WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 23, 1992

Glenda Reynolds
P.O. Box 296
Whitewater, KS 67154

Re: BZA 20-92 - Exception to permit a group boarding home for children (maternity care home) on the south side of Pawnee between Poplar & Cheyenne Boulevard (east of I-135).

Dear Ms. Reynolds:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on September 22, 1992. 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

Louise Olivarez, Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Reverend Donald D. Moore, Pawnee Avenue Church of God, 2611 E. Pawnee, 67211
Paul Hays, OCI
J.R. Cox, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk

BZA RESOLUTION NO. 20-9

WHEREAS, Pawnee Avenue Church of God, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a group boarding home for children (maternity care home) on property zoned the "AA" One-Family Dwelling District and legally described as follows:

> A tract of land in the Northeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at a point on the section line and 19-1/6 rods east of the northwest corner of said Northeast Quarter, said point being on the top of the left bank of Chisholm Creek; thence east 169.7 feet; thence with an angle to the right of 90° for a distance of 314 feet to the top of the left bank of said Chisholm Creek; thence northwesterly along the top of said bank to the place of beginning. Generally located on the south side of Pawnee between Poplar and Cheyenne Boulevard (2525 E. Pawnee).

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 September 22, 1992, 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 (maternity care home) on property zoned the "AA" One-Family Dwelling District, subject to the conditions outlined in Section 28.04.185.1, 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" One-Family Dwelling District and legally described as follows:

> A tract of land in the Northeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at a point on the section line and 19-1/6 rods east of the northwest corner of said Northeast Quarter, said point being on the top of the left bank of Chisholm Creek; thence east 169.7 feet; thence with an angle to the right of 90° for a distance of 314 feet to the top of the left bank of said Chisholm Creek; thence northwesterly along the top of said bank to the place of beginning. Generally located on the south side of Pawnee between Poplar and Cheyenne Boulevard (2525 E. Pawnee).

subject to the following conditions:

1. The home may accommodate no more than six pregnant teenage girls at any one time and shall provide at least one full-time houseparent.

2. The applicant shall comply with all applicable building codes of the City of Wichita and shall obtain a congregate residence occupancy permit prior to commencing operation of this facility.

3. Licensing and operation of this facility shall comply with all applicable requirements as specified by the Wichita-Sedgwick County Health Department and the Kansas Department of Social and Rehabilitation Services.

ADOPTED AT WICHITA, KANSAS, this 22nd day of September, 1992.

Mitchell Faroh, President

ATTEST:

Louise Olivarez, Secretary

*(maternity care home)

BACKGROUND: Pawnee Avenue Church of God and Bethlehem House, a tax-exempt, publicly-supported organization, have requested a use exception for a group boarding home for children at 2525 E. Pawnee. The boading home will accommodate five to six pregnant teenage girls under the age of 16 who are in SRS custody. One or two full-time houseparents will manage the home, which will be licensed by the Health Department and SRS. The purpose of the facility is to provide a loving, family atmosphere where girls and their infants may stay until six to eight weeks after delivery. Training will also be provided in such areas as parenting skills, budgeting and nutrition.

Although defined by local zoning regulations as a "group boarding home for children", the Health Department will license this facility also as a "maternity care home". It will be known and referred to as "Bethlehem House". The site currently utilizes a septic tank, but the City has agreed to use CDBG (community development block grant) funds to extend sanitary sewer to the site.

The application site is at least two-thirds acre in size and contains an existing house with two-car attached garage. The applicants have stated there will be three bedrooms for the girls and a fourth one for the houseparent(s). The structure is currently being remodeled. The existing driveway completely encircling the house provides ample parking for guests. The property is adjacent to the west of the Pawnee Avenue Church of God and is separated from properties to the south and west by a densely wooded drainageway.

ADJACENT ZONING AND LAND USE:

NORTH	"R-6"	Garden apartments
SOUTH	"AA"	One-family dwellings
EAST	"AA"	Pawnee Avenue Church of God
WEST	"AA"	Drainage right-of-way

RECOMMENDATION: Should the Board determine that a group boarding for children (maternity care home) is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The home may accommodate no more than six pregnant teenage girls at any one time and shall provide at least one full-time houseparent.

2. The applicant shall comply with all applicable building codes of the City of Wichita and shall obtain a congregate residence occupancy permit prior to commencing operation of this facility.

3. Licensing and operation of this facility shall comply with all applicable requirements as specified by the Wichita-Sedgwick County Health Department and the Kansas Department of Social and Rehabilitation Services.

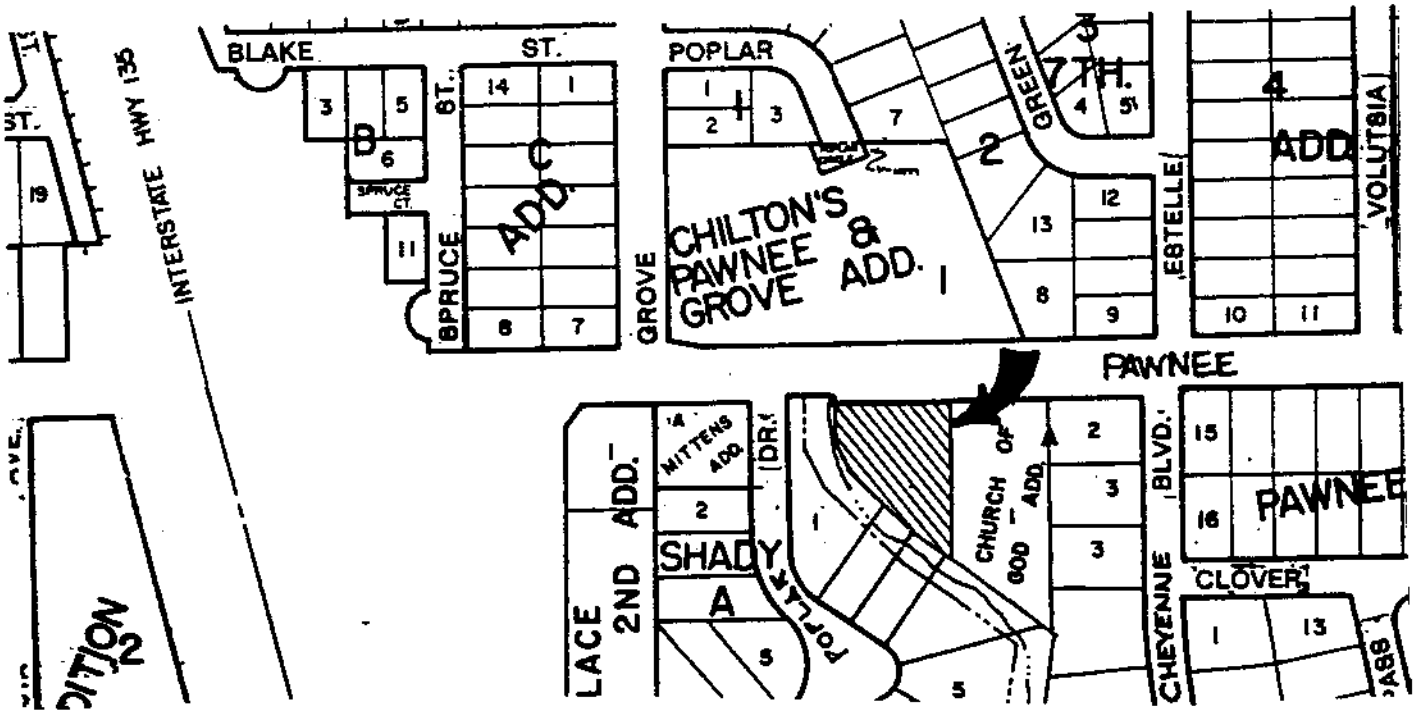
BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 4

September 22, 1992

SECRETARY'S REPORT

CASE NUMBER:	BZA 20-92
OWNER/APPLICANT/AGENT:	Pawnee Avenue Church of God (owner/applicant) Rev. Donald Moore & Glenda Reynolds (agents)
REQUEST:	Exception to permit a group boarding home for children
CURRENT ZONING:	"AA" One-Family Dwelling District
SITE SIZE:	2/3± acre
LOCATION:	South side of Pawnee between Poplar and Cheyenne Boulevard (2525 E. Pawnee)



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 28.04.185.1 can be complied with.