juvenile Court, the Sedgwick County Welfare Department and other appropriate state or local agencies.
4. Upon the termination of the use of the property by Methodist Youthville, Inc., as a group boarding home for girls, this resolution for approval shall be considered null and void.

UNITED METHODIST  
*Youthville* INC. • BOX 210 • NEWTON, KANSAS 67114

Newton 316-283-1950  
Dodge City 316-227-7221

Ft. Scott 316-223-5520  
Emporia 316-342-1487



March 26, 1974

Board of Zoning Appeals  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Attention: Martha McMurry

Dear Mrs. McMurry:

This letter is meant to answer your requests and questions regarding the United Methodist Youthville home for youth at 8400 West Murdock. We understand that this matter will be heard by the Board of Zoning Appeals on April 23, 1974. We would appreciate being advised of the time and location of that meeting so that we can be represented.

I am enclosing the fire marshall's evaluation of that facility. The less expensive items have already been corrected and all of the listed deficiencies will be met immediately when we are assured that the home can be properly zoned. I am sure that you can understand our need for that assurance before additional expenses are incurred.

Enclosed are three copies of the property plot plan as you requested. There are presently two vehicles at the home. There may be a third later, but since the girls are not permitted to have automobiles there should never be more than that. The home has a two-car garage and a large driveway which should accommodate at least one extra car very nicely.

We are asking that the home be licensed for ten children between the ages of 10 and 18. Mrs. Leola Lindahl of the Wichita -- Sedgwick County Department of Community Health has agreed to send you a letter to that effect.

Thank you for your consideration.

Sincerely,

Marian Zook  
Director of Group Homes

Robert H. Whitfield  
Executive Director

MZ:RHW:rmb

UNITED METHODIST  
**Youthville** INC. • BOX 210 • NEWTON, KANSAS 67114

Newton 316-283-1950  
Dodge City 316-227-7221

Ft. Scott 316-223-5520  
Emporia 316-342-1487



SERVING YOUTH AT  
THE CROSSROADS

March 15, 1974

City of Wichita  
Board of Zoning Appeals  
City Annex Building  
104 South Main  
Wichita, Kansas 67202

Att: Martha McMurry

Dear Mrs. McMurry

Enclosed is the filing fee of \$50.00 to be put with our application of last September requesting an exception for 8400 West Murdock for the establishment of a rehabilitation home.

By now you should have all the letters which were required as per Mr. G. Lynn Shirkey's letter of September 19, 1973. These letters were to be mailed directly to you from each agency. If you have not received all of them I would appreciate your call.

It is our desire to appear before your Board on April 23, 1974. Please inform us if this can be accomplished.

Sincerely yours,

R. L. Reber  
Business Manager

RLR:fd  
Encl.



WICHITA - SEDGWICK COUNTY



DEPARTMENT OF COMMUNITY HEALTH  
1900 E. 9TH ST.—WICHITA, KAN. 67214

March 25, 1974

Martha McMurray  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas

RE: 8400 West Murdock  
Proposed Group Boarding

Members of the Wichita-Sedgwick County Department of Community Health have recently evaluated the above property for a proposed Group Boarding care.

In the letter directed to Mr. Riddel on March 14, 1974, one item was listed for correction:

1. Upstairs bedrooms - ceiling height was to be increased.

When this item is corrected the structure would be accepted by the Health Department for boarding care.

The bedrooms and toilet facilities will accomodate housing for eleven persons.

Jack E. Milburn, Supervisor  
Institutional Services

JEM:dg

Attachment

cc Leola Lindahl



STATE OF KANSAS



ROBERT B. DOCKING, Governor

STATE DEPARTMENT OF SOCIAL REHABILITATION SERVICES

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

Division of  
Social Services

Division of  
Vocational Rehabilitation

Division of  
Mental Health and Retardation

March 6, 1974

RE: Tritsch, Alice & Walter  
8400 Murdock  
Wichita, Kansas

Mr. G. Lynn Shirkey  
City of Wichita Board of  
Zoning Appeals  
City Bldg. Annex  
104 South Main Street  
Wichita, Kansas 67202

Dear Mr. Shirkey:

I am writing to you on behalf of the residence at 8400 West Murdock. This residence was licensed as a Group Boarding Home for teenaged girls from June 20, 1969 to October 10, 1973. This residence served a very useful purpose in the community since it made possible a resource for teenaged girls in need of the guidance and supervision of parent figures and community living experiences. Under this arrangement the rehabilitation of these teenaged girls with problems was possible and they were returned to their communities as useful, responsible citizens. Otherwise they would have been sent to institutional type care which would not offer the same opportunities.

We hope that favorable consideration will be given to the request for approval for zoning so that the residence may again be licensed as a Group Boarding Home for teenaged youth. There is a great need for this type of home and service in all communities.

Sincerely yours,

(Mrs.) Dorothy W. Bradley, Director  
Services to Children, Youth & Their Families

By: Donald Lira  
Mr. Donald Lira, Supervisor  
Child Care Facilities

DWB:DL:ml

cc: Mr. Robert Whitfield



MI-739

# THE CITY OF WICHITA



FIRE DEPARTMENT  
THIRD AND WATER STREETS  
WICHITA, KANSAS 67202

October 8, 1973

Mr. Walter Tritsch  
8400 W. Murdock  
Wichita, Kansas 67212

Dear Mr. Tritsch:

A fire evaluation was made of the proposed Youthville Methodist Home, 8400 W. Murdock, and the following deficiencies must be corrected before this facility can be approved for child care:

1. Replace the glass in the fireplace opening.
2. Provide a one-hour wall around the furnace with a solid core bonded wood door and maintain closed. *5/8" X Rated Sheet Rock*
3. Provide combustion air direct from the outside for the furnace (1 square inch for every 1,000 BTU rating).
4. Provide a solid core Class B rated door at the top of the basement stairs.
5. Recharge all fire extinguishers and hang.
- ✓ 6. Trim the fire escape door from second floor so it will operate freely.
7. Provide smoke detectors adjacent to all sleeping areas.
8. Provide a second exit from the basement, if it is to be used by the children.
9. Provide fire drills and a fire plan.
10. Flameproof all curtains.
- ✓ 11. Provide and have available an operable flashlight in case of electrical failure.

If you have any questions, please contact me at the Fire Prevention Office, 262-4451, Ext. 42.

Sincerely,

THE WICHITA FIRE DEPARTMENT

Dolan M. Martin  
Fire Prevention Training Instructor

DMM:pp

cc: R. L. Reber, Business Manager  
Leola Lindahl, Wichita-Sedgwick County Health Dept.

UNITED METHODIST  
**Youthville** INC. • BOX 210 • NEWTON, KANSAS 67114

Newton 316-283-1950  
Dodge City 316-227-7221

Ft. Scott 316-223-5520  
Emporia 316-342-1487



September 17, 1973

Board of Zoning Appeals  
Room 402, City Building Annex  
104 South Main  
Wichita, Kansas 67202

Sirs:

United Methodist youthville, Inc., Newton, Kansas is applying to the Appeals Board for an exception in the AA zoned area under Section 28.04.185 so we may establish a Rehabilitation Home at 8400 West Murdock, Wichita, Kansas.

This home is now owned by the Colorado Christian Home, Inc. and has been operated for several years as a Rehabilitation Home. We will purchase this home and operate it in the same manner as before if we can receive a favorable ruling from the Appeals Board.

It is our desire to employ a husband and wife as houseparents and locate up to eight adolescent girls in this home. These youth will make up a family living unit and will go to the Wichita Public Schools and participate in community affairs as any normal family.

United Methodist Youthville, Inc., is a Kansas Corporation owned and operated by the Kansas Conference of the United Methodist Church. The Institution was first organized in 1927 as the Methodist Children's Home. As the State Department of Social Welfare became more active in the area of child placement, the type of needs which were being presented to us involved adolescent youth, and in the 1950's we filed a Charter Amendment changing our name to Methodist Youthville, Inc., and modifying our purpose to serve adolescent youth. We provide short term care under a professionally trained staff, with the aim of helping youth back into being able to move into a family situation and to become productive members of society.



Page #2  
September 17, 1973

Youthville now operates Group Homes such as we propose to establish in Wichita in the following communities: Newton, Dodge City, Liberal, Fort Scott and Emporia. We also operate a Campus facility in Dodge City with a capacity of 24 and one in Newton with a capacity of 34. Our total capacity is now 114 youth.

We would appreciate your favorable consideration of this appeal.

Sincerely yours,



R. L. Reber  
Business Manager

RLR:fd

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		450.00

DESCRIPTION	AMOUNT
<i>Street Sanitation</i>	

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_ Due Date \_\_\_\_\_

Comments: *PA 401103*

Date \_\_\_\_\_ By \_\_\_\_\_

*3-20-74* *401103*

*File*

March 14, 1974

Mr. John Riddel  
Department of Central Inspection  
City Building Annex  
104 South Main  
Wichita, Kansas

RE: Youthville, 8400 West Murdock, Wichita, Kansas

On January 29, 1974 a letter was issued to Youthville for the following items to be corrected or accepted:

1. Raise ceiling height in upstairs bedrooms.
2. To waive space in small bedroom on first floor.
3. To accept less than 7'8" over 90% of the floor area of the upstairs bedrooms when maximum height is secured as stated in item #1.

When the above items are corrected or provided, the Health Department will recommend approving the license for this proposed group boarding home.

*Jack E. Milburn*  
Jack E. Milburn, Supervisor  
Institutional Services

JEM:dg

cc Leoia Lindahl

*Leoia Lindahl*  
Leoia Lindahl, Supervisor

UNITED METHODIST YOUTHVILLE (Proposed Group Boarding)  
2101 West 31st Street North  
March 21, 1974

An evaluation of the above residence was made on the basis of a prospective residence for Group Boarding services. This property, formerly occupied by the John E. Brewer family, is a two-story colonial style of brick and wood construction. The seven bedroom house was constructed in 1966, is serviced by municipal water and sewer, on a tract of ground 100 feet by 200 feet. The ground to the rear of the house has chain link fencing. The structure has been maintained with extremely good care these seven years of occupancy.

The main floor has two bedrooms and one and one-half bath rooms. A large living room, an oversized kitchen with mechanical dishwasher and all other equipment as would be needed for boarding care. The laundry and ironing room is also provided on this floor and is equipped with a two vat sink. A dining room and a multi-purpose room will provide ample space for maximum need of table service. The kitchen is equipped with a mechanical dishwasher and has all other necessary facilities and equipment.

The second floor has five bedrooms and two full bath rooms. There are two exits to the lower floor. Each of the seven bedrooms have built in chests and desks and adequate closet space as would be needed for individual use. The hallway has additional storage space for available use.

The full basement is equally divided for recreation and hobby-crafts-is well lighted and dry for recreation use.

Bedrooms are as follows:

First Floor

Northeast Bedroom -  
251 square feet floor area  
41 square feet window area  
4 persons

Southeast Bedroom -  
133 square feet floor area  
31 square feet window area  
2 persons

Second Floor

Northeast Bedroom -  
116 square feet floor area  
31 square feet window area  
1 person

South Bedroom -  
250 square feet floor area  
41 square feet window area  
4 persons

Second Floor (Continued)

Southwest Bedroom -

142 square feet floor area  
26 square feet window area  
2 persons

North Center Bedroom -

168 square feet floor area  
20 square feet window area  
2 persons

Northwest Bedroom -

122 square feet floor area  
36 square feet window area  
2 persons

Bathrooms

2 full baths on second floor  
1 1/2 baths on first floor

A large recreation room and full bath is provided in the basement.

This structure can be approved by the Health Department for Boarding Care and will provide space for 17 people.

*Jack E. Milburn*

Jack E. Milburn, Supervisor  
Institutional Services

JEM:dg

cc John Ridell, Central Inspection  
Leola Lindahl  
Martha McMurray, MAPC ✓

March 20, 1974

Mr. R. L. Reber  
Business Manager  
United Methodist Youthville, Inc.  
P. O. Box 210  
Newton, Kansas 67114

Dear Mr. Reber:

Enclosed is the receipt for the \$50.00 filing fee associated with the application submitted by United Methodist Youthville, Inc. for an exception to permit the operation of a rehabilitation home for youth at 8400 West Murdock. We have received letters from all the necessary agencies except the Fire Prevention Division of the Fire Department. Since a letter to Mr. Whitfield of your organization dated December 28, 1973, from Leland Johnson of the Central Inspection Division of the City of Wichita states that the Fire Department did have some recommendations relative to the use requested for the facility, we need some sort of correspondence indicating whether or not the house can be brought into conformance with the fire code provisions for this type of use.

In addition, we need three copies of a plot plan of the property, drawn to scale, showing the location of all structures, recreation areas, driveways and parking areas. In order for the Board to determine the number of parking spaces to be provided as required by the zoning ordinance (Section 28.04.185, Code of the City of Wichita), we will also need information on the number of vehicles to be associated with the home and whether or not the girls will be permitted to have automobiles.

Although the Central Inspection Division received a letter from the Wichita-Sedgwick County Department of Community Health listing three items which must be corrected or provided before the facility can be approved for licensing, no information was

Mr. R. L. Rober  
March 20, 1974  
Page Two

provided relative to the number and capacity of bedrooms that have met with Health Department approval. Since the Board is also required to determine the number of occupants permitted based on the sleeping capacity of the facility, we would appreciate receiving this information as soon as possible.

This application has been assigned Case No. BZA 6-74 and is scheduled to be considered by the Board of Zoning Appeals at its regular meeting on April 23, 1974, provided all materials have been received by our office by March 28, 1974. If you have any questions concerning this matter, please contact us.

Sincerely,

Martha McMurry  
Assistant Secretary  
Board of Zoning Appeals

MM:js

cc: Mr. and Mrs. Walter Tritsch  
8400 West Murdock  
Wichita, Kansas 67212

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

April 2, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

An application has been filed by United Methodist Youthville, Inc., Box #210, Newton, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit a Group Boarding Home for children on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lot 10 and the East  $\frac{1}{2}$  of Lot 11, Block 41,  
Country Acres Second Addition, Sedgwick  
County, Kansas. Generally located on the  
northwest corner of Reca and Murdock.

This application has been assigned Case No. BZA 8-74, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 23, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you desire, you may write to the Board of Zoning Appeals at 104 South Main to express your opinion on this matter. You are also welcome to speak or be represented by a spokesman at the Board of Zoning Appeals meeting when this matter will be considered.

If additional information is desired so that you may be fully informed on this matter, please call the Metropolitan Area Planning Department at 262-0611, Extension 205.

Jack H. Galbraith  
Secretary

*27 Notices mailed to  
adjoining property owners  
4-2-74*

*10 Notices mailed  
to map members  
4-2-74*

*File*

March 14, 1974

Mr. John Riddel  
Department of Central Inspection  
City Building Annex  
104 South Main  
Wichita, Kansas

RE: Youthville, 8400 West Murdock, Wichita, Kansas

On January 29, 1974 a letter was issued to Youthville for the following items to be corrected or accepted:

1. Raise ceiling height in upstairs bedrooms.
2. To waive space in small bedroom on first floor.
3. To accept less than 7'8" over 90% of the floor area of the upstairs bedrooms when maximum height is secured as stated in item #1.

When the above items are corrected or provided, the Health Department will recommend approving the license for this proposed group boarding home.

*Jack E. Milburn*  
Jack E. Milburn, Supervisor  
Institutional Services

JEM:dg

cc Leola Lindahl



*Leola*

March 25, 1974

Martha McMurray  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas

RE: 8400 West Murdock  
Proposed Group Boarding

Members of the Wichita-Sedgwick County Department of Community Health have recently evaluated the above property for a proposed Group Boarding care.

In the letter directed to Mr. Riddel on March 14, 1974, one item was listed for correction:

1. Upstairs bedrooms - ceiling height was to be increased.

When this item is corrected the structure would be accepted by the Health Department for boarding care.

The bedrooms and toilet facilities will accomodate housing for eleven persons.

*Jack E. Milburn*

Jack E. Milburn, Supervisor  
Institutional Services

JEM:dg

Attachment

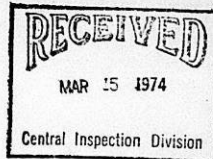
cc Leola Lindahl



WICHITA - SEDGWICK COUNTY



DEPARTMENT OF COMMUNITY HEALTH  
1900 E. 9TH ST.-WICHITA, KAN. 67214



March 14, 1974

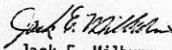
Mr. John Riddel  
Department of Central Inspection  
City Building Annex  
104 South Main  
Wichita, Kansas

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3. To accept less than 7'8" over 90% of the floor area of the upstairs bedrooms when maximum height is secured as stated in item #1.

When the above items are corrected or provided, the Health Department will recommend approving the license for this proposed group boarding home.

  
Jack E. Milburn, Supervisor  
Institutional Services

JEM:dg

cc Leola Lindahl

UNITED METHODIST  
*Youthville* INC. • BOX 210 • NEWTON, KANSAS 67114

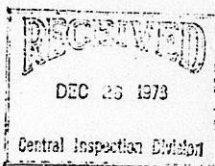
Newton 316-283-1950  
Dodge City 316-227-7221

Ft. Scott 316-223-5520  
Emporia 316-342-1487



SERVING YOUTH AT  
THE CROSSROADS

December 21, 1973



Mr. Robert B. Feldner  
Central Inspection Department  
Room 302  
104 South Main Street  
Wichita, Kansas 67202

Re: Ceiling Height of  
Two Bedrooms, 8400 W.  
Murdock, Wichita.

Dear Mr. Feldner:

We wish a hearing with the Board of Examiners relative to requesting that an exception be made on the ceiling height regulation for two bedrooms, second floor, 8400 West Murdock, Wichita.

It is our intent to use this facility as a group boarding home for girls. In order to do so we need to: 1.) make sure the basic facility can be modified for approval, 2.) request rezoning, and 3.) put the facility in order to meet licensing regulations.

Therefore we wish to request an exception be made reference the ceiling height of two second floor bedrooms which are 7' high.

Other rooms do conform to the ceiling height regulations.

As we have been pursuing the clearance of this home for well over nine months we would greatly appreciate your doing all you can to expedite this matter.

Sincerely,

Robert H. Whitfield, ACSW  
Executive Director

RHW:fd



DEPARTMENT OF COMMUNITY HEALTH  
1800 E. 9TH ST.—WICHITA, KAN. 67214

January 29, 1974

Mrs. Virginia Feeley  
Division of Maternal & Child Health  
Kansas State Department of Health  
535 Kansas Avenue  
Topeka, Kansas

Dear Mrs. Feeley:

RE: YOUTHVILLE  
8400 West Murdock  
Wichita, Kansas  
Proposed Group Boarding Home

The Wichita-Sedgwick County Health Department has taken into consideration, and will agree to the waiver, to the request, of the following proposals:

1. Raise the ceiling in the two upstairs bedrooms twelve inches to permit additional height in these two rooms.
2. To waiver space in small bedroom located at the northeast of first floor to allow for two occupants in this bedroom.
3. If the ceiling height is less than 7 ft. 8 inches over 90% of the upstairs rooms, the local health department will accept this deficiency.

Sincerely,

Jack E. Milburn, Supervisor  
Environmental Health

Leola Lindahl, R.H.  
Care Home Supervisor

File: 8400 W. Murdock

2 - Ref: Group Home

December 28, 1973

United Methodist Youthville, Inc.  
Box 210  
Newton, Kansas 67114

Attention: Robert H. Whitfield, ACEW  
Executive Director

Dear Mr. Whitfield:

Your letter to Mr. Feldner dated December 21, 1973 regarding the ceiling heights of second floor bedrooms at 8400 West Murdock has been handed to me for response.

Our building code specifies the minimum ceiling height for habitable rooms as 7' 6", which is probably what our inspector reported to you. Since the residence you propose to use is an existing structure, the habitable room requirement would be governed by the Housing Code. The provisions of the Housing Code currently effective do not specify a minimum ceiling height. Your request for an exception to the ceiling height, therefore, will not be necessary.

It is my understanding from our inspector that the Fire Department had some recommendations which the Board of Zoning Appeals will examine at the time you file your request with them.

The Board will also request a letter from this Division giving approval to the proposed use of the structure. You may use this letter as approval from the Central Inspection Division that the house at 8400 West Murdock complies with our code requirements.

Yours very sincerely,

Leland R. Johnson  
Building Code Engineer

LWJ:cg



**COUNTY OF SEDGWICK  
JUVENILE COURT**

MICHAEL CORRIGAN, JUDGE

LEWIS HEARNE, DIRECTOR OF COURT SERVICES

COUNTY COURTHOUSE  
DON W. AWTRYE  
CHIEF PROBATION OFFICER

WICHITA, KANSAS 67203  
MARY A. FEIL  
DEPUTY CHIEF PROBATION OFFICER

E. HAROLD COOK  
INTAKE SUPERVISOR

TELEPHONE 316-268-7241  
MARSHA SPANGLER  
COURT CLERK

March 13, 1974

Board of Zoning Appeals  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

RE: COLORADO CHRISTIAN HOMES INC.

To The Board Of Zoning Appeals:

It is my understanding that the above named organization presently has an application before your board relating to a group residential home they operate, located at 8400 West Murdock in Wichita.

I have been familiar with this organization for a number of years and can attest to the fact that it has served the children and all the citizens of the State of Kansas with great effectiveness. It's Board of Directors, who president is Mrs. Dick Price of Wichita, realizes that there has been a great and continuing need for the services of their organization. They have, therefore, taken great effort in establishing the above styled group residential home.

This organization has experience and competence and certainly has my highest recommendation. I sincerely hope for its success before your board.

Very truly yours,

Michael Corrigan  
Juvenile Judge

MC:ms

cc: Marian Zook



REDI-FORM

DATE 9-27-1923

TO

Jack Kirby

SUBJECT

Yonkersville Group Home

Please contact Traylor to  
make a joint inspection on  
this Yonkers Center. The  
attached letter will explain  
what is needed.

SIGNED

Jack Miller

Rediform 45462

NO REPLY NECESSARY

REPLY REQUESTED - USE REVERSE SIDE

10-2-23

SIGNED

Business forms in hand  
Mr. Kirby  
If you desire an estimate  
on the work to be done  
on the Yonkers Center  
please advise me.

REPLY

10-2-23

DATE

Mr. Kirby

STATE OF KANSAS



ROBERT B. DOCKING, Governor

STATE DEPARTMENT OF SOCIAL AND REHABILITATION SERVICES

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

Division of  
Social Services

Division of  
Vocational Rehabilitation

Division of  
Mental Health and Retardation

WICHITA DISTRICT OFFICE, 535 NORTH MAIN STREET, P.O. BOX 1620, WICHITA, KANSAS 67201

March 11, 1974

Board of Zoning Appeals  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Dear Sir:

Based on the experience of the Wichita District Office of the State Department of Social and Rehabilitation Services, there is certainly a need for a group facility such as the Methodist Youthville Group Home at 8400 West Murdock, Wichita, Kansas.

We have found that family foster homes somehow cannot meet the needs of many of these troubled teenagers and have turned to the small group living facility as the best solution to our current problems.

The extent that we are able to use a facility depends upon the quality and kind of services provided.

We feel that we can sanction the type program provided at this home as Methodist Youthville operate appropriate group facilities.

Sincerely,

*Mary McCubbin*  
(Mrs.) Mary McCubbin  
Unit Supervisor, Foster Care

*Velma A. Butler*  
(Miss) Velma Butler, ACSW  
Section Supervisor

VB:MMcC:mh  
cc: Pat Blankinship

State Dept of Social &  
Rehabilitation Services  
P.O. Box 1620  
Wichita, KS



STATE DEPARTMENT OF  
SOCIAL AND REHABILITATION SERVICES  
P.O. BOX 1620  
WICHITA, KANSAS 67201

18



Board of Zoning Appeals  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

September 19, 1973

Mr. R. L. Reber, Business Manager  
United Methodist Youthville, Inc.  
Box 210 Newton, Kansas 67114

Dear Mr. Reber:

We are in receipt of your application for an "exception" to permit the establishment of a rehabilitation home for adolescent girls at 8400 West Murdock, Wichita, Kansas; however, the application did not include the required filing fee of \$50.00. In addition to the filing fee, the following will need to be submitted prior to our advertising the case for public hearing:

1. A letter of tentative approval from (a) The Wichita-Sedgwick County Department of Community Health, (b) The Central Inspection Division of the Department of Public Works, and (c) The Fire Prevention Division of the Fire Department. Such letter shall set forth any limitations on the child care center such as, number and age of children, modifications to be made on the building (existing or proposed), and any other criteria upon which the tentative approval is contingent.

In addition to the foregoing, we will also need a letter from the Juvenile Court, the Sedgwick County Welfare Department or other appropriate state or local agencies sanctioning the program.

It should be understood that mere compliance with the development standards does not commit the Board of Zoning Appeals to approve any application. Each application will be advertised for public hearing, as required by law, and the Board of Zoning

Mr. R. B. Reber  
Page 2

Appeals will consider each application on its own merit, taking into consideration the impact such use will have on the surrounding area.

If you submit the required filing fee and letters by September 25, 1973, this case can be advertised for public hearing by the Board of Zoning Appeals at their meeting of October 23, 1973.

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

Sincerely,

G. Lynn Shirkey  
Junior Planner

GLS:rw  
enclosure

BOARD OF ZONING APPEALS

CASE NO. \_\_\_\_\_

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant  United Methodist Youthville Inc.

Mailing Address Box # 210 Newton, Ks. 67114 Phone 283-1950

Name of Authorized Agent  R. L. Reber

Mailing Address Box # 210 Newton, Ks. 67114 Phone 283-1950

Relationship of applicant to property is that of Other  
(Owner, Tenant, Lessee, Other). United Methodist Youthville Inc. will purchase property if proper zoning can be obtained

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 Rehabilitation Home for youth

\_\_\_\_\_ on property zoned

AA, located 8400 West Murdock

\_\_\_\_\_ and legally described as:

Lot 10 and the East 1/2 of Lot 11, Block # 11, Country Acres Second

Addition, Sedgwick County, Kansas

\_\_\_\_\_, in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant United Methodist Youthville Inc.

Authorized Agent R. L. Reber  
Business Manager

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
	34	Country Acres Second Add.	✓ Board of Education City of Wichita Dist. #1 428 South Broadway Wichita, Kansas 67202
1	35	Same	✓ Ralph E. Covel & Thelma 946 Reca Wichita, Kansas 67212
2	35	Same	✓ Kenneth E. Rohling and Alvina Rohling 8301 Birch Lane Wichita, Kansas 67212
23	35	Same	✓ Alva W. Pannell & Mae Bell 8300 West Murdock Wichita, Kansas 67212
24	35	Same	✓ David W. Deerfield 8314 West Murdock Wichita, Kansas 67212
1	37	Same	✓ Clarence Donald Broadhead Elizabeth J. Broadhead 8315 West Murdock
2	37	Same	✓ Darrel E. Fisher Orlene J. Fisher 8301 West Murdock Wichita, Kansas 67212
17	37	Same	N/A Nancy E. Martin Address Unknown
10	40	Same	✓ J. W. Bartels & Stella 8400 Birch Lane Wichita, Kansas 67212
11	40	Same	✓ R. O. Arnold and Willisene Arnold 1927 Carson Wichita, Kansas 67216
12	40	Same	✓ Samuel W. Rich & Faith L. 1827 N. Estelle Wichita, Kansas 67214
5	41	Same	✓ Larry J. Farney and Jacqueline M. Farney 8435 Birch Lane Wichita, Kansas 67212

Lot	Block	Addition	Property Owner
6	41	Country Acres Second Add.	✓ Carl D. Gordon and Claudia J. Gordon 962 Country Acres Wichita, Kansas 67212
7	41	Same	Same
8	41	Same	✓ Amos A. Sanders and Annie 8413 Birch Lane Wichita, Kansas 67212
9	41	Same	✓ Arthur Faye Whillock Mackie Joe Whillock 8401 Birch Lane Wichita, Kansas 67212
10	41	Same	✓ National Benevolent Association of Christian Churches P.O. Box 210 Newton, Kansas 67114
E½ 11	41	Same	Same
W½ 11	41	Same	✓ Alban F. Born and Elizabeth K. Born 8418 West Murdock Wichita, Kansas 67212
12	41	Same	Same
13	41	Same	✓ Garrison R. Murray and Betty L. Murray 8428 West Murdock Wichita, Kansas 67212
14	41	Same	N/A George S. King and Ruth Address Unknown
17	42	Same	✓ Peter G. Pankratz and Elfrieda H. Pankratz 4311 West 18th Wichita, Kansas 67212
18	42	Same	✓ Gertrude Berkehile 8406 Bekemeyer Wichita, Kansas 67212
19	42	Same	✓ Michael R. Hanson and Carole A. Hanson 901 Rea Wichita, Kansas 67212

Lot	Block	Addition	Property Owner
20	42	Country Acres Second Add.	✓ Leonard J. Weilert and Eleanor P. Weilert 907 Reca Wichita, Kansas 67212
21	42	Same	<i>N/A</i> John Taylor Jr. and M. Ruth Taylor Address Unknown
22	42	Same	✓ Ronald P. Hughart and Marian I. Hughart 8421 West Murdock Wichita, Kansas 67212
23	42	Same	✓ William Dean Rosenboom Jr. Joan G. Rosenboom 8427 West Murdock Wichita, Kansas 67212
24 exc W 3'	42	Same	✓ H. Robert White and Wanda S. White 8433 West Murdock Wichita, Kansas 67212
W 3' 24	42	Same	✓ Donald C. Richardson and Sandra K. Richardson 8439 West Murdock Wichita, Kansas 67212

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

A 200 foot radius of: Lot 10 and the East  
Half of Lot 11, Block 41, Country Acres 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 this 4th day of September, 1973  
at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*John Byron*

*Asst.* Vice President


Order No. 206559  
wh

THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

RETURN  
TO  
WRITER



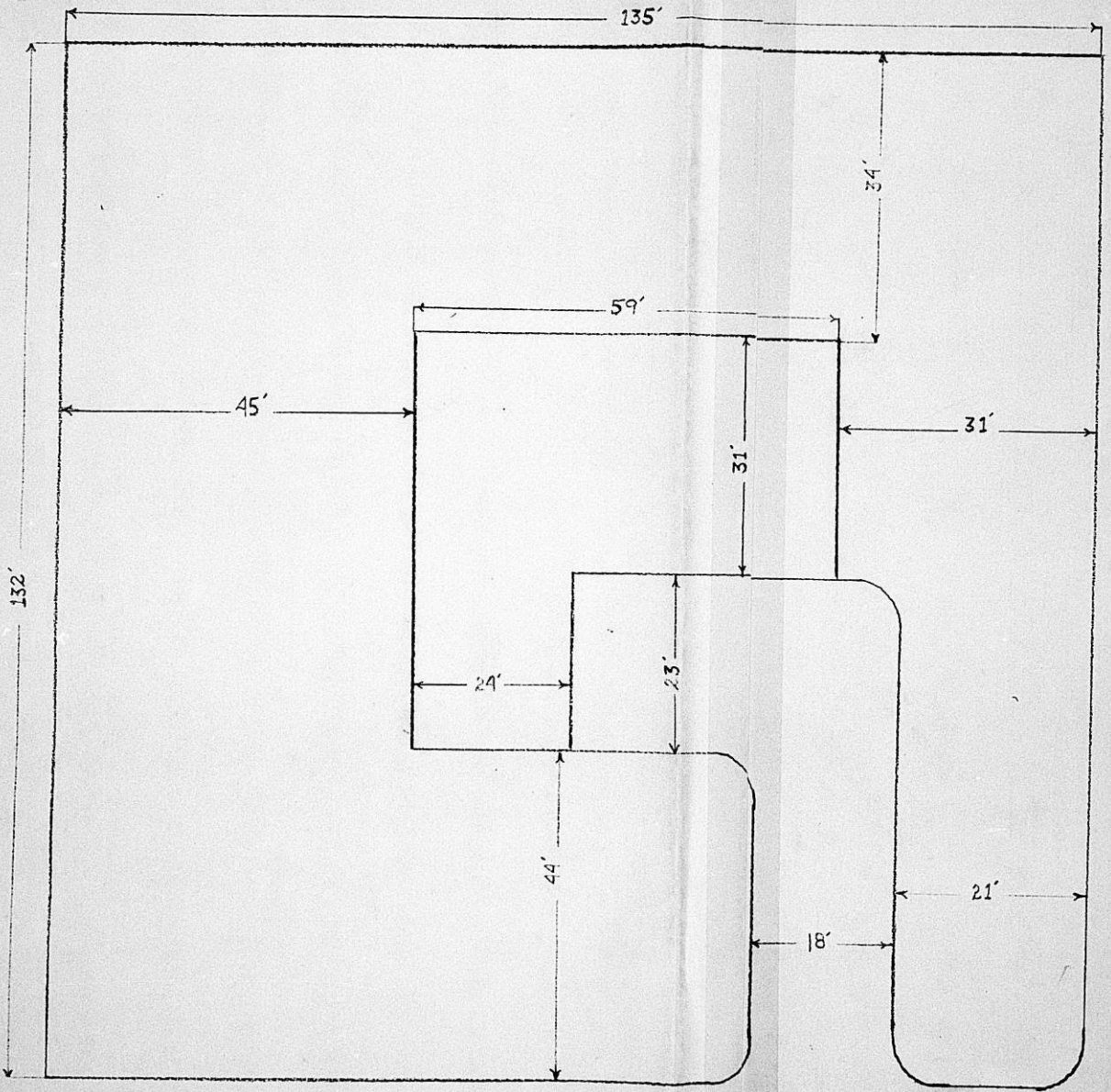
Samuel W. Rich & Faith L.  
1827 N. Estelle  
Wichita, Kansas 67214

- Moved, left no address
  - No such number
  - Moved, not forwardable
  - Addressee unknown
- HC 1420



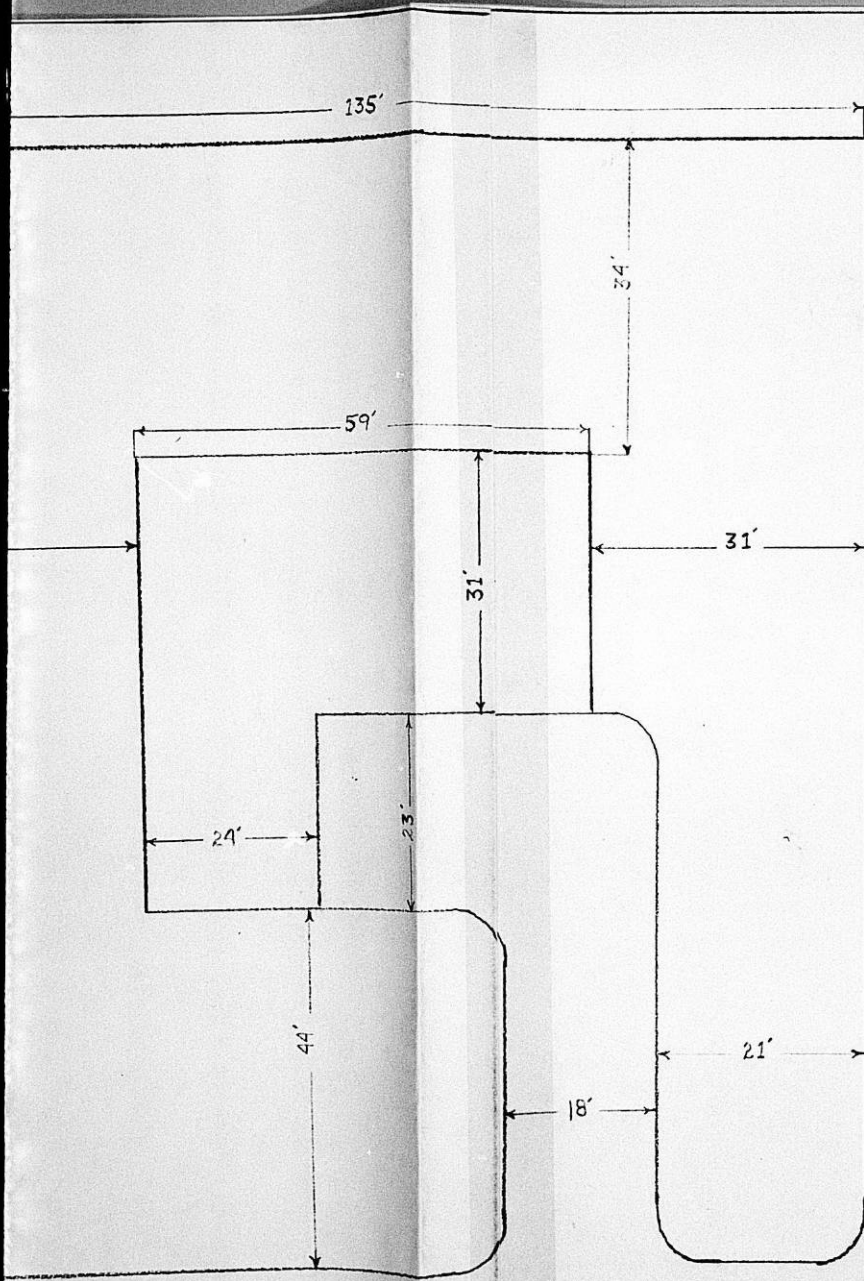
B2A 8-74











SCALE  $\frac{3}{8}'' = 5'$

HOME LOCATION  
8400 WEST MURDOCK.