BZA RESOLUTION NO. 12-89

WHEREAS, Arrowhead West, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a group home for 8 mentally retarded/developmentally disabled adults on property zoned the "A" Two-Family Dwelling District and legally described as follows:

> Lot 5, Block 3, Floyd Bailey 4th Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Paula in an area south of University.

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 April 25, 1989, 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 home for 8 mentally retarded/developmentally disabled adults on property zoned the "A" Two-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 a group home for 8 mentally retarded/developmentally disabled adults on property zoned the "A" Two-Family Dwelling District and legally described as follows:

> Lot 5, Block 3, Floyd Bailey 4th Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Paula in an area south of University.

subject to the following conditions:

1. This exception for a group home is for mentally retarded/developmentally disabled adults only and for a maximum of eight at any one time (not counting supervisory staff). Any expansion of the facility to accommodate more than eight clients or clients other than mentally retarded/developmentally disabled adults will require a new BZA application.

2. The facility shall comply with all state and local codes. The applicant shall secure all necessary permits and licenses.

3. The applicant shall maintain not less than two off-street parking spaces behind the front yard setback.

ADOPTED AT WICHITA, KANSAS, this 25th day of April, 1989.

Randy Phillips, Vice President

ATTEST:

Jack H. Galbraith, Secretary

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

April 26, 1989

Stanley Zienkewicz, Div. Mgr.
Arrowhead West, Inc.
2723 Boulevard Plaza
Wichita, KS 67211

Re: BZA 12-89 - Exception to permit a group home for 8 mentally retarded/developmentally disabled adults with appropriate support staff on east side of Paula, south of University.

Dear Mr. Zienkewicz:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on April 25, 1989. 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

BACKGROUND: The applicant, Arrowhead West, Inc., is contract purchaser of a duplex at 436-438 S. Paula and wants to provide a group home for eight mentally retarded/developmentally disabled adults. Although the two units, each with 3 bedrooms, 1½ baths, a kitchen, living room and family/dining room, are separate now, a connection between the two is proposed. A staff member will provide 24-hour supervision. A van will be used for transportation, but none of the clients will have a car. The existing two-car garage should be adequate for the vehicular needs of this facility. In 1986, two similar type group homes were approved 600 to 900 feet to the southeast on Robin Road. Each of these was also approved for eight clients.

ADJACENT ZONING AND LAND USE:

NORTH	"A"	Duplex
SOUTH	"A"	Duplex
EAST	"A"	Duplex
WEST	"RB"	Fourplex

RECOMMENDATION: Should the Board determine that a group home for eight mentally retarded/developmentally disabled adults is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. This exception for a group home is for mentally retarded/developmentally disabled adults only and for a maximum of eight at any one time (not counting supervisory staff). Any expansion of the facility to accommodate more than eight clients or clients other than mentally retarded/developmentally disabled adults will require a new BZA application.

2. The facility shall comply with all state and local codes. The applicant shall secure all necessary permits and licenses.

3. The applicant shall maintain not less than two off-street parking spaces behind the front yard setback.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 3

April 25, 1989

SECRETARY'S REPORT

CASE NUMBER: BZA 12-89

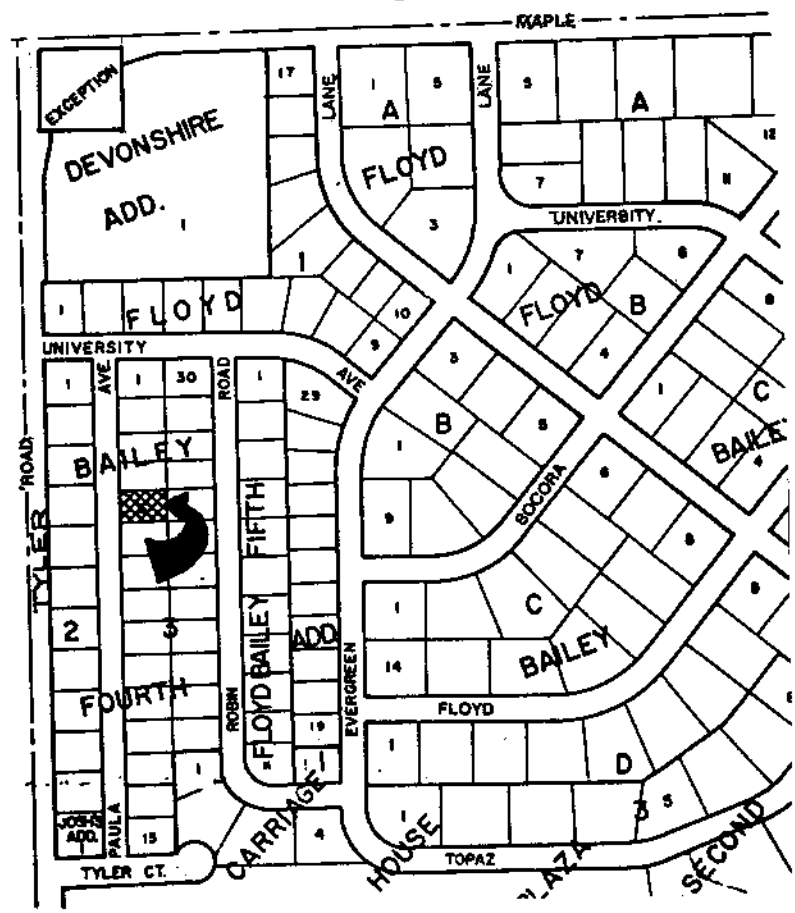
OWNER/APPLICANT/AGENT: Arrowhead West, Inc. (applicant)
Stanley Zienkewicz, Division Manager (agent)

REQUEST: Exception to permit a group home for eight mentally retarded/developmentally disabled adults.

CURRENT ZONING: "A" Two-Family Dwelling District

SITE SIZE: 80 ft. x 118 ft.

LOCATION: East side of Paula in an area south of University (436-438 S. Paula).



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.