

POSTED
10-4-74
[Signature]
10-22-74
11-14-74

ACTION

B2A COMMITTEE Approved DATE 10-22-74

M.A.P.C. _____

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

BZA 27-74 - Mt. Olivet United Methodist Church requests EXCEPTION for child care facility on west side of Elizabeth between 34th St. South and Cornell.

Map No. 5343
 Sec. 7
 Twp. 28
 Range 1E

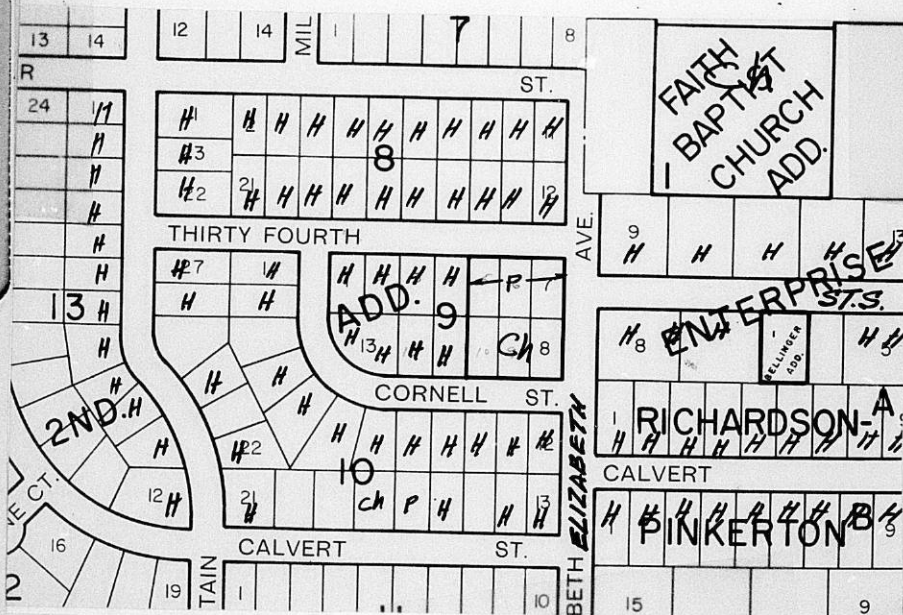
BZA- 27-7A
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.19 (180 ft. by 220 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: CHURCH & PARKING LOT
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



RESOLUTION NO. BZA 27-74

WHEREAS, Mount Olivet United Methodist Church, 3515 South Elizabeth, 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 the "AA" Single Family Dwelling District and legally described as follows:

Lots 5, 6, 7, 8, 9 and 10, Block 9, Jenkins
2nd Addition to Wichita, Sedgwick County, Kansas.
Generally located on the west side of South
Elizabeth in an area between 34th Street South
and Cornell.

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 October 22, 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 "AA" Single 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 operation of a child care center on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 5, 6, 7, 8, 9 and 10, Block 9, Jenkins
2nd Addition to Wichita, Sedgwick County, Kansas.
Generally located on the west side of South
Elizabeth in an area between 34th Street South
and Cornell.

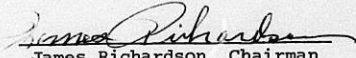
subject to the following conditions:

1. The church 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 prior to its utilization as a child care center.
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 27-74
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. One off-street loading space shall be provided for each ten children or major fraction thereof. Based on a proposed enrollment of twenty-four children, two off-street loading spaces will need to be provided.

ADOPTED AT WICHITA, KANSAS, this 22nd day of October, 1974.


James Richardson, Chairman

ATTEST:


Larry Dobson, Assistant Secretary

October 29, 1974

Mrs. Diana Bertholf
3007 South Elizabeth
Wichita, Kansas 67217

Subject: Case No. BZA 27-74
Request for Exception

Dear Mrs. Bertholf:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 22, 1974, in connection with your request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District, and generally located on the west side of South Elizabeth in an area between 34th St. South and Cornell.

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,

Larry Dobson
Assistant Secretary

LD:js
Encl.

cc: Mount Olivet United Methodist Church, 3515 S. Elizabeth 67217
Leola Lindahl, Home Care Supervisor, Dept. of Community Health
Robert Feldner, Supt. of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

October 23, 1974

Mrs. Diana Bertholf
3007 South Elizabeth
Wichita, Kansas 67217

Subject: Case No. BEA 27-74
Request for Exception

Dear Mrs. Bertholf:

At the regular meeting of the Board of Zoning Appeals on October 22, 1974, your request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District, and generally located on the west side of South Elizabeth in an area between 34th St. South and Cornell, was considered.

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

Larry Dobson
Assistant Secretary

LD:js

cc: Mount Olivet United Methodist Church, 3515 S. Elizabeth 67217
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

SECRETARY'S REPORT

CASE NO. BEA 27-74

APPLICANT: Mount Olivet United Methodist Church, 3515 South Elizabeth, Wichita, Kansas

AGENT: Diana Bertholf, 3007 South Elizabeth, 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 "AA" Single Family Dwelling District.

GENERAL LOCATION: West side of Elizabeth between 34th St. South and Cornell.

LAND USE: Subject property is occupied by a church and associated parking. All surrounding properties are developed with single family homes.

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

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.185.2 can be complied with.

COMMENTS BY THE SECRETARY

The Mount Olivet United Methodist Church is requesting an exception to permit the operation of a child care center in the church facilities. The statement of justification submitted by the applicant describes the program as a pre-school for a maximum of twenty-four children, three to five years old, to be operated approximately three hours a day, five days a week.

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

Case No. BZA 27-74
Secretary's Report - Page Two

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 church 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 prior to its utilization as a child care center.
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. One off-street loading space shall be provided for each ten children or major fraction thereof. Based on a proposed enrollment of twenty-four children, two off-street loading spaces will need to be provided.

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

September 30, 1974

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 27-74

An application has been filed by the Mount Olivet United Methodist Church, 3515 South Elizabeth, 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 "AA" Single Family Dwelling District, and legally described as follows:

Lots 5, 6, 7, 8, 9 and 10, Block 9, Jenkins
2nd Addition to Wichita, Sedgwick County,
Kansas. Generally located on the west side of
South Elizabeth in an area between 34th St. South
and Cornell.

This application has been assigned Case No. BZA 27-74, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 22, 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

*32 notices mailed
10-1-74 to adjacent
property owners*

*10 notices mailed
to mapc members*

DEPARTMENTS OF INSPECTION-FIRE-HEALTH
 VICTORIA, BRITISH COLUMBIA

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

Agency Initiating Referral Health Dept., Leola Lindahl Case No. 20 Date 9-13-74

Respective Applicant

Name	Address	Phone
Diana Bertholf	3007 South Elizabeth	522-3801

Respective Site

Address	Present Use
3515 South Elizabeth	Proposed Use <u>Group Care Center</u>

Owner

Address	Phone
Mt. Olivet United Methodist	3515 South Elizabeth 522-6753

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

Change of occupancy required from B-3 to C-3, for area used for child care.

Plot plan to scale showing existing buildings and dimensions. Setback

of all buildings. Location of play area and fence. Off-street parking

layout. All floor levels and uses of each area and heating location.

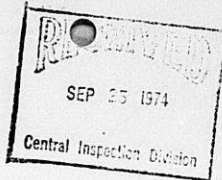
BZA approval required.

William E. Ernst
 Agency Representative
 Building Inspector

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

Extra Agency Routing: Central Inspection-Zoning, Painting, 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



September 23, 1974

Mrs. Diana Bertholf
3007 South Elizabeth
Wichita, Kansas 67213

Re: Group Care Center - 3515 South Elizabeth

Dear Mrs. Bertholf:

The following item must be completed before this facility can be used for a group care center:

Provide safety covers for all electrical outlets where children might be.

Please contact this office at 262-4451, extension 43, when the above item has been completed.

Sincerely,

THE WICHITA FIRE DEPARTMENT

Dolan M. Martin
Dolan M. Martin
Fire Prevention Training Instructor

DMM:pp

cc: John Riddel, Central Inspection
Leola Lindahl, Wichita-Sedgwick County Health Dept.

DEPARTMENT OF HEALTH AND HUMAN SERVICES
WICHITA, KANSAS

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

Initiating Referral Health Dept. Leola Lindahl Case No. 20 Date 9-13-74

Prospective Applicant

Name	Address	Phone
Diana Bartholf	3007 South Elizabeth	522-3001

Prospective Site

Address 3515 South Elizabeth	Present Use Church
	Proposed Use Group Care Center
Owner Mt. Olivet United Methodist	Address 3515 South Elizabeth
	Phone 522-6753

Preliminary Report of Improvements for Initial Approval Status

(add additional sheets as necessary)

Two rooms currently used: Large Room - 16.8 x 30 = 504 Sq. Ft.

North Adjacent Room - 18 x 22 = 396 Sq. Ft.

Total Space - 900 Sq. Ft.

Toilet and lavatory facilities are adequate--one each facility for each 24 children.

Safety steps are to be utilized where needed including the drinking fountain in the hallway.

Provide safety plates for all electrical outlets within reach of children.

Provide fenced play area as outlined which will provide approximately 2300 square feet.

With the above corrections, this facility can be approved for 24 children for part-day

care only.

J. E. ...
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

9-24-74

MAP 5343

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. B2A 27-74
FILED 9-24-74

APPLICATION FOR EXCEPTION

I. Name of Applicant Mount Olivet United Methodist Church
Mailing Address 3515 S. Elizabeth Phone 522-6753
Name of Authorized Agent Diana Bertholf
Mailing Address 3007 S. Elizabeth Phone 522-3801
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other). Day Care Facility

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 Child Care Facility - Nursery School/Pre-School on property zoned AA, located 3515 South Elizabeth - Wichita, Kansas 67217 and legally described as: Lots 5, 6, 7, 8, 9 and 10 Block 9 of Jenkins Second Addition - Wichita, Kansas in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:
a. That he has received an instruction sheet concerning the filing and hearing of this matter;
b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.



d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board. Mt. Olivet United Methodist Church
Rev. Henry Murray, Pastor
3515 S. Elizabeth, Wichita, Kansas 67217
Applicant Henry Murray, Pastor
Authorized Agent (Mrs) Diana Bertholf

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 8:40 (a.m.) - p.m.), 9/24, 1974, together with appropriate fee of \$50.00

Signed Larry Dobson

O W N E R S H I P L I S T

Lot	Block	Addition	Property Owner
8 exc E 80'		Enterprise Addition	✓ Joseph B. Cusick III and Josephine L. Cusick 1431 West 34th St. South 67217
E 80' lot 8		Same	✓ Lenora P. Franklin 1423 West 34th St. South 67217
9		Same	✓ James A. Summers & Gertrude L. 1430 West 34th South 67217
10		Same	✓ Sidney R. Fore & Mary B. 1418 West 34th So. 67217
7	8	Jenkins 2nd Addition	✓ Robert William Buckel Teresa C. Buckel 1607 Webster 67217
8	8	Same	✓ Administrator of Veterans Affairs, Washington, D.C.
9	8	Same	✓ Olen Kenneth Tidwell and Doris J. Tidwell 1720 Webster 67217
10	8	Same	✓ Gary L. Rundell & Ann S. 1531 Webster 67217
11	8	Same	✓ Administrator of Veterans Affairs, Washington, D.C.
12	8	Same	✓ Terry Lynn Bailey and Sandra K. 3415 S. Elizabeth 67217
13	8	Same	✓ Administrator of Veterans Affairs, Washington, D.C.
14	8	Same	✓ James Maltby Foster and Peggy June Foster 1530 West 34th So. 67217
15	8	Same	✓ George G. Bunch and Rita L. 2903 Hiram 67217
16	8	Same	✓ Warren B. Niedens & Della Lynn 8222 West Murdock 67212
17	8	Same	✓ Pauline Fuller 1614 West 34th So. 67217
18	8	Same	✓ Administrator of Veterans Affairs, Washington, D. C.

Lot	Block	Addition	Property Owner
1	9	Jenkins 2nd Addition	✓ Charles A. Braden 3502 Cornell 67217
2	9	Same	✓ Dorothy H. Edwards & Clarence 1613 West 34th So. 67217
3	9	Same	✓ Jerry L. Engstrand and Georgia A. Engstrand 1607 West 34th So. 67217
4	9	Same	✓ George Henry Bunch and Reeta Lee 2903 Hiram 67217
5,6, 7,8, 9,10	9	Same	Mount Olivet Methodist Church 3515 South Elizabeth 67217
11	9	Same	✓ Robert D. Wares 3560 Cornell 67217
12	9	Same	✓ Gary Weber and Pamela 3554 Cornell 67217
13	9	Same	✓ Jack Lee Deal 3542 Cornell 67217
6	10	Same	✓ Doyle L. Dodd & Madonna J. 3543 Cornell 67217
7	10	Same	✓ Verle K. Parsons & Ursula E. 3549 Cornell 67217
8	10	Same	✓ Garland W. Roberts & Ethel 3555 Cornell 67217
9	10	Same	✓ Billy Clyde Harris Jr. Linda M. Harris 3561 Cornell 67217
10	10	Same	✓ Willard Dean Carter Irene Faye Carter 3567 Cornell 67217
11	10	Same	✓ Administrator of Veterans Affairs, Washington, D.C.
12	10	Same	✓ Coy E. Blankenship & Mona L. 3579 Cornell 67217
13	10	Same	✓ Larry Mac Sullivan and Carol Ann Sullivan 1518 Calvert 67217
14	10	Same	✓ Administrator of Veterans Affairs, Washington, D.C.

Lot	Block	Addition	Property Owner
15	10	Jenkins 2nd Addition	✓ Dorotha F. Tracy 721 South Glenn 67213
16	10	Same	✓ Arthur Rex Elrod and Mary J. 1602 Calvert 67217
17	10	Same	X Southwest Church of Christ Address Unknown
1	A	Richardson-Gowen- Pinkerton Addition	✓ Niki Ann Carlson and Roy Gary Carlson 1418 Calvert 67217
2	A	Same	X Melvin L. Wehmeier & Frances L. Address Unknown
3	A	Same	✓ Richard Wallace Jones & Barbara J. Jones 1217 Dallas 67217
1	B	Same	✓ John L. Hill & Hazel L. 2651 S. Oak 67217

A tract beginning 30 feet East of the Southwest corner of the North 50 Acres of the East Half of the Northeast Quarter of Section 7-28-1E, thence North parallel to the West line of said East Half Northeast Quarter, 212.5 feet, thence East parallel with the South line said North 50 Acres, 95 feet, thence South 212.5 feet, thence West 95 feet to point of beginning

✓ Mount Olivet Methodist Church
3515 South Elizabeth
67217

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

A 200 foot radius of Lots 5,6,7,8,
9 and 10, Block 9, Jenkins 2nd 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 this 19th day of September, 1974 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

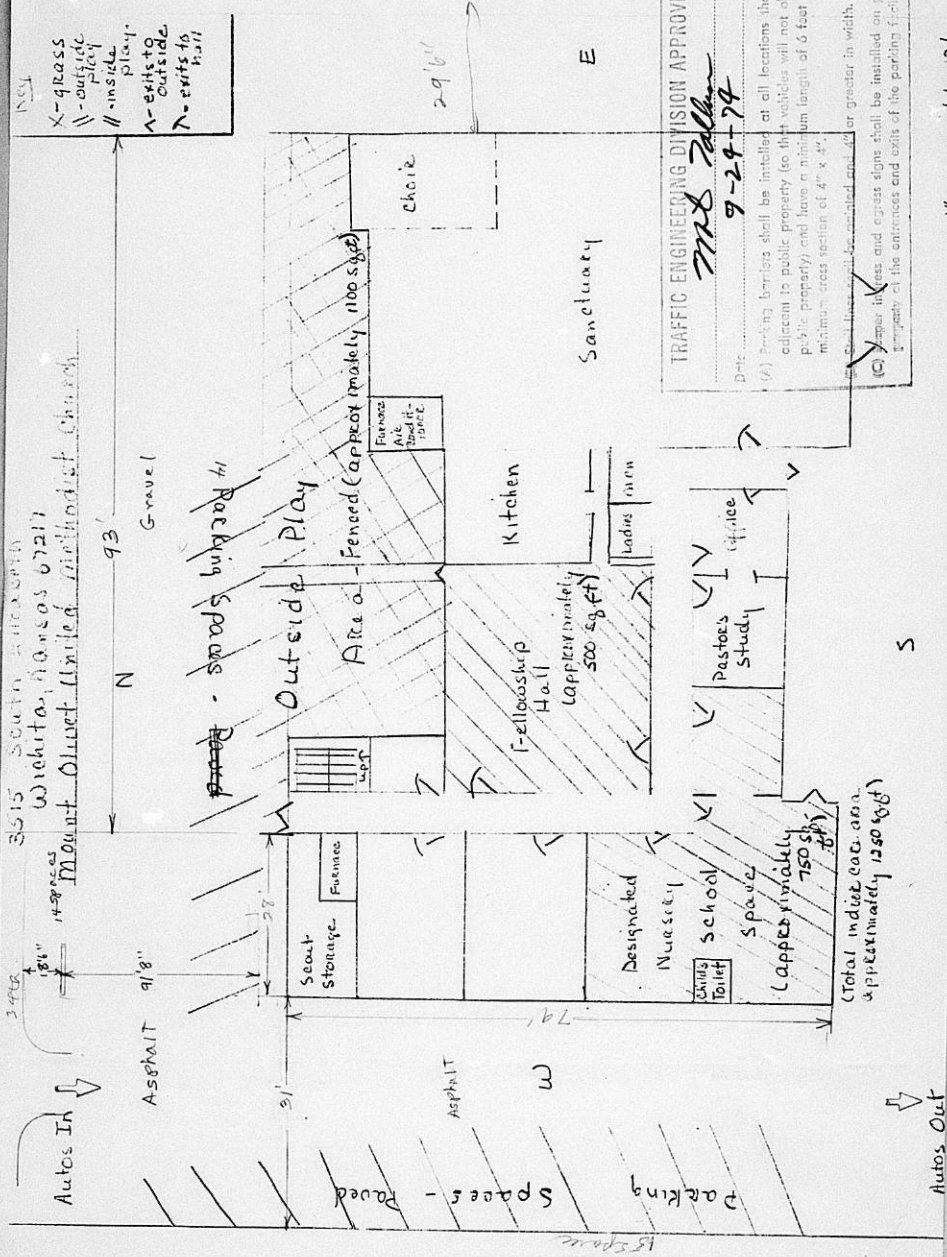
Mary Gable

Vice President

Order No. 217995
wh

3515 South Birchmont
 Wichita, Kansas 67217
 Mount Olivet United Methodist Church

15'6" N
 X - grass
 // - outside play
 // - inside play
 ^ - exits to outside
 v - exits to hall



TRAFFIC ENGINEERING DIVISION APPROVED
 MRS. Zeller
 9-29-79
 DATE: _____
 (A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".
 (B) All barriers shall be installed at or greater in width.
 (C) Proper lines and egress signs shall be installed on private property at the entrance and exits of the parking facility.

1" = 20 feet approximately 12'

S

57
 21

September 21, 1974

Dear Sirs:

This is a continuation of application for a zoning exception change on 3515 South Elizabeth, Wichita, Kansas (Mount Olivet United Methodist Church) for the purposes of a child care center.

The building is made of concrete block and walls are painted with approved paint. Although there is an upstairs to the church building, it will not in any way be used in connection with the child care center. There are three phones on the premises; one in the pastors study, one in the office, and one off of the kitchen area in Fellowship Hall. Three toilets are available for the childrens use, and there are exits from this building from every direction with the exception of the west. However, windows low enough for emergency exit are in each direction.

The type of child care center desired is a pre-school for children from the ages of three to five. Our license will allow for 24 children. Sessions will run five days a week for approximately three hours per day.

If any additional information is needed or desired, please do not hesitate to contact me at my home.

Sincerely,

Diana L. Bortholf
(Mrs.) Diana L. Bortholf
3007 South Elizabeth
Wichita, Kansas 67217
phone: 522-3801

10:45 a.m.
9-23-74
50-cc ch attached
B.R.

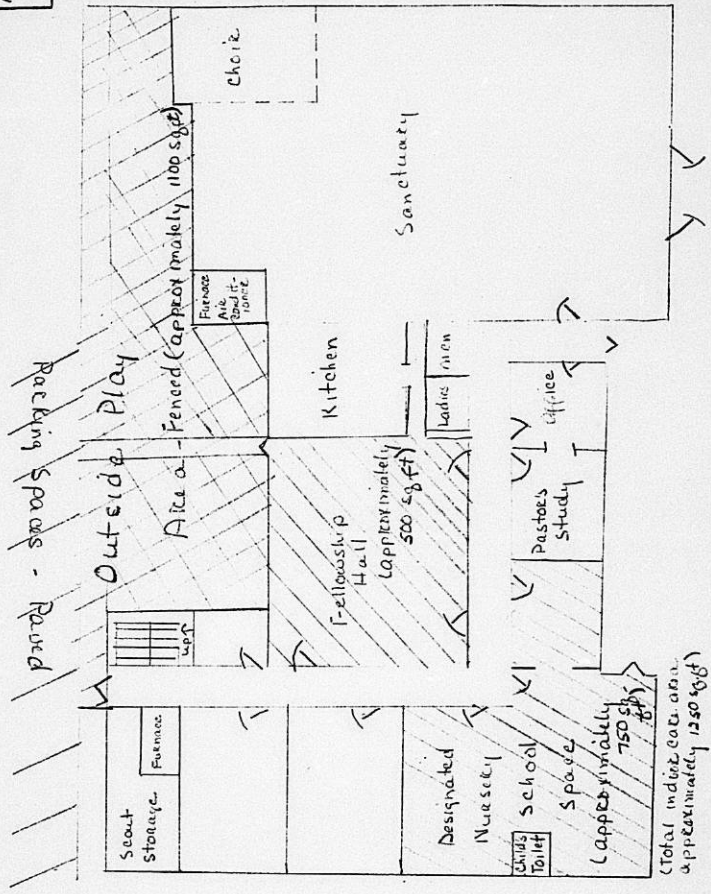


3015 South Lincoln
 Wichita, Kansas 67217
 Mount Olivet United Methodist Church

Key
 X - grass
 // - outside
 // - inside
 V - exits to outside
 ~ - exits to hall

Autos In

N



E

W - north

S

Parking Spaces - Paved

M

Autos Out

(Total indoor area approximately 1250 sq ft)

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By