

BZA 29-74 - Betty Flater requests
EXCEPTION for child care center
on west side of Hillside between
Mt. Vernon and Clark.

Posted
10-4-74
[Signature]

MAD ✓
C.I. ✓
4-22-75
[Signature]

ACTION

Bza COMMITTEE _____ DATE 10-22-74
Approved

M.A.P.C. _____

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

all "A"

Re: 2-1026
BZA-20-70

9-12-68

Map No. 5645
Sec. 34
Twp. 27
Range 1E

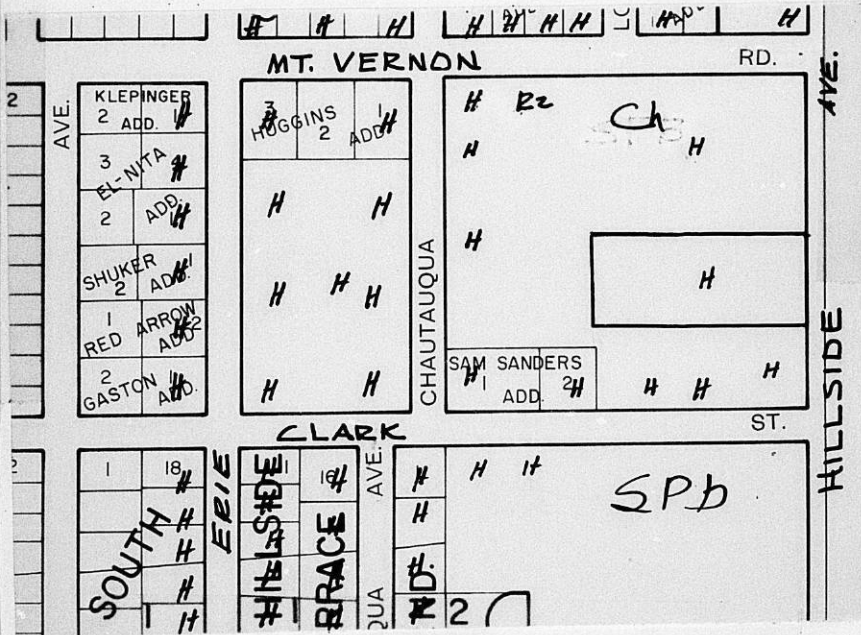
BZA- 29-74
SCZ- _____
CU- _____
Filed _____

AREA DATA:

- Acres: 1.4 (160 ft. by 382 ft.)
- Adjoining Zoning: E _____ S _____ W _____ N _____
- Land Use: East SINGLE FAM South SINGLE FAM
West SINGLE FAM North CHURCH
- Sketch Plan Land Use is for: _____
- Present Land Use if for: SINGLE FAM
- Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



Copy

*to Board of zoning appeals
to be in file of Betty J. Flater - Story Book Day
Care Center
2021 So. Hillside
Wichita
67211*

KANSAS STATE DEPARTMENT OF HEALTH
APPLICATION FOR LICENSE TO CONDUCT A CHILD CARE FACILITY
** Five applications are enclosed. Please return four and retain one for your file.*

Date Oct. 7th 1974

PART I IDENTIFYING DATA
TYPE OF FACILITY: Boarding Home _____ Group Boarding Home _____ Institution _____
Day Care Home _____
Child Placing Agency _____
Group Day Care Center
If group day care center, check type of care.
Full day Part day _____
Special program (specify) _____

NUMBER OF CHILDREN REQUESTED 40 AGE RANGE 2 1/2 years through 12

NAME OF APPLICANT(S)
Individual(s) FLATER (Husband's Name) BETTY J. (Wife's Name)
Street Address 2021 So. Hillside City WICHITA Zip Code 67211
County SEDC. Telephone 686-4432

Have you applied for a license before? Yes _____ No
If yes, under what name? _____ Year _____ Type of facility _____
Address: Street _____ City _____ Zip Code _____
County _____

(If a Group Day Care Center, Group Boarding Home, Institution or a Child Placing Agency, fill in below)

SPONSORING ORGANIZATION None (*private owned*)
(Official name) _____
Official address: Street _____ City _____ County _____

OFFICIAL NAME OF FACILITY "Story Book Day Care Center"
Address of facility: Street 2021 So. Hillside City WICHITA County SEDC.
Zip Code 67211 Telephone 686-4432

PART II HOUSE AND GROUNDS (Physical Plant)
Describe briefly the facility. Please enclose a floor plan including size and arrangement of rooms and designate use. *please see photo copies of drawings of Bldg. of Center and play ground area, utility room-bath-bedroom + kitchen + eat. enclosed with this form.*

Is this facility connected to: Public water supply? (City) Yes No _____
Public Sewerage? (City) Yes No _____
Septic Tank? Yes _____ No
If rural home, please give directions to home.

PART III PERSONNEL

What persons are to give services to children at this facility and what are their qualifications (education, training, experience, etc.) for giving such services? Please include names of husband and wife for boarding care.

Name	Age	Qualifications
Being a Brand New school and hope to open the latter part of Nov. 74 & plan to hire teachers with pre-school exp. or early child-head education back-ground their ages may vary from 18 thru 40.		

List below name and ages of applicant's children and other persons living in the home:

Name	Birthdate	Sex	Relationship to applicant
Mary	3/13/60	F	Daughter
Daniel	7/18/58	M	Son
Spencer	12/14/25	M	Husband

please note, the child day care center will not be in our home, it is in a building on the premises with its own large play yard.
 Unrelated children currently in care? Yes _____ No X
 If so, how many? _____ Age(s) _____
 attached financial statement
 Home address with 71
 and Woodbridge
 14
 address

PART IV SERVICES OFFERED TO CHILDREN (Use another page if necessary)

What services to children does this facility propose to offer? List items such as meals, transportation, educational services, recreation, special education, special therapy, casework, and so forth, and describe each briefly.

Please refer to the sheet enclosed that refers to part IV services offered to children, fully explaining each question raised in the above group.

We, the undersigned, are the persons named as applicants above (or the accredited representative of the organization applying for license). The information given above is true to the best of my knowledge. I have read the laws and regulations governing the operation of this facility and it is my intention (or the intention of my organization) to comply insofar as is possible and to cooperate with the State Department of Health and the State Department of Social Welfare in maintaining a high standard of service to children. We further request that this application be treated as an application for relicensure upon each expiration of a licensed period (unless address is changed) until such time as we notify the State Department of Health to the contrary.

Mr. _____
 Mrs. Betty B. Flaten
 Miss _____

Date Oct 17th 1974

To Board of zoning appeals: 631 in Felicity Betty Flater
5709 York Brook Day
to the Kansas State Dept. of Health Care Centers
2021 501 Hillside
get 17-74
Conduct a child care facility. Wichita
67211

Wanted to part IV services offered to children

I plan for my school to be among the finest Day Care centers to have here in the City of Wichita with qualified staff to reach the child and its individual needs with lots of love and understanding given along with good left and nice facilities.

I also plan to have a morning and aft. "Enrichment Time" (a 20 to 30 min. of time of learning depending again upon the age group being taught of their attention span)

Where the teacher (see class 1 to 10 ratio) will teach them to tie shoes, manners, write name, ABC's, then the media of a story, pictures, records or what ever she plans for that day geared to the age level that she will be in charge of.

There will be a well balanced hot lunch & milk served along with two snacks daily for the "all day child" also an individual cot and clean bedding daily for the all day child for nap time.

The school will offer and to the child's exposure, but crafts (and individual self made projects) be taken home weekly. Painting, singing, lots of fun, free play, Rhythmic Band, learning blocks dramatic play, Read working Benches, Song →

West side: Water play & play cook area,
table, Wood Bldg. area, play house, sand
pile, Basket Ball, Bat mitter,
sawing, jingle, jump - Climbing blocks,
Wheel ray area, play Egypt. all in
Beautiful large play ya. surrounded by a
7' Red Wood fence, all geared to the
age levels of the children so that
that each child individually might
benefit from as many or all,
are in the school.

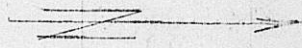
I am asking my license for
forty, (40) children ages 2 1/2 thru age 12.

I will have toilet facilities
and inside and out. side state required
space for more than 40 children.

My school is located 1/2 blk.
from 1 City Ele. school and 6 1/2 blks.
from the 2nd Ele. school (Catholic) I
plan to help to meet the needs of
both schools that are now pre-
valant in this area, by offering
before & after school care to these Ele.
school children & working parents.
Knowing that if a license for (40 children)
before school, ^{including} all day care, after school
that at any one time I am to only have
40 children on the premises to this I
will fully comply with. After before and
after school age children, I will
offer a qualified teacher's, a place for
study time for home-work (Childoptian
game, play area & equnt. ~~from snack~~
time, also with love and understanding
to this age group.

I humbly add that I am very pleased
to be an advocate for young children,
and I feel when and if ever pass
the very best should be offered
to the young child no matter if, sex,
to the need, or color. ~~James, K. (D) V. (D)~~

Child Day Care Center
 2021 So. Hillside
 PH - 9426248 - 9421144



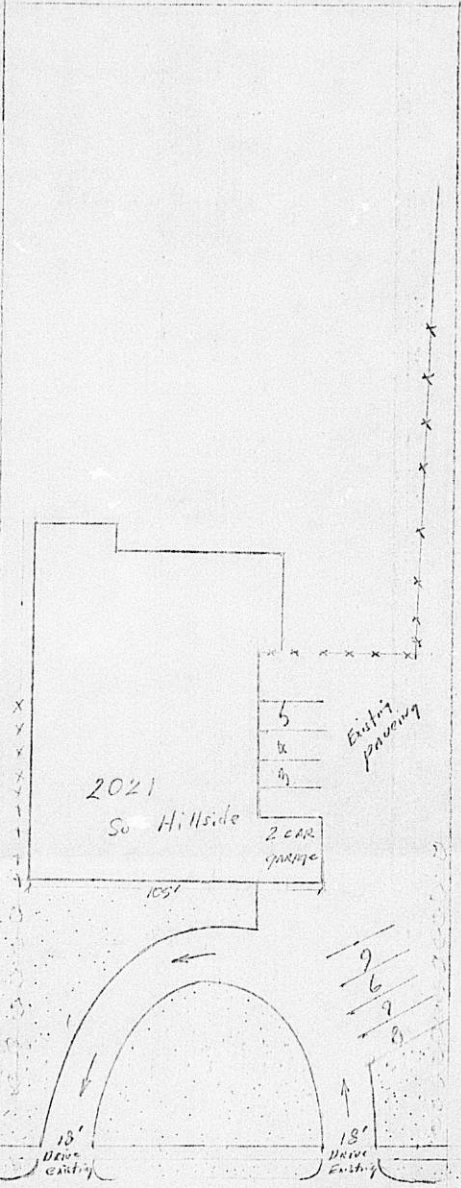
Mrs. Bellman
 9-24-74
 (S.A.)

... shall be installed at all entrances to public property, its premises, and its property, and to a minimum length of 6 feet and a minimum cross section of 4' x 4'.

(B) Staff lines shall be painted and 4" or greater in width.

(C) Proper ingress and egress signs shall be installed on entrance property of the entrance and walls of the parking facility.

Beginning 30 feet west and 313 feet south of the northeast corner of the southeast quarter of Section 34-27-1E, west 412.5 feet, south 160 feet, east 412.5 feet, north 160 feet to beginning.



Hillside

Central Inspection

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

Agency Initiating Referral Health Dept. Leola Lindah Case No. 19 Date 9-4-74

Propositive Applicant Name		
<u>Flater, Betty</u>	Address <u>2728 Everett</u>	Phone <u>942-6348</u>

Propositive Site Address <u>2021 South Hillside</u>		Present Use <u>Home</u>
		Proposed Use <u>Group Care Center</u>

Owner <u>Overton</u>	Address <u>2021 South Hillside</u>	Phone
-------------------------	---------------------------------------	-------

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

1. Provide one-hour additional protection on the east wall
2. Provide 10% of floor area in window space or mechanical vents changing air 5 times per hour.
3. Provide bathroom to meet the plumbing code.
4. Provide / off-street parking spaces
5. Submit plot plan showing existing buildings, setbacks, parking and fenced play area.
6. Submit floor plan for child care area.
7. Obtain a Change of Occupancy permit and a building permit to include all structural changes.

[Signature]
Agency Representative

Number of Referrals: Original (public copy) to Health Dept. Copy (local) to Inspector
2nd copy (read) to Fire.

For Agency Routing: Central Inspection, Planning, Fire Dept., Police Dept., Board of Health, Board of Fire Commissioners, Board of Public Works, Board of Education, Board of Social Services, Board of Public Health, Board of Public Safety, Board of Public Utilities, Board of Public Works, Board of Public Health, Board of Public Safety, Board of Public Utilities.

Number of Referrals: Original (public copy) to Health Dept. Copy (local) to Inspector
2nd copy (read) to Fire.

1/20/75

Victoria Cornert (or Corners) called this date to advise of death in Mrs. Flater's family & childcare center opening would be delayed from scheduled opening of today until probably 1/27/75. Mrs. Flater is apparently concerned about compliance with the ~~set~~ resolution condition of Feb. 1, 1975 as a date of opening. We (Galbraith & Dobson) advised Ms. Cornert that we ~~was~~ could administratively handle any short delay in complying with the conditions of approval, and for Mrs. Flater to call in a week to 10 days if she experienced any further delay.

cd

To Board of *governing appeals*

SCHOOL PHONE: MU 2-6021

CONVENT PHONE: MU 2-7841

*to be in file of -
Betty D. Flater
Strong book day
Care Center
2021 So. Hill side
Wichita
67211*

ALL SAINTS SCHOOL
3313 EAST GRAND
WICHITA, KANSAS 67218

September 23, 1974

To Whom It May Concern:

I am aware that in this area there is no day-care center. And perhaps there is a real need for such a center. There seems to be an increasing number of families where both parents are seeking full-time employment. In many cases there is no problem since the children are in school. In some other cases there are children who do need a place to go between the after school hours and the time when their parents arrive home from work. A number of our pre-schoolers are going out side of the community to attend pre-school since there is none in this area. I also have received quite a number of telephone calls asking for such a center where children can be placed on a day by day basis as family affairs arise.

Consequently, I believe that the situation should be evaluation and plans made accordingly.

Sincerely,

Sister Celine
Sister Celine
Principal

visited
Mrs. Betty Flater with me last week and discussed her plans to start such a day-care center. I was quite impressed with her ideas and do believe it would be an asset to the community.

To Board of Zoning Appeals

to be in file of Fred Flater
Story Books Day Care
2021 So. Hillside

Wichita, Kansas
September 19, 1974

To Whom it May Concern:

This is to certify that I, Tessie Overton joint owner and seller along with my husband Putney Overton of said property located at 2021 South Hillside, Wichita, Kansas do here by give my full permission and consent to the new buyer - owners Betty I. and Marvin N. Flater for them to run and operate a state licenced child day care center on the said premises at 2021 South Hillside along with using and remodeling said building described as supplement building on the buyers and sellers purchase contract handled thru the realtors to the extent that this building will meet the required state standards to open and operate a state licenced Child Day Care Center in the building on the said premises.

Signed Tessie Overton
Tessie Overton, Joint Owner-Seller

Dated Sept 19 1974

State of Kansas)
County of Sedgwick)

Subscribed and sworn to before me personally appeared before me Tessie Overton whom I know to be the true person who signed the above statement.

Marvin N. Flater
Notary Public

My commission expires June 28 1976.

Wichita, Kansas
September 19, 1974

To Whom it May Concern:

This is to certify that I, Putney Overton joint owner and seller along with my wife Tessie Overton of said property located at 2021 South Hillside, Wichita do here by give my full permission and consent to the new buyer - owners Betty I. and Marvin N. Flater for them to run and operate a state licenced child day care center on the said premisses at 2021 South Hillside along with using and remodeling said building described as supplement building on the buyers and sellers purchase contract handled thru the realtors to the extent that this building will meet the required state standards to open and operate a state licenced Child Day Care Center in the building on the said premisses.

Signed Putney Overton
Putney Overton, Joint Owner-Seller
Dated 9-23 1974

State of NEBRASKA)
County of KEITH)

Subscribed and sworn to before me personally appeared before me Mr. Putney Overton whom I know to be the true person who signed the above statement.



Alvin W. Siffing
Notary Public

My commission expires June 26 1977.

Subscribed by James appeals

*in case file of Betty D. Flater
Story Break Day
Care Center
2021 So.
Hillside
Wichita
67211*

Mt. Vernon Church of God
Rev. Thomas W. Edwards, pastor
2021 South Hillside
Wichita, Kansas 67211

October 12, 1974

Board of Zoning Appeals
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202
Attention: Jack H. Galbraith

Re: Case No. BZA 29-74

Dear Mr. Galbraith:

I am writing in behalf of the Mt. Vernon Church of God, 2021 South Hillside, Wichita, Kansas 67211. In the Church and Pastor's Council meeting held October 3, 1974 the following was moved, seconded and unanimously carried:

"That Pastor Edwards write a letter not only permitting but also recommending the child-care center zoning exception at 2021 South Hillside, Wichita, Kansas"

Therefore, on the authority of the church, I am recommending that the zoning exception, as requested by Betty Flater, 2021 South Hillside, Wichita, Kansas be allowed for the operation of a child care center. I further consent to this letter being read at the Board of Zoning Appeals in its meeting on Tuesday, October 22, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas.

Sincerely yours,

Rev. Thomas W. Edwards, pastor
Mt. Vernon Church of God

cc/ Betty Flater ✓

To Board of Permit Appeals

SUBJECT TO BZA APPROVAL

APPROVED
 APPROVED AS NOTED
CENTRAL INSPECTION DIVISION
CITY OF WICHITA

Subject to Section 202 (c) Uniform Building Code

Date 10-2-74 By J.J. Paddel

Note -

Titles 19 (Electrical), 21 (Plumbing & Gas Fitting Code) & 22 (Air Conditioning, Refrigeration and Warm Air Heating Code) of the Code of the City of Wichita, Kansas shall be complied with in full.

To Be in File of:

Betty D. Flaten - Story Book Day Care Center
2021 So. Hillside
Wichita
67211

APPROVED
FIRE PREVENTION BUREAU
CITY OF WICHITA
Date 10-2-74 By C.B. Pallett

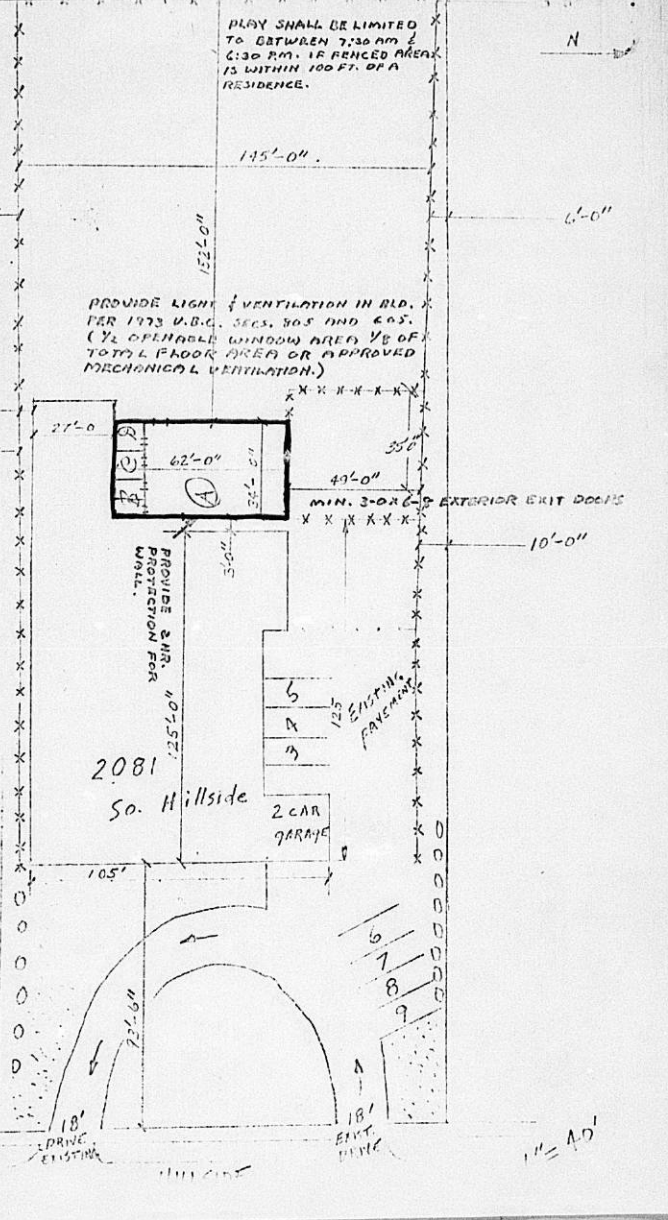
2708 S.
 University
 67017
 Director - J.M.V.
 James
 William
 Center
 So. Hillside

TRAILERS 3
 CHILDREN 4
 P.S.P. SPACES 7
 REQ'D.

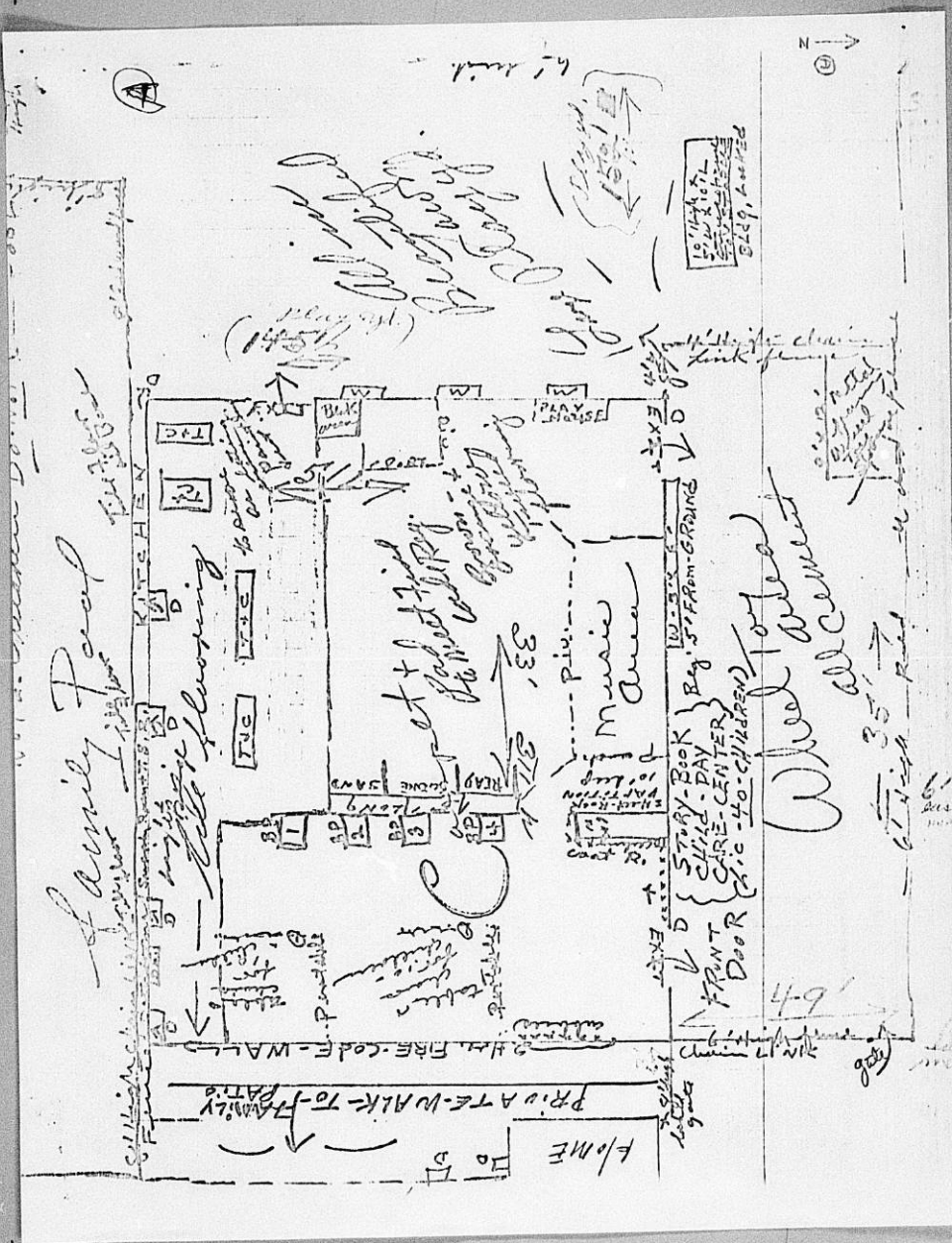
beginning 30 feet west and
 213 feet south of the north-
 east corner of the southeast
 quarter of Section 34-27-1E,
 east 412.5 feet, south 160
 feet, east 412.5 feet,
 north 160 feet to beginning.

2708 S.
 University
 67017

Parking barriers shall be installed at all locations that
 are adjacent to public property to prevent vehicles from entering
 (public property) and have a minimum length of 6 feet and a
 minimum cross section of 4" x 4".
 (b) Shall lines shall be painted and 4" or greater in width.
 (c) Signs for ingress and egress shall be installed on private
 property at the entrances and exits of the parking facility.



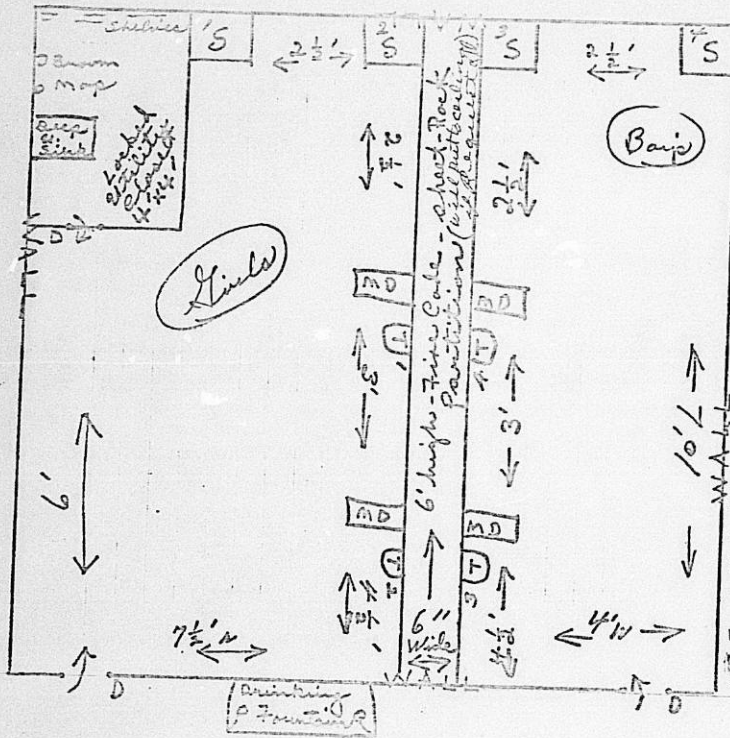
1" = 40'



Family S.

Pool

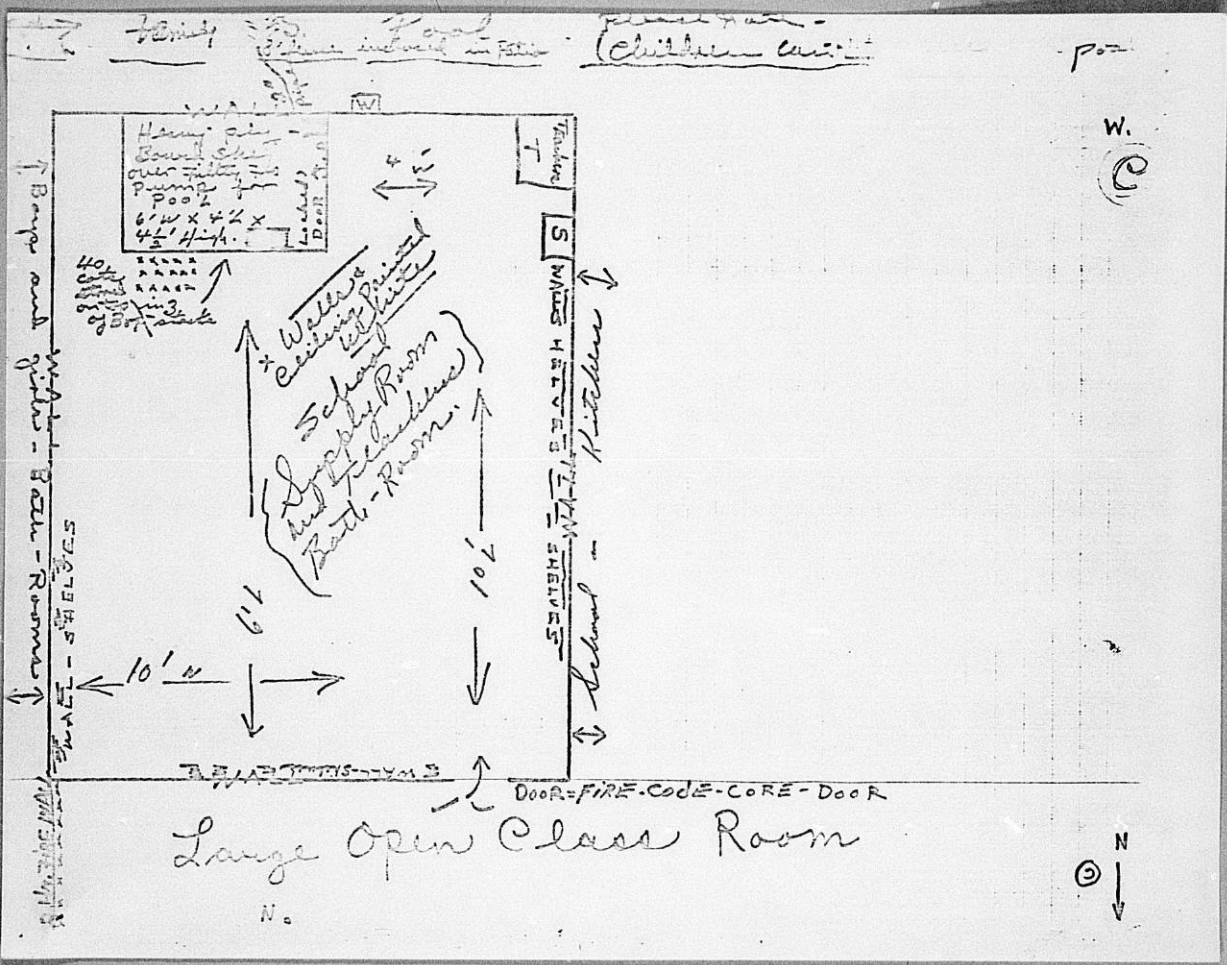
NOTE: Children don't get into Pool



"Children's" Bath -
 (size 48
 for 25 children/Room 20).
 Walls + ceilings are B
 sheet-rocked, finished
 with base board
 and painted with
 blue-white paint. One
 fluorescent light
 and fan - air vent
 installed in ceiling
 of each - bath room.
 Mirror above each
 sink. all-toilets
 will be of the same
 size oval seat
 Type - F 24" wide
 M 24" high - 3' deep
 S = 17" W
 (Note of age Range of
 children enrolled,
 doesn't reach the
 state requirement
 age of separate bath-
 rooms for boys &
 girls, these bath
 self will be use
 of both bath rooms.

Large Open Class Room





RESOLUTION NO. BZA 29-74

WHEREAS, Betty Flater, 2021 South Hillside, 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:

Beginning 30 feet west and 313 feet south of the northeast corner of the southeast quarter of Section 34-27-1E, thence west 382.5 feet, thence south 160 feet, thence east 382.5 feet, thence north 160 feet to the point of beginning. Generally located on the west side of Hillside in an area between Mt. Vernon and Clark.

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:

Beginning 30 feet west and 313 feet south of the northeast corner of the southeast quarter of Section 34-27-1E, thence west 382.5 feet, thence south 160 feet, thence east 382.5 feet, thence north 160 feet to the point of beginning. Generally located on the west side of Hillside in an area between Mt. Vernon and Clark

subject to the following conditions:

1. The applicant 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.

Resolution No. BZA 29-74

Page Two

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. 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.
5. One off-street loading space shall be provided for each ten children or major fraction thereof.
6. The off-street parking and loading spaces cited in Conditions #4 and #5 above as well as associated drive-ways and circulation space, shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing and shall be maintained in good condition and free of all weeds, dust, trash and other debris. This paving condition shall be performed prior to the occupancy of the premises as a child care center or by February 1, 1975, whichever comes first. In the event all conditions of approval are not met by February 1, 1975, subject resolution shall become null and void.

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


JAMES RICHARDSON, Chairman

ATTEST:


LARRY DOBSON, Assistant Secretary

October 29, 1974

Mrs. Betty Flater
2021 South Hillside
Wichita, Kansas 67211

Subject: Case No. BZA 29-74
Request for Exception

Dear Mrs. Flater:

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 District and generally located on the west side of Hillside in an area between Mt. Vernon and Clark.

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: Inola 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. Betty Flater
2021 South Hillside
Wichita, Kansas 67211

Subject: Case No. BZA 29-74
Request for Exception

Dear Mrs. Flater:

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 District and generally located on the west side of Hillside in an area between Mt. Vernon and Clark, 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: Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

Mt. Vernon Church of God
Rev. Thomas W. Edwards, pastor
2011 South Hillside
Wichita, Kansas 67211

October 12, 1974

Board of Zoning Appeals
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202
Attention: Jack H. Galbraith

Re: Case No. BZA 29-74

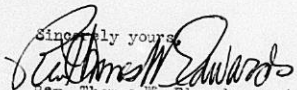
Dear Mr. Galbraith:

I am writing in behalf of the Mt. Vernon Church of God, 2011 South Hillside, Wichita Kansas 67211. In the Church and Pastor's Council meeting held October 3, 1974 the following was moved, seconded and unanimously carried:

"That Pastor Edwards write a letter not only permitting but also recommending the child-care center zoning exception at 2021 South Hillside, Wichita, Kansas"

Therefore, on the authority of the church, I am recommending that the zoning exception, as requested by Betty Flater, 2021 South Hillside, Wichita, Kansas be allowed for the operation of a child care center. I further consent to this letter being read at the Board of Zoning Appeals in its meeting on Tuesday, October 22, 1974, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas.

Sincerely yours,


Rev. Thomas W. Edwards, pastor
Mt. Vernon Church of God



SECRETARY'S REPORT

CASE NO. NZA 29-74

APPLICANT: Betty Flater, 2021 South Hillside, Wichita, Kansas

AGENT: None

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 Hillside between Mt. Vernon and Clark.

LAND USE: Subject property is occupied by a single family residence as are properties to the south and west. To the north is a church and parsonage. East is a church and single family residence.

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 applicant is requesting an exception to permit the operation of a child care center in the "AA" Single Family Dwelling District. The facility proposed to be used is a large single family residence. The statement of justification submitted by the applicant describes the program as a child day care center, for forty children, that would meet the needs of working parents as an all day pre-school for their younger children and would provide a place to keep their elementary school age children before and after school.

The application area contains 1.4 acres and contains a large single family residence, that at one time housed a private school with an enrollment of approximately fifty students. The major

Case No. EZA 29-74
Secretary's Report - Page Two

street Hillside borders the east side of the property. Subject property has an existing circle driveway that would help to alleviate the problem of leaving and picking up children during the rush hour periods in the morning and afternoon.

The applicant has submitted a plot plan, approved by the Division of Traffic Engineering, which indicates that ample off-street parking and loading spaces will be provided. It should be pointed out to the applicant that off-street parking spaces cannot encroach into the 25-foot front yard setback area. 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.

In checking with the Department of Community Health it has been determined that there are no other child care centers operating in the near vicinity of subject property. Therefore, the approval of this request would not, in the opinion of the Secretary, change or alter the character of the general area.

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 applicant 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. 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.

Case No. BEA 29-74
Secretary's Report - Page Three

5. One off-street loading space shall be provided for each ten children or major fraction thereof.
6. The off-street parking and loading spaces cited in Conditions #4 and #5 above as well as associated drive-ways and circulation space, shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing and shall be maintained in good condition and free of all weeds, dust, trash and other debris. This paving condition shall be performed prior to the occupancy of the premises as a child care center or by February 1, 1975, whichever comes first. In the event all conditions of approval are not met by February 1, 1975, subject resolution shall become null and void.

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 29-74

An application has been filed by Betty Flater, 2021 South Hillside, 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:

Beginning 30 feet west and 313 feet south of the northeast corner of the southeast quarter of Section 34-27-1E, thence west 382.5 feet, thence south 160 feet, thence east 382.5 feet, thence north 160 feet to the point of beginning. Generally located on the west side of Hillside in an area between Mt. Vernon and Clark

This application has been assigned Case No. BZA 29-74, 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

*18 Notices mailed
on 10-1-74 to
Adjacent property owners*

*10 Notices mailed
to mapc members*

map 5645

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 29-74
FILED 9-24-74

APPLICATION FOR EXCEPTION

I. Name of Applicant Betty D. Flaten
Mailing Address 2021 S. Hillside Phone 943-1144 or 943-6348
Name of Authorized Agent _____
Mailing Address 2021 So. Hillside Phone _____
Relationship of applicant to property is that of Dweller
(Owner, Tenant, Lessee, Other). (as of 4/25-74)

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-day care center on property zoned AA, located 2021 S. Hillside ^{see for} (40-1400) and legally described as: (see attached certified list) _____, 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 Betty D. Flaten
Authorized Agent _____

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 2:50 (a.m. ~~P.M.~~), September 24, 1974, together with appropriate fee of \$50.00

Signed J. Lynn Shirley

Sept 24 - 1974

Mr. Jack Galbark
Sec. of the Board of Termingopale.

Dear Sir:

I am writing in regards of opening
up a Child Day-Care Center for forty
Children at 2021 So. Hillside. The
Building that I will be using has
the sq. footage required for forty
eight children. I am furnishing
the Bldg. & play area with fine
quality interior and equipment as I
want to offer the children that attend,
a fine school, I have contacted two Ele.
schools within a mile of the hillside
address & finding they are in much
need of a Child Day Care Center to
open in their residing area. The
Sec. of the south-Hillside Ele. said they
had to turn three of their own students
in the neighborhood away this yr.
Due to the fact that there was no place
because of working parents to keep
their children before & after school, my
school only one half block away
(not ~~over~~ ⁱⁿ hillside)
would help to meet this need.
Also all South Ele. school have also
said this would no doubt meet

the needs of many of their parents
as they had to come to the school
and go clear across town to a wood-
lawn area for a child-care center
for their youngster ones. I have
been a Head Teacher of Day Care
Centers 5 1/2 yrs. and a Director 1 1/2
yrs. I feel I am offering
the community a fine place
for their children which they
are in bad need of in that
area.

I remain sincerely,

Joey Z. Feltner

CERTIFICATE OF OWNERSHIP

LAWYERS TITLE INSURANCE CORPORATION, Guarantee Title Division, hereby certifies the following to be a true and correct list of the property owners as shown by the last Deed of record in the Office of the Register of Deeds of Sedgwick County, Kansas, within a 200 foot radius of and including the following described property, viz:

*Per Frank Hecker
Phone 9/26/74
382.5*

Beginning 30 feet West and 313 feet South of the Northeast Corner of the Southeast Quarter of Section 34-27-1E, West ~~412.5~~ feet, South 160 feet, East ~~412.5~~ feet, North 160 feet to beginning.

<u>DESCRIPTION</u>	<u>OWNER/OWNERS/ADDRESS</u>
<u>SOUTHEAST QUARTER of Section 34-27-1E</u>	
Beg. NE corner SE/4 Sec. 34, W 412.5' S. 313', E. 412.5', N to beg. exc. N. 40' & E. 30'	✓ Henry U. Green, Willie Canada, Melvin Owens, Trustees South Wichita Church of God 2011 S. Hillside 67211
Beg. 30'W & 313'S of NE cor. SE/4, W. 382.5', S 160', E. 382.5', N. 160' to beg.	✓ L. Putney & Marie T. Overton 2021 S. Hillside 67211
Beg. 473'S & 30'W of NE cor. SE/4, W. 182.5', S. 160', E 182.5', N 160' to beg.	✓ Charles W. & Roberta J. Murphy 2045 S. Hillside 67211
W. 100' of - Beg. 30'W & 473'S. of NE cor. SE/4, W. 282.5', S. 160', E. 282.5', N. 160' to beg.	✓ Roy G. Clark & Maxine E. Clark 3130 E. Clark 67211
W. 100' of - Beg. 30'W & 473' South of NE cor. SE/4, W. 382.5', S. 160', E. 382.5', N. 160' to beg.	✓ David and Helen Hill 3100 E. Clark 67211
Beg. 35'S & 412.5'W of NE corner SE/4, S. 146', W. 100', N. 146', E. 100' to beg.	✓ Theo & Selma Lickliger 3021 Mt. Vernon 67211
Beg. 35'S & 512.5'W of NE cor. SE/4, S. 146', W. 169.5', N. 146', E. 169.5' to beg.	✓ Frank Lee & Carol R. Wackholz 2010 S. Chautauqua 67211
Beg. 35'S & 412.5'W of NE cor. SE/4, S. 323.26', W. 269.5', N. 323.26', E. 269.5' to beg. Exc. N. 146'	✓ Albert H. & Elva H. Nelson 2020 S. Chautauqua 67211
Beg. 412.5' W. & 358.265' S. of NE cor. SE/4, S. 161.6', W. 269.5', N. 161.6', E. to beg.	✓ Francis M. & Dora A. Bradley 2038 S. Chautauqua 67211
<u>SAM SANDERS ADDITION</u>	
Lot 1	✓ George E. & Roberta W. Torrey 2046 S. Chautauqua 67211
Lot 2	✓ Maurice A. & Esther A. Grant 3005 E. Clark 67211

SOUTHWEST QUARTER of Section 35-27-1E

Beg. 50' N of SW cor. N/2 NW/4 NW/4 SW/4,
N. 50', E. 330', S. 50', W. to beg.

✓ Messiah Baptist Church
Box 1768
Oklahoma City, Okla. 73101

Beg. 330' S of NW cor. SW/4, E. 330',
N. 49.25', W. 330', S. 49.25' to beg, exc.
W. 16' CC A-44086

✓ Messiah Baptist Church
229 S. Market 67202

Beg. 330' S of NW cor. SW/4, E. 616.4',
S. 130', W. 616.4', N. to beg, exc.
E. 16' of W. 246'

✓ Delana O. Estes
2020 S. Hillside 67211

Beg. 460' S. of NW cor. SW/4, S. 101.5',
E. 455.5', N. 101.38', W. to beg, exc.
E. 16' CC A 44086

✓ Martha V. Caracci & Vincent
153 S. Anna 67211

Beg. 561.5' S. of NW cor. SW/4,
S. 101.5', E. 455.5', N. 101.38', W. to
beg. Exc. E 16' CC A-44086

✓ W. W. & Kathryn Spaar
2050 S. Hillside 67211

MESSIAH BAPTIST TEMPLE ADDITION

Block A.
Lot 1.

✓ Messiah Baptist Church
Ansel L. Edison & I. M. Saunders,
& Glenn Collins, Trustees
2006 S. Hillside 67211

Dated this 18th day of September, 1974 at 7:00 A.M.

No. 624

LAWYERS TITLE INSURANCE CORPORATION
GUARANTEE TITLE DIVISION

By Donald P. Hawkins
Title Officer

THE CITY OF WICHITA

WICHITA FIRE DEPARTMENT
FIRE PREVENTION DIVISION
436 SO. EMPORIA
WICHITA, KANSAS 67202



FIRE DEPARTMENT
THIRD AND WATER STREETS
WICHITA, KANSAS 67202

September 12, 1974

Mrs. Betty Flater
2728 S. Everett
Wichita, Kansas 67217

Re: Proposed Child Care Center
2021 South Hillside

Dear Mrs. Flater:

The following items must be completed before the proposed child care center located at 2021 S. Hillside can be approved:

1. Provide two exits with doors swinging in the way of egress.
2. Any carpet used must not exceed 75 in all categories (flame spread, fuel contributed, smoke density).
3. Provide solid core doors, 1-3/4 inches thick, for the storage room and kitchen.
4. Provide one (1) 4-BC rated extinguisher for the kitchen.
5. Provide all receptacles with safety plugs.
6. Flameproof all drapes and/or curtains to be used. (Flameproofing formula enclosed).
7. Mark both exits with signs with letters 6-inches high.
8. Provide sheetrock (5/8 inch) for the south wall.
9. Provide one (1) Class A fire extinguisher.
10. Provide a door closure for the kitchen to insure it being closed at all times.

Please notify the Fire Prevention Division when the above items have been completed; telephone 262-4451, ext. 43.

Sincerely,

THE WICHITA FIRE DEPARTMENT

Dolan M. Martin
Fire Prevention Training Instructor

DMM:pp

Enclosure

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

Central Inspection

DEPARTMENTS OF INSPECTION AND HEALTH
WICHITA, KANSAS

for (40 Clutter)

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

Agency Initiating Referral Health Dept. Leola Lindahl Case No. 19 Date 9-4-74

Respective Applicant

Name	Address	Phone
Flister, Betty	2728 Everett	942-6348

Respective Site

Address	Present Use	Home
2021 South Hillside	Proposed Use	Group Care Center

Owner	Address	Phone
Overton	2021 South Hillside	

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

1. Provide one-hour additional protection on the east wall
2. Provide 10% of floor area in window space or mechanical vents changing air 5 times per hour.
3. Provide bathroom to meet the plumbing code.
4. Provide 7 off-street parking spaces
5. Submit plot plan showing existing buildings, setbacks, parking and fenced play area.
6. Submit floor plan for child care area.
7. Obtain a Change of Occupancy permit and a building permit to include all structural changes.

Agency Representative

Routing of Referral: Original (white copy) to Building Dept. copy (yellow) to Inspection
2nd copy (red) to Fire.

Site Agency Routing: Central Inspection - Common Building, Plumbing, Electrical
Health-Inspection Manual, Part 101

Routing of Preliminary Report: 1st copy to Fire Dept. 2nd copy to Building Dept.
3rd copy to Health and Fire.
File to Health and Inspection

*county clerk
cov. # 4 C3 n. 2487691*

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

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

Health

Agency Initiating Referral Health Dept. (Leola Lindal) Case No. 19 Date 9-4-74

Prospective Applicant		
Name	Address	Phone
Flater, Betty	2728 Everett	942-6348

Prospective Site		
Address	Present Use	Phone
2021 South Hillside	None	
	Proposed Use	
	Group Care Center	
Owner	Address	Phone
Overton	2021 South Hillside	

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

1. Remove over-head garage door-provide closures as directed by Central Inspection.
2. All rooms are to be sealed and finished as to walls, floors and ceilings so as to be easily cleaned and in good condition. All quarters occupied by the children shall have a minimum of lighting of floor candles in all parts of room.
3. Approved floor covering shall be provided over all concrete surface.
4. All quarters occupied by the children shall be adequately heated, ventilated and cooled.
5. Electrical outlets within reach of the children shall be covered with safety plates.
6. Wooden roof supports in center shall be padded to prevent injury.
7. Low open shelves and coat racks shall be provided for each child's need.
8. A drinking fountain or other approved facilities shall be available for the children's needs.
9. Storage space, conveniently located, shall be provided for supplies and equipment not in use.
10. Toilet facilities shall consist of a stool and a handwashing facility for each 12 children. Separate facilities shall be provided for staff use.
11. Adequate safety measures shall be taken to safeguard children from the area of the swimming pool. ~~This area shall be completely sealed off from the children's area of activity.~~
12. A waste sink shall be provided for custodial need. This unit shall be provided with both hot and cold water.
13. The food service area shall be provided with adequate equipment consisting of approved refrigeration, cooking, serving and storage facilities. A three phase scullery vat or a commercial dishwasher shall be provided. A handwashing facility shall also be provided in the kitchen area. Walls, floors and ceiling and exhaust system will need additional conversation.
14. The outside fenced area will more than adequately take care of need for play. All play ground equipment, including canvas sling seats will be itemized as to purchase and installation.
15. Provide plans for total lay-out of operation including food service before remodeling.

Jack E. Miller Health
Agency Representative

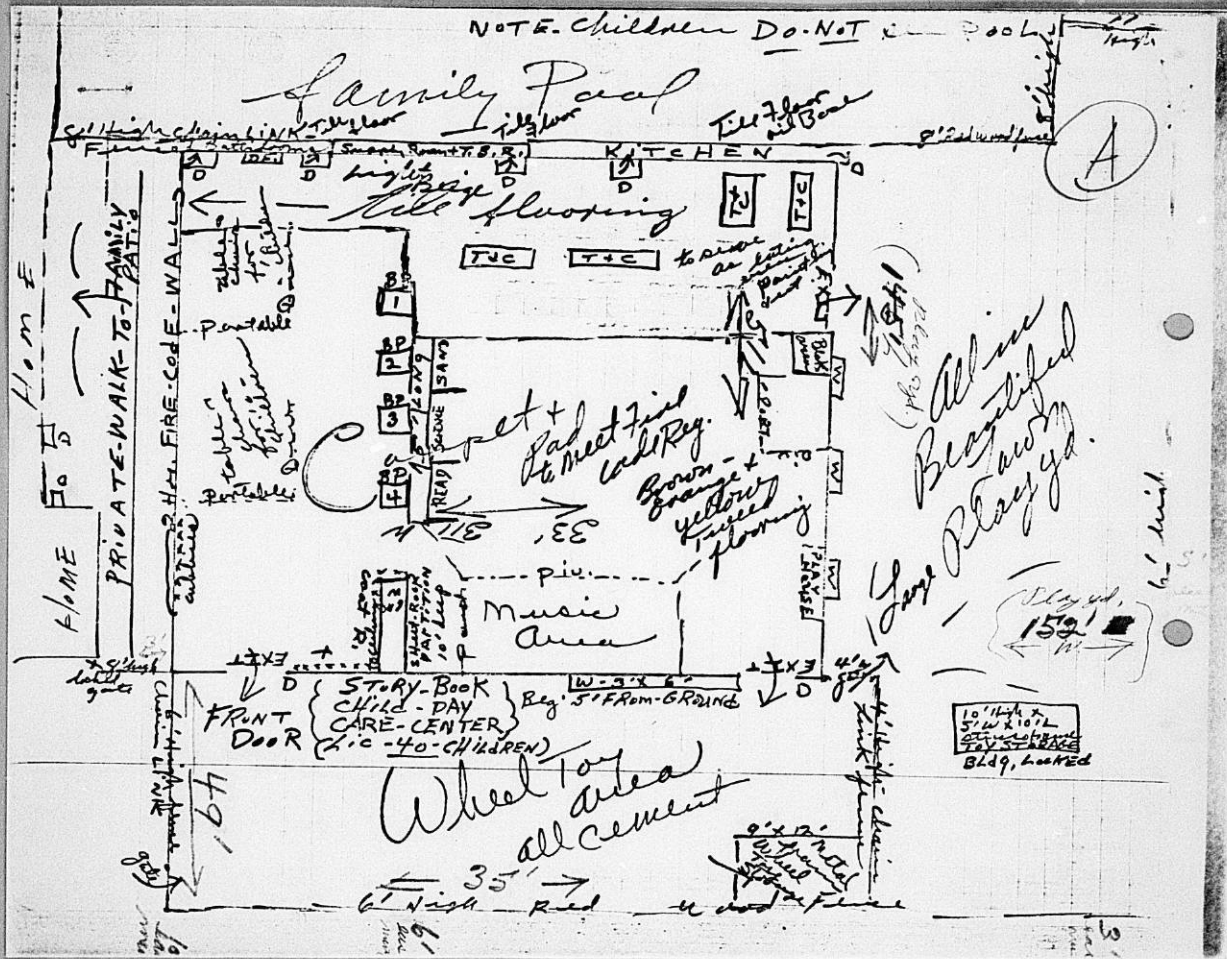
Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection; 2nd copy (red) to Fire.

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

NOTE: Children Do NOT use Pool

Family Pool



A

All in
Blond
Play ya.

159

10'11/4 x
5'1/2 x 10'1/2
BLDG, LOCKED

Wheel Toy
area
all cement

35'

6' NISH Red

6' high

6' high

6' high

6' high

6' high

6' high

6' high

6' high

6' high

6' high

6' high

6' high

6' high

6' high

6' high

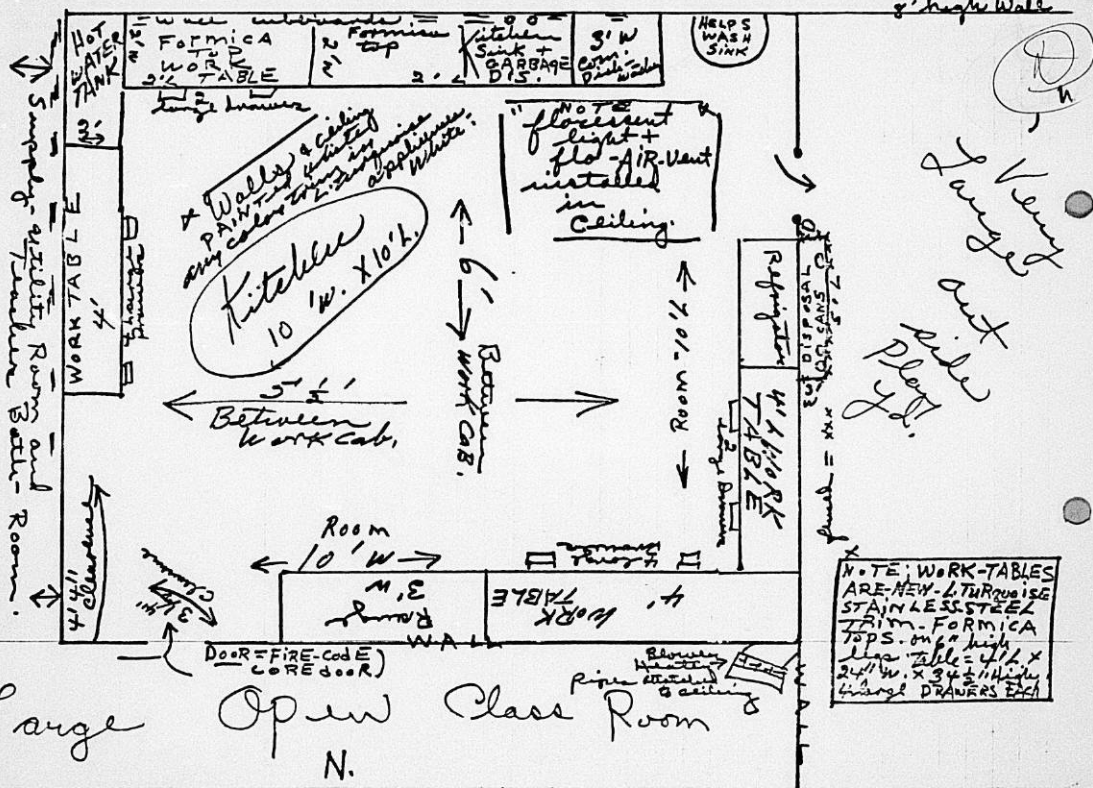
6' high

6' high

← 3.

Family Pool included in 8' High passage

E.



FORM 223-521

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
1274 Cuts	50.00

Name *Ethel ...*

Address *20216 South ...*

Type *11/107103* Due Date *1/24/74*

Comments:

Date *1/24/74* By *[Signature]*