

Case No. BZA 36-84 - Starkey Development Center, Inc. - requests an exception to permit the establishment of a group home for eight mentally retarded adults. We are requesting a waiver of parking regulations and proposing two

APPLICANT 8-1-84
per Tele. confer.

POSTED
5-30-84 KCV

ACTION

BZA 36-84 Deferred Imp. ~~7-24-84~~

DATE

~~BZA~~ _____ 8-28-84

CASE WITHDRAWN BY
APPLICANT 8-1-84
per Tele. confer.

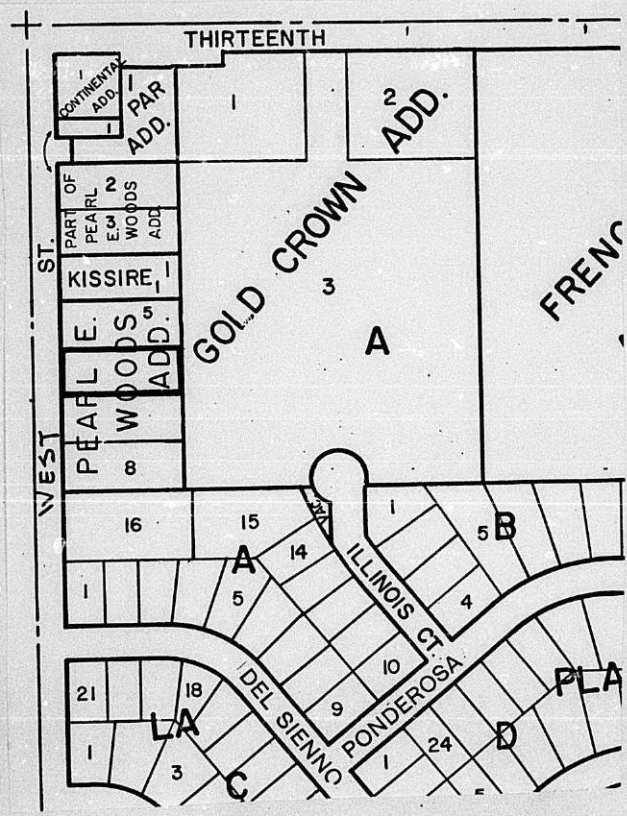
Case No. BZA 36-84 - Starkey Development Center, Inc. - requests an exception to permit the establishment of a group home for eight mentally retarded adults. He are requesting a waiver of parking regulations and insurance.

Map No. 5248 D

BZA 36-84
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E B S AA W LCB N AA
3. Land Use: East APTS. South Res
West Comm North Res
4. Area (is) (~~is not~~) platted.



S
HASTINGS, MN
No. 2453C
LOS ANGELES, CHICAGO, LOGAN, OH
MCKESSON, TRUCKEE, GUST GROVE, GA
U.S.A.

August 1, 1984

Re: BZA 36-84 - Request for Exception

TO WHOM IT MAY CONCERN:

Please be advised that Starkey Development Center, Inc. has on this date notified this office that they are withdrawing their request for an exception to permit the establishment of a group home for mentally retarded adults at 1300 North West Street.

This will terminate any further hearings on this matter at this time. Should a new case be filed, new notices will be mailed to all adjacent property owners.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Mr. James C. Morrison, 1312 North West Street, Wichita 67203
Mr. Allen Becker, 1262 North West Street, Wichita 67203
Mr. Harold A. Kingsley, 1509 North Sabin, Wichita 67212

IMPORTANT MESSAGE

FOR Alan

DATE _____ TIME _____ A.M.
P.M.

WHILE YOU WERE AWAY

Misty Crane

OF Starkey

PHONE No. 942-4221

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE Would like to drop their case: BZA 36-84

SIGNED Aranda

FORM 000-017

IMPORTANT MESSAGE

FOR Alan

DATE 8-1 TIME 9:25 A.M.
P.M.

WHILE YOU WERE AWAY

Mike Dudge

OF Starkey New

PHONE No. 942-4221

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE request for acceptance
cancel appeal
10:20 pm
verified by call from Dudge.

SIGNED [Signature]

FORM 000-017

July 25, 1984

Mr. John C. Frye
Starkey Developmental Center, Inc.
144 North Young
Wichita, Kansas

Re: BZA 36-84 - Request for Exception

Dear Mr. Frye:

It was the action of the Board of Zoning Appeals on July 24, 1984 to defer action on the requested exception at your request. It is the policy to require a \$50. deferral fee when the deferral is at the request of the applicant.

It is my understanding that you will notify this office on or before July 31, 1984 as to your intent of proceeding at the August meeting. Since it is necessary to send new notices to the adjoining property owners, this will be done only after receiving the above fee. If you wish to withdraw or defer action on your request beyond the meeting of August 28, 1984, please advise me.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: James C. Morrison, 1312 North West Street, Wichita 67203
Mr. Allen Becker, 1262 North West Street, Wichita 67203
Mr. Harold A. Kingsley, 1509 North Sabin, Wichita 67212

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE July 23, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Mary L. Moore, Administrative Aide III

SUBJECT BZA 36-84 Generally located on
the east side of West Street and
south of 13th Street (1300 North
West Street)

Due to lack to quorum, CPO Neighborhood Council "N" will be unable to provide a recommendation concerning the captioned case to the BZA on July 24, 1984.

Mary L. Moore

Mary L. Moore
Administrative Aide III

MLM:sm

SECRETARY'S REPORT
CASE NO. BZA 36-84

APPLICANT: Starkey Developmental Center, Inc., 144 North Young, Wichita, Kansas.

AGENT: John C. Frye, Starkey Developmental Center, Inc., 144 North Young, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.185.1, Code of the City of Wichita to permit the establishment of a group home for mentally retarded adults.

GENERAL LOCATION: On the east side of West Street and south of 13th Street (1300 North West Street).

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are the properties to the north and south. To the east is "B" Multiple-family Dwelling District and to the west is the "LC" Light Commercial District.

LAND USE: Subject property is a one-family dwelling as are the properties to the north and south. To the east is an apartment complex and to the west is office and commercial development.

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 28.04.185.1 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to convert a one-family dwelling to a group home for eight mentally retarded adults and a house manager. The clients live in the home and are trained at other locations in the City, hopefully to function in society. None of the clients are capable of securing driver's licenses so the need for off-street parking is minimal. In accordance with the applicant's site plan submitted with the application, there is a double wide drive that provides access to a two-car garage. In addition, a circular driveway will be constructed so that the vehicles will not have to back into West Street, which should provide additional parking or loading space. The normal requirement would be 9 spaces, however the Board can determine the need for this type of use in the approval. In this case, as in other cases for this applicant, two approved off-street parking spaces plus the additional space on the driveway should be adequate.

RECOMMENDATION:

Should the Board determine that the use is appropriate at this location, then it is the opinion of the Secretary that the exception be approved subject to the following conditions:

1. The facility shall comply with all State and local codes, and prior to the start of construction, the Health Department, Fire Department and Central Inspection shall approve the facility. The applicant shall secure all the necessary permits and licenses.
 2. The applicant shall provide not less than 2 off-street parking spaces in conformance with the Traffic Engineer's standards.
 3. If any time the facility is enlarged to accommodate more than 8 clients, the applicant shall submit an application for said expansion.
-

BZA CASE NO. 36-84

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>11</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>13</u>	TOTAL NOTICES SENT <u>7-5-84</u> <u>6-6-84</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

July 4, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 36-84

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Starkey Developmental Center, Inc., 144 South Young, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a group home for mentally retarded adults on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 6, Pearl E. Wood Addition to Wichita,
Sedgwick County, Kansas. Generally located
on the east side of West Street and south of
13th Street (1300 North West Street).

This application has been assigned Case BZA 36-84. It will be considered by the Board of Zoning Appeals on July 24, 1984 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

IMPORTANT MESSAGE

FOR File B2A 36-24
DATE 5/30/84 TIME 10⁰⁰ A.M.
P.M.

WHILE YOU WERE AWAY

DALE KOENN

OF STARKEY

PHONE No. _____

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE WANTS TO HOLD
APPLICATION UNTIL THE
JULY 24, 1984 MEETING

SIGNED GLEN

BOARD OF ZONING APPEALS

CASE NO. 36-84

CITY OF WICHITA, KANSAS

FILED 5-28-84

APPLICATION FOR EXCEPTION

I. Name of Applicant Starkey Developmental Center, Inc.
Mailing Address 144 South Young, Wichita, KS Phone (316) 942-4221
Name of Authorized Agent D John C. Frye
Mailing Address 144 South Young, Wichita, KS Phone (316) 942-4221
Relationship of applicant to property is that of Lessee
(Owner, Tenant, Lessee, Other) Plan to purchase later.

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 home for eight mentally retarded adults. We are requesting a
waiver of parking regulations and proposing 2 parking spaces, since the
clients who will live there cannot secure drivers licenses.

on property zoned AA
located on the east side of West Street and south of 13th Street
(1300 North West Street)

and legally described as: Lot 6, Pearl E. Wood Addition
Sedgwick County Kansas D-10254

_____, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - 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. 36-596); and that the appropriate fee is herewith tendered;
 - That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
 - 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 Starkey Developmental Center, Inc.

Authorized Agent John C. Frye
John C. Frye, Executive Director

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
appropriate fee of 3:30 (a.m.) May 28, 1984, 1984, together with
75.00

Signed D. Lynn Shirkey

Starkey Developmental Center, Inc.

144 South Young
Wichita, Kansas 67209
(316) 943-4221

Preschool
School
Adult/Work Activity
Adult/Residential

May 24, 1984

Mr. Jack Galbraith
Secretary
Board of Zoning Appeals
City of Wichita
City Building - 455 N. Main
Wichita, KS 67202

Dear Mr. Galbraith:

Starkey Developmental Center, Inc., at 144 South Young, here in Wichita, Kansas, is making plans to lease the property at 1300 North West Street to use as a group home for up to eight (8) mentally retarded adults. Presently, the facility will only house six (6), but we plan to add to the facility at a later date to house the eight.

The structure will meet the Local Life Safety Code and State Social and Rehabilitation requirements for program.

We are requesting an exception to the present zone of AA single family for Lot 6, Pearl E. Wood Addition, Sedgwick County Kansas. The Board of Zoning Appeals has the jurisdiction to grant exceptions under Section 28.04.185 Rehabilitation Homes. "1. Rehabilitation Homes. The Board of Zoning Appeals may by special permit, grant exceptions and authorize rehabilitation homes for children "A" or "RB" residential zoning district". We understand that we are to meet the requirements of this section and the one mentioned above.

If you have any questions, please contact Dale D. Koehn.

Respectfully,


John C. Frye
Executive Director
STARKEY DEVELOPMENTAL CENTER, INC.

:jw

Encl.



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

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

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

Record Owners within 200 feet of:
Lot 6, PEARLE E. WOODS ADDITION,
Sedgwick County, Kansas.



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

DESCRIPTIONS

RECORD OWNERS

Lot 6, PEARLE E. WOODS ADDITION,	Lester L. & Ruth J. Shubert ✓ 1300 N. West Street Wichita, Kansas 67203
Lot 3, PEARLE E. WOODS ADDITION,	Bernard A. Hentzen ✓ Route #1 Goddard, Kansas 67052
Lot 5, PEARLE E. WOODS ADDITION,	James C. & Naomi J. Morrison ✓ 1312 N. West Street Wichita, Kansas 67203
Lot 7, PEARLE E. WOODS ADDITION,	Allen & Mildred D. Becker ✓ 1262 N. West Street Wichita, Kansas 67203
Lot 8, PEARLE E. WOODS ADDITION,	Harold A. & Lois I. Kingsley ✓ 1509 N. Sabin Wichita, Kansas 67212



DESCRIPTIONS

RECORD OWNERS

Lot 1, KISSIRE ADDITION,

Edwin A. & Shirley B. Kissire
9119 Bekemeyer
Wichita, Kansas 67212

Lot 3, Block A, GOLD CROWN ADDITION,

The Woodbridge Company
%Santo M. Catanese
434 N. Market, Suite 200
Wichita, Kansas 67202

Lot 1, MEYER & WILLIAMS ADDITION,

Meyer, Ebel & Williams
Photography Inc.
%Roy E. Meyer
1337 N. West Street
Wichita, Kansas 67203

East 100 feet of Lot 1, KARDATZKE
FOURTH ADDITION,

Terrace Gardens Nursing Center,
Inc.
1315 N. West Street
Wichita, Kansas 67203

The North Half of Lot 1, KARDATZKE
ADDITION,

Terrace Gardens Skilled Nursing
Center, Inc.
1315 N. West Street
Wichita, Kansas 67203

The East 115 feet of the South Half
of KARDATZKE ADDITION,

First Church of God Foundation,
Inc.
%E. E. Kardatzke
445 Wetmore Drive
Wichita, Kansas 67209

All of PUCKETT ADDITION,

Harlie L. & Betty L. Puckett
1235 N. West Street
Wichita, Kansas 67203

Dated in Wichita, Kansas, this 24th day of May, 1984 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina R. Sutte
By

Assistant Secretary

Tracer No. 65865


Fidelity
Title
Company,
inc.



BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

July 4, 1984

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If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
67034	75

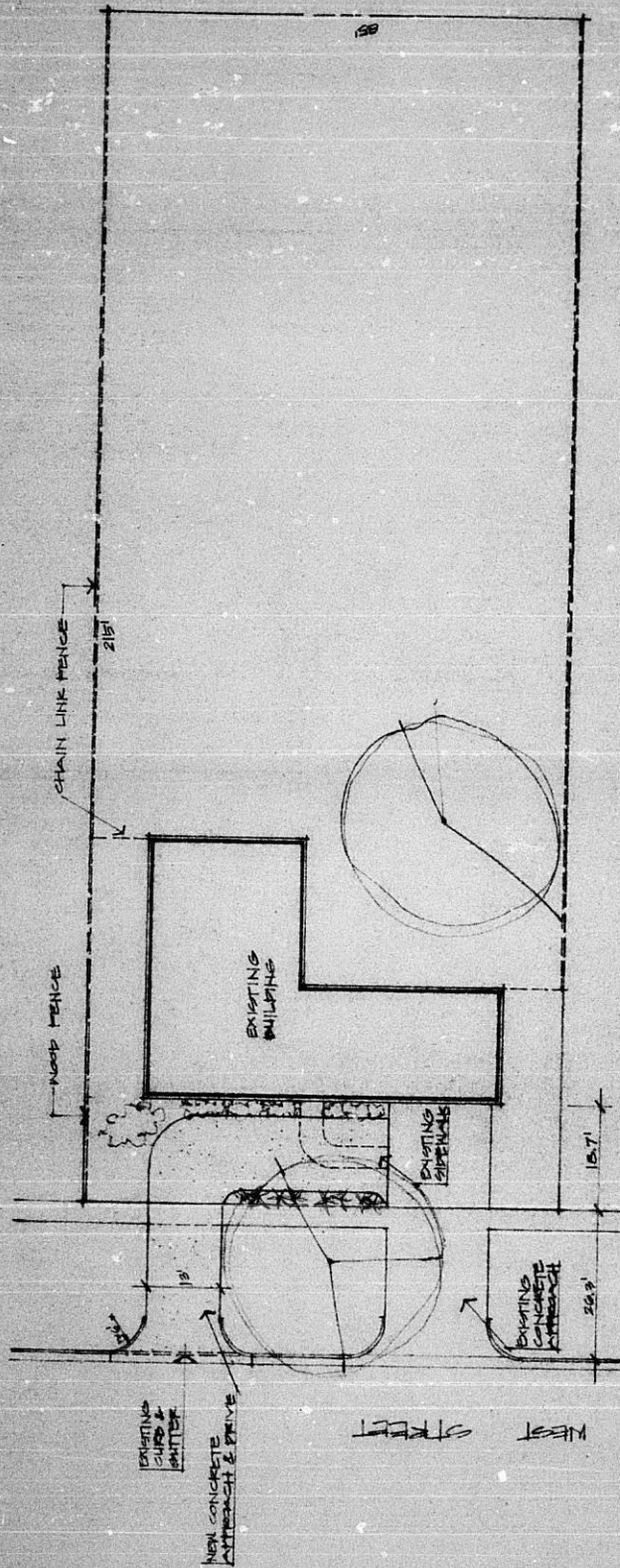
NAME *Wichita...*

ADDRESS *1111...*

FUND *7554-71* DUE DATE *5/20/54*

COMMENTS

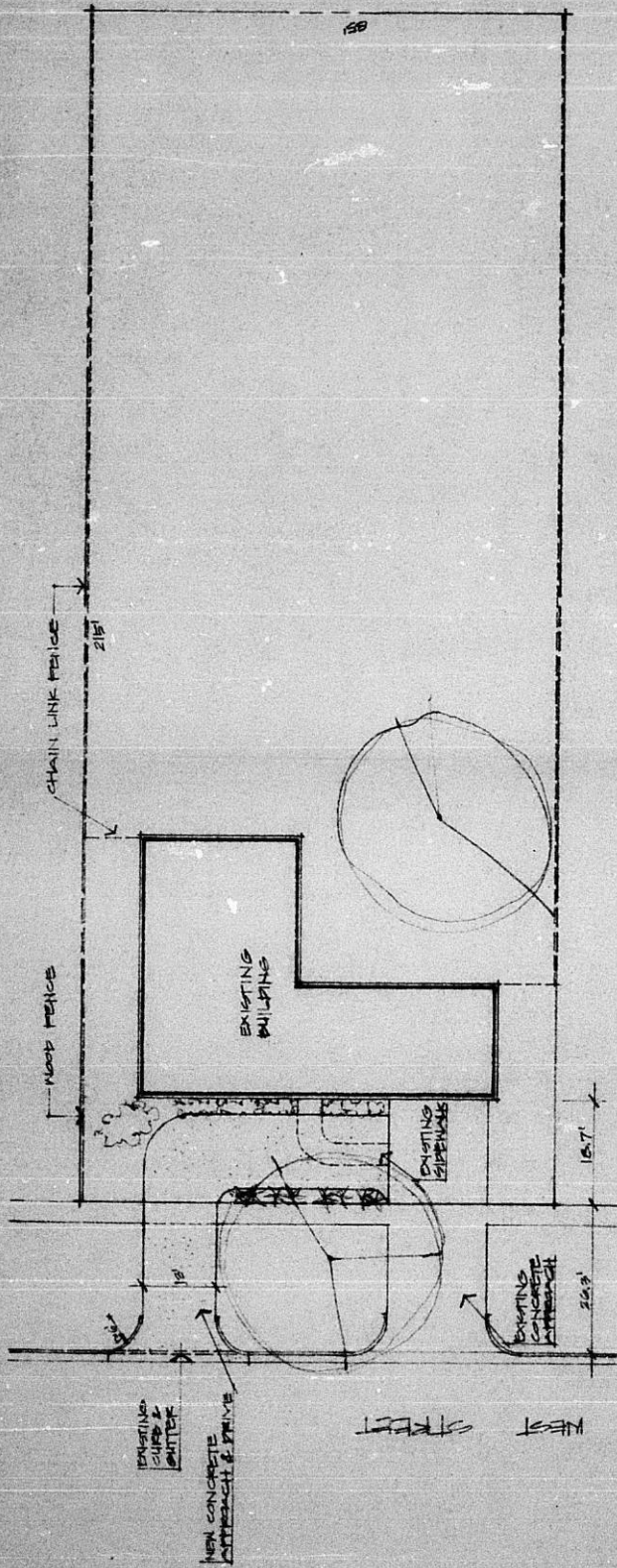
DATE *5/20/54* BY *[Signature]*



PLOT PLAN - PROPOSED GROUP HOME

1500 N WEST ST.
WICHITA, KANSAS

STARKEY DEVELOPMENTAL CENTER, INC.



PLOT PLAN - PROPOSED GROUP HOME

1300 N WEST ST.
 WICHITA, KANSAS

STARKEY DEVELOPMENTAL CENTER, INC.