

BZA 32-75 - Monica House, Inc.
requests exception for group
boarding home for children at
SW corner of English & Clifton

Pos 160
7-7-75
W.P.V.
C.I.
10-22-75

ACTION

DATE

BZA COMMITTEE *Approved* *7-22-75*

M.A.P.C. _____

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

Map No. 5747
 Sec. 23
 Twp. 27
 Range 1E

BZA- 32-75
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

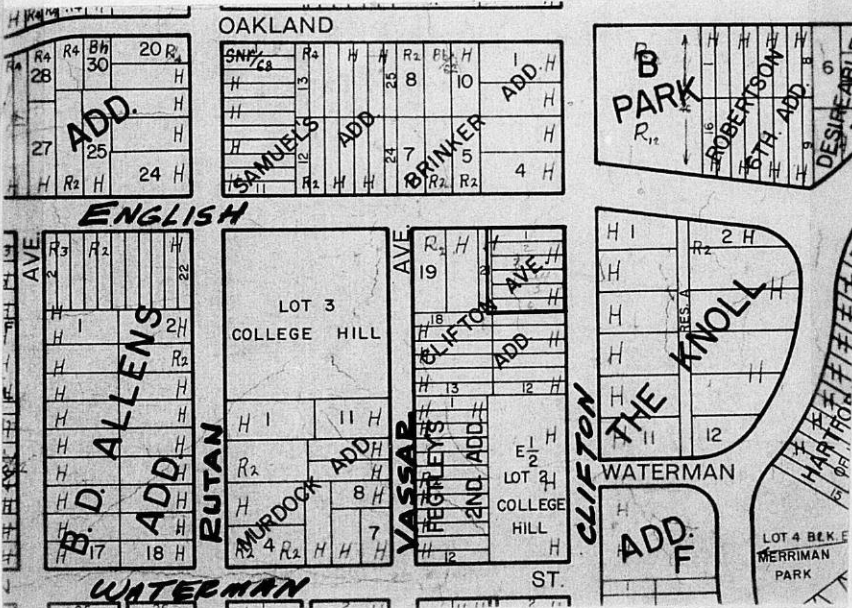
1. Acres: 0.5 (146 ft. by 150 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE 9 TWO FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____

HASTINGS, MIN. LOS ANGELES
 LOZAN, CH. MADISON, TX. U. S. A.

S
 No. 2153C



Subj. N, S, W
 East AA
 A

7-24-75

Send a copy of
minute to:

V. L. Durrington
306 So. Clifton
67218

J

32-75

Paul Irwin
First Fed. Savings
and Loan
123 So Market
67202

Copy of follow up
letter & resolution
when available

RESOLUTION NO. BZA 32-75

WHEREAS, Monica House, Inc., 4 Laurel Drive, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit a Group Boarding House for children on property zoned the "AA" single Family Dwelling District and legally described as follows:

The east 11 feet of Lot 21, all of Lots 1, 2, 3, 4, 5, and 6, Clifton Avenue Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of English and Clifton.

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 22, 1975, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit a group boarding home for children on property zoned the "AA" Single Family Dwelling District, subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit a group boarding home for children on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

The east 11 feet of Lot 21, all of Lots 1, 2, 3, 4, 5, and 6, Clifton Avenue Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of English and Clifton,

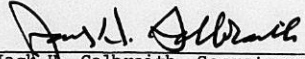
subject to the following conditions:

1. The house and its sanitary facilities shall comply with all State and local codes.
2. The home shall be limited to no more than ten juvenile girls in addition to the house parents and their children, provided, that prior to the occupancy of the structure by the group boarding home, the Health Department will verify that the facilities of the structure are adequate to accommodate this maximum number.
3. Two off-street parking spaces shall be provided on the premises, and in no event shall any of the juvenile residents of the home be permitted to own or have a passenger vehicle available for their personal use while residing at Monica House.
4. The facility shall comply with the regulations of the Kansas State Board of Health governing the licensing of group boarding homes for children, and the licensing requirements of other authorized State agencies, and shall be sanctioned by appropriate State or local agencies.
5. Upon the termination of the use of the property by Monica House, Inc., as a group boarding home for children, this resolution of approval shall be considered null and void.

ADOPTED AT WICHITA, KANSAS, this 22nd day of July, 1975.


Maxjolie L. Taylor, Chairman

ATTEST:


Jack H. Galbraith, Secretary

August 25, 1975

Ms. Bonnie Eaton
4 Laurel Drive
Wichita, Kansas 67206

Subject: Case No. BZA 32-75
Request for Exception

Dear Ms. Eaton:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 22, 1975, in connection with your request for an exception to permit a Group Boarding Home for children on property zoned the "AA" Single Family Dwelling District and generally located at the southwest corner of English and Clifton.

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

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

Sincerely,

Jack H. Galbraith
Secretary

JHG:el
Encl.

cc: Kay Arvin, Atty., Century Plaza Bldg., 67202
Jane See, 322 Hampton, 67206
Jim Mann, 300 S. Clifton, 67218
Robert Feldner, Sup't. of Central Inspection
Donald C. Gisick, City Clerk
Joe Donnelly, Central Inspection

Group Protests

Girls House Site OK'd

The Wichita Board of Zoning Appeals Tuesday approved by a 4-to-1 vote the College Hill area location of Monica House Inc., a facility for girls in need of supervision. The board approved, over the objections of a College Hill neighborhood group, a zoning exemption requested by Monica House from single-family to group boarding for a house on the southwest corner of English and Clifton.

Jack Galbraith, secretary of the board, recommended the zoning change because "the large house and spacious lot would lend itself well to the proposed use."

The home would house eight or 10 girls under the supervision of houseparents. Bonnie Eaton, president of the Monica House board of directors, said:

"The girls are wards of the court, Mrs. Eaton said, and probably are more closely supervised than are most 13-to-18-year-old girls.

Jim Mann, spokesman for the neighborhood opposition group, said his organization was opposed to the location of Monica House in their neighborhood because:

- Professional advisors had told them there is no "conclusive evidence" that locating Monica House in their neighborhood would have a more beneficial effect on the girls than would putting the house in another location.

- They think the location of a home for girls in need of supervision would lower their property values.

- The location of Monica House in their neighborhood would discourage families with young children to move there, which the group is promoting.

- "Common sense" says their young children would emulate the "older and more worldly" behavior of the girls living in Monica House.

- Monica House would disrupt the community atmosphere of the area.

"We did not choose to move but the Kellogg interchange made it necessary," Mrs. Eaton said. The Kellogg-Hillside interchange of I-35W will force the Monica House on Hillside to move.

Mrs. Eaton said a neighbor of the other Monica House, 241 N. Holyoke, did not find property had lowered in value be-

cause Monica House was located next door.

The board approved the request with the following conditions:

- The house will comply with all state and local sanitary codes.

- That occupancy of the house will be limited to the houseparents, their children, and 10 juvenile girls.

- The house complies with Kansas State Board of Health regulations for group boarding homes for children.

- When Monica House terminates the use of the property, the zoning exemption will become void.

7-23-75

July 23, 1975

Ms. Bonnie Eaton
4 Laurel Drive
Wichita, Kansas 67206

Subject: Case No. BZA 32-75
Request for Exception

X Dear Ms. Eaton:

At the regular meeting of the Board of Zoning Appeals on July 22, 1975, your request for an exception to permit a Group Boarding Home for children on property zoned the "AA" Single Family Dwelling District and generally located at the southwest corner of English and Clifton, was considered.

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

1. The house and its sanitary facilities shall comply with all state and local codes.
2. The home shall be limited to no more than ten juvenile girls in addition to the house parents and their children provided that prior to the occupancy of the structure by the group boarding home, the Health Department will verify that the facilities of the structure are adequate to accommodate this maximum number.
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Ms. Bonnie Eaton
July 23, 1975

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5. Upon the termination of the use of the property by Monica House, Inc. as a group boarding home for children, this resolution of approval shall be considered null and void.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Monica House, Inc., 4 Laurel Drive, 67206
X Kay Arvin, Atty., Century Plaza Bldg., 67202
X Jane See, 322 Hampton, 67206
Joan and John Barrier, 312 S. Clifton, 67218
Tom Gossen, 405 S. Roosevelt, 67218
X Jim Mann, 300 S. Clifton, 67218
Mary Jane Simpson, 307 S. Clifton, 67218
Susan Crockettspoon, YWCA, 350 N. Market, 67202
Debbie Bendell, 6512 East Elm, 67206
Carol Chappell, 301 S. Vassar, 67206
Mrs. McGregor, 8 West Parkway North, 67200

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
262.0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 23, 1975

Ms. Bonnie Eaton
4 Laurel Drive
Wichita, Kansas 67206

Subject: Case No. BZA 32-75
Request for Exception

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THE CITY OF WICHITA 2

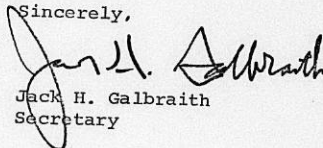
Ms. Bonnie Eaton
July 23, 1975

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If you have any questions, please call our office.

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Jack H. Galbraith
Secretary

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Jim Mann, 300 S. Clifton, 67218
Mary Jane Simpson, 307 S. Clifton, 67218
Susan Crockettspoon, YWCA, 350 N. Market, 67202
Debbie Bendell, 6512 East Elm, 67206
Carol Chappel, 301 S. Vassar, 67206
Mrs. McGregor, 8 West Parkway North, 67200



THE CHILTON COMPANY

July 22, 1975

Metropolitan Area Planning Commission
Board of Zoning Appeals
City Building Annex
104 South Main
Wichita, Kansas

Gentlemen:

We have been privileged to rent to Monica House at 405 South Hillside from September, 1971 to the present time. We regret that because of the Highway Improvement Program that it is necessary for them to seek other housing.

We owned and maintained several rental properties which were adjacent to the Monica House property and at no time were there any complaints from the tenants or neighboring residents. The buildings and the grounds were always well maintained and there were never any outward signs of the house being occupied by other than a large family. We would not hesitate to furnish them other housing if we had proper facilities available.

We have found the Monica House Board of Directors and Staff to be most cooperative and devoted to the ideals for which Monica House was founded.

If you have further questions, please do not hesitate to contact us.

Very truly yours,

H. Stan Chilton

H. Stan Chilton

gc

HSC:mm

CLIFTON AVENUE NEIGHBORHOOD HISTORICAL PRESERVATION SOCIETY
300 South Clifton
Wichita, Kansas 67218

July 22, 1975

Board of Zoning Appeals
Room 401
City Building Annex
104 South Main
Wichita, KS 67202

Gentlemen:

The members of the Clifton Avenue Neighborhood Historical Preservation Society respectfully register disagreement with zoning exception case number BZA32-75. The petitioner in this case requests an exception to "AA" zoning to allow the use of the property for a rooming house and rehabilitative home for juvenile girls who are wards of the Kansas State Department of Social Welfare.

While we certainly support juvenile rehabilitation, we are unable to approve the proposed exception for the following reasons:

1. Professional advisers have told us that there is no conclusive professional evidence that locating this facility in our neighborhood will have a more beneficial effect upon the behavior improvement of the juveniles than would locating the facility in an alternative area, so long as the alternative area is not a "high crime" area.
2. All of us have made significant investments in our homes in this neighborhood with the expectation that zoning would maintain the integrity of the neighborhood. It is unfair to our property interests to cause potential diminution to our values by the location of a facility that will have a negative impact upon many potential acquirers of property.
3. A desirable community objective is the attraction of younger families into the older neighborhoods of our city. Our neighborhood has enjoyed success in this but we feel that this success will not continue if potential young buyers of property are confronted with the real and psychological detriments connected with the proposed facility.

Board of Zoning Appeals
July 22, 1975
Page 2

4. The occupants of the facility will be older teenagers. There are many children in the neighborhood in the age range of 10-14. Common sense tells us that these youngsters might tend to emulate the behavior patterns of the older and more "worldly" occupants of this facility. This is a serious concern to those of us with younger children.

5. In the words of your Secretary's report, "This home is located in a fine, well established older part of the city". We concur with this position and sincerely believe that the introduction of the proposed facility will deprive us of family-neighborhood feeling of community that has allowed us to foster and maintain a "fine, well established" neighborhood.

While we sympathize with the objective of juvenile rehabilitation, we believe that the community and neighborhood disadvantages connected with this zoning exception are highly demonstrable by common sense and far outweigh the speculative and non-demonstrable benefits.

We respectfully request that the Board of Zoning Appeals deny the zoning exception.

Yours very truly,

James A. Callahan
3620 E. English

Lawrence W. McDermott
3632 E. English

Annie Eidenmiller
3620 E. English

Katherine McDonough
3633 East English

Charles R. Fields
3620 E. English

James L. Mann
300 South Clifton

Linda G. Fields
3620 E. English

Annette Mann
300 South Clifton

(Continued)

Cathleen McCauley
311 S. Clifton

Robert C. Campbell
3610 E. English Apt 201B

Harry D. Harms
3610 E. English, Apt. 101-B

Kathryn Sanders
3423 Oakland

Ed Sautets
3423 Oakland

Luada Severance
3411 Oakland apt. 101 F.

Marcia Hegginson
3421 Oakland 104A

Louise Powell
3610 E. English - 201B

George Russo Naberle
3610 E. English apt 102B

Velma M. Langhri
3610 E. English Apt 201B

Edmund R. Harms
3620 E. English, apt 104-B

Mrs. Paul M. Mines
309 So. Clifton

Paul M. Mines
309 S. Clifton

Ann Jones
303 Circle Dr.

Susan Jones
303 Circle Drive

John H. Harbeck
3610 E. English 102B

(Continued)

<u>Mrs. B.H. Bahr</u> <u>3610 E. Pughst - 105 B.</u>	<u>April Jones</u> <u>251 S. Clifton</u>
<u>Linda S. Zaudke</u> <u>310 S. Clifton</u>	<u>Maudie A. Elbert</u> <u>3411 Oakland</u>
<u>J. N. Zaudke</u> <u>310 S. Clifton</u>	<u>Dot B. McDaniel</u> <u>3411 Oakland</u>
<u>Kaye S. Nye</u> <u>308 S. Clifton</u>	<u>M. A. Betty</u> <u>3411 Oakland</u>
<u>Marvin W. Nye</u> <u>308 S. Clifton</u>	<u>Linda B. Pettig</u> <u>3411 Oakland</u>
<u>Victor L. Dunnington</u> <u>306 S. Clifton</u>	<u>Joe Van Meter</u> <u>3411 Oakland</u>
<u>Charles Jones</u> <u>251 S. Clifton</u>	<u>Marvyn Van Meter</u> <u>3411 Oakland</u>
<u>CONNIE JONES</u> <u>251 S. Clifton</u>	<u>Winnie M. Jones</u> <u>3411 Oakland</u>

(Continued)

Everitt E. Jones
3411 Oakland

Robert F. Prosser
3626 E. English

Paul L. Humbert
3420 E. English

Ernie Lee
3502 E. English

Harlan E. Andrews
3512 E. English

Margaret M. Spencer
350 E. English

Paul L. Humbert
3420 E. English

Bertha Schweitzer
211 So. Clifton

Barbara L. McKee
3502 E. English

Ira Hornumprig

Angie H. Brisson
3620 E. English #105B

Gladys Saint-Erne
315 S. Clifton

Mary Louise Brisson
3620 E. English 105B

Philip Saint-Gene
315 S. Clifton

Morothy J. Pauline
3620 E. English 206B

Dorothy L. Graves
319 S. Clifton

(Continued)

Nyes found niche on Clifton

By GRACE HOWELL

Not a few of their family and friends were aghast when the Marvyn Nyes gave up a spacious new home in a good new residential area in favor of a big, old house that had to be done over.

"Actually they thought we were crazy," said Kaye (Mrs. Nye). "We had built our home and we were enjoying all the benefits of a new house. "But after we became interested in antiques (primitives, really) we thought it would be fun to have a big, old house to put them in and we thought it would be fun to fix it up ourselves."

"She says the first time they walked into their new, remodeled home at 308 S. Clifton they knew this was the one.

"It had interesting ceilings, especially in the upstairs rooms, coved ceilings and slated eaves and there was lovely oak woodwork and French doors.

"And we were very lucky that the owners had already started remodeling and their tastes fit in with our ideas. They had just completed the kitchen before they were transferred out of town. We loved it, with its brick pattern floor, pine cupboards and shutters and ceiling beams.

There was even patchwork wallpaper and room for a shopping butcher block."

"The Nyes had planned to do a major part of the work themselves but it didn't work out that way. "We had expected to spend two years fixing up the house," said Kaye. "But being used to a finished new house had its effect. We couldn't take the confusion. So we hired most of the work done and finished it all up in six months.

"Oh, we did a lot of things. We rebricked a fireplace and worked many later hours doing a lot of small jobs that had to be done. But we decided those walls and ceilings were too complicated for us to start our wallpapering careers."

Some of the floors were re-finished and are now polished background for braided rugs. They carpeted the rest of the house and had enough scraps left over for their daughter's playroom.

None of the Nyes had ever lived in a big, old house or a two-story house, but they all are enjoying it. Their son, Steven, 12, and daughter, Jill, 9, are now students at College Hill School.

When the major inside work was done, Nye, a partner in a CPA firm, started extensive landscaping and revitalizing the yard around their home.

"He cut away enough old growth to keep us in firewood for a long time," Kaye said. "And he has done wonders with his planting, pruning and landscaping. There is a strawberry patch and a garden in back and he and the children are really enjoying that."

The Nye house is furnished for the most part with old pieces Kaye has found and Marvin has refinished. "The first piece he did over was an old kitchen cupboard that is now in our dining room."

Round The Block

Kaye said. "He's good at it. I just find them and he does the work."

Examples of Kaye's collecting hobbies are all over the house. "I have so many plants and so many antiques that Marvin says it is surely going to turn into an antique shop or a greenhouse. He says he feels a machete is needed to get through."

The Nye family is active in the work of Central Christian Church and Kaye and Marvin participate in a couple's Bible study class.

"I belong to Christian Women's Club and enjoy taking guests to their luncheons for good music, interesting programs and inspiring speakers."

The day we called, Mrs. Nye was getting snacks ready for an afterschool meeting of a children's Good News Club. "They meet in our living room one afternoon a week during the school year for Bible stories and missionary lessons and songs. We furnish the snacks and the place to meet. There is a very good teacher in charge.

"We did this before we moved here and our children enjoyed it. So they pass out invitations at school and last week we had 19 children, ranging in age from kindergarten through sixth grade."

"We are out of this block and are especially pleased with the young families who are doing so much with these old houses, making them come alive again," said Jerry (Mrs. Don) Simpson, 307 S. Clifton.

"Some of our neighbors were responsible for the push to plant trees in nearby College Hill Park. We are enjoying our neighbors." And my husband has gotten acquainted with the younger generation if a unique way. He walks our dogs every day and he knows all the kids."

Mrs. Simpson says her activities these days vary greatly from those when her children were still at home. "We based our lives around their interests and activities, and now that they are responsible grown up citizens, we feel they are our greatest achievement."

The Simpson sons, Jack and Dr. Tom Simpson, live in Wichita. Their daughter, Jane (Mrs. Robert) Mark, lives in St. Louis. There are five grandchildren. The senior Simpson is president of Superior Supply Co.

"There are not enough hours for me," said Mrs. Simpson. "I am a member of the board of Wichita Children's Home and on my second year as financial secretary.

"Then I raise roses and enjoy cooking and casual entertaining, and am interested in stamp collecting."

For relaxation she goes in for knitting, needlepoint and hooked rugs.

"I have been knitting since I was a bride, but I just started the rugs a few years ago. I have made several for our home and several for the children. A favorite was a nursery or child's rugs with apples and flowers, done in navy and red for our granddaughter."

Her current rug project was started in December and is 75 by 45 inches in size. "It is a Persian pattern done in red and blues that will go to one of the sons for his home."

"It is the biggest I've ever made. Most people put a rug like this on a table while working on it. I just spread it across my lap. I'm hoping to have it finished before hot weather."

She says rug hooking is strictly a leisure time activity. "I work on it in the evenings."

Both the Simpsons are golfers and they often take golfing vacations, even to such places as Scotland. "We love traveling and we have been to Europe a number of times and have gone on African safaris."



RUG MAKING OCCUPIES MRS. SIMPSON
... Current project is largest yet.



MRS. MARVIN NYE IS PLANT ENTHUSIAST
...Husband says home's becoming jungle...

Start Photo

BENTLEY BARNABAS
INDUSTRIAL PSYCHOLOGIST & PERSONNEL CONSULTANT
CERTIFICATED, STATE OF KANSAS

RESIDENT
ASSOCIATED PERSONNEL TECHNICIANS, INC.
P.O. BOX 1036
WICHITA, KANSAS 67201
AREA CODE 316-684-0595

July 21, 1975

Mr. Jim Mann, President
United Data Service Division of Tymshare
Insurance Building
212 North Market
Wichita, KS 67202

Dear Jim:

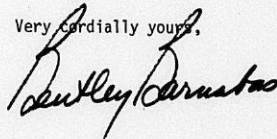
In response to your request for an opinion concerning the zoning exception under consideration for your neighborhood, I have reviewed my library dealing with adolescent delinquency.

While environment has a very significant effect in the cause of delinquency, I could find no references which indicated that changing the environment alone was a prime remedy to make the behavior modification necessary to stop the delinquent behavior.

Rather, the available literature seems to indicate that improvement of the school environment (after removal from the home environment that is the prime contributing factor), is a most important element and that the treatment accorded to those placed in corrective environments is the prime instrument conducive to change for the better.

The location of an institution for behavior modification is thus not as important as the quality of the treatment and the adjacency to an acceptable school environment. So long as the institution is not located in a neighborhood that is negative to improvement, its location is not the primary area for attention.

Very cordially yours,



BBarnabas:tc

State of Kansas . . . ROBERT F. BENNETT, Governor

DEPARTMENT OF HEALTH AND ENVIRONMENT

DWIGHT F. METZLER, Secretary

Topeka, Kansas 66620



July 1, 1975

Mrs. John See
322 N. Hampton
Wichita, Kansas

Dear Mrs. See:

This will confirm our conversation of 6-19-75, during which we gave permission for the exception to our Group Boarding Home Regulation 28-4-262,4A. We will allow for the young people to sleep on the third floor, as long as they are of adolescent age and agile enough to negotiate a fire escape with alacrity.

Enclosed is the letter from Mr. Russell Collins of the State Fire Marshal's office approving the Fire Safety plan as outlined by Doan Martin of the Wichita Fire Department.

We trust that this takes care of these two hurdles in your negotiations.

Sincerely,

BUREAU OF MATERNAL AND CHILD HEALTH

Virginia Feeley

(Mrs.) Virginia Feeley
Licensing Supervisor of Group Boarding Homes

VF:gl

cc: Health Department
Department of Social and Rehabilitation Services

enc: Copy of letter from State Fire Marshal's office

*Copy for
BZA*

State Fire Marshal, State of Kansas



211 West 7th
Topeka, Kansas 66603

PHONE 246-3401
June 20, 1975

Mrs. Virginia Feeley, Supervisor
Maternal & Child Health
535 Kansas
Topeka, Kansas 66603

Dear Mrs. Feeley:

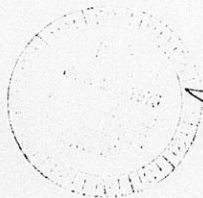
Relative to the inspection of the proposed Monica Home for Girls,
301 Clifton, Wichita, Kansas this office concurs with the inspection
conducted by Mr. Dolan M. Martin, Wichita Fire Prevention
Bureau.

All deficiencies noted in the letter of June 9 shall be corrected to
meet minimum fire safety requirements.

It is the decision of this office to waive the requirement of an auto-
matic sprinkler system in this building unless this would be a future
requirement unforeseen at this time.

Sincerely,

ELSIE M. SMITH
Acting State Fire Marshal



Russell Collins
RUSSELL COLLINS
Chief Deputy Fire Marshal

rc:eb
cc-Dolan Martin

*Copy for
BZA*

2

W. L. KORBER R. G. WAYMIRE
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
)
County of Sedgwick)

SS

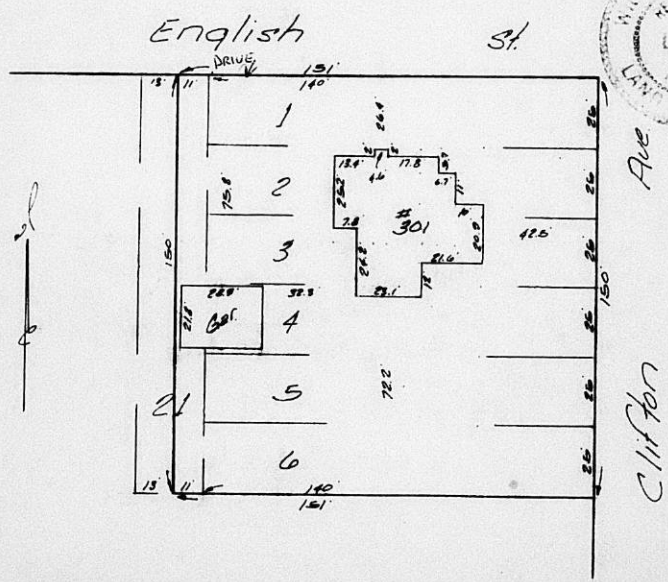
April 4, 1972

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 4th day of April, 1972 survey Lots 1-2-3-4-5-6 on Clifton and the east 11 feet of Lot 21 on Maple, now English, in Clifton Avenue Addition to the City of Wichita, Kansas.

On said lot is house No. 301 with a detached garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

William L. Korber
Surveyor



City of Wichita
Board of Zoning Appeals
City Building Annex
104 S. Main St.
Wichita, Kansas 67202

RE: Case No. BZA 32-75
Exception to AA zoning
301 S. Clifton

Gentlemen:

Our property adjoins the entire west side of the proposed Monica House location referenced above and we have no objection to an exception to the present zoning to allow for their use of the property, having seen that the Holyoke location is well maintained.

It is our understanding any "exception" to the present zoning that may be granted to Monica House, will be void should Monica House later sell the property.

Earlier we signed a neighborhood petition against the proposed project, but have since reversed our decision as stated above.

Mr. & Mrs. Scott H. Gasche
3507 East English
Wichita, Kansas

Scott H Gasche
Mrs Scott H. Gasche



SECRETARY'S REPORT

CASE NO. PZA 32-75

APPLICANT: Monica House, Inc., 4 Laurel Drive, Wichita, Kansas.

AGENT: Bonnie Eaton, 4 Laurel Drive, Wichita, Kansas.

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

GENERAL LOCATION: Southwest corner of English and Clifton

LAND USE: Subject property is developed as a single family residence as are properties to the north, south, east and west.

ZONING: Subject property is zoned the "AA" Single Family Dwelling District as are properties to the north, south and west. Property to the east is zoned the "A" Two 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 (A) can be complied with.

COMMENTS BY THE SECRETARY

Monica House, Inc. is requesting an exception to permit the operation of a group boarding home for children. This request is made for the purpose of relocating Hillside Monica House, 405 South Hillside, which is necessitated by the fact that the Hillside property is to be acquired for construction of the Hillside-Kellogg Interchange and must be vacated by July 28, 1975. The applicants state that the Hillside-Monica House has been a residential home for adjudicated girls since September 1, 1971.

The applicants propose to utilize subject property in the same manner as the Hillside Monica House, and describe the proposed use as a rehabilitative home for ten juvenile girls who are wards of the Kansas State Department of Social Welfare. The girls would be supervised by teaching parents who, along with an infant son, would make the residence their home.

Secretary's Report
Case NO. BZA 32-75
Page Two

The property for which the exception is requested is a large three story home located at 301 South Clifton. Subject property is an ample sized, 150x151 foot corner lot with frontage on both Clifton and English. A row of evergreen trees along the south property line completely screens this property from the view of the residents to the south. A three car detached garage is located on the property and would easily accommodate the house parents one car and a car furnished and owned by Monica House. The applicants state that the girls would not be permitted to have their own cars, and therefore adequate off-street parking space is available.

Representatives of the Health Department, Fire Department and Central Inspection Division have made their inspection of the property and have listed several items that need to be corrected or provided prior to the facility being utilized as a group boarding home. The applicants' are attempting to gain approval of a variance from appropriate state agencies for the utilization of the third floor of this structure for sleeping rooms. These reports and the applicants statement of justification are attached to this report.

This home is located in a fine, well established older part of the city. Two blocks north is the major street Douglas which has in recent years been developed with several retail shops in this area. Northeast of subject property is a relatively new apartment complex and another one has just recently been completed one block west. Northwest of subject property are two older style duplexes. The balance of the area is basically comprised of older single family homes highlighted by College Hill Park two blocks east of this property.

RECOMMENDATION

It is the opinion of the Secretary that this large house and spacious lot would lend itself well to the proposed use, and should the Board determine that this would be an appropriate location for such a use, would recommend approval subject to the following conditions:

1. The house and its sanitary facilities shall comply with all state and local codes.

Secretary's Report
Page Three
Case No. BZA 32-75

2. The home shall be limited to no more than ten juvenile girls in addition to the house parents and their children provided that prior to the occupancy of the structure by the group boarding home, the Health Department will verify that the facilities of the structure are adequate to accommodate this maximum number.
3. Two off-street parking spaces shall be provided on the premises, and in no event shall any of the juvenile residents of the home be permitted to own or have a passenger vehicle available for their personal use while residing at Monica House.
4. The facility shall comply with the regulations of the Kansas State Board of Health governing the licensing of group boarding homes for children and the licensing requirements of other authorized State agencies and shall be sanctioned by appropriate State or local agencies.
5. Upon the termination of the use of the property by Monica House, Inc. as a group boarding home for children, this resolution of approval shall be considered null and void.

STATE OF KANSAS



ROBERT B. DOCKING, Governor

STATE DEPARTMENT OF SOCIAL AND REHABILITATION SERVICES

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

Division of
Social Services

Division of
Vocational Rehabilitation

Division of
Mental Health and Retardation

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

June 27, 1975

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. Larry Dobson

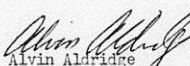
Dear Sir:

Based on the experience of the State Department of Social and Rehabilitation Services, there continues to be a need for group facilities such as Hillside Monica House.

Since their beginning, this facility has proven to be an excellent resource for teenagers and the need for this community resource continues to be great.

Sincerely,

John W. Alquest
District Director

By: 
Alvin Aldridge
Licensing Social Worker

Approved by:
(Ms.) Carol Chapel, MSW CC
Unit Supervisor, Placement Services
JWA:AA:sm



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

June 30, 1975

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 32-75

An application has been filed by Monica House, Inc., 4 Laurel Drive, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit a Group Boarding Home for children on property zoned the "AA" Single Family Dwelling District and legally described as follows:

The east 11 feet of Lot 21, all of Lots 1, 2, 3, 4, 5 and 6, Clifton Avenue Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of English and Clifton.

This application has been assigned Case No. BZA 32-75, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 22, 1975, 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

6-30-75

37 notices to adjacent property owners

9 notices to maps



**COUNTY OF SEDGWICK
JUVENILE COURT**

MICHAEL CORRIGAN, JUDGE

LEWIS HEARNE, DIRECTOR OF COURT SERVICES

COUNTY COURTHOUSE
DON W. AWTRY
CHIEF PROBATION OFFICER

WICHITA, KANSAS 67203
JOE COTTON
BUSINESS ADMINISTRATOR

TELEPHONE 316-268-7241
BETTY ROADS, SUPT.
LAKE AFTON BOYS RANCH

MARSHA SPANGLER
COURT CLERK

June 25, 1975

Mr. Larry Dobson
Metropolitan Area Planning Commission
City Annex Building
104 So. Main
Wichita, Kansas

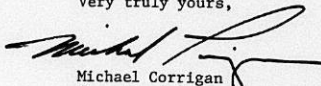
Dear Mr. Dobson:

It is my understanding that Hillside Monica House must move from its present location because of an expanded road construction project.

I have been familiar with the Monica House residential home project since its inception. It has proven to be of great value to this community and its future is bright with great promise.

Monica House has been seeking new quarters for some time. Please accept this letter as my wholehearted endorsement for their application for a zoning variance permit soon to be heard by the Board of Zoning Appeals.

Very truly yours,


Michael Corrigan
Juvenile Judge

MC:dh



SW English & Clifton
map 5747

BOARD OF ZONING APPEALS

CASE NO. 32-75

CITY OF WICHITA, KANSAS

FILED 6-24-75

APPLICATION FOR EXCEPTION

I. Name of Applicant Monica House Inc
 Mailing Address 4 Laurel Drive Phone 682 6006
 Name of Authorized Agent Bonnie Eaton
 Mailing Address 4 Laurel Drive Phone 682 6006
 Relationship of applicant to property is that of Contract-Purchaser
 (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 -A Group Boarding Home for Children

_____ on property zoned
AA, located 301 S Clifton
 _____ and legally described as:
E 11 feet of lot 21 Clifton Avenue Addition
Lots 1-2-3-4-5-6 Wichita
Sedgwick County Kansas, in the City of Wichita.

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

Applicant Monica House Inc
 Authorized Agent Bonnie J Eaton

by June K Sae

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 11:55 (a.m.) - p.m.), 6/24, 1975, together with appropriate fee of \$50.00

Signed Larry Dobson

①
June 20, 1975

Board of Zoning Appeals
Metropolitan Area Planning Dept.
City Annex Dept.
Wichita, Kansas 67202

Dear Board Members:

Monica House Inc. requests that an exception under code of the City of Wichita, Section 28.04.185, Title 28, be granted for the property located at 301 South Clifton

Hillside Monica House is in the Kellogg interchange area and we have been notified to vacate on July 28, 1975. We have been looking for a replacement house for more than a year. It is difficult to find adequate floor space that can meet all of the official licensing requirements. As any family would, we look for convenience to school, public transportation, and a stable neighborhood environment.

301 South Clifton is south of Happiness Plaza and across the street from duplexes and an apartment condominium.

Hillside Monica House has been a residential home for adjudicated girls at 405 South Hillside since Sept 1, 1971. During this time we improved the value of this home through remodeling and superior outside maintenance, and we have been an unobtrusive asset to the neighborhood.

BOARD of Zoning Appeals June 30, 1975

Number of residents: Kansas State Dept of Health has indicated their approval for (10) ten girl residents in addition to our teaching parents and their baby son. These teaching parents have been with our program since Sept. 1971.

Parking: the teaching parents own one (1) car AND Monica House owns a station wagon. The Board of Directors AND committees meet infrequently at the residences. Hillside house has had two regular scheduled events - tea for teachers AND board in May AND an Open House for contributors in December. Juvenile residents do not own cars. Three-car garage to the west with driveway for parking.

Fire Safety Standards: regulations for licensing must be met to obtain AND maintain a license.

Environmental Standards: Section 28-4-262 of the regulations deals with sanitary conditions in AND around the house. Department of Health makes inspection to verify compliance.

Supervision: Section 28-4-256 No. 30 of the regulations requires that residents be adequately supervised at ALL times.

The stated goal of Monica House is to educate girls in social, academic, AND self-help skills they need for success in their home, school, AND community. A very important part of their education is to be a good neighbor.

Representatives of Monica House Board of Directors will be present to answer questions you may have.

Enclosures:

Application for exception
Certified ownership list
Copy of contract of sale
Dept. of Community Health letter
Letter from City of Wichita Fire Dept.

MONICA HOUSE INC.

Bonnie J. Latow, President
4 Laurel Drive
Wichita, Kansas 67206

6

721 No. Main

June 9, 1975

Mr. Russell Collins
Chief Deputy Fire Marshal
211 West 7th Street
Topeka, Kansas 66603

Re: Proposed Monica House for Girls
(aged 13 to 18) located at
391 Clifton, Wichita, Kansas

Dear Russ:

In regard to this property and the proposed use of the third floor, it is my belief that with the changes I will require this house could possibly comply.

This house has solid concrete bearing walls and all non-bearing walls are lath and plaster. Each floor is to be cur off with one-hour walls and rated doors with selfclosing devices. All exit doors will swing with egress and a 36-inch wide fire escape will be constructed (non-combustible).

I would require an automatic fire alarm system (smoke detector type) through the house. The flame spread rate will be met, and furnace room enclosed with 1-1/2 hour door.

Knowing that houses suited for this purpose are hard to find, I have made every effort to make this one fire safe, with the exception of the required sprinkler system. But, of course, the final decision is yours.

Sincerely,

THE WICHITA FIRE DEPARTMENT

Edlan M. Martin
Edlan M. Martin
Fire Prevention Training Instructor

DMM:pp

cc: Mrs. John See ✓
Mrs. Virginia Feeley, Supervisor
of Residential Centers

Copy for MAPC

7

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

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

Agency Initiating Referral Health (LL) Case No. 17 Date 6-3-75

Prospective Applicant		
Name	Address	Phone
Monica House, Inc. Mrs. John See	322 Hampton	682-9302

Prospective Site		Present Use
Address	Proposed Use	
301 South Clifton	Group Boarding Home	
Owner	Address	Phone
Bernice Watson, Realtor		

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

- 1-hour ceiling in basement.
- Fire doors: 1-hour at furnace room (boiler) and at stairway (each floor)
- Handrails where needed.
- Fire escape from second and third floors.

Zoning: EZA approval required.

Electrical Inspection: No requirements. Dean Cooper

Plumbing Inspection: OK H. P. Williams

Boiler: OK Vernon Clark

Copy for MAPC

Bill Earls
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, Building, Planning, Electrical,
Health-Environmental, Personnel

Routing of Preliminary Reports: Photocopies from Health to Inspection and Fire;
Inspection to Health and Fire;
Fire to Health and Inspection

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

5

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

Agency Initiating Referral HEALTH (LL) Case No. 17 Date 6/3/75

Prospective Applicant

Name	Address	Phone
Monica House Inc. Mrs. John See	322 Hampton	682-9302

Prospective Site

Address	Present Use	Proposed Use
301 S. Clifton	Home	Group Boarding Home
Owner	Address	Phone
Service Watson Realtor		

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

1. Provide a solid core, 1-3/4 inch door, with closer, to the third floor.
2. Provide a wall with 5/8" sheetrock on both sides of the studs and a solid core, 1-3/4 inch door, with closer, at the top of the stairs on second floor.
3. Provide a non-combustible fire escape with doors swinging in the way of egress to the second and third floor.
4. Provide freewheeling hardware to both fire escape doors.
5. Provide fire extinguishers for each floor level.
6. Provide an automatic fire alarm system (smoke type preferred).
7. Provide a 1-1/2 hour rated door to the furnace.
8. Provide repair to the ceiling where needed. You may use 5/8 inch sheetrock.
9. Provide a solid core, 1-3/4 inch door, with closer, to doorway leading to the basement.

If you have any questions please contact me.

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

Dolan M. Martin
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

Copy for MAPC

10 30
6/5

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

4

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

Agency Initiating Referral HEALTH (LL) Case No. 17 Date 6/3/75

Prospective Applicant		
Name	Address	Phone
Monica House Inc. Mrs. John See	322 Hampton	682-9302

Prospective Site	
Address	Present Use Home
301 S. Clifton	Proposed Use Group Boarding Home
Owner	Address
Bernice Watson Realtor	Phone

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

State approval for use of third floor will need to be secured, percent standards
28-4-262 sec. 4A restricts sleeping rooms to 1st and 2nd floors only.

Providing a variance is secured for 3rd floor use, the following space use would be
approved by the Health Department:

2nd floor
House parents and 5 boarding children of same sex.
Toilet facilities for house parents and separate facilities for boarding children are
available.

3rd floor
Toilet facilities for 5 boarding children of same sex are adequate.
Kitchen & laundry facilities are to be provided comprable to existing equipment.
Basement area is not approved for boarding care services as recreation etc. until approved
by Central Inspection & Fire Department. Room for recreation will need to be designated.

Jack E. Williams - Health Dept
(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

Copy For MAPC

... Inc.
Page 2

With the above provisions of use this residence can be approved for 10 boarding children
13 to 18 years of age.

cc: Mrs. John See, 322 Hampton
Jack Miller - CID
Larry Dobson - Planning
Dolan Martin, Fire Dept.
Leola Lindahl

Copy For MAPC

3



REAL ESTATE PURCHASE CONTRACT

This Agreement, Made and entered into this 20th day of June, 1975,
 by and between Paul Irwin and Shirley Irwin
 party of the First Part, hereinafter referred to as "Seller," whether one or more, and Monica House, Inc.
a group living home
 party of the Second Part, hereinafter referred to as "Buyer," whether one or more.

WITNESSETH: That for and in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in
Sedgwick County, Kansas East 1/4 of Lot 21 Clifton Ave.
Addition and Lot 1 2 3 4 5 6 Commonly Known as 301 S. Clifton
Wichita, Kansas

2. The Buyer hereby agrees to purchase, and to pay to the Seller, as consideration for the conveyance to him of the above described real property, the sum of (265,000) Sixty-five Thousand and no/100 Dollars
 in manner following, to-wit: Subject to Buyer obtaining necessary financing.
This contract is contingent upon approval of a zoning variance
by the Board of Zoning Appeals.

This house will continue to be shown and in the event of another
contract, the buyer on this contract has 24 hours to accept or re-
ject this contract. *without the contingency*

3. Seller, at his option, agrees to furnish to the Buyer either a complete abstract of title, certified to date, or share equally with Buyer in the cost of a Title Insurance Company's commitment and policy to insure the above described real property, showing a merchantable title vested in the Seller, subject to: Assessments and Restrictions of
Record if any, and unpaid special assessments.

The Title Evidence shall be sent to Attorney of Choice.
 for examination by the Buyer as promptly and expeditiously as possible, and it is understood and agreed that the Seller shall have a reasonable time after said Title Evidence has been examined in which to correct any defects in title.

4. A duly executed copy of this Purchase Agreement shall be delivered to the parties hereto.

5. The Buyer agrees to and does hereby deposit with Berniece Watson Realtors, Trust Account
 the sum of (500.00) Five Hundred and no/100 Dollars,
 earnest money, as a guarantee that the terms and conditions of this contract shall be fulfilled by him, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill his obligations hereunder, the Seller may, at his option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller and his Agent, not as a penalty but as liquidated damages. Provided, however, that, in the event the Seller is unable to furnish merchantable title, the earnest money deposited shall be returned to the Buyer, and this Agreement shall be null and void and of no further force and effect.

6. It is further agreed by and between the parties hereto that all rentals, insurance (if policies acceptable to Buyer) and interest, if any, shall be adjusted and prorated as of date of closing. Taxes shall be pro-rated for calendar year on the basis of taxes levied, or for prior year.

7. The Seller further agrees to convey the above described premises with all the improvements located thereon and deliver possession of the same in the same condition as they now are, reasonable wear and tear excepted.

8. It is understood and agreed between the parties hereto that time is of the essence of this contract, and that this transaction shall be consummated on or before August 20, 1975

9. Possession to be given to Buyer on or before September 2, 1975

10. Home and garage to be inspected for termites and to be free and clear of such at seller's expense.

11. All carpets and all draperies to remain in above purchase price.

12. The peg board in the basement is to remain. Radiator covers to stay with property and excluding railroad lights in the kitchen, all light fixtures are to remain.

13. Buyer agrees to pay loan closing costs and prepaid items.

WITNESS OUR HANDS AND SEALS the day and year first above written.

Bonnie J. Eaton (President Monica House, Inc.)

Paul L. Irwin

Buyer

Seller

OWNERSHIP L I S T

Lot	Addition	Property Owner
2	Brinker Addition	✓ Bertha Schweiter, L. Henry Schweiter & Virginia P. Schwdter 211 S. Clifton 67218
3	Same	✓ William Joseph Germonprez and Ida B. Germon prez 247 S. Clifton 67218
4	Same	✓ Arch D. Jones & Constance R. 251 S. Clifton 67218
5	Same	✓ Earl V. Phillips 3224 Oakland 67218
6	Same	✓ Richard D. Warren & Cynthia L. 2662 Garland 67204
7	Same	✓ Olney E. McKee & Barbara J. 3502 East English 67218
10	Same	✓ Preston L. Leslie & Cynthia L. 3341 Oakland 67218
9	Same	✓ Francis L. Johnson & Tina Mae 3335 Oakland 67218
3	Park & Maple College Hill Addition	✓ Urban Construction & Development 786 N. Ridge Road Inc. 67212
N $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{2}$ Lot2 Clifton & Cedar	Same	✓ Cathleen McCarthy 311 S. Clifton 67218
Lots 1,2,3,4,5, 6 on Clifton and the East 11ft. Lot 21	Clifton Avenue Addition	✓ Paul L. Irwin & Shirley A. 301 S. Clifton 67218
7,8,9, on Clifton	Same	✓ Mary Jane Simpson 307 S. Clifton 67218
10,11 12	Same Same	✓ Paul M. Miner & La Vanche M. 309 S. Clifton 67218
13,14	Madison Same	✓ Harry W. Moxley & N. Eileen Address Unknown
15,16	" Same	✓ John E. Stanga Jr. & Joyce A. 222 S. Vassar 67218
17,18	" Same	✓ Ollie H. Jenkins 210 S. Vassar 67218

Lot	Street	Addition	Property Owner
E20.53' English N 100' lot 19		Clifton Avenue Addition	✓ Nancy R. Lackey Address Unknown
W 18.94' N 100' lot 20	"	Same	Same
S 50' of N 150' lot 19		Same	✓ Otis Lee Vanderpool & Barbara M. 206 S. Vassar 67218
S 50' of N 150' of W 18.94' lot 20	"	"	Same
E 40 ft lot 20 W 13 ft lot 21 on English		Clifton Avenue Addition	✓ Scott H. Gosche & Wilhelmina E. 3507 East English 67218
W 39.47 ft of N 100 ft lot 19 on English		Same	✓ Leland Spencer and Margaret Rogers Spencer 3501 East English 67218
Lots 1 & 2		Fegtly's Second Addition	✓ Roy Alan Philips & Patricia A. Address Unknown
lot 1 & N 25' lot 3		The Knoll	✓ James L. Mann & Annette Mann Address Unknown
S 50 ft lot 3 N 50 ft lot 5		Same	✓ Oliver E. Lee & Alene 2 Tonjo Court Goddard, Kansas 67052
S 25 ft lot 5 N 65 ft lot 7		Same	✓ Marvin W. Nye & Kaye S. Nye 308 S. Clifton 67218
S 10 ft lot 7 N 50 ft lot 9		Same	✓ James N. Zaudke & Linda L. 915 N. Oliver 67208
S 25 ft lot 9		Same	✓ John R. Barrier Jr. & Joan E. 312 S. Clifton 67218
Apartments in 200		Clifton Place Condominiums 3620 East English, 67218	
Apt. 101		Building B	✓ Thadene Kiracofe <i>returned 7-8-75 sent to 5810 Park Hollow</i>
Apt. 102		Same	✓ John H. Haeberle & Georgia
Apt. 103		Same	✓ Ethel G. Baker, John H. Baker, Margaret L. Cone, Eugene Richard Baker
104		Same	✓ Edmund R. Horine
105		Same	✓ Mary E. Leroux
106		Same	✓ Ethel E. Franklin

Apartments in 200 Clifton Place Condominiums

Apt. 201	Building B	✓ Louise Powell
Apt. 202	Same	✓ Robert C. Laughlin & Vilma M.
Apt. 203	Same	✓ Ronald D. Duphorne
Apt. 204	Same	✓ Jo Anne A. Callahan
Apt. 205	Same	✓ Mary Ann Eidemiller
Apt. 206	Same	✓ Dorothy J. Souders
Lots 22 & 24	Samuel's Addition	✓ James Leon Adkins & Linda G. 202 N. Rock Road Apt. 502 67206

returned 7.7.75

sent to 3428 E. English 18

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: The East 11 feet of Lot 21, all of Lots 1, 2, 3, 4, 5 and 6, Clifton Avenue 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 23rd day of June, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By *Mary Gable*
Vice President

Order No. 226149
wh

THE CITY OF WICHITA



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

1801

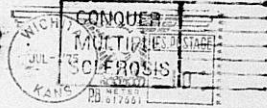
RETURNED TO SENDER
ADDRESSEE UNKNOWN
SOUTHEAST

32.75



Thadene Kiracofe
200 Clifton Place Condominiums
3620 East English, Apt. 101
Wichita, Ks. 67218

*City of Wichita
Board of Zoning Appeals
City Bldg Annex AT
104 South Main.
Wichita, Ks 67202.*



at this address

32.75

NOT DELIVERABLE AS ADDRESSED
NO FORWARDING ORDER ON FILE
SOUTHEAST

*James Earl Atkins and Linda L.
202 N Rock Road Apt. 502
Wichita,*

5714 E. MT. VERNON
WICHITA, KS 67218

X-6



From the desk of

JANE SEE

Monica House Inc.

6-24-75

Re: 301 S Albion

Enclosures in packet to B.Z.A. for request for zoning exception:

- ① Justification letter
- ② Scale plot plan
- ③ Copy of purchase contract
- ④ Copy of Health Dept approval
- ⑤ Copy of things to be provided as listed by Fire Dept.
- ⑥ Copy of letter to Topeka for variance for sleeping on third floor. (House deal approval - letter to Ed(bw))
- ⑦ Copy of report of Central Insp. Agency
- Certified abstract from Security to be delivered 6-25 or 6-26.

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:

Date

By