

BZA 22-76 Northeast Day Care Learning Center requests exception to permit the establishment of a day care learning center on property generally located on the east side of Lorraine in an

*POSTED*  
*6-17-76*  
*map*  
*copy*  
*copy*

**ACTION**

DATE

1-20-76

deferred

BZA 22-76 COMMITTEE

8-24-76

deferred

~~PLANNING~~

9-28-76

~~B. C. B. B. C.~~ approved

*BUREAU*

Map No. 5649  
 Sec. 10  
 Twp. 27  
 Range 7E

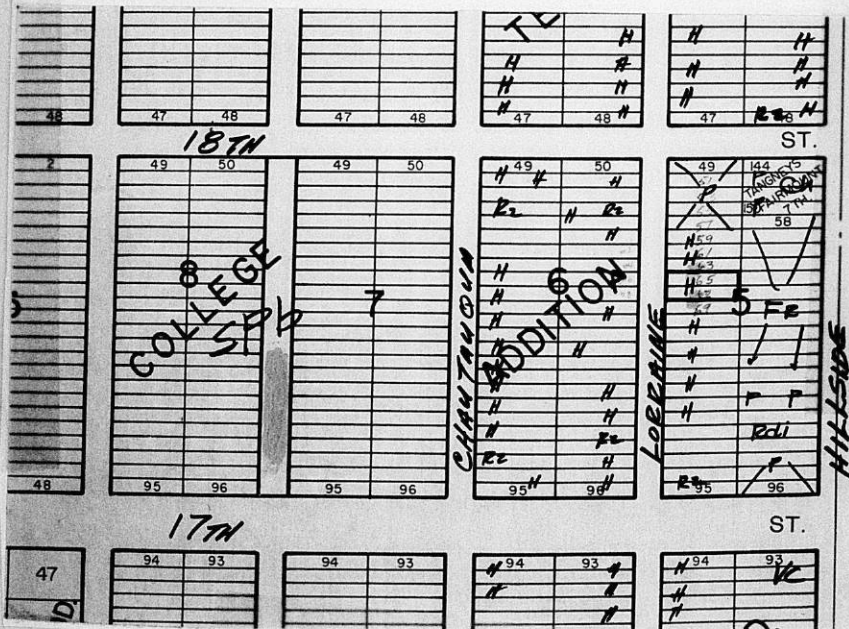
BZA- 22-76  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

- Acres: \_\_\_\_\_ ( 50 ft. by 140 ft.)
- Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
- Land Use: East FRATERNITY HOUSE South SINGLE FAM  
 West SINGLE FAMILY North SINGLE FAM
- Sketch Plan Land Use is for: \_\_\_\_\_
- Present Land Use if for: SINGLE FAMILY
- Area (is) (is not) platted.

PHOTO DATA:

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



HASTINGS, MN - LOS ANGELES  
 LODAN OH - MORGAN, TX U. S. A.

Smith & Sons  
 No. 2133C

RESOLUTION No. BZA 22-76

WHEREAS, Alma Grant, 3712 East 13th Street, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a child care center on property zoned the "A" Two Family Dwelling District and legally described as follows:

Lots 65 and 67, Block 5, College Terrace Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area between 17th and 18th 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 July 27, 1976, consider said application, and did, following a tie vote on a motion to deny the application, defer said application to its next meeting of August 24, 1976; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of August 24, 1976, at the request of the applicant, defer consideration of said application to its next meeting of September 28, 1976, for the purpose of having a full Board present; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of September 28, 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 the establishment of a child care center on property zoned the "A" Two 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 the establishment of a child care center on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lots 65 and 67, Block 5, College Terrace Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area between 17th and 18th Streets,

subject to the following conditions:

1. The applicant shall obtain Board approval of Case No. BZA 33-76.
2. 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.
3. The Department of Community Health shall determine the maximum number of children to be permitted in the center, which shall not exceed 15 children.
4. 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.
5. One off-street parking space 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, or the applicant shall obtain a variance of this requirement.

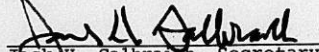
RESOLUTION NO. BZA 22-76  
Page 2

6. 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. The location of these spaces shall be approved by the Superintendent of Central Inspection.

ADOPTED AT WICHITA, KANSAS, this 28th day of September, 1976.

  
Marie L. Taylor, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

# THE CITY OF WICHITA



BOARD OF ZONING APPEALS  
Tenth Floor  
City Hall  
455 N. Main  
WICHITA, KANSAS 67202

September 2, 1976

Ms. Alma Grant  
3712 East 13th Street  
Wichita, Kansas 67208

Re: Board of Zoning Appeals  
Case Numbers BZA 22-76, BZA 23-76,  
and BZA 33-76

Dear Ms. Grant:

I am in receipt of your letter of August 20, 1976, and a copy of your letter to Mr. Denton dated August 21, 1976.

As you know, the intended use of your property at 1838 North Lorraine as a child care center is not an outright permitted use in your zoning district, the "A" Two Family Dwelling District. However, the Board of Zoning Appeals has the jurisdiction and authority to grant you an exception to permit the establishment of a child care center in the "A" Two Family Dwelling District subject to certain conditions and requirements, as stated in Section 28.04.185.2 of the City Code. This is the exception you have made application for, which we have identified as Case No. BZA 22-76.

When you filed your exception application, you submitted a site plan, which showed the location of the required parking and loading spaces in the front yard setback. We advised you that we did not feel the Traffic Engineer's Office could approve such a plan, but that even if they did you could not locate the required off-street parking spaces in the 25 foot front yard setback area unless a variance of that regulation was granted by the Board of Zoning Appeals. You were advised that your exception application could not be accepted unless you were able to show the location of the required off-street parking and loading spaces on the site without utilizing the front yard setback area for the off-street parking or you would need to simultaneously file a variance request to permit utilization of the front yard area for parking. You then filed a variance requesting the reduction of the front yard setback from 25 feet to 0 feet for off-street parking purposes. This case was assigned Case No. BZA 23-76.

Ms. Alma Grant  
September 2, 1976  
Page 2

Both of the above cases were considered by the Board of Zoning Appeals on July 27, 1976. A tie 2 to 2 vote on both cases automatically deferred the cases to the August 24, 1976 meeting. Following the July 27, 1976 meeting you came in to talk to me about your cases and how you might enhance your chances of getting them approved. It was suggested that you contact the Traffic Engineer's Office to try and find a satisfactory method, from their standpoint, of providing the required parking and loading spaces on your property. But if this was impossible to accomplish, it was suggested that you file a separate variance request to reduce the required off-street parking requirement to 0 spaces so that you could provide the parking spaces off-site.

After determining that all the parking and loading spaces could not physically be located in the front yard you then proceeded to file a variance request to reduce the number of required off-street parking spaces from 2 spaces to 0 spaces. As part of the application, you submitted a revised site plan showing the loading spaces located in the front yard setback, and a letter from the Director of the halfway house across the street permitting you to utilize their parking area through 1977. This variance request was assigned Case No. BZA 33-76.

You are correct in your assessment that you do not need approval of both variance requests. If the Board approves your exception for a child care center they also would need to approve one or the other of the variance requests. We advised you that both variance requests could remain on the agenda, with the thought in mind that this would perhaps add flexibility to the Board in their consideration of the child care center exception. If, however, you desire to withdraw one of the cases from consideration, you may do so.

In reference to your remarks about obtaining a legal document from the owner of the land where your parking is to be provided, it should be noted that we suggested this as a condition of approval if the Board grants your variance. We have not asked you to obtain such a document at this time, however, such might be a requirement of the Board, and in my opinion, should be guaranteed on a long term basis.

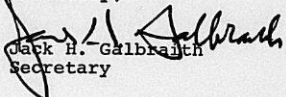
Since the parking and loading space situation is a major topic of discussion, I would reiterate that the zoning ordinance requires one off-street parking space shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center. The ordinance also requires that off-street loading spaces shall be provided on the premises at the ratio of one space for each ten children or major fraction thereof when the capacity of the child care center exceeds twelve.

I would like to meet with you at your earliest convenience to

Ms. Alma Grant  
September 2, 1976  
Page 3

answer any of your questions and provide any information you may need. Please call me at 268-4432 so that we can arrange a meeting time.

Sincerely,

  
Jack H. Galbraith  
Secretary

JHG:LD:bh

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

September 1, 1976

TO E. H. Denton, City Manager  
FROM Robert A. Lakin, Director of Planning  
SUBJECT Proposed Child Care Center, 1838 N. Lorraine

The Board of Zoning Appeals cases referenced in Mrs. Grant's letter are all associated with property owned by her which she hopes to develop as a child care center. This is not an outright permitted use in the existing zoning district which is the "A" Two Family Dwelling District, but may be permitted as an "exception" granted by the Board of Zoning Appeals.

Mrs. Grant first contacted this office in early June inquiring as to what she needed to do in order to operate a child care center. The application procedure for filing an exception request was explained to her and she was informed specifically about the off-street parking and off-street loading requirements for a child care center (as required by ordinance). It was pointed out that this could be a major problem, due to the narrow width of the lot and the inaccessability of the rear yard for use as off-street parking.

On June 14, 1976, Robert T. Schleiter filed an exception request for a child care center, naming Alma Grant as the applicant. An unscaled site plan was submitted as part of the application, showing the reconstruction of an existing driveway, the construction of a new circle driveway and an additional driveway slab.

As the case was reviewed, it was noted that the required off-street parking spaces were being shown in the front yard setback area, in violation of Section 28.04.140.1, of the Code of the City of Wichita. The applicant was informed by phone that her application for exception must show that she can comply with the off-street parking and off-street loading requirements or that she ask for a variance from these provisions, which would involve (under BZA rules) the filing of a separate variance application.

Staff expressed doubt that her site plan would be approved by the Traffic Engineer's Office because of the narrow 50 foot frontage, but advised her even if the Traffic Engineer approved a plan showing her required parking and unloading

COPY

E. H. Denton, City Manager  
Page 2  
September 1, 1976

spaces in the front yard setback, she would need Board of Zoning Appeals approval of a variance to reduce the front yard setback to 0 feet for the purpose of providing off-street parking. The necessary forms and information was provided to the applicant for filing a variance application. She was advised to contact the Traffic Engineer's office for counsel on what could be done to provide the necessary parking.

On June 22, 1976, the applicant returned with her husband at which time the parking requirements were again discussed. It was explained that one off-street parking space for each teacher or employee as required by the Ordinance must be provided on the premises. The applicant stated that there would be a total of two people working at the center, which would require two parking spaces. The off-street loading space requirement was also discussed, and it was explained that one off-street loading space needed to be provided on site for each ten children or major fraction thereof, when the total number of children exceeds twelve. The applicant had indicated a total of 17 children, which would require two off-street loading spaces.

After further discussion, the applicant decided to withdraw her case and was given a refund of her filing fee. The distinct impression left with staff was that they (the applicant) thought they could find a way to cut through "the red tape." It was later learned that after leaving this office, they visited the Grievance Officer. On June 25, 1976, the applicant returned to re-file her exception application for a child care center along with a variance to reduce the required front yard setback to 0 feet for the purpose of providing the off-street parking in the front yard setback. Doubt was still expressed by staff as to the viability of providing two off-street parking spaces and two off-street loading spaces in the limited front yard area.

The Board of Zoning Appeals considered these two cases, the exception for a child care center and the variance to reduce the front yard setback for parking, at its meeting on July 27, 1976. Motions to deny these two cases ended in 2 to 2 tie votes, which automatically deferred the cases to the next regularly scheduled meeting of August 24, 1976, when hopefully, the fifth member would be appointed to fill the vacancy on the Board.

Mrs. Grant returned to our office on July 28, 1976, the day after the Board meeting, wanting to know what she could do to enhance her chances of having her case approved. Again, the main topic of discussion was parking and loading space. It was again suggested that she contact the Traffic Engineer's Office and attempt to find a satisfactory method, from their standpoint, of providing the required spaces on-site. If this was impossible to do, then it was suggested that she

E H. Denton, City Manager  
Page 3  
September 1, 1976

file a separate variance request to reduce the required off-street parking to 0 spaces so that they might be provided off-site, with the off-street loading spaces still to be provided on-site. Reservations were again expressed by staff as to the feasibility of a child care center on a narrow lot, in the middle of a residential block where a variance was necessary to solve the parking problem.

On July 30, 1976, the applicant filed another variance application without being charged an additional filing fee, requesting a reduction of the required number of off-street parking spaces from 2 to 0 spaces. Along with this application, she submitted a letter from the leasee of property across the street stating that the child care center could utilize two parking spaces on their property through 1977. Also submitted was a revised site plan showing the location of two off-street loading spaces in the front yard area. The Traffic Engineer's Office indicated they could approve this revised plan. Off-street loading spaces for child care centers are permitted in the front yard setback area. It was discussed with Mrs. Grant that both of her variance requests could be included on the next agenda, which would perhaps add flexibility to the Board in their consideration of the child care center exception. However, Mrs. Grant was informed that in the event her exception request for a child care center were approved, she would need approval of one or the other of the variance requests, not both.

Later this same afternoon, Mrs. Grant returned to our office with a CPO representative from her area and asked to see me. We reviewed the issue at length. I suggested some additional ways of handling the case. This included obtaining parking from a halfway house to the west or from the Lutheran Social Services Building some lots to the north. I suggested that for the Board to consider this, the availability of parking would have to be guaranteed on a long term basis, i.e., by agreement, lease, etc. I also advised her to gain the support of her neighbors and present that to the BZA (either through letters or personal appearances).

When it became evident that a fifth Board member would not be appointed before the August 24, 1976 meeting, Mrs. Grant called to ask that her cases be deferred to the following meeting. This request was relayed to the Board at their meeting, and they subsequently deferred all three cases to the September 28, 1976 meeting.

Following the BZA meeting of August 24, 1976, and having received copies of letters by her being sent to everyone, we talked in the Mayor's office. Her views seem to be that she is being singled out for harassment by the BZA and our

E. H. Denton, City Manager  
Page 4  
September 1, 1976

staff. Particularly she feels that other applications for similar uses in the same general area which were approved by the BZA and recommended by us prove that point. Our view (and apparently that of the Board) is that the others have adequate sites, meet the design criteria and should be approved.

Mrs. Grant began to make accusations to me of favoritism, discrimination and, while in the Mayor's Office, inferred wrongdoing on our part. I told her I did not wish to discuss it further along those lines and if she had charges or allegations to make to do so with my attorney present or to the Board.

We received an additional letter from her dated August 20, 1976, in which she states she is confused. I have asked my staff to arrange a meeting (with witnesses) to review once again the requirements and procedures involved.

In summary our staff evaluated her project to be lacking in several respects. We did not support her application before the BZA. My staff who serve this Board, Jack Galbraith and Larry Dobson, are quite competent and have been given authority by me to make their recommendations to the Board without having to have my personal review and authorization. While we have not supported her application, we have, I believe, provided her sound advice both procedurally and policy-wise how to overcome her problem. It remains, however, in the hands of the BZA as the quasi-judicial body to make the decision. As the fifth member was appointed last night, these cases should be disposed of at the next BZA meeting of September 28, 1976.

---

Robert A. Lakin  
Director of Planning

RAL:LD:bh

**THE CITY OF WICHITA**

**OFFICE OF CITY MANAGER**

**DATE** August 26, 1976



**TO** Robert A. Lakin, Director of Planning

**FROM** E. H. Denton, City Manager

**SUBJECT** Child Care Center  
1838 North Lorraine

Attached is a copy of a letter from Ms. Alma Grant on the captioned subject. Please provide this office with an explanation of what has transpired in this matter so that a response can be made to Ms. Grant. It is a bit difficult for us to understand how she is asking for a clear definition of what she is asking for.

A handwritten signature in dark ink, appearing to read "E. H. Denton".

E. H. Denton  
City Manager

EHD/ksw  
Attachment



OFFICE OF CITY MANAGER  
 EHD  EK  
 RGF  RT  
AUG 24 1976  
 COPIES TO: \_\_\_\_\_  
 FILE \_\_\_\_\_

3712 East 13th St.  
Wichita, Kansas  
August 21, 1976

City Manager:  
Mr. Gene Denton

Dear Sir,

I am writing this letter as a follow up letter written to Mr. Jack Galbraith on August 20, which you should have received a copy.

This letter also is in reference to BZA case numbers 22- 76 the request to permit the establishment of a child care center to be located at 1838 N. Lorraine.

Also, BZA case number 23-76 the request for a variance to reduce the required front yard setback from 25 feet to 0 feet for off street parking purposes.

Also, BZA case numbers 33- 76 the request for a variance to reduce the required number of off street parking spaces from 2 spaces to 0 spaces.

As I had stated in my previous letter to this office has me confused to the point where I really don't know what I need. I do know what is required. I was given a written request from Mr. Leon Robinson, Central Inspection, to provide 3 hard surface parking areas, which is the required numbers of parking areas needed to operate the child day care center. In the board of zoning appeals secretary's report one would think we were negotiating on a multi-million dollar highway. However, we are indeed discussing 3 parking areas which can be provided without the front yard setback reduction from 25 feet to 0 feet. In fact, I thought that the request to reduce the required on site parking from 2 spaces to 0 spaces deleted the request for the front yard setback reduction. Amidst my confusion, I realize that both of these request should not and is not necessary.

To provide the 3 parking areas I am requesting a variance for the 2 employee parking spaces to be reduced from 2 to 0. These can be provided in 2 alternative ways. I presently have in my possession a letter from the lessee of the halfway house located directly in front across the street of said property granting the proposed center with 2 parking areas for one calendar year. This being September, 1976 to September, 1977. Now the BZA has recommended that I obtain written consent from the owners of the land on which the off street parking is to be provided. Also documenting this consent and having it

recorded with the register of deeds which is to be paid for by me. As I stated prior to this, I have a letter, in fact, I have two letters from the lessee who is also the director of the halfway house for parking. The lessee has gotten legal counseling and is unable to provide an agreement to register with register of deeds as this could be sub-leasing. Again, the property lessee has donated the center the two parking spaces as a donation in the form of a letter.

The second alternative;  
I am in the process of leasing the adjoining property to the south of said property. This house has a garage which should provide the center with the required 2 off street employee parking spaces. The owners of this property have rented this house to tenants for several years and like ours it is in a general state of disrepair. I do not plan to use the house as a part of the day care center. It certainly will be considered as a part of future expansion. BZA case numbers 22-76 and 23-76 have been deferred from hearing from July 27th to August 24th. On July 27th these two cases were considered. A motion was made to grant the request and though not yet understood or explained parliamentary procedure was overruled by a motion to deny the request and ended in a 2-2 ~~moet~~ vote.

I verbally requested and was granted verbally from Mr. Larry Dobson for these cases BZA 22-76 and 33-76 to be deferred to the October hearing date. This should allow me time to obtain legal counseling which seems unnecessary as City planning commissions and boards of zoning appraisals were thought to have been designed to help develop neighborhoods. I think we all know the needs of child care centers, for which I can provide information, statistics and data. Also, I believe all of us can see where day care centers do indeed improve neighborhoods.

The proposed center is now in process of complying with all licensing requirements from the Kansas State Dept. of Health including all building and fire safety regulations of the State of Kansas and the City of Wichita. However, the only requirements I will be prepared to comply to are the ones that I have been given in writing.

I would like to request that the Board of Zoning Appeals write their reports so that the request reflects what the applicant is requesting. Again, I must say that for me to understand my request I had to get legal counseling from a lawyer and it was difficult for a lawyer to understand.

Under the jurisdiction of the Board of Zoning Appeals, as this board has jurisdiction to consider these cases under the provisions outlined in section 2,12,590,B code of the City of Wichita. The Board may grant the request when the following 5 conditions are found to exist.

In conclusion I would like to request a replay in writing to these questions;

- (1) What documentation is needed to show that said request arises from such conditions which is unique to property in questions?
- (2) What documentation is needed to show that the granting of the request will not adversely affect the rights of adjacent property owners/ and or residents?
- (3) That the strict application of the provisions of title 28 of which variance and exception is requested will constitute unnecessary hardship upon the property owner represented in this application?
- (4) What documentation is needed to show that the said request desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare?
- (5) What documentation is needed to show that granting the said request will not be opposed to the general spirit and intent of title 28?

Sincerely,

*Alma Grant*

Alma Grant

AG/df

P.S. In consideration of said request I would wish to ask of you to also consider the fact that it has already cost me \$66.00 for a homeownership list plus \$100.00 for said request.

REPLY REQUESTED

cc: Mr. Gene Denton, City Manager  
Mr. James Donnell, City Manager  
Mr. David Furnas, CPO Office  
Mr. Larry Dobson, City Planning  
Artie Vaughn, Attorney  
Robert Lakin, City Planning  
Henry Burleigh, NEDCLC Agent  
Norma Tolson  
Wilma Turner  
Percy Douglas  
Fred Berry  
Eugene Anderson  
Congressman Garner Shriver  
Robert Heldner, Central Inspection

Wichita, Kansas  
3712 East 13th  
August 20, 1976

Secretary of Board of Zoning Appeals  
Mr. Jack H. Galbraith:

I, Alma Grant, am writing this letter in reference to BZA Case No. 22-76, request for exception and BZA Case No. 23-76 request for variance.

The request for an exception in my opinion has never been defined clearly to me as to exactly what my request is. My request for an exception is to permit the establishment of a child day care center. The subject property lot is now zoned "A" two family dwelling district. The properties to the east and west are zoned the "B" multiple family dwelling district. The subject property is a 50 x 140 foot lot, adjoined by identical sized tracts on both the north and south. Also, there is no alley.

The Lutheran social service is located on the northeast corner of this block which would mean another different zoning district. It then appears to me that us homeowners in this area have not been considered as citizens and taxpayers in the zoning of the area in which we are buying our homes. I, am presently in the process of leasing the house to the south from Irving Realty. I will be prepared to present the agreement, as the owner of this home has rented it to others for several years and it is in a state of general dis repair. Number 4 of your jurisdiction states that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. I along with all of my neighbors feel that the establishment of the proposed center will indeed be an attribute to the neighborhood by giving us a chance to bring our block up to a good standard. Also, it is located in an area where there are many low income working mothers.

My request for a variance is to reduce the number of off street parking spaces from two spaces to 0 spaces. I have provided Mr. Larry Dobson in City Planning with a letter written and signed by the lessee of the halfway house located directly in front of the proposed day care center consenting to provide the two employee parking spaces for a period of 1 year. Now I have been asked to get a legal document from the owner. This building is leased to the halfway house and I have a signed legal document from the director of that center.



Page -2-

I feel at this point that there is more involved than simply having the two parking spaces.

I cannot create miracles but I would like to operate a day care center on property that I own. Thank you.

Sincerely,

*Mrs. Alma Grant*

Alma Grant

cc: David Furnas, C.P.O. Coordinator  
cc: Gene Denton, City Manager  
cc: Mr. Donnell, Mayor  
cc: Larry Dobson, City Planning  
cc: Artie Vaughn, Attorney  
cc: Robert Lakin, City Planning  
cc: Henry Burleigh, Center Agent  
cc: Joe Donnelly, Central Inspection  
cc: Alma Grant

RSVP



September 1, 1976



Mr. Larry Dobson  
Planning Department  
City of Wichita  
455 North Main  
Wichita, Kansas 67202

Dear Larry:

Following is the information you requested regarding the number of child care facilities in the northeast section of the city.

For Group Care Centers, I used North of Douglas and East of Broadway.


No. of Centers	No. of Children	Address
1	24	1623 North Holyoke
1	36	2739 North Hillside
1	45	1209 Indiana
1	20	711 North Topeka
1	36	933 North Oliver
1	48	330 North Broadway
1	30	1422 East 9th
1	48	1635 North Gouverneur
1	44	5620 East Kellogg
1	48	1751 North Ash
1	24	2526 East Central
1	40	1157 Piatt
1	13	1642 North Kansas
1	24	2621 East 21st

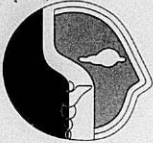
We have inspected the following facilities for possible centers:

2130 North Oliver  
2930 East 21st  
1650 Fairmount (Will be opening in a few days)

Northeast section has 14 centers compared to the southwest section of the city which has only four and three are only licensed for nine children each.

Wichita-Sedgwick County Department of Community Health  
1900 East Ninth Street—Wichita, Kansas 67214 (316)268-8201

 100% recycled paper



- 2 -

September 1, 1976

Northeast section has 47 day care homes. Their capacity ranges from 4 to 6 children each.

The boundary for day care homes was North of Douglas and East of Hydraulic.


If you need further information, please let me know. Thank you for your assistance in Child Care.

*Leola Lindahl*

Leola Lindahl, R.N.

LL:vp

Wichita-Sedgwick County Department of Community Health  
1900 East Ninth Street - Wichita, Kansas 67214 (316)268-8201

 100% recycled paper

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXX

October 1, 1976

Tenth Floor, City Hall

455 North Main

Mrs. Alma Grant  
3712 East 13th Street  
Wichita, Kansas 67208

Re: BZA Case No. 22-76  
Request for Exception

Dear Mrs. Grant:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on Tuesday, September 28, 1976, in connection with your request for an exception to permit the establishment of a child care center on property zoned the "A" Two Family Dwelling District, and generally located on the east side of Lorraine in an area between 17th and 18th 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 any questions concerning this matter, please call our office.

Yours very truly,

Jack H. Galbraith  
Secretary

JHG:LD:bh  
Attach.

cc: Michael Gragert, Garvey Bldg. 67202  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

Linda Lindahl, Department of Community Health

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

September 29, 1976

Tenth Floor, City Hall  
455 North Main Street

Mrs. Alma Grant  
3712 East 13th Street  
Wichita, Kansas 67208

Re: Board of Zoning Appeals  
Case Numbers BZA 22-76;  
BZA 23-76; and BZA 33-76

Dear Mrs. Grant:

At the regular meeting of the Board of Zoning Appeals on Tuesday, September 28, 1976, your requests for an exception to permit the establishment of a child care center, (Case No. BZA 22-76), and variance (Case No. BZA 23-76) to reduce the required front yard setback from 25 feet to 0 feet for off-street parking purposes only, and variance (Case No. BZA 33-76) to reduce the required on-site parking spaces from 2 spaces to 6 spaces on property zoned the "A" Two Family Dwelling District, and generally located on the east side of Lorraine in an area between 17th and 18th Streets were considered.

The action of the Board was as follows:

CASE NO. BZA 22-76 - The action was to approve this exception request subject to the following conditions:

1. The applicant shall obtain Board approval of Case No. BZA 33-76.
2. 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.
3. The Department of Community Health shall determine the maximum number of children to be permitted in the center, which shall not exceed 15 children.
4. 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

Mrs. Alma Grant

September 29, 1976

is within 100 feet of any occupied residence.

5. One off-street parking space 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, or the applicant shall obtain a variance of this requirement.
6. 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. The location of these spaces shall be approved by the Superintendent of Central Inspection.

CASE NO. BEA 23-76 - No action was necessary inasmuch as the case was withdrawn by the applicant. The case is therefore considered to be withdrawn and closed.

CASE NO. BEA 33-76 - The action was to approve this variance subject to the following conditions:

1. Written consent of the owners of the land on which the off-street parking is to be provided shall be obtained from the owner of the land.
2. If the authorized utilization of the parking on the property to the west is withdrawn, the applicant is to advise the Board, and the exception, Case No. BEA 22-76, and variance, Case No. BEA 33-76, shall be considered null and void unless a variance application for parking is re-filed and approved by the Board within 90 days.

Resolutions setting forth the official actions of the Board are 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,

Jack Galbraith  
Secretary

JG:ld:bh

cc: Michael Cragert, Carvey Bldg, 67202  
Henry Burleigh, 1642 N. Kansas, 67214  
Norma Tolson, 1251 W. Grove, 67214  
Robert J. Schleiter, 130 S. Greenwich, #313, 67206  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

Received and filed  
by the Board on 9/28/76  
JLS

September 25, 1976

I've the adjacent homeowners/renters  
renters are in agreement with Mrs. Blum  
about locating a log line center in  
our block.

- | (1)  | Name                | Address           | Phone #          |
|------|---------------------|-------------------|------------------|
| (1)  | Davis & Cleason     |                   |                  |
| (2)  | Mrs James Titche    | 1817 N. Lorraine  |                  |
| (3)  | Roos & [unclear]    |                   | 1842 N. Lorraine |
| (4)  | Mrs Luis & Johnson  | 1846 N. Lorraine  |                  |
| (5)  | Trail Tuan Khai     | 1855 N. Lorraine  |                  |
| (6)  | Mr & Mrs Ralfe      | 1833 N Lorraine   |                  |
| (7)  | Ms. Pamela DeWray   | 1818 N LORRAINE 2 |                  |
| (8)  | Ms Mrs Mel L Holden | 1822 N Lorraine   |                  |
| (9)  | Mr Eugene Tiedob    | 1832 N Lorraine   |                  |
| (10) | Cora M. Cato        | 1828 N. Lorraine  |                  |
| (11) | David Christel      | 1805 N LORRAINE   |                  |
| (12) | Earl Sivens         | 1825 N LORRAINE   |                  |
| (13) | Bj Pamela           | 1857 N LORRAINE   |                  |
| (14) | Doug E Tommer       | 1843 N. LORRAINE  |                  |
| (15) |                     |                   |                  |

PACK OIL COMPANY, INC.

P. O. Box 1198

WICHITA, KANSAS 67201

September 7, 1976

Mrs. Alma Grant  
3712 East 13th Street  
Wichita, Kansas

Dear Mrs. Grant,

This letter is written in response to your telephone call of last week. This is to advise you that you have our permission to use three (3) parking places located at 1843 North Lorraine, as long as it meets with the approval of the Half-Way House authorities, who are the present tenants. You may use these three parking places until we request that you stop.

Yours very truly,

Pack Oil Company, Inc.

*Sam K. Pack*

Sam K. Pack

SKP/do

NORTHEAST  
DAY CARE  
LEARNING CENTER

1838 NO. LORRAINE

NOW ENROLLING!  
(BY APPOINTMENT ONLY)

DAY CARE-LEARNING CENTER

OPEN MONDAY-FRIDAY 7:00 AM-6:00 PM.

ACTIVITIES INCLUDE:

- \* BREAKFAST, LUNCH, SNACKS \*
- \* PRACTICAL LIFE CLASSES \*
- \* SENSORIAL CLASSES \*
- \* FREEDOM TO DO TIME-OUTDOOR PLAY:  
AND MANY MORE
- \* FIELD TRIPS

ADMINISTRATOR: ALMA GRANT

6856611 OR 682-6572

Northeast Day Care Learning Center  
1838 North Lorraine  
September 28, 1976



Dear Mr. Gailbraith  
and Board of Zoning Appeals Members;

Today we are before you again to request an exception for the proposed Northeast Day Care Learning Center.

In the past secretary's reports, it has been reiterated "over-utilization of a limited area". Now according to regulation 28.04.185 same-rehabilitation homes - child care centers.

*Rehab  
homes*

(Page 1062-66) A (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.

Originally, we were requesting licensure for 17 youth according to the Sedgwick County Health Departments initial evaluation. Today, we are asking that this number be reduced to fifteen. As this would reduce our limited parking area to three spaces.

The one required off street loading space would be located in the existing driveway on the premises. As according to Section 28.04.142 of the Code of the City of Wichita, Kansas, is hereby amended by adding the following: "1.5 Child Care Centers: 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".

In addition we are requesting that the one off street parking space on the premise for each teacher and employee be reduced. There will be 2 employees, which means 2 parking spaces. We ask that this 2 be reduced to 0. The owner and lessee of the halfway house has provided us with letters granting us the use of three parking spaces located at the south end of their parking lot which is located directly in front of the proposed child care center within at least 300 feet.

As a license to operate a Child Care Center is only granted on a yearly basis, we ask that we be able to comply with the parking regulation on a yearly basis.

Presently, we have a temporary permit to accept and enroll 6 children. We have been completely cleared through:

- (a) Fire Department
- (b) Central Inspection (structually)

**PACK OIL COMPANY, INC.**

P. O. Box 1198

WICHITA, KANSAS 67201

September 7, 1976

Mrs. Alma Grant  
3712 East 13th Street  
Wichita, Kansas

Dear Mrs. Grant,

This letter is written in response to your telephone call of last week. This is to advise you that you have our permission to use three (3) parking places located at 1843 North Lorraine, as long as it meets with the approval of the Half-Way House authorities, who are the present tenants. You may use these three parking places until we request that you stop.

Yours very truly,

Pack Oil Company, Inc.

*Sam K. Pack*

Sam K. Pack

SKP/do

The Health Department officials have stated that we need a dishwasher which we plan to buy immediately pending your decision.

I cannot visualize the idea of a binding agreement on the parking as the adjacent property owners have very willingly shared in our efforts to operate this needed service in this particular area.

If, this exception and variance is granted to us, we are prepared to comply with all requirements.

Thank you,

*Mrs Alma Grant*

The Staff and Board Members  
NEDCLC

AG:lk  
cc: file

THE CITY OF WICHITA

*J. Rahm*



OFFICE OF THE CITY MANAGER  
CITY HALL — THIRTEENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 266-4351

September 10, 1976

Ms. Alma Grant  
3712 East 13th Street  
Wichita, Kansas 67208

Dear Ms. Grant:

In response to your letter of August 21, 1976, I have asked the Metropolitan Area Planning Department to provide me with a detailed report of the processing of your application for a variance to permit a child day care center at 1838 North Lorraine.

I recognize that you are anxious to have this matter completed and it is unfortunate that there was a vacancy on the Board of Zoning Appeals at the time your request was considered. This resulted in an additional delay. The delay did, however, provide you the opportunity to submit the additional request related to the required off-street parking. This additional request certainly strengthens the position of your application.

I am sure you are dismayed at the requirements of the ordinances relating to child day care centers. However, I am sure that you agree that the safety and welfare of the children at the center is of primary importance. Protection of this safety and welfare is the purpose behind these ordinances and regulations.

In reviewing your letter and the report of the Planning Department, I feel that they have provided you with all the necessary guidance on things which you should do to meet the requirements of the ordinances and that you have responded with required actions to the best of your ability.

At this time it appears that the remaining action is to be available to present the case for the center at the next Board of Zoning Appeals meeting and to await the action of that Board.

Sincerely,

*E. H. Denton*

E. H. Denton  
City Manager

EHD/ksh

cc: Robert A. Lakin, Director of Planning ✓



WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

September 14, 1976

TO File (BZA 22-76; 23-76; and 33-76)  
FROM Larry Dobson, Assistant Secretary  
SUBJECT Meeting with Alma Grant

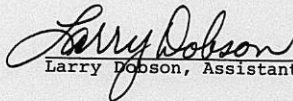
On September 10, 1976, Alma Grant met with Jack Galbraith and myself concerning her BZA applications on her property at 1838 N. Lorraine.

Jack reviewed the three applications that have been filed and explained how and why each came to be filed. Explanation of the surrounding zoning districts was made, as well as an explanation of the University Overlay District, which created some confusion at the first hearing of these cases.

Mrs. Grant asked specifically that at the next meeting, we, as staff, point out the adjacent zoning and also expand on the alternatives open to Mrs. Grant relating to the off-street parking problem. She felt rather confident that the offered parking at the halfway house across the street would be more than just a temporary situation, but suggested alternatives such as the Lutheran Social Service property at the north end of the block and access to the rear of her property through the adjoining property from Hillside as possibilities.

She asked if a condition of approval could be made saying that if the parking across the street is terminated the exception would become null and void unless she could furnish the parking elsewhere? Jack indicated that such a condition could be made a requirement of Board approval, but would be difficult to enforce.

We reviewed the site plan with her again to remind her that even if the applications for exception and the variance to reduce the parking are granted, she will still be required to pave practically the entire front yard area to provide the two off-street loading spaces. She was initially confused by this, but after explanation, she indicated she understood the requirement and would be willing to do this.



Larry Dobson, Assistant Secretary

LD:bh

September 2, 1976

Ms. Alma Grant  
3712 East 13th Street  
Wichita, Kansas 67208

Re: Board of Zoning Appeals  
Case Numbers BZA 22-76, BZA 23-76,  
and BZA 33-76

Dear Ms. Grant:

I am in receipt of your letter of August 20, 1976, and a copy of your letter to Mr. Denton dated August 21, 1976.

As you know, the intended use of your property at 1838 North Lorraine as a child care center is not an outright permitted use in your zoning district, the "A" Two Family Dwelling District. However, the Board of Zoning Appeals has the jurisdiction and authority to grant you an exception to permit the establishment of a child care center in the "A" Two Family Dwelling District subject to certain conditions and requirements, as stated in Section 28.04.185.2 of the City Code. This is the exception you have made application for, which we have identified as Case No. BZA 22-76.

When you filed your exception application, you submitted a site plan, which showed the location of the required parking and loading spaces in the front yard setback. We advised you that we did not feel the Traffic Engineer's Office could approve such a plan, but that even if they did you could not locate the required off-street parking spaces in the 25 foot front yard setback area unless a variance of that regulation was granted by the Board of Zoning Appeals. You were advised that your exception application could not be accepted unless you were able to show the location of the required off-street parking and loading spaces on the site without utilizing the front yard setback area for the off-street parking or you would need to simultaneously file a variance request to permit utilization of the front yard area for parking. You then filed a variance requesting the reduction of the front yard setback from 25 feet to 0 feet for off-street parking purposes. This case was assigned Case No. BZA 23-76.

Ms. Alma Grant  
September 2, 1976  
Page 2

Both of the above cases were considered by the Board of Zoning Appeals on July 27, 1976. A tie 2 to 2 vote on both cases automatically deferred the cases to the August 24, 1976 meeting. Following the July 27, 1976 meeting you came in to talk to me about your cases and how you might enhance your chances of getting them approved. It was suggested that you contact the Traffic Engineer's Office to try and find a satisfactory method, from their standpoint, of providing the required parking and loading spaces on your property. But if this was impossible to accomplish, it was suggested that you file a separate variance request to reduce the required off-street parking requirement to 0 spaces so that you could provide the parking spaces off-site.

After determining that all the parking and loading spaces could not physically be located in the front yard you then proceeded to file a variance request to reduce the number of required off-street parking spaces from 2 spaces to 0 spaces. As part of the application, you submitted a revised site plan showing the loading spaces located in the front yard setback, and a letter from the Director of the halfway house across the street permitting you to utilize their parking area through 1977. This variance request was assigned Case No. BZA 33-76.

You are correct in your assessment that you do not need approval of both variance requests. If the Board approves your exception for a child care center they also would need to approve one or the other of the variance requests. We advised you that both variance requests could remain on the agenda, with the thought in mind that this would perhaps add flexibility to the Board in their consideration of the child care center exception. If, however, you desire to withdraw one of the cases from consideration, you may do so.

In reference to your remarks about obtaining a legal document from the owner of the land where your parking is to be provided, it should be noted that we suggested this as a condition of approval if the Board grants your variance. We have not asked you to obtain such a document at this time, however, such might be a requirement of the Board, and in my opinion, should be guaranteed on a long term basis.

Since the parking and loading space situation is a major topic of discussion, I would reiterate that the zoning ordinance requires one off-street parking space 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. The ordinance also requires that off-street loading spaces shall be provided on the premises at the ratio of one space for each ten children or major fraction thereof when the capacity of the child care center exceeds twelve.

I would like to meet with you at your earliest convenience to

Ms. Alma Grant  
September 2, 1976  
Page 3

answer any of your questions and provide any information you may need. Please call me at 268-4432 so that we can arrange a meeting time.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:LD:bh

3712 East 13th St.  
Wichita, Kansas  
August 21, 1976

City Manager:  
Mr. Gene Denton

Dear Sir,

I am writing this letter as a follow up letter written to Mr. Jack Galbraith on August 20, which you should have received a copy.

This letter also is in reference to BZA case numbers 22- 76 the request to permit the establishment of a child care center to be located at 1838 N. Lorraine.

Also, BZA case number 23-76 the request for a variance to reduce the required front yard setback from 25 feet to 0 feet for off street parking purposes.

Also, BZA case numbers 33- 76 the request for a variance to reduce the required number of off street parking spaces from 2 spaces to 0 spaces.

As I had stated in my previous letter ~~so~~ this office has me confused to the point where I really don't know what I need. I do know what is required. I was given a written request from Mr. Leon Robinson, Central Inspection, to provide 3 hard surface parking areas, which is the required numbers of parking areas needed to operate the child day care center. In the board of zoning appeals secretary's report one would think we were negotiating on a multi-million dollar highway. However, we are indeed discussing 3 parking areas which can be provided without the front yard setback reduction from 25 feet to 0 feet. In fact, I thought that the request to reduce the required on site parking from 2 spaces to 0 spaces deleted the request for the front yard setback reduction. Amidst my confusion, I realize that both of these request should not and ~~is~~ not necessary.

To provide the 3 parking areas I am requesting a variance for the 2 employee parking spaces to be reduced from 2 to 0. These can be provided in 2 alternative ways. I presently have in my possession a letter from the lessee of the halfway house located directly in front across the street of said property granting the proposed center with 2 parking areas for one calendar year. This being September, 1976 to September, 1977. Now the BZA has recommended that I obtain written consent from the owners of the land on which the off street parking is to be provided. Also documenting this consent and having it



recorded with the register of deeds which is to be paid for by me. As I stated prior to this, I have a letter, in fact, I have two letters from the lessee who is also the director of the halfway house for parking. The lessee has gotten legal counseling and is unable to provide an agreement to register with register of deeds as this could be sub-leasing. Again, the property lessee has donated the center the two parking spaces as a donation in the form of a letter.

The second alternative;

I am in the process of leasing the adjoining property to the south of said property. This house has a garage which should provide the center with the required 2 off street employee parking spaces. The owners of this property have rented this house to tenants for several years and like ours it is in a general state of disrepair. I do not plan to use the house as a part of the day care center. It certainly will be considered as a part of future expansion. BZA case numbers 22-76 and 23-76 have been deferred from hearing from July 27th to August 24th. On July 27th these two cases were considered. A motion was made to grant the request and though not yet understood or explained parliamentary procedure was overruled by a motion to deny the request and ended in a 2-2 mo~~ot~~ vote.

I verbally requested and was granted verbally from Mr. Larry Dobson for these cases BZA 22-76 and 33-76 to be deferred to the October hearing date. This should allow me time to obtain legal counseling which seems unnecessary as City planning commissions and boards of zoning appraisals were thought to have been designed to help develop neighborhoods. I think we all know the needs of child care centers, for which I can provide information, statistics and data. Also, I believe all of us can see where day care centers do indeed improve neighborhoods.

The proposed center is now in process of complying with all licensing requirements from the Kansas State Dept. of Health including all building and fire safety regulations of the State of Kansas and the City of Wichita. However, the only requirements I will be prepared to comply to are the ones that I have been given in writing.

I would like to request that the Board of Zoning Appeals write their reports so that the request reflects what the applicant is requesting. Again, I must say that for me to understand my request I had to get legal counseling from a lawyer and it was difficult for a lawyer to understand.

Under the jurisdiction of the Board of Zoning Appeals, as this board has jurisdiction to consider these cases under the provisions outlined in section 2,12,590,8 code of the City of Wichita. The Board may grant the request when the following 5 conditions are found to exist.

In conclusion I would like to request a replay in writing to these questions;

- (1) What documentation is needed to show that said request arises from such conditions which is unique to property in questions?
- (2) What documentation is needed to show that the granting of the request will not adversely affect the rights of adjacent property owners/ and or residents?
- (3) That the strict application of the provisions of title 28 of which variance and exception is requested will constitute unnecessary hardship upon the property owner represented in this application?
- (4) What documentation is needed to show that the said request desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare?
- (5) What documentation is needed to show that granting the said request will not be opposed to the general spirit and intent of title 28?

Sincerely,

*Alma Grant*

Alma Grant

AG/df

P.S. In consideration of said request I would wish to ask of you to also consider the fact that it has already cost me \$66.00 for a homeownership list plus \$100.00 for said request.

REPLY REQUESTED

cc: Mr. Gene Denton, City Manager  
Mr. James Donnell, City Manager  
Mr. David Furnas, CFO Office  
Mr. Larry Dobson, City Planning  
Artie Vaughn, Attorney  
Robert Lakin, City Planning  
Henry Burleigh, NEDCLC Agent  
Norma Tolson  
Wilma Turner  
Percy Douglas  
Fred Berry  
Eugene Anderson  
Congressman Garner Shriver  
Robert Heldner, Central Inspection

Wichita, Kansas  
3712 East 13th  
August 20, 1976

Secretary of Board of Zoning Appeals  
Mr. Jack H. Galbraith:

I, Alma Grant, am writing this letter in reference to BZA Case No. 22-76, request for exception and BZA Case No. 23-76 request for variance.

The request for an exception in my opinion has never been defined clearly to me as to exactly what my request is. My request for an exception is to permit the establishment of a child day care center. The subject property lot is now zoned "A" two family dwelling district. The properties to the east and west are zoned the "B" multiple family dwelling district. The subject property is a 50 x 140 foot lot, adjoined by identical sized tracts on both the north and south. Also, there is no alley.

The Lutheran social service is located on the northeast corner of this block which would mean another different zoning district. It then appears to me that us homeowners in this area have not been considered as citizens and taxpayers in the zoning of the area in which we are buying our homes. I, am presently in the process of leasing the house to the south from Irving Realty. I will be prepared to present the agreement, as the owner of this home has rented it to others for several years and it is in a state of general dis repair. Number 4 of your jurisdiction states that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. I along with all of my neighbors feel that the establishment of the proposed center will indeed be an attribute to the neighborhood by giving us a chance to bring our block up to a good standard. Also, it is located in an area where there are many low income working mothers.

My request for a variance is to reduce the number of off street parking spaces from two spaces to 0 spaces. I have provided Mr. Larry Dobson in City Planning with a letter written and signed by the lessee of the halfway house located directly in front of the proposed day care center consenting to provide the two employee parking spaces for a period of 1 year. Now I have been asked to get a legal document from the owner. This building is leased to the halfway house and I have a signed legal document from the director of that center.



Page -2-

I feel at this point that there is more involved than simply having the two parking spaces.

I cannot create miracles but I would like to operate a day care center on property that I own. Thank you.

Sincerely,

*Mrs Alma Grant*

Alma Grant

cc: David Furnas, C.P.O. Coordinator  
cc: Gene Denton, City Manager  
cc: Mr. Donnell, Mayor  
cc: Larry Dobson, City Planning  
cc: Artie Vaughn, Attorney  
cc: Robert Lakin, City Planning  
cc: Henry Burleigh, Center Agent  
cc: Joe Donnelly, Central Inspection  
cc: Alma Grant

RSVP

Tenth Floor, City Hall  
455 North Main Street

August 31, 1976

Mr. Eugene Anderson  
1832 N. Poplar  
Wichita, Kansas 67214

Subject: Proposed Child Care  
Center - 1838 North  
Lorraine - Case Numbers:  
BZA 22-76, BZA 23-76,  
and BZA 33-76

Dear Mr. Anderson:

As per your request to Marjorie Taylor, Chairman of the Board of Zoning Appeals, I am enclosing copies of the Secretary's Reports for three cases associated with the proposed child care center at 1838 North Lorraine. These cases are scheduled to be considered by the Board at its meeting of September 28, 1976, at 1:30 p.m., in the Board Room on the First Floor of City Hall, 455 North Main.

Sincerely,



Larry Dobson  
Assistant Secretary

LD:bh  
Encl. (3)

bcc: Marjorie Taylor, 1845 N. Fairmount, 67208

~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

August 25, 1976

Tenth Floor, City Hall  
455 North Main Street

Ms. Alma Grant  
3712 East 13th Street  
Wichita, Kansas 67208

Subject: Case No. BZA 22-76  
Request for Exception  
Case No. BZA 23-76  
Request for Variance  
Case No. BZA 33-76  
Request for Variance

Dear Ms. Grant:

At the regular meeting of the Board of Zoning Appeals on Tuesday, August 24, 1976, your requests for variances and an exception on property zoned the "A" Two Family Dwelling District and generally located on the east side of Lorraine in an area between 17th and 18th Streets were scheduled for consideration. Your request that these cases be deferred to the Board's next meeting was relayed to the Board.

The action of the Board was to defer these three cases to the next regularly scheduled meeting of September 28, 1976.

If you have any questions, please call our office.

Yours very truly,

Larry Dobson  
Assistant Secretary

LD:bh

cc: Henry Burleigh, 1642 N. Kansas, 67214  
Norma Tolson, 1251 N. Grove, 67214  
Robert J. Schleiter, 130 S. Greenwich, #313, 67206  
Don Giesick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection

**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE** July 22, 1976



**TO** Larry Dobson, Metropolitan Area Planning Department

**FROM** David Furnas, Citizen Participation Coordinator

**SUBJECT** BZA 22-76

Council Area "K" at its meeting July 20, 1976, voted to approve the exception that would allow the day care center to be located in the 1800 block of North Lorraine (BZA 22-76).

The Council also voted to approve the variance to allow for the necessary parking space.

Council Area K's reason for offering this advice to the BZA is that more day care facilities are needed for working mothers and students living in this area of the city.

If you have any questions regarding this matter, please do not hesitate to call.

A handwritten signature in cursive script that reads "David Furnas".

David Furnas  
Citizen Participation Coordinator

DF:WG:sm



July 29, 1976

Ms. Alma Grant  
3712 East 13th Street  
Wichita, Kansas 67208

Subject: BEA Case No. 22-76 ✓  
Request for Exception  
BEA Case No. 23-76  
Request for Variance

Dear Ms. Grant:

At the regular meeting of the Board of Zoning Appeals on July 27, 1976, your requests for an exception (BEA Case No. 22-76) and a variance (BEA Case No. 23-76) on property zoned the "A" Two Family Dwelling District and generally located on the east side of Lorraine between 17th and 18th Streets were considered.

Motions to deny these requests ended in 2-2- moot votes. The cases are, therefore, carried over to the next regularly scheduled meeting of August 24, 1976, to be reconsidered at that time.

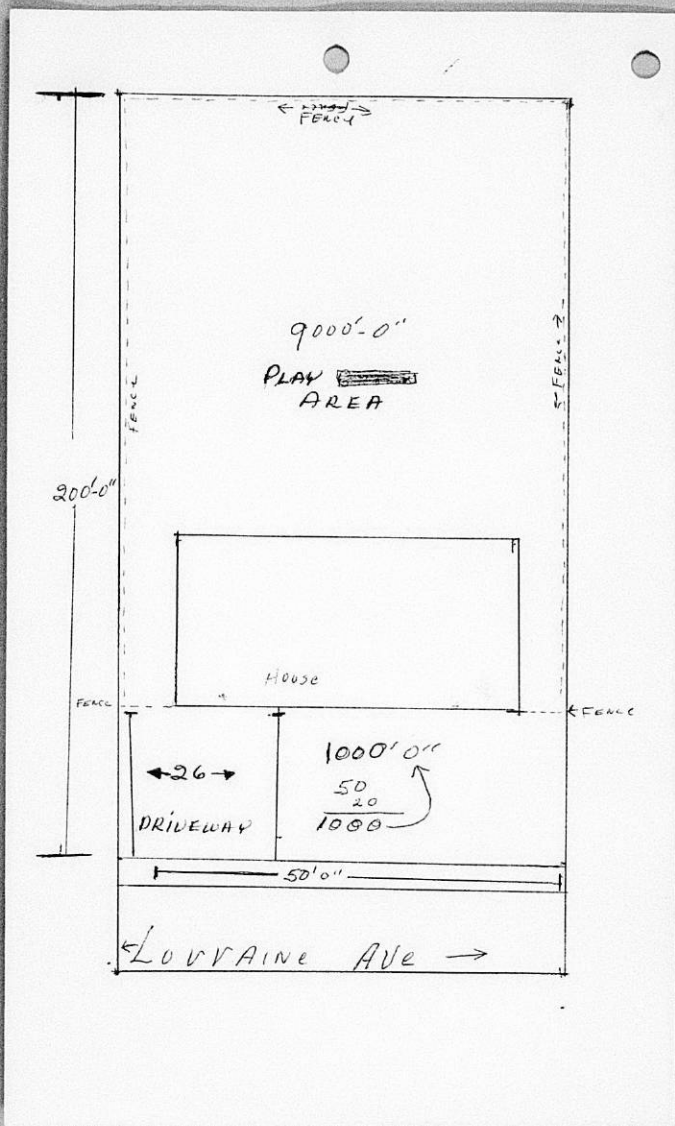
If you have any questions, please call our office.

Very truly yours,

*LD*  
Larry Dobson  
Assistant Secretary

LD:hh

cc: Henry Burleigh, 1642 North Kansas, 67214  
Norma Tolson, 1251 W. Grove, 67214  
Robert J. Schleiter, 130 S. Greenwich, #313, 67206  
Don Gisick, City Clerk  
Robert Feldner, Supt., Central Inspection  
Joe Donnelly, Central Inspection



CITY OF WICHITA  
DEPARTMENTS OF INSPECTION-FIRE-HEALTH  
WICHITA, KANSAS

SCHEDULED  
1:30 p.m.  
Wed. 5-26-76

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

Agency Initiating Referral Health Department Case No. 16 Date 5-25-76  
Leola Lindahl

Prospective Applicant

Name	Address	Phone
Alma Grant	3712 East 13th	Work 262-5218

Prospective Site

Address	Present Use	Home
1838 North Lorraine	Proposed Use	Group Home
Owner	Address	Phone
Marvin Grant	Same	685-6611

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

1. BZA action is required per Ordinance No. 32-702, Section 28.04.185, B. The Board of Zoning Appeals may, by special permit, grant exceptions and authorize child care centers to be located in "A" zoning districts.
2. A change of occupancy is required.
3. Submit plot plan, to scale, showing: Existing buildings and dimensions, setbacks of all buildings, location of play area and fence, off-street parking layout, and floor plan showing uses of each area.
  - A. One off-street parking space 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.
  - B. 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. Four spaces are required.
4. Mechanical: Have floor furnace cleaned and checked for proper operation.
5. Plumbing: Install 3/4 inch T & P valve on hot water heater. Install Type B vent on hot-water heater. Cap off gas openings in the utility room, kitchen and southwest bedroom.

*C. L. Robinson*  
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, Building, 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

6. Electrical: No special requirements.
7. Replace or repair twin window unit on north side of house.
8. Provide adequate clearance for stools and lavatories in bathroom and reverse swing of bathroom door.
9. Replace missing siding.
10. Tuckpoint the foundation.
11. Complete driveway repair and replacement.
12. Install weather-tight cover over crawl access opening.
13. Complete the fence for the play area.

268-4461

Bill Earlywine

Leon Robinson

Repair Sheetrock walls  
C9p 995 lines 14 S.W. Bedroom

all Elect, Plumbing & heating will have  
to meet code requirements

- Replace Window Sills that are rotted
- Raise Height of retaining wall around  
crawl opening
- Install door on crawl opening
- Paint truss
- Replace missing siding
- Replace damaged window screens
- Tuck Point Sdn.
- Replace bad window facings
- Provide 3 hard surface parking  
spaces



CITY OF WICHITA  
DEPARTMENTS OF INSPECTION FIRE-HEALTH  
WICHITA, KANSAS

SCHEDULED  
1:30 P.M.  
WED. 5-26-76

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

Agency Initiating Referral Health Department Case No. 16 Date 5-25-76  
Leola Lindahl

Prospective Applicant

Name <b>Alma Grant</b>	Address <b>3712 East 13th</b>	Phone Work <b>262-5218</b>
---------------------------	----------------------------------	----------------------------------

Prospective Site

Address <b>1838 North Lorraine</b>	Present Use <u>Home</u>
	Proposed Use <u>Group</u>
Owner <b>Marvin Grant</b>	Address <u>Same</u>
	Phone <b>685-6611</b>

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

Rooms evaluated for Nursery School are:

Southeast bedroom	9 <sup>5</sup> x 10 <sup>8</sup>	- 103 sq. ft. - 3 children
Southwest Living room	10 <sup>9</sup> x 12 <sup>6</sup> 11 <sup>8</sup> x 15 <sup>8</sup>	- 131 sq. ft. - 3 children - 186 sq. ft. - 5 children
North room	10 <sup>5</sup> x 19 <sup>0</sup>	- 200 sq. ft. - 6 children
Available space and children		620 sq. ft. - 17 children

One (1) each stool and lavatory shall be installed for any enrollment above twelve (12) children to maximum number of seventeen (17).  
Provide a central heating system for total need. The existing facilities including the bathroom unit shall be rendered inoperable.  
For full day care, an approved food service will require a handwashing facility and a mechanical dishwasher in the kitchen. For other alternatives, call the Health Department.

Full day care will require provisions for napping - cots, one (1) for each child shall be provided.

Initiate all necessary interior and exterior structural repair to comply with minimum Housing Code standards. Prior to these corrections, provide for this office an itemized listing of improvements to be made.  
A minimum of 2400 sq. ft. of fenced playground with nursery-age play equipment, anchored as needed, shall be available for use.  
As outlined in State Standards, provide all other necessary equipment and facilities such as an approved drinking fountain or single use cups, racks and hangers for wraps and personal possessions, safety covers for open electrical outlets, safety steps at stool and handwashing facilities, etc.  
Remove all trash, brush and debris from the premise including truck bed.  
The property shall be maintained in a neat and orderly manner at all times.

cc: Mrs. Marvin Grant 3712 E. 13th Jack Miller, Jack Miller, Health Dept.  
Central Inspection Agency Representative Jack Milburn

Larry Dobson, Planning      Dotan Martin, Fire Department  
Leola Lindahl

Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection; 2nd copy (red) to Fire.

Intra Agency Routing: Central Inspection-Zoning, Building, 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

**SECRETARY'S REPORT  
CASE NO. BZA 22-76**

**APPLICANT:** Alma Grant, 3712 East 13th Street, Wichita, Kansas.

**AGENT:** Henry Burleigh, 1642 North Kansas, Wichita, Kansas.

**REQUEST:** Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the establishment of a child care center.

**GENERAL LOCATION:** East side of Lorraine in an area between 17th and 18th Streets.

**LAND USE:** Subject property is developed with a single family residence as are the properties to the north and south. West is a parking lot and east is a fraternity house.

**ZONING:** Subject property is zoned the "A" Two Family Dwelling District as are properties to the north and south. Properties to the east and west are zoned the "B" Multiple 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 28.04.185(B) can be complied with.

**COMMENTS BY THE SECRETARY:**

The applicant is requesting an exception to permit the operation of a child care center in the "A" Two Family Dwelling District. The structure proposed to be used for the child care center is a single family residence.

The proposed child care program is described as one that would provide full day care for seventeen children ranging in age from two through six years of age. The center would be in operation Monday through Friday.

Subject property is a 50 x 140 foot lot, adjoined by identical sized tracts on both the north and south, and developed as single family residences. Although the site plan submitted with the application is not properly dimensioned or drawn to scale, it appears that the house maintains a minimum 25 foot front yard setback. The sideyards appear to be the minimum 6 foot yard required by ordinance and with no alley behind the property, vehicular traffic is prohibited from access to the rear yard.

The off-street parking and off-street loading requirements of the zoning ordinance, Sections 28.04.141 (3.15) and 28.04.142 (1.5), require one off-street parking space to be provided on the premises for each teacher and employee and one off-street loading space for each 10 children or major fraction thereof when the center exceeds 12 children. The applicant's site plan shows the location of one off-street parking space on an existing driveway and another on a proposed driveway to be built on the opposite side of the lot, with a circle drive between the two driveways for the off-street loading spaces. Parking spaces are not permitted to be located in the front yard setback area of residentially zoned property (Section 28.04.140 (1)) and the plan is otherwise unacceptable to the office of Traffic Engineer as to the proposed circle driveway on this narrow lot. The applicant has simultaneously filed an application for a variance (Case No. BZA 23-76) to reduce the required front yard setback to 0 feet for the purpose of providing the required off-street parking in the front yard setback. A halfway house across the street from subject property has agreed to let the proposed child care center use two parking spaces in their parking lot. The ordinance requires the off-street parking spaces to be located on the premises with the child care center, but theoretically the off-street loading spaces could be located across the street if proper arrangements were made. The parking problem will be discussed further in the next case, the request for variance.

The Department of Community Health, the Department of Public Works and the Fire Prevention Division have inspected the premises and have set forth the conditions which must be met to bring the facility into compliance with state and local codes and licensing requirements.

RECOMMENDATION:

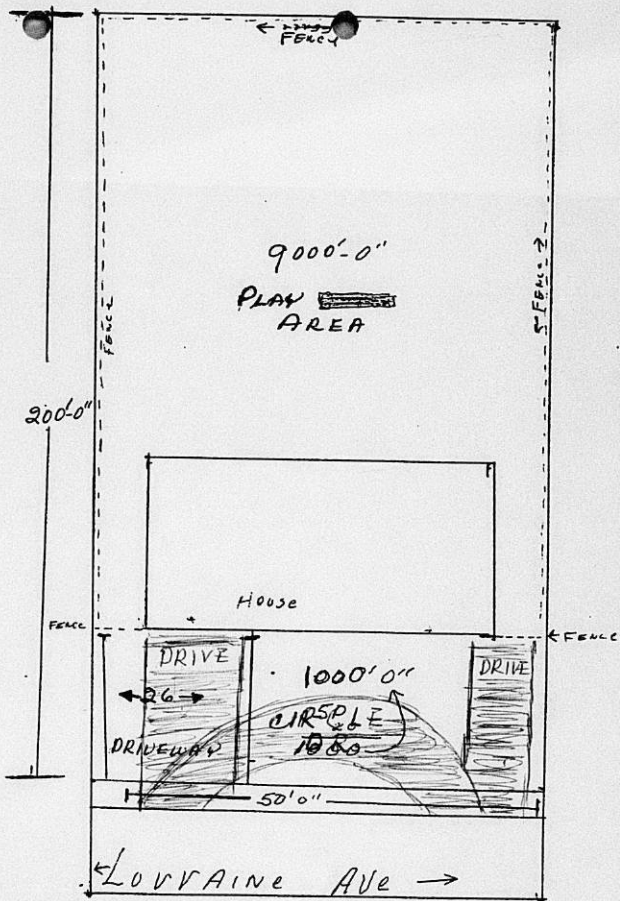
It is the opinion of the Secretary that the narrow width of subject property, necessitating a request for variance for the required off-street parking and the potential of having to locate the off-street loading spaces off-site indicates the site is proposed to be overutilized and therefore recommends the request be denied. However, if the Board finds this to be a reasonable request and appropriate for this location, the following conditions of approval are suggested:

1. The applicant shall obtain Board approval of Case No. BZA 23-76, a variance to reduce the required front yard setback to 0 feet to permit the required off-street parking to be provided in the front yard setback.
2. 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.
3. The Department of Community Health shall determine the maximum number of children to be permitted in the Center.

Secretary's Report  
Case No. BZA 22-76 - Page 3

4. 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.
  5. One off-street parking space 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.
  6. 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. The location of these spaces shall be approved by the Superintendent of Central Inspection.
  7. A revised site plan, drawn to scale and properly dimensioned, showing the location of the required off-street parking spaces shall be submitted in duplicate to the Secretary of the Board for approval by the Traffic Engineer.
-

4 N



BZA 22-76  
5  
23-76

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

July 12, 1976

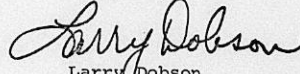
**TO** David L. Furnas, CPO Coordinator  
**FROM** Larry Dobson, Assistant Secretary, BZA  
**SUBJECT** Notice of upcoming Board of Zoning Appeals cases.

BZA 22-76

Attached are notices of six new cases to be considered at the Board of Zoning Appeals meeting of July 27, 1976.

The sketch maps of the area, which are normally provided with the notices, have not been prepared as of this date but will be available to the area coordinators upon request.

Sincerely,

  
Larry Dobson  
Assistant Secretary

LD:el  
Att.

BOARD OF ZONING APPEALS  
TENTH FLOOR, CITY HALL  
455 North Main, Wichita, Kansas 67202

July 6, 1976

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 22-76

An application has been filed by Alma Grant, 3712 East 13th Street Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a child care center on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lots 65 and 67, Block 5, College Terrace Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine in an area between 17th and 18th Streets.

This application has been assigned Case No. BZA 22-76, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 27, 1976, at 1:30 p.m., in the Public Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire either in person or by agent or attorney.

Jack M. Galbraith  
Secretary

20 notices sent to adjoining property owners  
10 notices sent members of MAPC  
30 notices sent on 7-6-76

FORM 021

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT

Name

Address

Type	Due Date
------	----------

Comments:

*note\*  
Re applied after  
refund*

Date	By
------	----

3-25-72

Form 29-029

AUTHORIZATION TO REFUND  
City of WichitaRoute:  
Original to City Treasurer  
File Duplicate

Please write check payable to:

Check No.

Name *Alma Grant* Address *3712 E. 13th St*Amount *50.00*Refund of: Circle ChargeRefund of: Circle Charge

Retail Beer License Fees AA--402201

Sanitation Charges GL--407404

Dance Hall License Fees AA--402506

Municipal Court Fines &  
Bail Bond Forfeitures AANJ500000

Sewer Tap &amp; Wye Permits GJ--407403

Payroll Deduction:  
Blue Cross & Blue Shield KA--260900

Sewer Permits GJ--403600

Other License &amp; Permit Fees AANJ500000

Commissions for Collection  
of Past Due Accounts AA--408000Rabies Innoculation & Dog  
Permit Vouchers KA--260400Other *AA-407103*

Reason for refund:

*Release of deposit the amount of \$50.00  
made by the City for a B&B night case*Department, Division Head or  
Authorized Representative

Signature

*J. H. [Signature]* Date *6/22/26*

June 17, 1976

Alma Grant  
Northeast Day Care Learning Center  
1838 North Lorraine  
Wichita, Kansas

Re: Proposed Nursery School

Dear Mrs. Grant:

Reference is made to my telephone conversation with you June 17, 1976. At this time, it was re-iterated the need for your clearance with the Planning Department in the zoning variance requirement prior to any structural remodeling. The circle drive and off street parking will be required if the variance is granted, but this work should not be initiated prior to their approval.

The report dated May 26, 1976 shall be reviewed by your contractor and all work shall be completed and approved by the departments of the City of Wichita prior to the operations of a nursery school.

If any additional information is desired, please contact this office at 268-8351.

Sincerely,

Jack E. Milburn, Supervisor  
Institutional Services

cc: Larry Dobson, Planning  
Jack Miller, Central Inspection  
Dolan Martin, Fire Department  
Leola Lindhal



BOARD OF ZONING APPEALS

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

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant Alma Grant

Mailing Address 3712 E 13th Phone 685 6611

Name of Authorized Agent ~~Robert F. Robertson~~ Henry Burleigh

Mailing Address ~~130 S. 21st~~ 1642 N. Kansas Phone ~~683 9596~~ 264-1228

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 The Northest Dry Care Learning Center on property zoned A, located \_\_\_\_\_

and legally described as: \_\_\_\_\_  
College terrace addition  
lots 65 & 67 block 5  
\_\_\_\_\_, 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 Alma Grant

Authorized Agent ~~Robert F. Robertson~~

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 11:30 (a.m.) - p.m.), 6/14, 1976, together with appropriate fee of \$50.00

Signed Larry Johnson

*withdrawn on 6-22-76*

T9-403 *Reapplied for on 6-25-76*

*ed*

	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48

1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48

49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96

49	100.00	137.27
51	100.00	700
53	100.00	
55	100.00	137.27
57	100.00	100.00
59		58
61		60
63		62
65		64
67		66
69		68
71		70
73		72
75		74
77		76
79		78
81		80
83		82
85		84
87		86
89		88
91		90
93		92
95	100	100

50' AVE

60' AVE

ST

LORRAINE

LORRAINE

ST

USE CORNER OF  
LORRAINE &  
6/20/07

CITY OF WICHITA  
DEPARTMENTS OF INSPECTION-FIRE-HEALTH  
WICHITA, KANSAS

SCHEDULED  
1:30 P.M.  
WED. 5-26-76

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

Agency Initiating Referral Health Department Case No. 16 Date 5-25-76  
Leola Lindahl

Prospective Applicant

Name	Address	Phone
Alma Grant	3712 East 13th	Work 262-5218

Prospective Site

Address	Present Use	Home
1838 North Lorraine	Proposed Use	Group
Owner	Address	Phone
Marvin Grant	Same	685-6611

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

Rooms evaluated for Nursery School are:

Southeast bedroom  $9^5 \times 10^8$  - 103 sq. ft. - 3 children

Southwest "  $10^8 \times 12^0$  - 131 sq. ft. - 3 children  
Living room  $11^8 \times 15^8$  - 186 sq. ft. - 5 children

North room  $10^5 \times 19^0$  - 200 sq. ft. - 6 children

Available space 620 sq. ft. - 17 children

and children

One (1) each stool and lavatory shall be installed for any enrollment above twelve (12) children to maximum number of seventeen (17).

Provide a central heating system for total need. The existing facilities including the bathroom unit shall be rendered inoperable.

For full day care, an approved food service will require a handwashing facility and a mechanical dishwasher in the kitchen. For other alternatives, call the Health Department.

Full day care will require provisions for napping - cots, one (1) for each child shall be provided.

Initiate all necessary interior and exterior structural repair to comply with minimum Housing Code standards. Prior to these corrections, provide for this office an itemized listing of improvements to be made.

A minimum of 2400 sq. ft. of fenced playground with nursery age play equipment, anchored as needed, shall be available for use.

As outlined in State Standards, provide all other necessary equipment and facilities such as an approved drinking fountain or single use cups, racks and hangers for wraps and personal possessions, safety covers for open electrical outlets, safety steps at stool and handwashing facilities, etc.

Remove all trash, brush and debris from the premise including truck bed.

The property shall be maintained in a neat and orderly manner at all times.

cc: Mrs. Marvin Grant Jack Miller, *Jack Miller* *Health Dept*  
3712 E. 13th Central Inspection Agency Representative Jack Milburn

Larry Dobson, Planning Dolan Martin, Fire Department

Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection;  
2nd copy (red) to Fire.

Intra Agency Routing: Central Inspection-Zoning, Building, 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

This facility will accomodate seventeen full-time  
children from ages two through six. Mon-Fri 7-4  
Robert T Schleiter

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
58 thru 76 even inclusive	5	College Terrace Addition	Wichita Beta Theta Pi Alumni 1845 N. Hillside Association 67214
78 thru 84 incl	5	Same	The Paul Revere Life Insurance Co. Twin Lakes Shopping Center 67204
144,146 148,150		Tangney's Fairmount 7th Addition	The Lutheran Social Service Inc. 1855 N. Hillside 67214
49,51 53,55	5	College Terrace Add.	Lutheran Social Service 1855 N. Hillside 67214
57,59	5	Same	Milford E. Johnson 1846 N. Hillside 67214
61,63	5	Same	Robert E. Thompson Address Unknown <i>not in phone book not in C &amp; D not in S &amp; Q</i>
65,67	5	Same	Administrator of Vet. Affairs 5500 East Kellogg 67218
69,71	5	Same	Robert Lee Arnold & Delphine Address Unknown <i>check phone book</i>
73,75	5	Same	Cora M. Cato 1828 N. Lorraine 67214 <i>not in City Dir. not in S &amp; Q</i>
77,79	5	Same	Walter R. Nulan 1435 Piatt 67214
81,83	5	Same	Z. Wetmore & Mary Bass Wetmore Address Unknown <i>not in phone book not in C &amp; D not in S &amp; Q</i>
50,52	6	Same	B. J. Gamble & Juanita M. Gamble 1857 N. Lorraine 67214
54,56	6	Same	Andrew B. Carson & Doris M. Carson 1855 N. Lorraine 67214
58,60 62,64, 66,68	6	Same	Pack Oil Company, Inc. 1705 Vickers K.S.B. & T 67202
70,72	6	Same	Fred Rolfe & Mildred Faye Rolfe 1833 N. Lorraine 67214
74,76	6	Same	Ronald Lynn Christy Address Unknown <i>not in phone book not in C &amp; D not in S &amp; Q</i>

Lot	Block	Addition	Property Owner
78,80	6	College Terrace Add.	✓ Melvin Lee Daniels 912 Cleveland 67214
82,84	6	Same	✓ Champ Branch & Myrtle 1312 N. Minnesota 67214
57,59	6	Same	✓ Lela Mae Schooler 1846 N. Chautauqua 67214
61,63	6	Same	City of Wichita 455 N. Main 67202
65,67	6	Same	✓ John C. Malone 323 S. Elizabeth 67213
69,71	6	Same	✓ Leon Manuel & Olivia 1832 N. Chautauqua 67214
73,75	6	Same	North Broadway Homes Inc. Address Unknown <i>not in change</i> <i>not in CD</i> <i>not in 10</i>
Beginning at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11-27-1E, thence East 1440 feet, North 660 feet, West 1440 feet, South 660 feet to beginning			✓ Municipal University of Wichita 1845 Fairmount 67208

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 65 and 67,  
Block 5, College Terrace Addition to  
Wichita, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of  
Deeds of Sedgwick County, Kansas, on the 1st day of June, 1976  
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 237858  
wh

FORM 223

**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