

BZA 5-88: St. Francis Regional Medical
requests exception to establish group
home for pregnant girls on property
zoned "RB" on the west side of Emporia
in an area north of 10th St. 1127 Emporia

0750

ACTION

BZA. *Approved subject to
conditions* 3/22/88
DATE

200 1/4 Sec. 8-25-88

Checked *LD*

Slot 9-21-88

Record 9-21-88

0750

DATA SHEET

MAP NO.: 5548D

CASE NO. BZA 5-88

(CPO 1A, 3/15/88)

REQUEST: Exception to permit the establishment of a group home for pregnant girls

EXISTING ZONING: "RB" Four-family Dwelling District

GENERAL LOCATION: On the west side of Emporia in an area north of 10th Street (1127 N. Emporia)

APPLICANT: St. Francis Regional Medical Center, Inc.
ADDRESS: 929 N. St. Francis, Wichita, KS 67214

PHONE: 268-6810

AGENT: Joel M. Pollack

ADDRESS: 1035 N. Emporia, Suite 140, Wichita, KS 67214

PHONE: 268-6810

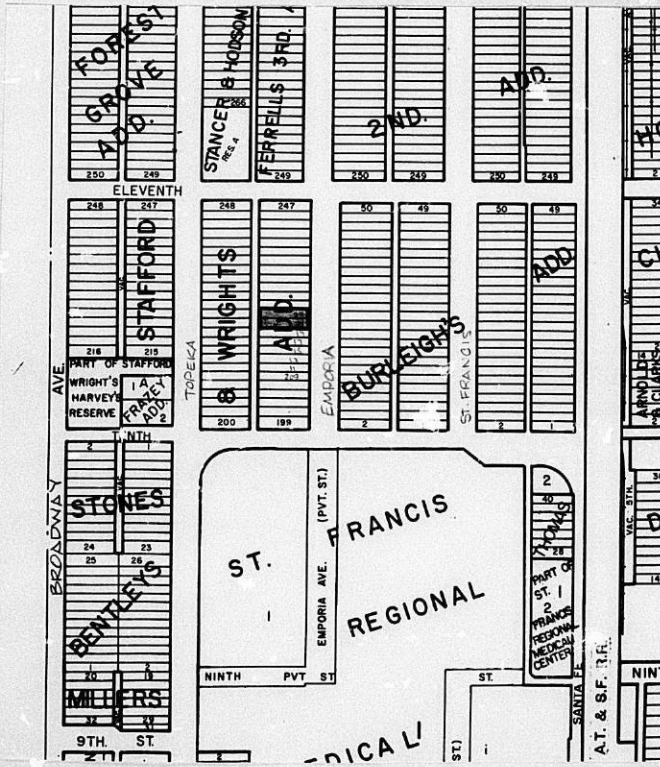
AREA DATA

Acres: (50 ft. by 140 ft.)

Adjacent Zoning and Land Use:

North	RB	<i>S.F.</i>
South	B	<i>parking lot</i>
East	B	<i>park</i>
West	B (<i>1127 Topoka</i>)	<i>St. Francis Medical Center</i>

*1100 Franklin Ave. & Harwood
1140 Emporia St. & Harwood
1122 1/2 St. & Harwood*



PL/0365/1

LOS ANGELES, CHICAGO, LOS AN, OH
MCGREGOR, TX, OGDUNST GROVE, GA
U.S.A.

Speed
No. 2-153C

BZA INSPECTION SHEET

MAP NO: 5548D

CASE NO. BZA 5-88

REQUEST: Exception to permit the establishment of a group home for pregnant girls

EXISTING ZONING: "RB" Four-family Dwelling District

GENERAL LOCATION: On the west side of Emporia in an area north of 10th Street
(1127 N. Emporia)

APPLICANT: St. Francis Regional Medical Center, Inc.
ADDRESS: 929 N. St. Francis, Wichita, KS 67214

PHONE: 268-6810

AGENT: Joel M. Pollack

ADDRESS: 1035 N. Emporia, Suite 140, Wichita, KS 67214

PHONE: 268-6810

HEARING DATE: 3/22/88


BZA ACTION: Approve with limit of 8 residents

FOLLOW-UP DATE: None

RESPONSE BY CID:

PL/0374/1

WICHITA


BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 4, 1988

Joel M. Pollack
1035 N. Emporia
Suite 140
Wichita, KS 67214

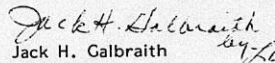
Re: BZA 5-88 - Exception for group home for pregnant girls

Dear Mr. Pollack:

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

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

Sincerely,


Jack H. Galbraith
Secretary

JHG/jcm
Enclosure

cc: St. Francis Regional Medical Center, Inc., 929 N. St. Francis,
Wichita, KS 67214
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator
Dale Rea, Deputy City Clerk

FILE COPY

RESOLUTION NO. BZA 5-88

WHEREAS, St. Francis Regional Medical Center, Inc., 929 N. St. Francis, Wichita, Kansas 67214, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 221 and 223 on Emporia Avenue, Stafford and Wrights addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Emporia in an area north of 10th Street (1127 N. Emporia).

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 March 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 group home for pregnant girls on property zoned the "RB" Four-family Dwelling District; subject to the conditions outlined in Section 28.04.185.1, Code of the City of Wichita.

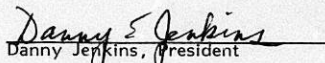
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 221 and 223 on Emporia Avenue, Stafford and Wrights addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Emporia in an area north of 10th Street (1127 N. Emporia).

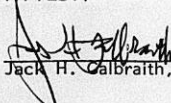
subject to the following conditions:

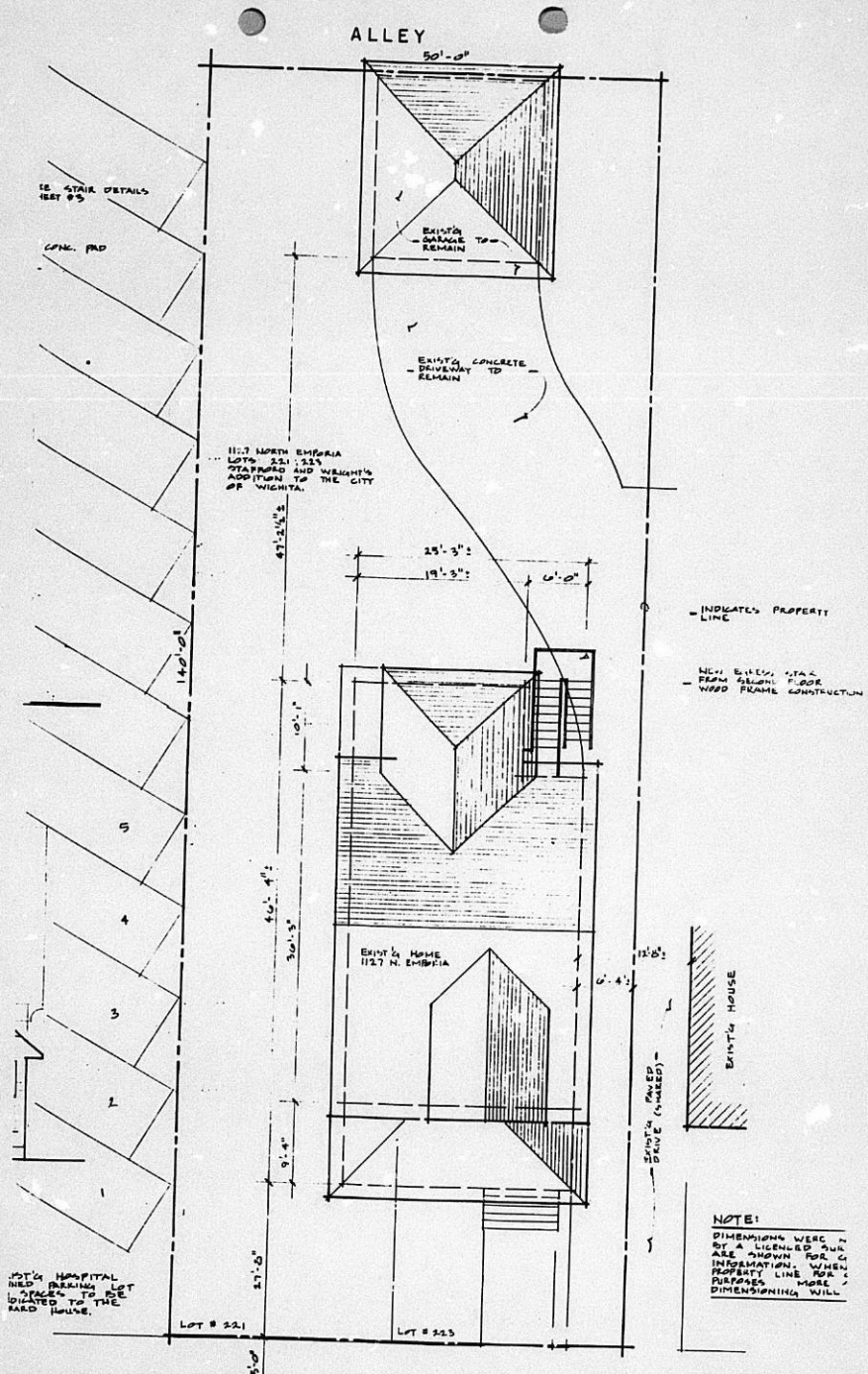
1. This exception for a group home is for pregnant girls only and for a maximum of eight residents at any one time, not including infants, and not including house parents, who are limited to two in number.
2. The facility shall comply with all state and local codes. The applicant shall secure all necessary permits and licenses.
3. Parking shall be provided on the lot adjacent to the south on an as-needed basis.

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


Danny Jenkins, President

ATTEST:


Jack H. Calbraith, Secretary



NOTE:
DIMENSIONS WERE BY A LICENSED SURV. ARE SHOWN FOR INFORMATION. WHEN PROPERTY LINE FOR PURPOSES MORE DIMENSIONING WILL

SITE
SCALE: 1/8" = 1'-0"
NORTH

BZA 5-88

WICHITA

FILE COPY


BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

March 23, 1988

Joel M. Pollock
1035 N. Emporia, Ste. 140
Wichita, KS 67214

Re: BZA 5-88 - Exception for group home for pregnant girls

Dear Mr. Pollock:


At the regular meeting of the Board of Zoning Appeals on March 22, 1988, your request for an exception was considered. It was the action of the Board to approve the application, subject to the following conditions:

1. This exception for a group home is for pregnant girls only and for a maximum of eight residents at any one time, not including infants, and not including house parents, who are limited to two in number.
2. The facility shall comply with all state and local codes. The applicant shall secure all necessary permits and licenses.
3. Parking shall be provided on the lot adjacent to the south on an as-needed basis.

The Resolution setting forth the official action of the Board will be mailed to you after we obtain signatures of the President and Secretary.

If you have any questions, please call our office.

Sincerely yours,


Louise Olivarez
Assistant Secretary

LO/jcm

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

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE March 16 1988

TO Louise Olivarez, Principle Planner

FROM Stanley J. Scott, CP Coordinator *Stan Scott*

SUBJECT BZA 5-88: East side of Emporia,
north at 10th Street (1127 N.
Emporia)

On Tuesday, March 15, 1988, CPO North Central Neighborhood Council Area 1A considered the captioned case, a request for a zoning exception to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four Family Dwelling District. Council members were provided notice of public hearing, site plan, map of the area, and MAPD staff comments. Following discussion, the Council voted 6-0 to recommend approval of the zoning exception, subject to MAPD staff comments.

Joel Pollack (agent for St. Francis Regional Medical Center) and Lisa Youngers (Program Director) were present to describe the request and respond to questions. Mr. Pollack described plans to establish a group home for pregnant girls. He noted that the historic house had received approximately a \$25,000 rehabilitation, and the project was done with the support of the Midtown Citizens Association and Historic Preservation Board. Ms. Younger described the comprehensive program and noted that the house would be staffed 24 hours per day.

No area residents or property owners appeared before the Council to address the requested variance. While some concern was expressed that another group home was being placed in the Midtown Neighborhood, the Council noted the historic restoration of the property and support by area residents and Midtown Citizens Association.

Please provide the Council's recommendation and comments to the Board of Zoning Appeals when BZA 5-88 is considered.

SJS:dm

SECRETARY'S REPORT

CASE NUMBER: BZA 5-88

OWNER/APPLICANT/AGENT: St. Francis Regional Medical Center, Inc. (owner)
Joel M. Pollack (agent)

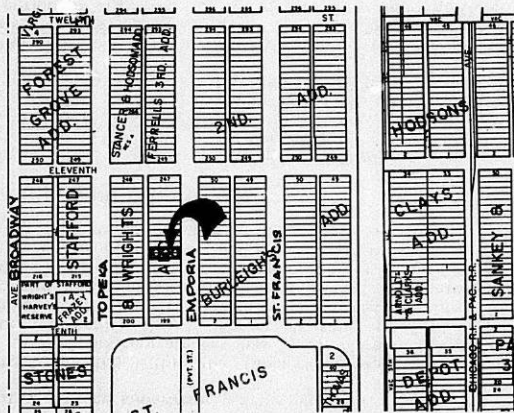
REQUEST: Exception pursuant to Section 28.04.185.1 Code of the City of Wichita to permit the establishment of a group home for pregnant girls.

CURRENT ZONING: "RB" Four-Family Dwelling District

SITE SIZE: 50 feet by 140 feet

LOCATION: On the west side of Emporia, in an area north of 10th Street (1127 N. Emporia).

PROPOSED USE: Group home for up to eight pregnant girls.



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.

BZA 5-88 SR

BACKGROUND: The applicant is requesting an exception to permit the establishment of a group home for a maximum of eight pregnant girls needing assistance. Although it is not anticipated that any of the girls will be driving, adequate parking can be provided on the property directly south which is also owned by the applicant and is now a paved parking lot for uses associated with St. Francis hospital. The applicant submitted a letter stating that ten spaces could be made available on an as-needed basis. This group home program is sponsored by St. Francis Regional Medical Center, St. Joseph Medical Center and the Catholic Diocese of Wichita. Overnight house parents are not planned at this time, but a daytime supervisor will be provided.

This property is located within the Topeka/Emporia Historic Landmark District and a certificate of appropriateness has already been issued for the proposed exterior structure modifications. Almost all other properties in this block are zoned "B" which would permit a group home without the need for an exception. Four other group homes are known to exist in the area between Main and Santa Fe from Murdock to 13th. Three others are in the 700 block on Topeka. Midtown has more group homes than any other one section of town, but the existing zoning and the abundance of large houses attracts this type of use.

ADJACENT ZONING AND LAND USE:

NORTH	RB	Single-Family Dwelling
SOUTH	B	Parking Lot
EAST	B	Park
WEST	B	St. Francis Hospital Personnel Offices, Fitness Center, Etc.

RECOMMENDATION: Should the Board determine that the proposed group home is appropriate for this location, then it is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. This exception for a group home is for pregnant girls only and for a maximum of eight at any one time. An expansion of the facility to accommodate more than eight clients or clients other than pregnant girls 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. Parking shall be provided on the lot adjacent to the south on an as-needed basis.

BZA CASE NO. 5-88

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

NOTICES SENT 2-26-88

- 1 NOTICES SENT TO CPO
- 1 NOTICES SENT TO ~~CITY MANAGER~~ & CITY COUNCIL REPRESENTATIVE TO DISTRICT
- 4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Clivarez
~~Barbara Harris~~
Karen Crook

Bob Young

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

February 26, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 5-88

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 or the public hearing. An application has been filed by St. Francis Regional Medical Center, Inc. requesting an exception.

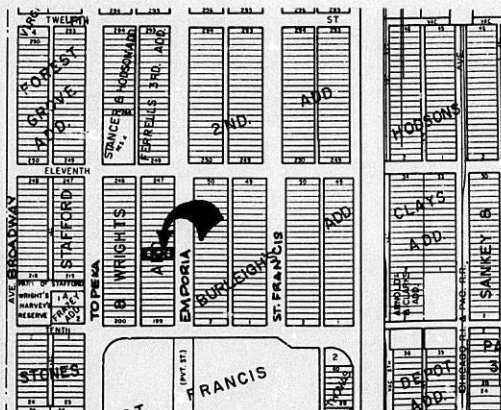
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 221 and 223 on Emporia Avenue, Stafford and Wrights Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Emporia in an area north of 10th Street (1127 N. Emporia).

This application has been assigned Case No. BZA 5-88. It will be considered by the Board of Zoning Appeals on Tuesday, March 22, 1988 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 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 1A, North Central, will consider this case at their meeting to be held on Tuesday, March 15, 1988, at 7:00 p.m., at the Evergreen Recreation Center, 2700 North Woodland. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



(_____) Published in The Daily Reporter, February 26, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 22nd day of March, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 5-88 - St. Francis Regional Medical Center, Inc., 929 N. St. Francis, Wichita, Kansas 67214, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 221 and 223 on Emporia Avenue, Stafford and Wrights addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Emporia in an area north of 10th Street (1127 N. Emporia).

2. Case No. BZA 6-88 - Eddy's Toyota of Wichita, Inc., 6631 E. Kellogg, Wichita, Kansas 67207, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of new and used car sales on property zoned the "LC" Light Commercial District and legally described as follows:

North 138 feet of Lot 2, Jim Burns Addition and Lot 1, Schmid Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Glendale and Eipyc (4901 and 4925 E. Kellogg).

3. Case No. BZA 7-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite T40, Wichita, Kansas 67214, 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 on property zoned the "AA" Single-family Dwelling District and legally described as follows:

Lot 3 except the North half, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 27th Street South in an area west of Seneca (1118 W. 27th Street South).

4. Case No. BZA 8-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite T40, Wichita, Kansas 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the rear yard setback (on the west) from 15 feet to 5 feet on property zoned the "BB" Office District and legally described as follows:

Lot 2, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Seneca and 27th Street South (2757 S. Seneca).

5. Case No. BZA 9-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite 140, Wichita, Kansas 67214, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the permitted sign size from 32 square feet to 64 square feet on property zoned the "BB" Office District and legally described as follows:

Lot 2, Kensler Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Seneca and 27th Street South (2757 S. Seneca).

6. Case No. BZA 10-88 - Grace Presbyterian Church, 5002 E. Douglas, Wichita, Kansas 67208, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a pre-school on property zoned the "AA" One-family Dwelling District and legally described as follows:

A portion of Strieff Place, an Addition to Sedgwick County, Kansas, described as the south 22 feet of Lot 6 and all of Lots 7, 8, 9, and 11, Block 1, including half of vacated Coronado Place on the west but excluding the east 30 feet of Lots 6 thru 9 for street; Lot 10, Block 1, except the east 30 feet for street; the south 18 feet of Lot 4 and all of Lots 5, 6, 7, 8, 9, and 10, Block 2, including half of vacated Coronado Place on the east but excluding the west 40 feet of Lots 4 thru 9 for street; Lot 11, Block 2, except the west 40 feet for street. Generally located north of Douglas between Bleckley and Battin (5002 E. Douglas).

7. Case No. BZA 11-88 - MacArthur Park, Inc., 435 North Broadway, Wichita, Kansas 67202, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests 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 1, Block A, New Hope Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Hydraulic approximately 1/3-mile south of MacArthur Road. (4244 South Hydraulic)

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 and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 26th day of February, 1988.

Jack H. Galbraith, Secretary

3-22-88 mtg.

APPLICATION FOR EXCEPTION

I. Applicant St. Francis Regional Medical Center, Inc.
Address 929 N. St. Francis, Wichita, KS Zip Code 67214 Phone 268-6810
Agent Joel M. Pollack
Address 1035 N. Emporia, Suite 140, Wichita Zip Code 67214 Phone 268-6810
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

ii. Application is made for an exception to permit the establishment of a group
home for pregnant girls needing assistance.

on property zoned RB which is
50 ft by 140 ft (or acres) in size, legally described as:
Lots 221 and 223 on Emporia Avenue, Stafford & Wrights addition to
City of Wichita, Sedgwick County, Kansas

and located 1127 North Emporia (in Historic District see #77-7)
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 St. Francis Regional Medical Center
St. Francis Regional Medical Center
Authorized Agent Joel M. Pollack
Joel M. Pollack

OFFICE USE ONLY:

Map No. 5548D Zoning: (N) RB (S) B (E) B (W) B CPO # 3-15-88

Received in Office of Secretary, Board of Zoning Appeals, 2:45 (a.m./p.m.),
2-3, 1988, together with appropriate fee of 200⁰⁰ + 3⁰⁰

Signed Louis Alvarez



ST. FRANCIS REGIONAL MEDICAL CENTER

February 2, 1988

Board of Zoning Appeals
City of Wichita
455 N. Main
Wichita, Kansas 67201

Gentlemen:

We respectfully request an exception be granted by the Board of Zoning Appeals under the jurisdiction of Section 28.04.185 of the Zoning Ordinance, to allow the property at 1127 N. Emporia, which is presently zoned RB, to be used as a group home. The purpose of the home will be a shelter for pregnant girls needing assistance. The home will be limited to eight (8) girls at any one time. Initially, the minimum age of the girls will be sixteen (16) years of age or older. The home and the program will conform to all requirements of the Historic Preservation District, the State of Kansas, the Department of Health, and the City of Wichita.

Although it is not anticipated that any of the girls will be driving, adequate parking shall be provided on the property directly south of the subject home. The adjacent property is also owned by the applicant and approximately ten (10) spaces shall be reserved for use by occupants of the home at 1127 N. Emporia.

The program is sponsored by St. Francis Regional Medical Center, St. Joseph Medical Center, and the Catholic Diocese of Wichita.

Sincerely,

Joel M. Pollack
Executive Director - Special Projects

JMP/fm

CITY OF WICHITA, KANSAS
CENTRAL INSPECTION DIVISION
PLANS APPROVAL REQUIREMENT

Hanney & Associates, architects
1726 South Hillside
Wichita, KS 67211

Project: Gerald House

Location: 1127 No. Emporia

Date Plans Submitted: 1-11-88

The building plans, plans revisions, dated 1-10-88 have been reviewed. Items to be included as requirements for this project are listed below. These are routine requirements that are sometimes overlooked during construction. You may add these requirements to the plans or you may authorize the list of requirements below for specifications to be attached to and considered part of the plans. Indicate your preference in the appropriate box below. If one or more of the items are already included on the plans, no change will be necessary for those already shown. If there is an omission of any requirement on the submitted plans or if an omission occurs during the review of the plans, such omission shall in no way authorize any violation of the codes, ordinances or regulations of the City of Wichita. If the plans for this project are required to be certified by a Kansas licensed architect or engineer, all additional submissions or instructions shall bear the architect's or engineer's certification seal. Please contact us if you wish to discuss this matter or if we can be of assistance to you. Final approval of the plans will be withheld until we receive your signed instructions or your additional submissions.

I will change the plans to include item numbers _____ listed below.

Item numbers _____ listed below shall be specifications for the construction of this project without additional changes to the plans.

Date: _____ Signed: _____ Title: _____

Addressee: Please sign the original and return to this office.

Item No.

1. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without receiving inspection approval by Central Inspection. In addition to required electrical, mechanical and plumbing inspections, the building permit holder or his agent shall request Central Inspection to make the following called building construction inspections:
 - a. Foundation inspection prior to the pouring of concrete
 - b. Frame inspection after pipes, chimneys and vents are installed but prior to concealing the framework
 - c. Lath and wallboard inspection
 - d. Final inspection prior to occupancy of the building.
2. A set of building plans and specifications approved by Central Inspection shall be kept on the project during construction until final inspection approval has been made.
3. Changes made during construction of a project, that are not shown on the approved plans, shall be submitted to CID Plans Examination in duplicate for review and approval. Verbal instructions do not constitute official approval.
4. All doors required for egress (exit doors) shall be installed with approved hardware as listed below:
 - a. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. For exception see UBC Section 3304(c).

Gerald House
1127 No. Emporia
1-11-88
the building plans
Page 2

4. (Cont.)
b. Manually operated edge- or surface-mounted flush bolts and surface bolts are prohibited. See UBC Section 3304(c).
- *5. A Certificate of Appropriateness is required for any modification of the building exterior. Contact Dan Kidd, Historic Preservation Officer for additional information (268-4421).
- *6. The existing house is located in the "RB" Four Family Zoning District. Group Homes are first permitted in the "B" Multi-Family Zoning District. An exception, issued thru the Board of Zoning Appeals, is required to allow a Group Home in the "RB" Zone.
7. Ramp access to the building is required for use by the physically handicap to meet UBC Section 3301(c).
- *8. Provide one-hour separation between the first floor and basement. the door that leads into the basement shall be self-closing, of noncombustible construction or solid wood core, not less than 1 3/4 inches in thickness. The columns, beams, and load bearing walls shall be of one-hour construction to meet City Code Section 18.04.150.
9. Provide two exits from the basement area to meet UBC Section 3303(a).
10. Provide stair railings mounted not less than 30 inches nor more than 34 inches above the nosing of treads on the stairs serving the third level. the handgrip portion of handrails shall be not less than 1 1/4 inches nor more than 2 inches in cross-sectional dimension or the shape shall provide an equivalent gripping surface to meet UBC Section 3306(J).
11. Provide headroom clearance of not less than 6' 6" for the stairs serving the third level to meet UBC Section 3306(P).
12. Electrical outlets in bathrooms shall be GFI protected.
13. Existing furnace in the basement shall be separated from the storage of combustible merchandise, material or equipment to meet UFC Section 11.203(c).
14. The existing electrical service and plumbing shall be checked and brought into compliance as may be necessary.
- *15. Provide a letter stating the east and west wood beam in the basement which has been penetrated by the sanitary sewer line is structurally sound.
16. Post address, minimum 3 inch figures.
17. Provide fire extinguishers.
18. Fire alarm system to be connected to fire alarm panel St. Francis Regional Medical Center.

* Provide prior to issuance of building permit.

Richard Chamberlin
Plans Examiner

1/25/88
Date

RC:bg

cc: Joel M. Pllack
Director of Real Estate Development and
Property Management
St Francis Regional Medical Center
1035 No. Emporia, Suite #140 67214 ✓

OWNERSHIP LIST

Lots	Addition	Property Owner
<i>Application was</i> Lots 221 & 223	Stafford & Wrights Addition, on Emporia	<i>dup</i> St. Francis Regional Medical Center, Inc. 929 N. St. Francis - Wichita, KS 67214
Lots 203 thru 219, odd lots inclusive	"	Same as above
Lots 225 & 227	"	<i>X</i> Roger K. Kaufman Janet S. Kaufman 1135 N. Emporia Wichita, KS 67214
Lots 229 & 231	"	<i>X</i> Ranard Glenn Ziegler Lynne R. Ziegler 1137 N. Emporia Wichita, KS 67214
Lots 233 & 235	"	<i>X</i> Vern R. Kanady Jessie M. Kanady 1308 N. Richmond Wichita, KS 67203
Lots 237, 239 & 241	"	<i>X</i> Home Mission Board of the Southern Baptist Convention c/o J. Charles Elder Sr. 1350 Spring St. NW Atlanta, GA 30367
Lots 204 & 206	Stafford & Wrights Addition, on Topeka	<i>X</i> Bruce B. Ochsner M.D. 1100 N. Topeka Wichita, KS 67214
Lots 208 thru 220 Even lots inclusive	"	<i>dup</i> St. Francis Regional Medical Center, Inc. 929 N. St. Francis Wichita, KS 67214
Lots 222 & 224	"	SAME AS ABOVE
Lots 226 thru 240, even lots inclusive	"	Eva Mercer Gilham address unknown
Lot 10 & South 10 feet of Lot 12	Burleighs Addition, on Emporia	<i>dup</i> St. Frances Hospital and School of Nursing 929 N. St. Francis Wichita, KS 67214
The North 15 feet of Lot 12 and all of Lot 14	"	<i>dup</i> St. Francis Regional Medical Center, Inc. 929 N. St. Francis Wichita, KS 67214

Page 2

<u>Lots</u>	<u>Addition</u>	<u>Property Owner</u>
The North 15 feet of Lot 16 and all of Lot 18	Burleighs Addition, on Emporia	The Board of Park Commissioners of the City of Wichita 455 N. Main Wichita, KS 67202
The South 10 feet of Lot 16	"	<i>J.H.P.</i> St. Francis Hospital and School of Nursing 929 N. St. Francis Wichita, KS 67214
Lots 20 & 22	"	The Board of Park Commissioners of the City of Wichita 455 N. Main Wichita, KS 67202
Lots 24 & 26	"	SAME AS ABOVE
Lots 28, 30 & 32	"	SAME AS ABOVE
Lots 34, 36, 38 and 40	"	SAME AS ABOVE
Lot 42	"	SAME AS ABOVE

Page 3

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lots 221 and 223, on Emporia, Stafford &
Wright's Addition to Wichita, Sedgwick
County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 3rd day of February, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

BY:

Mary Doble
Sr. Vice-President

Order No: 390656
cd/nj

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
1 BZA sign	3.00

NAME: Jack Fallick
 ADDRESS: 1127 N Empress
 FUND: 185-4076-103 DUE DATE: 2-2-88
 COMMENTS:
 DATE: 2-3-88 BY: [Signature]

FORM 021 PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION	AMOUNT
BZA sign	3.00
Group Home 1127 N Empress	

NAME: Group Home Regional Medical Center
 ADDRESS: 1127 N Empress
 FUND: 185-4076-103 DUE DATE: 2-2-88
 COMMENTS:
 DATE: 2-3-88 BY: [Signature]