

BZA 42-88 - Cornerstone Church of God
requests an exception to permit the
establishment of a child daycare center
on property zoned the "AA" One-Family

POSTED 2-2-89 KB
OK

ACTION

BZA 42-88 Referred to next meeting 9/27/88
DATE

BZA Deferred one more month at applicant's request 10/25/88

BZA Approved 11/27/88

5344A

7.12.1980 11-30-88

POSTED 2-2-89 KX
OK

BZA 42-88 - Cornerstone Church of God
requests an exception to permit the
establishment of a child day care center
on property zoned the "AA" One-Family

ACTION

BZA ~~42-88~~ Deferred to next meeting 9/27/88
DATE

BZA Deferred one more month at applicant's request 10/25/88

BZA Approve 11/22/88

5344A

200'4 Sec 11-30-88

Checked

Shot 1-10-89

Record

DATA SHEET

MAP NO.: 5344A

CASE NO. BZA 42-88

(CPO 4B, 9/20/88)

REQUEST: Exception to permit the establishment of a child daycare center.

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: Southeast corner of Glenn and Crawford (2706 S. Glenn).

APPLICANT: Cornerstone Church of God
 ADDRESS: 2706 S. Glenn
 Wichita, KS 67217

PHONE: 265-4904

AGENT: Pastor Wade S. Kerns
 ADDRESS: ~~1831 S. Washington~~ 3042 Exchange
 Wichita, KS 67211

PHONE: 269-1341
 524-6955

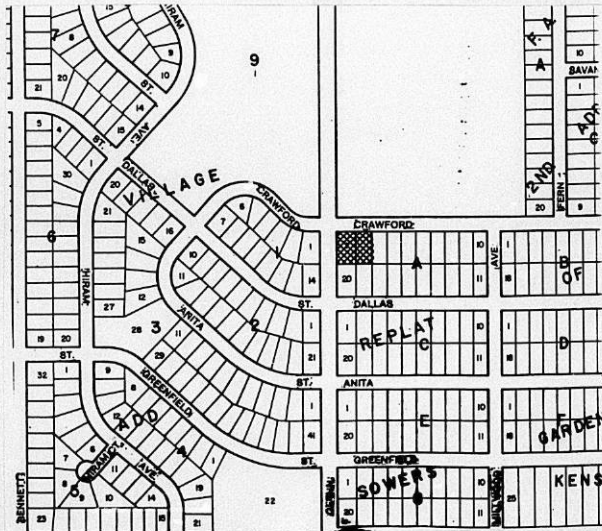
AREA DATA

Acres: 148.5 ft. by 135 ft.

Adjacent Zoning and Land Use:

North	"AA"	public junior high school
South	"AA"	one-family dwellings
East	"AA"	one-family dwellings
West	"AA"	one-family dwellings

Ray of Sandgreen Court.



LOS ANGELES-CHICAGO-LOAN, OH
 MOBILE, TX-LOUST GROVE, GA
 U.S.A.

S
 No. 2-153C

IMPORTANT MESSAGE

FOR Louise
DATE 9/17 TIME 10:02 A.M.
P.M.

WHILE YOU WERE AWAY

Robert W. Dick

OF _____

PHONE No. 263-6559

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

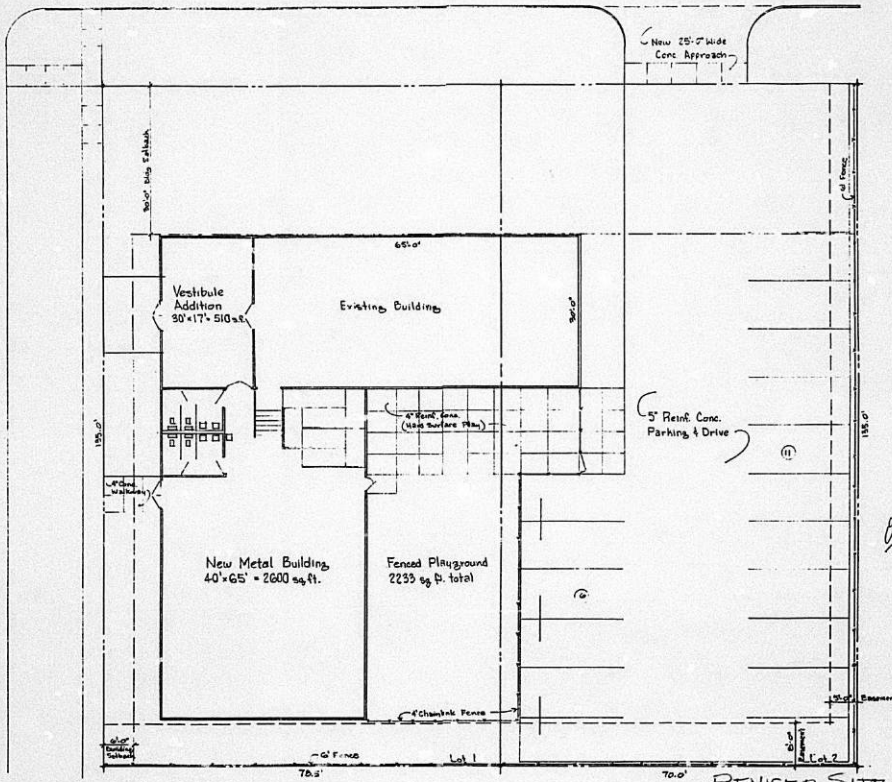
MESSAGE RE: BZA 42-88

Lines to the south. Soap
choice is too much even now.

Oppress

SIGNED Jan

Crawford Street



Handwritten signature:
 A. B. Smith
 Land in Proj. 11-11-80

REVISED SITE PLAN
 BZA 42-80

BZA INSPECTION SHEET

MAP NO.: 5344A

CASE NO. BZA 42-88

REQUEST: Exception to permit the establishment of a child daycare center.

EXISTING ZONING: "AA" One-Family Dwelling District

GENERAL LOCATION: Southeast corner of Glenn and Crawford

APPLICANT: Cornestone Church of God
ADDRESS: 2706 S. Glenn
Wichita, KS 67217

PHONE: 265-4904

AGENT: Pastor Wade S. Kerns
ADDRESS: ~~1831 S. Washington~~ 3042 Exchange
Wichita, KS 67211

PHONE: ~~269-1341~~ 524-6955

HEARING DATE: 9/27/88 *deferred one month*
10/25/88 *deferred one month*
11/22/88 *approved subject to conditions*

BZA ACTION: *↗*

FOLLOW-UP DATES: *At time of plan review (to make sure plans substantially comply with approved site plan) and at time of final inspection (to make sure solid fence has been installed).*

RESPONSE BY MAPD:

RESPONSE BY CID:

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 256-4551

November 23, 1988

Pastor Wade S. Kerns
3042 Exchange
Wichita, KS 67211

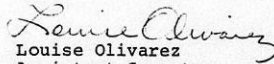
Re: BZA 42-88 - Exception to permit a child daycare center at
2706 S. Glenn.

Dear Pastor Kerns:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on November 22, 1988. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

BZA RESOLUTION NO. 42-88

WHEREAS, Cornerstone Church of God, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child daycare center on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lots 1 and 2, Block A, Replat of Sower's Gardens, Sedgwick County, Kansas. Generally located at the southeast corner of Glenn and Crawford (2706 S. Glenn).

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 November 22, 1988, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a child daycare center on property zoned the "AA" One-Family Dwelling District, subject to the conditions outlined in Section 28.04.185, Code of the City of Wichita.

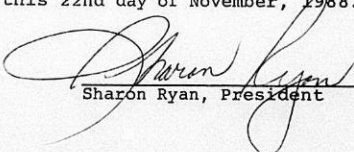
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit the establishment of a child daycare center on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lots 1 and 2, Block A, Replat of Sower's Gardens, Sedgwick County, Kansas. Generally located at the southeast corner of Glenn and Crawford (2706 S. Glenn).

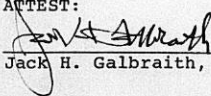
subject to the following conditions:

1. The center shall comply with the licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State and the City.
2. Because of this site's close proximity to single-family dwellings, outdoor play shall be limited to the hours between 9:00 a.m. and 4:00 p.m.
3. Parking shall be provided at the ratio of one space for every teacher and employee, plus one space for each vehicle used in the operation of the center. When the capacity of the center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.
4. A 6-foot to 8-foot high solid fence shall be constructed along the east and south property lines, but shall be reduced to 3 feet in height within the north 25 feet.
5. The location of the new construction, playground and parking lot shall be substantially in compliance with the revised site plan as submitted to the Board, subject to variance of the rear yard requirement (see BZA 51-88).

ADOPTED AT WICHITA, KANSAS, this 22nd day of November, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

RECOMMENDED REASONS FOR APPROVING BZA 42-88

The Board has jurisdiction to grant this exception in the "AA" District;

The character of the general area is for institutional type uses and single-family homes;

The zoning for the area is single-family, which permits churches and schools;

The proposed addition to the church is suitable for church school and day care purposes;

With appropriate screening, any adverse effects to adjacent residences will be minimized;

There will be no impact on community facilities;

The recommendation for approval by staff and the CPO Council.

BACKGROUND: The applicant, Cornerstone Church of God, is requesting an exception to permit the establishment of a day care center on platted property approximately 1/2 acre in size which is located at the southeast corner of Glenn and Crawford. The existing brick church building contains 1,950 square feet and observes a 30-foot setback from Crawford and approximately a 28-foot setback from Glenn. The case has been deferred from the last two agendas to allow time for a revised site plan to be prepared. The revised plan shows that a new 2,600 sq. ft. metal building would be constructed south of the church to house the day care center and new handicapped access to the sanctuary. A vestibule addition is also proposed now for the west side of the sanctuary. The required building setback from Glenn was verified by Central Inspection to be only 6 feet, because this is defined as a side yard. The revised site plan does require a variance of the required 20-foot rear yard, however (see BZA 51-88).

The day care center is still proposed for up to 60 children between the ages of 2 and 12 years and will be operated between the hours of 6 a.m. and 6 p.m. Mondays through Fridays (except holidays). The playground is now proposed on the east side of the new building and has been enlarged to approximately 2,200 square feet with the paved portion being adjacent to the sanctuary.

A solid fence, or 25-foot yard, is required for all public or semi-public buildings located in the "AA" district when adjoining another building site. This will help in separating the uses on this property from the single-family uses to the east and south.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Public junior high school
SOUTH	"AA"	One-family dwellings
EAST	"AA"	One-family dwellings
WEST	"AA"	One-family dwellings

RECOMMENDATION: Should the Board determine that a child daycare center is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The center shall comply with the licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State and the City.
2. Because of this site's close proximity to single-family dwellings, outdoor play shall be limited to the hours between 9:00 a.m. and 4:00 p.m.
3. Parking shall be provided at the ratio of one space for every teacher and employee, plus one space for each vehicle used in the operation of the center. When the capacity of the center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

BZA 42-88 (REVISED) - Page 3

4. A 6-foot to 8-foot high solid fence shall be constructed along the east and south property lines, but shall be reduced to 3 feet in height within the north 25 feet and the west 6 feet thereof.
5. The location of the new construction, playground and parking lot shall be substantially in compliance with the revised site plan as submitted to the Board, subject to variance of the rear yard requirement (see BZA 51-88).

Crawford Street

New 25'-0" Wide
Conc. Approach

6'-0" Chain Link Fence

Vestibule
Addition
55' x 17' x 510 sq ft

Existing Building

5' Reinft. Conc.
Parking & Drive

135'-0"

New Metal Building
40' x 65' = 2600 sq ft.

Fenced Playground
2235 sq ft. total

4' Reinft. Conc.
(Under Surface Plat)

4' Chain Link Fence

5' Glenn Ave.

4' Chain Link Fence

Handwritten signature and note:
J. B. ...
Just in the ...

6' Fence

Lot 1

70'-0"

REVISED SITE PLAN
BZA 42-80

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 4, 1988

Pastor Wade S. Kerns
1831 S. Washington
Wichita, KS 67211

Re: BZA 42-88 - Request for zoning "exception" to permit a child
day care center at 2706 S. Glenn.

Dear Pastor Kerns:

The Board of Zoning Appeals, at its regular meeting on
September 27, 1988, considered the above-referenced request.
After considerable discussion about the proposed playground loca-
tion, the Board unanimously voted to defer this matter one month
so that you could submit a revised site plan. If your revised
plan necessitates a reduction of one of the yard requirements,
both the day care "exception" and the yard "variance" should be
on the same agenda. As I have explained to you, this could not
occur until the November 22 Board of Zoning Appeals meeting,
provided the variance request is filed by October 21.

Please call me at 268-4421 if you have any questions about this
matter or if you want me to review your revised site plan with
you.

Sincerely,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: Robert Dick, 1826 W. Dallas, Wichita, KS 67217

FILE COPY

THE CITY OF WICHITA

TO: Louise Olivarez, Principal Planner

DATE: September 22, 1988

FROM: Shirley Mast, Administrative Aide III

Shirley Mast

SUBJECT: BZA 42-88: Southeast corner of
Glenn and Crawford - 2706 South
Glenn

On Tuesday, September 20, 1988, South CPO Neighborhood Council 4B considered the captioned case, a request for an exception to permit the establishment of a child day care center on property zoned the "AA" One Family Dwelling District.

Council members were provided the Notice of Public Hearing, staff comments, and site plans. Following discussion, the Council voted 7-1 to recommend approval of the request subject to MAPD staff comments.

The agent, Pastor Wade Kerns, was present to describe the request and respond to questions.

Robert W. Dick, 1826 Dallas, was present and voiced opposition to the child day care center. Mr. Dick expressed the following concerns:

- 1) Noise problems that will be associated with the child day care center and disturb the neighborhood;
- 2) There is insufficient space to build the day care center and provide the needed parking;
- 3) The metal building will not blend in with the existing structures in the neighborhood;
- 4) There is not a need for the service as there is a larger church approximately two blocks away with a child day care center; and
- 5) Because the site currently serves as a gathering place for students from a junior high school in the area, it is not a good location for the center.

Please provide the Council's recommendation to the Board of Zoning Appeals when the case is considered at the September 27 meeting.

SM:dm

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 3

September 27, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 42-88

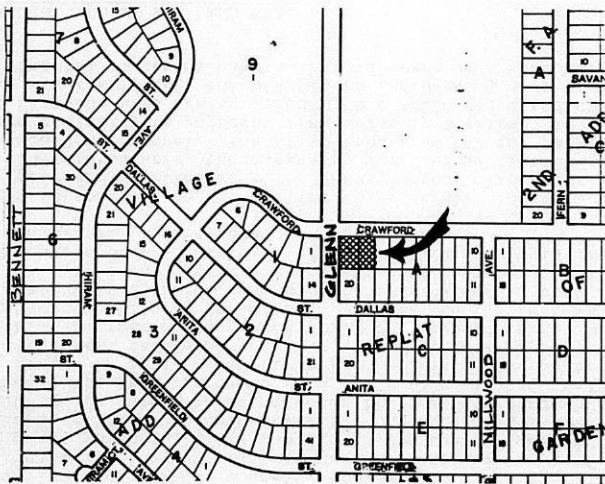
OWNER/APPLICANT/AGENT: Cornerstone Church of God (owner/applicant)
Pastor Wade Kerns (agent)

REQUEST: Exception to permit the establishment of a
child daycare center.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 148.5 ft. x 135 ft.

LOCATION: Southeast corner of Glenn & Crawford
(2706 S. Glenn)



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in 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 can be complied with.

BACKGROUND: The applicant, Cornerstone Church of God, is requesting an exception to permit the establishment of a daycare center for up to 60 children on platted property approximately 1/2 acre in size which is located at the southeast corner of Glenn and Crawford. The existing brick church building contains 1,950 square feet and observes a 30-foot setback from both streets. The site plan shows that a new 2,100 sq. ft. metal building would be constructed south of the church to house the day care center and would be connected to the church building by a 15 ft. x 40 ft. metal building. The pastor has stated that the west facade of the next construction will be faced with brick. The fenced playground would be provided in the south 25 feet of the site which is immediately adjacent to the rear yard of a single-family dwelling. No parking is provided on site now for the church. If a day care center is approved, a parking lot for 17 cars is proposed on the east side of the structures. This should be more than ample for the daycare parking needs.

Staff is somewhat concerned that the site will be overbuilt and yet if the proposed addition were for Sunday school classrooms or other church-related uses, the expansion would be permitted without having the Board's approval. The playground area and the parking lot in such close proximity to adjacent single-family dwellings is also a concern, but if these uses are screened with a solid fence and outdoor hours of play are restricted, the playground and parking uses should be no more detrimental to the neighbors than if these uses were elsewhere on the site.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Public junior high school
SOUTH	"AA"	One-family dwellings
EAST	"AA"	One-family dwellings
WEST	"AA"	One-family dwellings

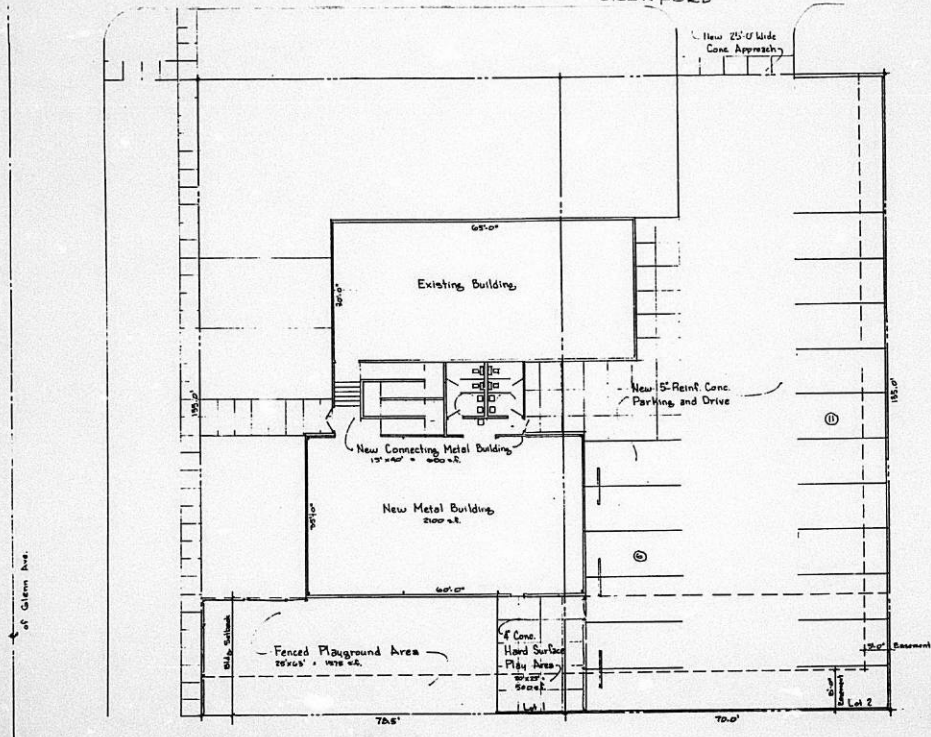
RECOMMENDATION: Should the Board determine that a child daycare center is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The center shall comply with the licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State and the City.
2. Because of this site's close proximity to single-family dwellings, outdoor play shall be limited to the hours between 9:00 a.m. and 4:00 p.m.
3. Parking shall be provided at the ratio of one space for every teacher and employee, plus one space for each vehicle used in the operation of the center. When the capacity of the center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

BZA 42-88
Page 3

4. A 6-foot to 8-foot high solid fence shall be constructed along the east and south property lines, but shall be reduced to 3 feet in height within the north 25 feet and the west 6 feet thereof.

CRAWFORD



of Salem Ave.

BZA 42-88

Legal Description:
Lot 142 BZA Parcel of Sowers Gardens



Proposed
SITE PLAN
7'-10" 5/16" 8/16"
2'-0" 8'-0" 8'-0"
CONSTRUCTION GRADING & G.O.D.

*Planning a building
ok. Plan BZA
8-23-88*

BZA CASE NO. 42-88

- 15 LEGAL ADVERTISEMENTS SENT TO MAPC & BZA
- 2 NOTICES SENT TO APPLICANT/AGENT
- 18 NOTICES SENT TO ADJOINING PROPERTY OWNERS
- 5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 9/1/88

- 1 NOTICE SENT TO CPO
- 2 NOTICES SENT TO CITY MANAGER & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 5 NOTICES TO MAPD STAFF -

Jack Galbraith
Louise Olivarez
Bob Young
Forrest Nagley
Karen Crook

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

September 1, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 42-88

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 Cornerstone Church of God, requesting an exception.

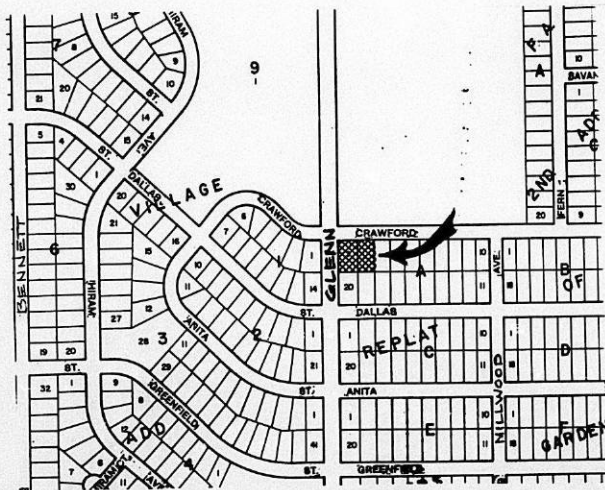
Pursuant to Section 2.12.590.C, Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a child daycare center on property zoned the "AA" One-Family Dwelling District. A legal description of the applicant's property is as follows:

Lots 1 and 2, Block A, Replat of Sower's Gardens, Sedgwick County, Kansas. Generally located at the southeast corner of Glenn and Crawford (2706 S. Glenn).

This application has been assigned Case No. BZA 42-88. It will be considered by the Board of Zoning Appeals on Tuesday, September 27, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main, Wichita, Kansas. If you have no interest in or objections to 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.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 4B will consider this case at their meeting to be held on Tuesday, September 20, 1988, at 7 p.m. at the National Guard Armory, 3617 S. Seneca. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



(_____) Published in The Daily Reporter, September 2, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 27th day of September, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 N. Main, Wichita, Kansas, will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 54-87 - O.L.C. Properties, a partnership, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of an off-street parking lot for the adjacent medical office building on property zoned the "AA" One-Family Dwelling District and legally described as follows:

The north 160 feet of the east 35 feet of Lot 1, Temple Addition to Wichita, Sedgwick County, Kansas, together with that part of Vacated Stratford Street lying east of and adjacent to the north 160 feet of said Lot 1. Generally located between 7011 and 7015 E. Central.

2. Case No. BZA 41-88 - Highland House, a partnership, and HCA Health Services of Kansas, Inc., a Kansas corporation, pursuant to Section 2.12.590.C, Code of the City of Wichita, request an exception to permit the establishment of off-street parking on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 31 and 32 on Orchard Avenue, Myers' Subdivision of Lots 1 and 3 in Block 6, FRISCO HEIGHTS ADDITION to Wichita, Kansas; odd Lots 1, 3, 5, 7, 9 and 11, inclusive, on Orchard Avenue, Grandview Subdivision of Lots 2 and 4 in Block 6 in FRISCO HEIGHTS, Wichita, Kansas; and Lot 16, except the west 5.7 feet thereof, and all of Lot 18 on Murdock Avenue, Grandview Subdivision of Lots 2 and 4 in Block 6 in FRISCO HEIGHTS, Wichita, Kansas. Generally located between Murdock and Orchard Avenue in an area west of Holyoke.

3. Case No. BZA 42-88 - Cornerstone Church of God, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child daycare center on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lots 1 and 2, Block A, Replat of Sower's Gardens, Sedgwick County, Kansas. Generally located at the southeast corner of Glenn and Crawford (2706 S. Glenn).

4. Case No. BZA 43-88 - Jerry Hansen, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the expansion of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

The north 190 feet of Lots 7, 8, and 9, Christian Add., Sedgwick County, Kansas. Generally located near the southwest corner of MacArthur and Hydraulic (1647 E. MacArthur).

5. Case No. BZA 44-88 - T. G. Davis, Jr., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the expansion of a new and used car lot on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Low's Addition; Lot 1, Hudson Addition; the west 10 feet of Lot 2, Hudson Addition; the east 100 feet of Lot 2, Hudson Addition; the west 30 feet of the north 312.86 feet of vacated Waverly; the west 20 feet of the east 30 feet of the north 312.86 feet of vacated Waverly, except the north 100 feet thereof; Lots 1, 10, 11 and 20, Drivers Addition, together with Lexington Street lying between said Lots 10 and 11; all in Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg Drive in an area east of Lightner.

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 2nd day of September, 1988.

Jack H. Galbraith, Secretary
Board of Zoning Appeals

† CORNERSTONE CHURCH OF GOD
2706 S. Glenn, Wichita, KS 67217
Pastor Wade S. Kerns Jr.

August 26, 1988

Board of Zoning Appeals
City of Wichita
Wichita, KS 67202

We are asking that the Board of Zoning Appeals grant an exception to allow Cornerstone Church of God to expand to include a pre-school and child-care center (please see attached site plan).

This property is currently occupied by Cornerstone Church of God, Headquartered in Cleveland, Tennessee.

We believe this will be an improvement to the community for the following reasons:

1. There is currently no off-street parking and this plan provides for off street parking.
2. We will provide a service for the community that is currently in high demand.
3. The building plan will improve the overall appearance of the property.

Under the zoning ordinances the Board of Zoning Appeals has the authority to grant exception for child daycare centers in AA zoning under Ordinance No. 28.04185.

Thank you for your consideration in this matter.

Sincerely,

Pastor Wade S. Kerns
Pastor Wade S. Kerns

*60/2110
180
280
200*

*5 teachers maybe
1 director*

*west facade will be bricked
S.W.E. will be painted metal*

BZA 42-88

FACT SHEET
FOR DAYCARE & PRE-SCHOOL
AT CORNERSTONE CHURCH OF GOD

- To be located at 2706 S. Glenn, Wichita, KS
- Hours of operation - 6:00 AM to 6:00 PM
Monday through Friday (except holidays)
- Plan to apply for license for 60 children
- Staffed by trained adult supervision
- Child Daycare & Pre-school will be operated
under Kansas Regulation & Licensing of
Pre-school & Child-care Centers
- Will be an open floor plan with moveable
partitions

APPLICATION FOR EXCEPTION

I. Applicant Cornerstone Church of God
Address 2706 S. Glenn Zip Code 67217 Phone 265-4904
Agent Pastor Wade S. Kerns
Address 1831 S. Washington Zip Code 67211 Phone 269-1341
Relationship of applicant to property is that of Pastor
(Owner, Tenant, Lessee, Other)

✓ II. Application is made for an exception to permit the establishment of A Child Daycare Center

✓ on property zoned AA Single Family Dwelling District which is 148.5 ft by 135 ft (or acres) in size, legally described as: Lot 1 and 2, Blk. A Replat of Sowers Gardens

at the southeast corner of Glenn and Crawford.
and located at (2706 S. Glenn)

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. 39-285); and that the appropriate fee is herewith tendered;
- c. 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.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant CORNERSTONE CHURCH OF GOD

Authorized Agent Pastor Wade S. Kerns

OFFICE USE ONLY:

Map No. 6344A Zoning: (N) AA (S) AA (E) AA (W) AA CPO 4B 9-20

Received in Office of Secretary, Board of Zoning Appeals, 2 (a.m./p.m.),
8-26, 1988, together with appropriate fee of 300.00.

Signed Louise Oliver

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) §
 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, to-wit:

Record Owners within a 200 foot radius of:

Lots 1 and 2, Block "A", REPLAT OF SOWERS GARDENS,
 Sedgwick County, Kansas.

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



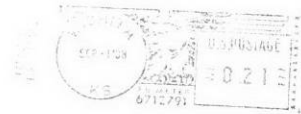
*applied
to blue*

<u>RECORD OWNER(S)</u>	<u>DESCRIPTION</u>
Central Street Church of God and It's Trustees <i>(New Cornerstone Church)</i> 2502 S. Glenn <i>2706 S. Glenn (Old)</i> Wichita, Kansas 67217-6707	Lots 1 and 2, Block "A", REPLAT OF SOWERS GARDENS
Robert Patterson and N. Suzanne Layne 1815 W. Crawford Wichita, Kansas 67217-6707	Lot 3, Block "A", REPLAT OF SOWERS GARDENS
Robert E. and Sharon M. Alliband 1809 Crawford Wichita, Kansas 67217-6707	Lot 4, Block "A", REPLAT OF SOWERS GARDENS
Larry D. Mote and Sharon Carter 1803 Crawford Wichita, Kansas 67217-6707	Lot 5, Block "A", REPLAT OF SOWERS GARDENS
C. H. and Lucille C. Schlesinger 1727 W. Crawford Wichita, Kansas 67217-6707	Lot 6, Block "A", REPLAT OF SOWERS GARDENS
Loren F. and Angelite M. Seachris 1726 Dallas Wichita, Kansas 67217-6707	Lot 15, Block "A", REPLAT OF SOWERS GARDENS
Robert S. Stateler 1802 Dallas Wichita, Kansas 67217-6707	Lot 16, Block "A", REPLAT OF SOWERS GARDENS
John C. Jackson, Stephen Louis Jackson, Lot 18, Block "A", REPLAT OF SOWERS GARDENS and Samuel Leonard Jackson 549 S. Derby Derby, Kansas 67037-6707	



WICHITA — SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688



RECEIVED

SEP 06 1988

METROPOLITAN PLANNING
ROUTE _____

BZA 42-88

Gilbert & Elsie Bredehoff
1122 W. 13th
Wichita, KS 67203-6702

BRE 22 36021571 FWD TIME EXPD
BREDEHOFT
.12695 HILLCREST DR
LONGMONT CO 80501-1129
RETURN TO SENDER

<u>RECORD OWNER(S)</u>	<u>DESCRIPTION</u>
William D. and Wen Pei Ngo 1820 Dallas Wichita, Kansas 67217-6707	Lot 19, Block "A", REPLAT OF SOWERS GARDENS
Robert William and Marlene R. Dick 1826 W. Dallas Wichita, Kansas 67217-6707	Lot 20, Block "A", REPLAT OF SOWERS GARDENS
Leland Howard and Claire A. Runft 1827 W. Dallas Wichita, Kansas 67217-6707	Lot 1, Block "C", REPLAT OF SOWERS GARDENS
Alfred H. and Ida Flax 1821 W. Dallas Wichita, Kansas 67217-6707	Lot 2, Block "C", REPLAT OF SOWERS GARDENS
Gilbert A. and Elsie E. Bredehoft 1122 W. 15th Wichita, Kansas 67203-6702	Lot 1, Block 1, GLENN VILLAGE, an addition to Wichita, Sedgwick County, Kansas
12695 Hillcrest Dr., Longmont, CO - 80501-1129 Larry K. and Marilyn R. Hoopes 1911 Crawford Wichita, Kansas 67217-6702	Lot 2, Block 1, GLENN VILLAGE
Paul A. and Dorothy J. McIntire 1920 Dallas Wichita, Kansas 67217-6702	Lot 12, Block 1, GLENN VILLAGE
Mildred L. Simon 1912 Dallas Wichita, Kansas 67217-6702	Lot 13, Block 1, GLENN VILLAGE
Darrell and Charline Geller 2611 S. Glenn Wichita, Kansas 67217-6702	Lot 14, Block 1, GLENN VILLAGE
The Board of Education of the City of Wichita of the State of Kansas 428 S. Broadway Wichita, Kansas 67202-6702	Lot 1, Block 9, GLENN VILLAGE, except a tract beginning @ the NE corner of Lot 1 on W/line of Glenn Ave.; W along the S/line of Lot 2, Block 9, to the SW corner of said Lot 2; S on a line parallel w/ the W/line of Glenn Ave., 5'; E on a line parallel w/ the S/line of Lot 2 to a point on the W/line of Glenn Ave. 5' S of the POB; N along the W/line of Glenn Ave. 5' to the POB.
Board of Education of the City of Wichita (School District No. 1, Sedgwick County, Kansas) 428 S. Broadway Wichita, Kansas 67202-6702	Beginning at the NW corner of the NE/4 of Sec. 6-T28S-R1E of the 6th P.M., Sedgwick County, Kansas, E 860', S 1320', W 860', N to beginning.

RECORD OWNER(S)

DESCRIPTION

Warren E. Swomley, pursuant to that certain Journal Entry of Final Settlement filed in Sedgwick County District Court Case 80 P 179, entitled In The Matter of the Estate of Edna L. Anders, Deceased.
8509 Beverly Blvd., No. 19
Pico Rivera, California 90660

Lot 17, Block "A", REPLAT OF SOWERS GARDENS

DATED at Wichita, Kansas, this 26th day of August, 1988 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By Michael S. Olson
Assistant Vice President

Tracer No. 84075

Nº 00332

METROPOLITAN AREA PLANNING DEPARTMENT

Description 2 SIGNS FOR BZA CASE.
Name CORNERSTONE CHURCH OF GOD
Address 2716 S. GLENN, WICHITA, KS. 67217
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 46.00
Date 9/19/88 Due Date 9/19/88 By AKG/p.

Form 00-000

Nº 00310

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA EXCEPTION FOR A CHILD DAY CARE CENTER
Name CORNERSTONE CHURCH OF GOD
Address 2716 S. GLENN, WICHITA, KS. 67217
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 4306.00
Date 8/26/88 Due Date 8/26/88 By AKG/p.

Form 00-000

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 3