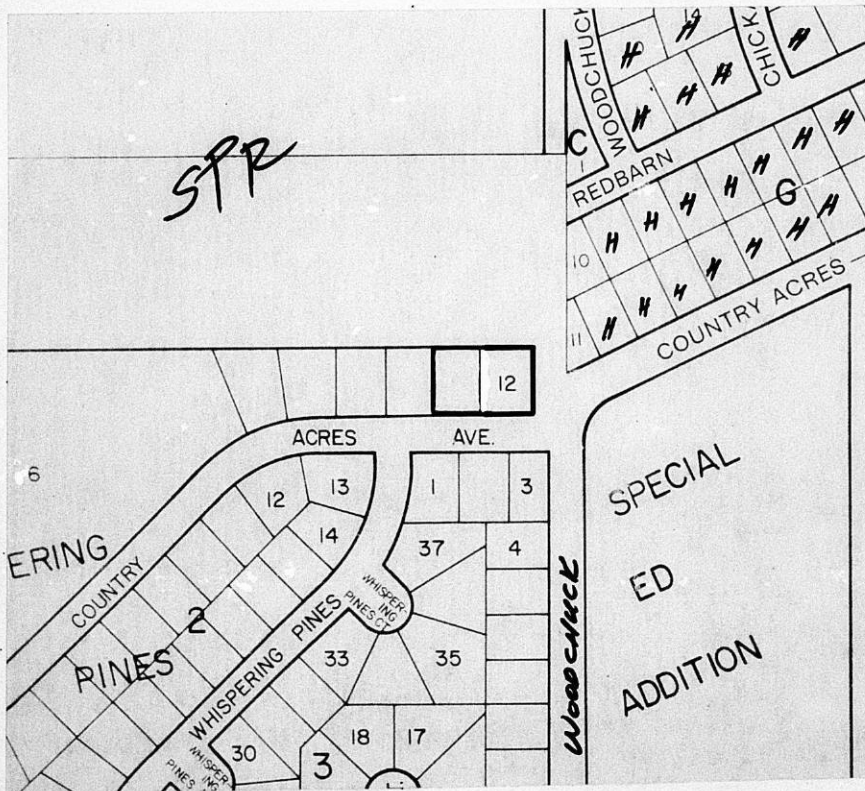


Map No. 4247
Sec. 27
Twp. 27
Range 1W

BZA- 50-79
SCZ- _____
CU- _____
Filed _____

AREA DATA:
Acres: 0.27 (100 ft. by 120 ft.)
Adjoining Zoning: E AA S A W A N AA
Land Use: East UNDEVELOPED South ?
West ? North BRANDY CREEK HI-SCHOOL
Sketch Plan Land Use is for: _____
Present Land Use if for: ?
Area (is) (is not) platted.

PHOTO DATA:
Taken by _____ Date _____ Time _____



dean murray & company
 residential architecture limited
 9703 w. central
 westlake, iowa 52772
 319/772-6220

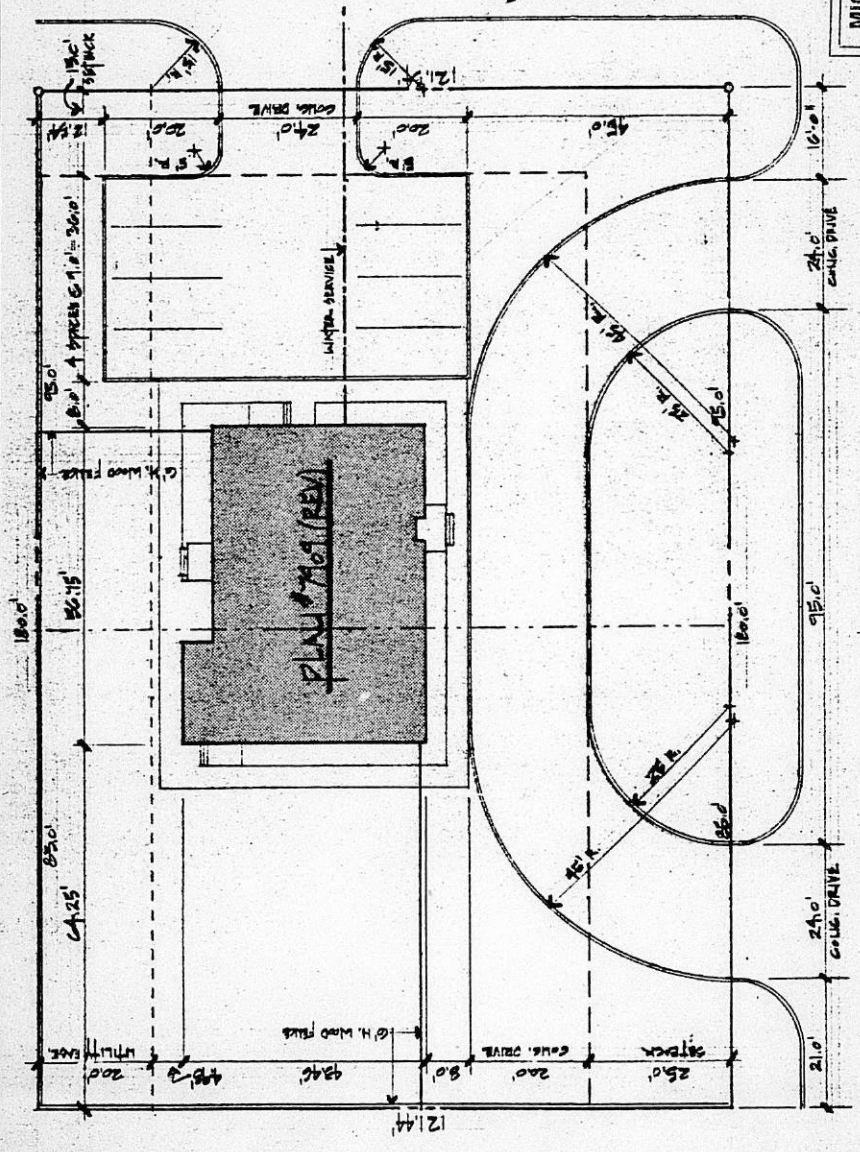


date: 2/21/77
 job: 7701

LEGAL DESCRIPTION
 Lots 11 & 12, Blk 17, IAWA 15000000 PLATS
 WPTAS; WICKITA, SEDGWICK COUNTY, KANSAS
 383 COUNTRY ACRES AVE.

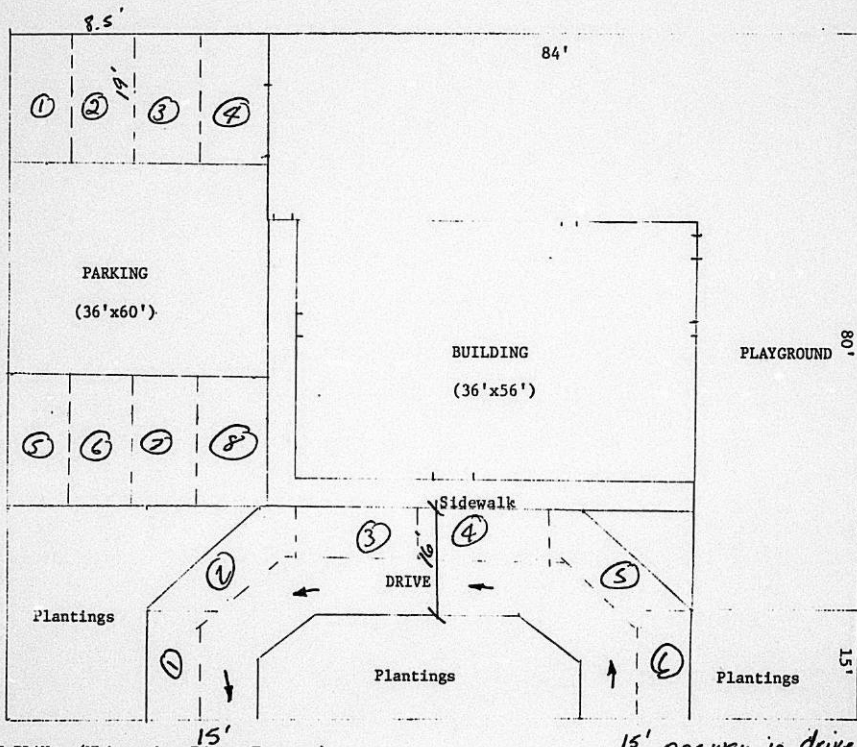


MICROFILMED
 FROM THE BEST
 AVAILABLE COPY



COUNTRY ACRES AVE.

24' Two-way Drive
Country Acres



SITE PLAN: (Whispering Pines Estates)
Lot: 95'x121'
Building: 2016 sq. ft.
Playground: 3375 sq. ft.
Parking: 2160 sq. ft.
Drive: 15 and 16' width

15' one-way in drive
6 loading spaces
8 parking spaces
Woodchuck Lane

Scale: 1"=16'

W. D. M. Kinley
Civil Engineer

WHISPERING PINES ESTATES

WICHITA, KANSAS



Lot 12
Block 1

dean murray & company
 residential architecture unlimited
 9103 westcreek
 wichita, kansas
 316/722-6220
 67212



date: 14 Nov. 79

job: 7901

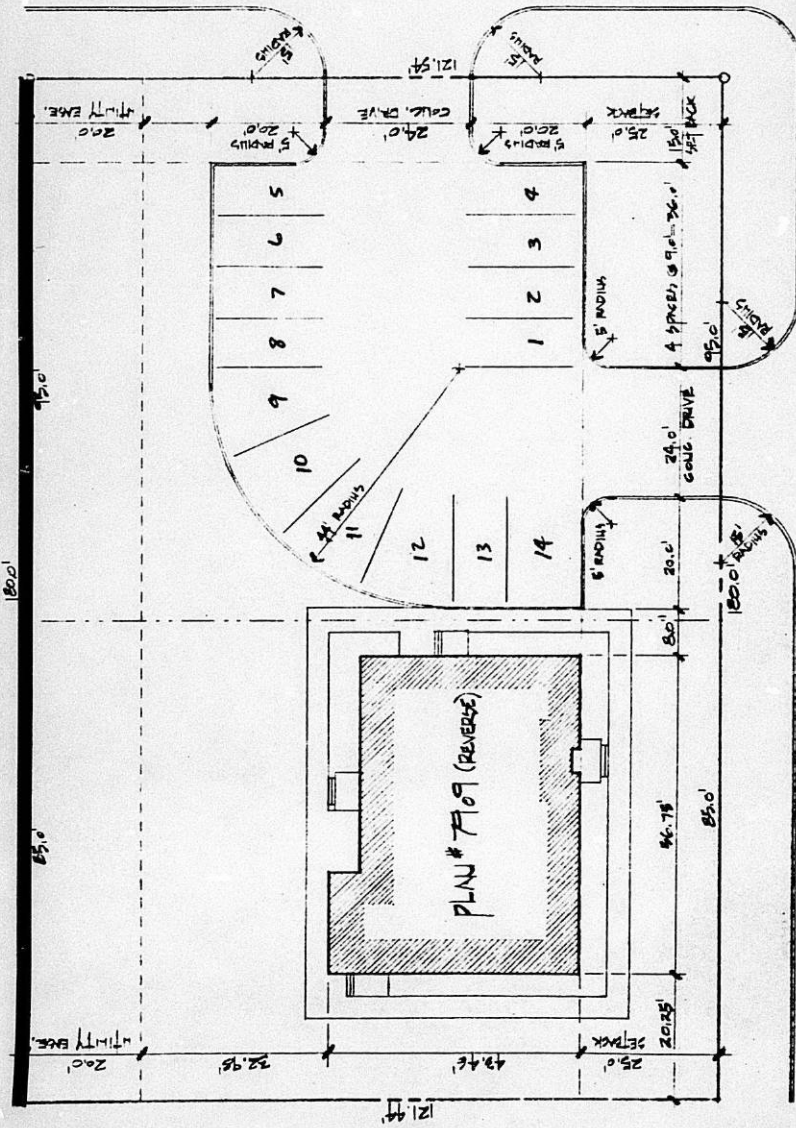
LEGAL DESCRIPTION
 LOTS 11 & 12, Block 11, WHITFIELD SUBD.
 ENDED BY WICHITA COUNTY, KANSAS
 383 COUNTRY ACRES AVE.

PARKING DATA
 4 - 51x26
 @ 5,714.53 sq ft parking



BZA 50-79
 51-79

W.S. McRae
 City Engineer



COUNTRY ACRES AVE.

December 3, 1979

E. Dale Jantze
Suzanne M. Gruenbacher
2301 Westport
Wichita, Kansas 67203

Re: Case Nos. EZA 50 & 51-79
Request for Exception &
Variance

Dear Mr. Jantze & Ms. Gruenbacher:

Enclosed are signed copies of the Resolutions adopted by the Board of Zoning Appeals on November 27, 1979, in connection with your request for an exception and variance to establish a child day care center and to permit a nonscreening fence on the side of the property adjacent to Bishop Carroll High School, on property zoned "A" Two Family and generally located on the northwest corner of Woodchuck and Country Acres.

These Resolutions reflect the official action of the Board to approve the requests and set out the conditions of approval. These are forwarded to you for your information and files.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

RESOLUTION NO. EZA 50-79

WHEREAS, R. Dale Jantze and Suzanne M. Gruenbacher, 2301 Westport, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to establish a child day care center on property zoned "A" Two Family and legally described as follows:

Lots 11 & 12, Block 1, Whispering Pines Estates, Wichita, Kansas. Generally located at the north-west corner of Woodchuck and Country Acres.

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 27, 1979 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 day care center on property zoned the "A" Two Family Dwelling District subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

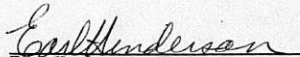
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to establish a child day care center on property zoned the "A" Two Family Dwelling District and legally described as follows:

Lots 11 & 12, Block 1, Whispering Pines Estates, Wichita, Kansas. Generally located at the north-west corner of Woodchuck and Country Acres.

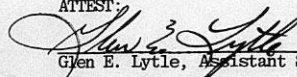
subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

ADOPTED AT WICHITA, KANSAS, this 27th day of November, 1979.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

November 28, 1979

R. Dale Jantze
Suzanne M. Gruenbacher
2301 Westport
Wichita, Kansas 67203

Re: Case Nos. BZA 50 & 51-79
Request for exception &
variance

Dear Mr. Jantze & Ms. Gruenbacher:

At the regular meeting of the Board of Zoning Appeals on Tuesday, November 27, 1979, your request for an exception to establish a child day care center on property zoned "A" Two Family and generally located on the northwest corner of Woodchuck and Country Acres, and the accompanying variance requests were considered.

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

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

Case Nos. 50 & 51-79

Inasmuch as your revised site plan indicated no need to reduce the front yard setback or the need to pave more than 50% of the front yard setback area, only your request to vary the fencing requirement was considered which was approved by the Board subject to the following condition:

1. A 6 to 8 foot high solid fence of redwood or rough sawed cedar shall be provided along the west property line to within 25 feet of the south property line thence reduced to 3 feet in height and extended to the south property line.

Resolutions setting forth the official action of the Board are being prepared and you will be mailed copies as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

CC: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Donald Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION


DATE November 26, 1979

TO Glen Lytle, Special Assistant for Zoning

FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 50-79 and BZA 51-79:
Woodchuck and Country Acres

On November 21, 1979, CPO Council "A" discussed the captioned cases, and voted 4-1 to recommend approval of the requested exception and variance, subject to the conditions set forth in Planning staff comments.



Gail Williams
CPO Administrative Aide

GW:ml

Noted:



Sarah Gilbert
Assistant CP Coordinator

SECRETARY'S REPORT
CASE NO. BZA 50-79

APPLICANT: R. Dale Jantze and Suzanne M. Gruenbacher,
2301 Westport, Wichita, Kansas

AGENT: None

REQUEST: Exception pursuant to Section 2.12.590.C,
Code of the City of Wichita to permit the
establishment of a child day care center.

GENERAL LOCATION: Northwest corner of Woodchuck and Country
Acres.

ZONING: Subject property is zoned "A" Two Family
as are those properties to the south and
west, north and east is "AA" Single Family
zoning.

LAND USE: Subject property is undeveloped as are
those properties to the south, west and
east, north is high-school ground.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception to permit the establishment of a child day care center on two undeveloped lots at the northwest corner of Woodchuck and Country Acres.

In their statement of justification the applicants state that in order to establish a center of this size, enrollment of 55 to 60 children, there are few, if any, options for securing a facility appropriate to quality education and child care. The building will be approximately 56x36 feet and brick veneer construction, hip roof and containing a full basement. In addition to open classroom space the building will contain kitchen facilities, office space, teachers lounge space, laundry facilities, storage and rest rooms. A fenced playground area will also be provided.

The applicants have contacted the various regulating agencies dealing with child care centers and state they will comply with the regulations and codes which apply to construction of this building to permit its use as a child care center. Prior to

PAGE 2
BZA AGENDA
11-27-79

licensing of this proposed center, the Health, Fire, and Public Works representatives would inspect the finished structure to determine that compliance with the regulations has been accomplished. A site plan submitted by the applicants and approved by the Traffic Engineering Division indicates that ample off-street parking and loading space will be provided.

The Secretary believes this to be a desirable location for the establishment of a child day care center and appears to be adequate in size to accomodate the proposed use.

RECOMMENDATION:

If the Board determines that the proposed use is appropriate for the area, the exception should be approved subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

BZA CASE NO. 50-79

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

7 NOTICES SENT TO ADJOINING PROPERTY OWNERS

19 TOTAL NOTICES SENT 11-6-79

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

November 5, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 50-79

An application has been filed by R. Dale Jantze and Suzanne M. Gruenbacher, 2301 Westport, Wichita, Ks., pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a child day care center on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lots 11 & 12, Block, 1, Whispering Pines Estates,
Wichita, Kansas. Generally located at the north-
west corner of Woodchuck and Country Acres.

This application has been assigned case No. BZA 50-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, November 27, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith
Secretary

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE October 19, 1979

TO Glen Lytle, Special Assistant for Zoning
FROM Gail Williams, CPO Administrative Aide

SUBJECT BZA 50-79 and 51-79: Northwest
Corner of Woodchuck and Country
Acres

On October 17, CPO Council "A" discussed the captioned cases, and voted 4-0 to recommend approval of the zoning exception to permit the establishment of a child care center on the subject property. However, the Council made no recommendation on the requested variances, due to the applicants' presentation at the meeting of an alternate site plan.

Because the new site plan incorporated a portion of the loading-driveway surface into the resituated parking area, the majority of the Council members felt that they could not provide an informed recommendation on the necessary variances. One council member, however, did express his preference for the alternate plan as a better utilization of the available space.

Although the Council did discuss the small size of the subject property in relation to the proposed child care center, it was noted that child care is badly needed in west Wichita, and the proximity of the subject property to other educational facilities is appropriate for the proposed center.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:lw

NOTED:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

SECRETARY'S REPORT
CASE NO. BZA 50-79

APPLICANT: R. Dale Jantze and Suzanne M. Gruenbacher,
2301 Westport, Wichita, Kansas

AGENT: None

REQUEST: Exception pursuant to Section 2.12.590.C,
Code of the City of Wichita to permit the
establishment of a child day care center.

GENERAL LOCATION: Northwest corner of Woodchuck and Country
Acres.

ZONING: Subject property is zoned "A" Two Family
as are those properties to the south and
west, north and east is "AA" Single Family
zoning.

LAND USE: Subject property is undeveloped as are
those properties to the south, west and
east, north is high-school ground.

JURISDICTION:

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

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception to permit the establishment of a child day care center on an undeveloped lot at the northwest corner of Woodchuck and Country Acres.

In their statement of justification the applicants state that in order to establish a center of this size, enrollment of 55 to 60 children, there are few, if any, options for securing a facility appropriate to quality education and child care. The building will be approximately 56x36 feet and brick veneer construction, hip roof and containing a full basement. In addition to open classroom space the building will contain kitchen facilities, office space, teachers lounge space, laundry facilities, storage and rest rooms. The playground area will be fenced and consist of approximately 2500 to 3000 square feet.

Case No. BZA 50-79
BZA AGENDA
10-23-79
Page 2

The applicants have contacted the various regulating agencies dealing with child care centers and state they will comply with the regulations and codes which apply to construction of this building to permit its use as a child care center. Prior to licensing of this proposed center, the Health, Fire, and Public Works representatives would inspect the finished structure to determine that compliance with the regulations has been accomplished.

The site plan submitted by the applicants and approved by the Traffic Engineering Division indicates that ample off-street parking and loading space will be provided. It should be pointed out, however, that this platted lot is only 95'x121.54', and to accommodate the proposed parking and loading areas, requires a variance of the front yard setback and a variance to permit parking within the front yard setback and to surface more than 50 percent of the front yard area for ingress and egress drives, loading and parking purposes. These variance requests have also been filed by the applicants and are to be considered in case BZA 51-79.

Although the Secretary believes this to be a desirable location for the establishment of a child day care center, the lot which was platted for a duplex appears to be inadequate in size to accommodate the proposed use especially when variances are necessary to accommodate required parking and loading.

RECOMMENDATION:

If the Board determines that the proposed use is appropriate for the area, and the site is adequate in size, the exception should be approved subject to the following conditions:

1. Approval of associated BZA Case No. 51-79.
2. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
3. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
4. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
5. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.

Case No. BZA 50-79
BZA AGENDA
10-23-79
Page 3

6. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

October 24, 1979

R. Dale Jantze
Suzanne M. Gruenbacher
2301 Westport
Wichita, Kansas 67203

Re: Case No. BZA 50451-79
Request for Exception

Dear Mr. Jantze & Ms. Gruenbacher:

At the regular meeting of the Board of Zoning Appeals on Tuesday, October 23, 1979, your request for an exception to establish a child day care center on property zoned "A" Two family dwelling District and generally located on the northwest corner of Woodchuck and Country Acres, and the accompanying varriance requests were considered.

It was the action of the Board to defer action on the requests for one month in order to allow you to alter your plan to possibly alleviate some of the problems stated by the Board.

Should it be your decision to consider the acquisition of additional property to be included in the application area, it will be necessary to readvertise the cases. This will require that a new legal description be furnished this office by Monday, October 29, 1979.

If we can be of further assistance to you, please give me a call.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sd

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk

BZA CASE NO. 50-79

<u>1</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	NOTICES SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>7</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>19</u>	TOTAL NOTICES SENT <u>10-3-79</u>

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

October 3, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 50-79

An application has been filed by R. Dale Jantze and Suzanne H. Gruenbacher, 2301 Westport, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a child day care center on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lot 12, Block, 1, Whispering Pines Estates,
Wichita, Kansas. Generally located at the
northwest corner of Woodchuck and Country
Acre.

This application has been assigned case No. BZA 50-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 23, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 50-19

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant R. Dale Jantze and Suzanne M. Gruenbacher

2301 Westport, Wichita, Kansas 67203

Mailing Address _____ Phone 943 4400

Name of Authorized Agent _____

Mailing Address _____ Phone _____

Relationship of applicant to property is that of Owner subject
(Owner, Tenant, Lessee, Other). to approval of exceptions.

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 child care center
~~an Early Childhood Center~~

_____ on property zoned

"A", located Northwest corner of Woodchuck Lane and

Country Acres _____ and legally described as: lots 11 and 12

Block 1, Whispering Pines Addition, Wichita, Kansas

_____, in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

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

R. Dale Jantze
Applicant Suzanne M. Gruenbacher

Authorized Agent _____

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 2:10 (a.m. ~~(p.m.)~~), September 21, 1979, together with appropriate fee of \$50.00

Signed E. Lynn Shirley

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

Lot	Addition	Property Owner
lot 1	Special Ed Addition	U.S.D. No. 259 428 South Broadway 67202
lots 9,10,11,12, Block 1	Whispering Pines Estates	B.F.P. Inc., 1901 W. 13th St. 67203
lots 1,2,3,4,37 Block 3	Same	Same
lot 9, Block G	Meadowview Estates	Vergil E. Esau & Clarene Kay 512 Redbarn 67212
lot 10, Block G	Same	Major Enterprises Inc. Address Unknown
lot 11, Block G	Same	Donald R. Doolittle & Claudine 609 Karren 67212
lot 12, Block G	Same	Arthur W. Binford & Helen L. 461 Country Acres 67212
The East half of the NW $\frac{1}{4}$ of Section 21-27-1W except that portion platted as Notre Dame High School Addition and except Whispering Pines Estates		Catholic Diocese of Wichita 424 North Broadway 67202
lot 13, Block G	Meadowview Estates	Terrence L. Downs & Cynthia A. 465 Country Acres 67212

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lot 12, Block 1,
Whispering Pines Estates, Wichita, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 17th day of September, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By *Mary Stable*
Vice President

Order No. 281335
wh

NORTHWEST WICHITA EARLY CHILDHOOD CENTER

Whispering Pines Estates

Wichita, Kansas 67212

R. Dale Jantze, Ed.D.

EDUCATIONAL CONSULTANT

1337 N. MERIDIAN AVE. / SUITE 1 / WICHITA, KS 67203 / (316) 942-2662

943-4400

September 19, 1979

Board of Zoning Appeals
Wichita, Kansas

Ladies and Gentlemen:

We hereby submit a request for the following items:

- 1) An Exception to the residential zoning on the property described as Lot 12, Block 1, Whispering Pines Addition, Wichita, Kansas for the purpose of operating an early childhood center, defined as a pre-school and child care center for 2½ to 6 year old children.
- 2) A Variance to permit parking in the setback area on Country Acres.
- 3) A Variance to permit approximately 51-52% of the setback area to be paved with concrete or asphalt.
- 4) A Variance to permit a non-screening fence on the north side of the property adjacent to the Bishop Carroll High School.

The following justification is presented below for the above requests.

The exception to the zoning (#1 above) is requested in order to establish an early childhood center in one of the areas of greatest need in the City of Wichita as determined by surveys. (Consult the Wichita Day Care Association, the Sedgwick County Health Department, etc.)

In order to establish a center of this size, enrollment of fifty-five to sixty children, there are few, if any, options for securing a facility appropriate to quality education and child care. A year-long study was conducted by the proposed operators attempting to locate a suitable facility. The conclusion was reached that the only way an adequate facility could be secured at this time was through construction of a new facility.

In order to meet the rules and regulations of the various agencies which regulate early childhood centers and to operate the center effectively, it is necessary to provide for off-street parking for all employees. A maximum of eight employees is projected for the center. It is also required that one space per ten children be provided for loading and unloading. (#2 and #3 above).

Since the north line of the property borders on the Bishop Carroll athletic fields it is deemed unnecessary to provide a screening fence on that side of the property in view of the fact that the playground area of the center would be enhanced by an open weave fence in order to provide

Board of Zoning Appeals
Page 2

children with a feeling of greater freedom while involved in playground activities.

Since the center will be located at the northeast boundary of the residential development (Whispering Pines) immediately adjacent to the Special Education Center of the Wichita Public Schools now under construction, and immediately south of the Bishop Carroll High School, it is felt the request for the exception and the variances is reasonable and appropriate and will not adversely affect the health, safety, morals, order, convenience, prosperity, or general welfare, and will not be opposed to the general spirit and intent of Title 28 but instead will enhance the area and profit the citizenry by providing for meeting the needs of the community with a first-class, modern new facility and program of early childhood education and care.

Included with this request are the following items:

- 1) Application for Exception
- 2) Application for Variance
- 3) A certified listing of property owners within a distance of 200 feet of property involved
- 4) The rationale for an early childhood center in this area of Wichita
- 5) A description of the proposed business
- 6) The plot plan approved by the Traffic Engineer
- 7) Justification of all requests (in this letter)
- 8) The fees

We will appreciate your thoughtful consideration of this request at your earliest convenience. Thank you.

Sincerely yours,

R. Dale Janze
R. Dale Janze

Suzanne Gruenbacher
Suzanne Gruenbacher

New

DESCRIPTION OF THE BUSINESS

The primary purpose of the Country-Acres-Westlink Childrens Center is to provide a program that fosters the total development of children from the ages of 2½ to 5 years. It is the purpose of the program to provide an organized, continuous experience suited to the maturity level and growth pattern of the children attending. The goals of the program are the development of the intellectual, emotional, social, and physical aspects of the child's personality and being. The Center will provide learning centers and motivational activities as well as appropriate play experiences that contribute to the total development of the child.

The Center will provide for 54 full-time equivalent children from the ages of 2½ to 5 years. Services will be available from 6:30 a.m. to 6:00 p.m., Monday through Friday. Children will be accepted either for a half day or a full day for variable numbers of days per week with specific hours adjusted to suit individual needs of children and parents.

The facility will be constructed on a lot, 125x95', at the corner of Woodchuck Lane and Country Acres, situated very near to the Wichita Public Schools Special Education Center, now in development stages, the Wilbur Junior High School, and the Bishop Carrol High School, just south of Central Avenue. The building will be approximately 56x36' and of brick veneer construction, hip roof and containing a full basement. The capacity of the building will be 54 with 24 students housed on the main floor and 30 in the basement level. In addition to open classroom space the building will contain kitchen facilities, office space, teachers lounge space, laundry facilities, storage and rest rooms. The playground area will be fenced and consist of approximately 2500 to 3000 square feet. Parking will be provided for employees and a drive for loading and unloading students.

The personnel of the Center will consist of an administrator, a program director, 4 teachers, kitchen cook, custodian and maintenance person.

The Center will be operated as a profit-making corporation in the State of Kansas with two principal owners and no additional stockholders. The total assets of the corporation are projected at approximately \$125,000 with liabilities of approximately \$93,000, and capital stock of 30,000 to 35,000.

THE RATIONALE FOR AN EARLY CHILDHOOD CENTER
IN WICHITA, KANSAS

A critical need persists in the Wichita, Kansas area for more extensive programs in early childhood education and day care for children ages 3-5. The Head Start program has provided for some disadvantaged children, and several of the public schools provide early childhood education in a part of the city. Churches and private individuals provide for a small portion of the total need, however in many cases these facilities are filled and in a few instances do not provide appropriate programs and qualified personnel. According to statistics compiled by the Wichita Child Day Care Association there are approximately 40 centers in the city in addition to a number of homes providing care which provides for only 12% of the children 0-12 years of ages requiring child care. The study completed in 1979 also shows that 38.5% of all children of ages 0-6 of household heads in Wichita required child care because of employment of a single or both parents. Nationwide the figure is 36.5%. The need for children requiring care is determined by dividing the number of children whose single or both parents are employed by the total number of children (giving the percentage).

One of the three top areas of need for child care in Wichita is the Country Acres and Westlink areas of West Wichita, according to the study mentioned above. At the present time, 1979, there are only private homes and churches serving the area and adjacent day care centers are filled to capacity with long waiting lists.

In addition to providing critical day care for parents who are not in the home during daytime hours, a center can provide educational experiences that contribute to vital development of children at a critical time in their lives. During the past decade a great deal of research findings indicate distinct advantages to boys and girls provided with structured learning experiences prior to the ages of 5 or 6. There is considerable evidence that a "head start" is advantageous to most children if not all children in developing to their full potential and gaining maximally from their later educational experiences.

The proposed Center is being created to provide an opportunity for more children to experience a high quality of early childhood education together with superior day care in their early years and will strive to provide only the best in facilities, curriculum, teachers, and total learning environment for all children including either instruction or referral for those with special needs.

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City of Wichita

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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
62A 4/21/77	50.00
NAME	
ADDRESS	
FUND	DUE DATE
11-41-71-003	
COMMENTS	
DATE	BY
1/21/77	