

POSTED

7-28-74

✓ 200 - MAR  
✓ 200 C.I.

ACTION

DATE

8-27-74

B2A COMMITTEE

Approved

M.A.P.C.

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

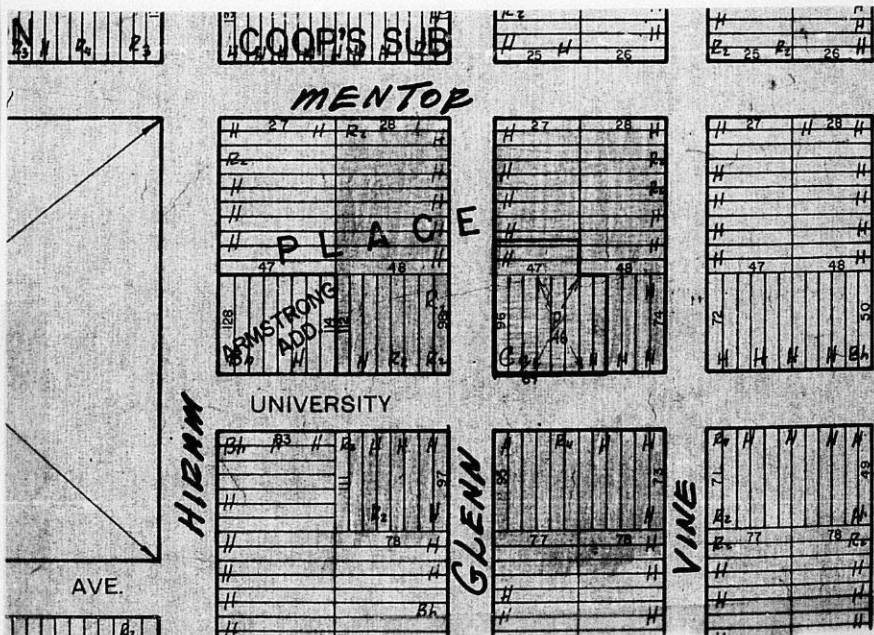
BZA 21-74 - University Friends Church requests exception to permit establishment of child care center on northeast corner of Glenn and University.

Map No. 5346  
 Sec. 30  
 Twp. 27  
 Range 1E

BZA- 21-74  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
- Acres: 0.8 ( 175 ft. by 200 ft.)
  - Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  - Land Use: East SINGLE FAM South SINGLE & MULTI FAM  
 West TWO FAM North SINGLE FAM
  - Sketch Plan Land Use is for: \_\_\_\_\_
  - Present Land Use if for: CHURCH & SINGLE FAM
  - Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



RESOLUTION BZA 21-74

WHEREAS, University Friends Church, 1840 University Avenue, Wichita, Kansas requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the operation of a child care center on property zoned "RB" Four Family Dwelling District, and legally described as follows:

Lots 82, 84, 86, 88, 90, 92, 94 and 96 on University Avenue and the south 10 feet of Lot 43 and all of Lots 45 and 47 on Glenn Avenue all in University Place Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Glenn and University Avenue.

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 August 27, 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 the operation of a child care center on property zoned the "RB" Four Family Dwelling District subject to the conditions outlined in Section 28.04.185.2, 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 child care center on property zoned the "RB" Four Family Dwelling District and legally described as follows:

Lots 82, 84, 86, 88, 90, 92, 94 and 96 on University Avenue and the south 10 feet of Lot 43 and all of Lots 45 and 47 on Glenn Avenue all in University Place Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Glenn and University Avenue.


subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.

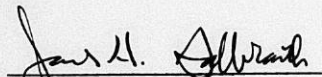
Resolution No. BZA 21-74  
Page Two

4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

ADOPTED AT WICHITA, KANSAS, this 27th day of August,  
1974.

  
James Richardson, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

September 9, 1974

Mr. Robert L. Davis  
1022 Union Center Building  
Wichita, Kansas 67202

Subject: Case No. BZA 21-74  
Request for Exception

Dear Mr. Davis:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 27, 1974, in connection with your request for an exception to permit the operation of a child care center on property zoned the "RB" Four Family Dwelling District and generally located on the northeast corner of Glenn and University Avenue.

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 questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js  
Encl.

cc: University Friends Church, 1840 University 67213  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection  
Leola Lindahl, Health Department

August 28, 1974

Mr. Robert L. Davis  
1022 Union Center Building  
Wichita, Kansas 67202

Subject: Case No. BZA 21-74  
Request for Exception

Dear Mr. Davis:

At the regular meeting of the Board of Zoning Appeals on August 27, 1974, your request for an exception to permit the operation of a child care center on property zoned the "RB" Four Family Dwelling District and generally located on the northeast corner of Glenn and University Avenue, was considered.

It was the action of the Board to approve this request subject to the five conditions as listed in the Secretary's report.

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: University Friends Church, 1840 University, 67213  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 21-74

APPLICANT: University Friends Church, 1840 University Avenue,  
Wichita, Kansas

AGENT: Robert L. Davis, 1022 Union Center Building, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City  
of Wichita to permit the operation of a child care center  
on property zoned the "RB" Four Family Dwelling District.

GENERAL LOCATION: Northeast corner of Glenn and University Avenue.

LAND USE: Subject property contains a church and a single family  
residence that is utilized as the church parsonage. All  
surrounding properties are developed as single family  
residences.

ZONING: Subject property is zoned the "RB" Four Family Dwelling  
District as are all surrounding properties.

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 con-  
ditions set out in Section 28.04.185.2, can be complied with.

COMMENTS BY THE SECRETARY

The University Friends Church is requesting an exception to  
permit the operation of a Child Care Center in the church facilities.  
The proposed operation has been described as one that will accom-  
modate 14 children per session. There will be two sessions on Mondays,  
Wednesdays and Fridays, and one session on Tuesdays and Thursdays.  
The morning sessions run from approximately 9:00 a.m. to 11:30 a.m.  
and the afternoon sessions from 1:00 p.m. to 3:30 p.m.

The applicant has submitted a plot plan, approved by the  
Division of Traffic Engineering, which indicates that ample parking  
and off-street loading space will be provided. The Department of  
Community Health, the Department of Public Works and the Fire

Secretary's Report  
Case No. BZA 21-74  
Page Two

Prevention Division have inspected the premises and set forth the conditions which must be met in order to bring the facility into compliance with state and local codes and licensing requirements.

RECOMMENDATION

It is the recommendation of the Secretary that the exception to permit the operation of a child care center be approved subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

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

August 7, 1974

CORRECTED NOTICE TO ADJOINING PROPERTY OWNERS.

Case No. BZA 21-74

Our notice to you of August 6, 1974 advised you that an application had been filed by University Friends Church requesting an exception to permit the operation of a child care center on property zoned the "RB" Four Family Dwelling District and legally described as follows:

Lots 82, 84, 86, 88, 90, 92, 94 and 96 on University Avenue and the south 10 feet of Lot 43 and all of Lots 45 and 47 on Glenn Avenue all in University Place Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Glenn and University Avenue.

This notice was in error in that it advised you the case would be heard by the Board of Zoning Appeals at their regular meeting of September 27, 1974. This notice is to advise you that this meeting will be held on Tuesday, August 27, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main St. Wichita, Kansas.

JACK H. GALBRAITH  
Secretary

THIS NOTICE MAILED ON THIS DATE TO 24 ADJACENT PROPERTY OWNERS and 10 MAPC members

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

August 6, 1974

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 21-74

An application has been filed by University Friends Church, 1840 University Avenue, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the operation of a child care center on property zoned the "RB" Four Family Dwelling District and legally described as follows:

Lots 82, 84, 86, 88, 90, 92, 94 and 96 on University Avenue and the south 10 feet of Lot 43 and all of Lots 45 and 47 on Glenn Avenue all in University Place Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Glenn and University Avenue.

This application has been assigned Case No. BZA 21-74, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 27, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

JACK H. GALBRAITH  
Secretary

NOTICES MAILED ON THIS DATE TO 2<sup>4</sup> ADJACENT PROPERTY OWNERS AND 10 MAPC MEMBERS.

BOARD OF ZONING APPEALS

CASE NO. 21-74

CITY OF WICHITA, KANSAS

FILED 7-23-74

APPLICATION FOR EXCEPTION

I. Name of Applicant University Friends Church (University Monthly Meeting of Friends)  
Mailing Address 1840 University Avenue Phone 262-0471  
Name of Authorized Agent Robert L. Davis, Attorney  
Mailing Address 1022 Union Center Bldg. Phone 267-7396  
Relationship of applicant to property is that of owner  
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 28.04.185 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of Child Care Center

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

RB, located 1840 University Avenue, Wichita, Kansas

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

Lots 82, 84, 86, 88, 90, 92, <sup>94</sup> and 96 on University AVENUE AND THE SOUTH 10 FEET OF LOT 43 AND ALL OF LOTS 45 AND 47 ON GLENN Avenue, in University Place Addition

\_\_\_\_\_, 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 University Friends Church  
(University Monthly Meeting of Friends)  
Authorized Agent Robert L. Davis

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 3:30 (a.m. - p.m.), 7/23, 1974, together with appropriate fee of \$50.00

Signed Larry Dobson

DEPARTMENT OF INSPECTION-FIRE-HEALTH  
 WICHITA, KANSAS

Inter-Departmental Referral Notice for Evaluation  
 of  
 Structures Proposed for Adult and Child Care

Agency Initiating Referral H. D. (L. L.) Case No. \_\_\_\_\_ Date 7-23-74

Propositive Applicant

Name	Address	Phone

Propositive Site

Address	Present Use
<u>1840 University</u>	<u>church</u>
	Proposed Use <u>group care center</u>

Owner	Address	Phone
<u>Friends University Church (Mrs. Kathy Allen-Administrator)</u>		

Preliminary Report of Improvements for Initial Approval Status  
 (add additional sheets as necessary)

This is a third floor room. Section 802 (c) UBC does not allow rooms above the first floor to be used for this purpose.

Floor plan of third floor has been furnished designating room #351 for usage.

\_\_\_\_\_  
 Agency Representative

Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection;  
 2nd copy (red) to Fire.  
 Intra Agency Routing: Central Inspection-Zoning, Planning, Plumbing, Electrical  
 Health-Environmental, Personal  
 Routing of Preliminary Reports: Photocopies from Health to Inspection and Fire;  
 Inspection to Health and Fire;  
 Fire to Health and Inspection

WICHITA—SEDGWICK COUNTY



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

March 28, 1974

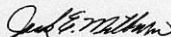
Martha McMurry  
Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas

RE: Proposed Group Care Center  
University Friends Church  
1840 University

Representatives of the Wichita-Sedgwick County Department of Community Health have recently evaluated the above facilities for Group Boarding Care service.

Based on designated rooms and equipment for use the application for licensing can be approved.

The Center would be limited to not more than 24 children per session.

  
Jack E. Milburn, Supervisor  
Institutional Services

JEM:dg

cc Leola Lindahl  
John Ridell, Central Inspection Division  
Kathy Allen, 323 North Yale



*Martha*

March 29, 1974

Mrs. Kathy Allen  
323 North Yale  
Wichita, Kansas

RE: Friends University Church  
1840 University  
Group Care

This letter will verify conversation held with you concerning the Group Care Center at the above address.

When clearance is granted for this center you shall provide the following:

1. Racks and hangers for clothing and personal belongings.
2. Safety steps at drinking fountain and stools and lavatory.
3. Water temperature to be regulated at lavatories so as not to exceed 120° F.
4. Outside play equipment to be replaced.
5. Open window wells of basement windows adjacent to children activity shall be covered with heavy wire grill to eliminate safety hazard.
6. Outside play area shall provide 100 square feet of fenced area per child-for 24 children you shall provide a minimum of 2400 square feet.
7. Maximum number per session shall not exceed 24 children-limited to this number because of only two handwashing units are conveniently available.

This Center shall close not later than May 31, 1974, and not reopen until approved by the Health Department. If the Center is reopened for the fall school term and has not complied with zoning regulations the enrollment shall not exceed six (6) children.

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

JEM:dg

cc Leola Lindahl, Martha McMurry, John Riddel

KANSAS STATE DEPARTMENT OF HEALTH

EXTENSION OF TEMPORARY LICENSE  
TO OPERATE A CHILD CARE FACILITY

June 6, 1974

University Friends Church Pre-school  
1840 University Avenue

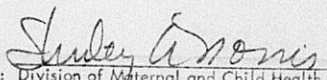
Wichita (Seagrwick)

having filed application to conduct a child

care establishment, and having affirmed an intention to comply with all statutory laws, rules, and regulations governing the operation of such facilities, is hereby

given permission to conduct the facility described below until October 31, 1974  
Extension Date

REASON FOR EXTENSION OF TEMPORARY LICENSE: to allow time for Health and Department of Social and Rehabilitation Services to submit licensing recommendations.

  
For: Division of Maternal and Child Health,  
Kansas State Department of Health

TO BE POSTED WITH TEMPORARY LICENSE

Temporary License No. 3288

THE CITY OF WICHITA



FIRE DEPARTMENT  
THIRD AND WATER STREETS  
WICHITA, KANSAS 67202

March 20, 1974

Mrs. Kathy Allen, Administrator  
323 North Yale  
Wichita, Kansas 67208

Dear Mrs. Allen:

I recently made a fire evaluation of your pre-school facility and everything seems to be in good order, with the exception of the following item:

Provide safety covers for all electrical outlets in areas where children will be.

If I may be of any assistance, please contact me at the Fire Prevention office, 262-4451, extension 43.

Sincerely,

THE WICHITA FIRE DEPARTMENT

Dolan M. Martin  
Fire Prevention Training Instructor

DMM:pp

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
 SEDGWICK COUNTY )

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

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

All of the owners within 200 feet of:

Lots 82, 84, 86, 88, 90, 92, 94, and 96 on University Avenue all in University Place Addition to Wichita Sedgwick County, Kansas.

and

The South 10 feet of Lot 43 and all of Lots 45 and 47 on Glenn Avenue in University Place Addition to Wichita Sedgwick County, Kansas.



  
**Fidelity**  
**Title**  
**Company,**  
**inc.**

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

LOTS	STREET	ADDITION	OWNER
72	University	University Place	Friends University ✓ 2100 University 67213
74 & 76	"	" "	Kansas Yearly Meeting ✓ of Friends ✓ C/O Friends University 2100 University 67213
78 & 80	"	" "	Fred E. VanNess ✓ Amy E. VanNess. 1804 University 67213
82, 84, 86 88, 90, 92 94 & 96	"	" "	The University Monthly ✓ Meeting of Friends
N 75' 98, 100 & 102	"	" "	Guy W. Harvey ✓ Versa R. Harvey 537 S. Glenn 67213
98, 100 & 102 Exc N. 75'	"	" "	R.K. McCaffrie ✓ Kathleen A. McCaffrie ✓ (unknown). 1900 University 67213



LOTS	STREET	ADDITION	OWNER
104 & 106	University	University Place	Friends University 2100 University 67213
73, 75 & 77	"	" "	William M. Bugner RFD 1 Goddard, Kansas
S 50' 72, 75 & 77	"	" "	Martha D. Chance (Unknown)
79, 81 & E½ 83	"	" "	Max LeRoy Stein Ruby Irene Stein 1813 University 67213
W½ 83 and 85 & 87	"	" "	Gale L. Day 1939 Lulu 67211
89, 91, 93 and 95	"	" "	John M. Michener 1829 Niversity 67213
N 118' 97 & 99	"	" "	Harvey R. Farha Janice K. Farha (Unknown)
S 57' 97 & 99	"	" "	John M. Michener Anne Michener 1829 University 67213
101 & 103	"	" "	Harry M. Van Pelt V. Faye Van Pelt 1907 University 67213
34 to 48 even inc.	Glenn	" "	The Univesity Monthly Meeting of Friends
33 & N½ of 35	"	" "	Mary L. VonMerveldt 1912 Mentor
S½ 35 & 37	"	" "	Melvin E. Clark Lennea S. Clark 512 S. Glenn 67213
39, 41 & N 15' 43	"	" "	Margaret Raines 516 S. Glenn 67213
S 10' 43 45 & 47	"	" "	Josephine Ruth Coulter 520 S Vine 67213
S 2' 30 -34 and 32	Vine	" "	Joseph Walz Anna Walz 609 S. Vine 67213
36 & 38	"	" "	Vergie H. Martin 821 McCormick 67213
40 & 42	"	" "	Della B. Wood 515 S. Vine 67213
44, 46 & 48	"	" "	Miguel J. Casado Pauline E. Casado 517 S. Vine 67213

*returned  
8.2.74  
8.8.74*

LOTS	STREET	ADDITION	OWNER
41	Vine	University Place	✓ Rex C. Shafer 518 S Vine 67213
43, 45 & N $\frac{1}{2}$ 47 Exc W 50'	"	"	<i>Returned 8-8-74</i> ✓ Lester E. Mardock Viola Mardock 524 S. Vine 67213
W 50' of S $\frac{1}{2}$ Lot 47	"	"	✓ Friends University 2100 University 67213

Dated at Wichita, Kansas this 22nd Day of  
July 1974 at 7:00 A.M.

THE FIDELITY TITLE COMPANY INC.

By C. E. Bud Kilde  
VP

Order No. 25040

The Following additional owners added to the  
Statement July 30, 1974.

Lot 28 and the North 23 feet  
of Lot 30 on Vine in University  
Place Addition.

✓ Milford Shipley  
Vera O. Shipley  
501 S. Vine 67213

Lots 27, 29 and 31 on Glenn Ave  
in University Place Add.

✓ The University Monthly  
Meeting of Friends.

Dated this 30th day of July.

THE FIDELITY TITLE COMPANY INC.

By \_\_\_\_\_  
VP

THE CITY OF WICHITA



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



NO SUCH STREET NUMBER

Josephine Ruth Coulter  
520 S. Vine  
Wichita, Kansas 67213

21-74



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
WEST



PLEASE SAY YES  
TO THE NEW  
MARCH OF DIMES

THE CITY OF WICHITA



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



PLEASE SAY YES  
TO THE NEW  
MARCH OF DIMES

B27 21-74

Josephine Ruth Coulter  
520 S. Vine  
Wichita, Kansas 67213

NO SUCH STREET NUMBER



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
WEST



PLEASE SAY YES  
TO THE NEW  
MARCH OF DIMES

THE CITY OF WICHITA



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



PLEASE SAY YES  
TO THE NEW  
MARCH OF DIMES

NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
WEST

B27 21-74

Rex C. Shafer  
518 S. Vine  
Wichita, Kansas 67213

FORM 273

**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
E 724	50.00

Name \_\_\_\_\_

Address \_\_\_\_\_

Type 11-407103 Due Date 1/6/74

Comments: \_\_\_\_\_

Date 1/6/74 By \_\_\_\_\_