

BZA 10-88: Grace Presbyterian Church requests exception to establish pre-school north of Douglas between Leckley and Battin (Zoned "AA") 5002 E. Douglas

*1007*

**ACTION**

*3/22/88*  
DATE

BZA. *Approved subject to conditions as modified*

*200'4 Sec. 4-27-88*  
*checked to GAD*  
*5-12*  
*Shet*  
*Record*

*7*



BZA INSPECTION SHEET

MAP NO.: 5847D

CASE NO. BZA 10-88

REQUEST: Exception to permit the establishment of a pre-school

EXISTING ZONING: "AA" One-family Dwelling District

GENERAL LOCATION: North side of Douglas, between Bleckley and Battin  
(5002 E. Douglas)

APPLICANT: Grace Presbyterian Church  
ADDRESS: 5002 E. Douglas, Wichita, KS 67208

PHONE: 684-5215

AGENT: Carmichael/Associates, Inc.  
ADDRESS: 2911 E. Douglas, Wichita, KS 67211

PHONE: -681-1535

-----  
HEARING DATE: 3/22/88

BZA ACTION: Approve, subject to operating conditions specified in BZA  
resolution.

FOLLOW-UP DATE: None

RESPONSE BY CID:

PL/0374/1

THE CITY OF WICHITA



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

April 1, 1988

Mr. Joe W. Carmichael  
Carmichael/Associates, Inc.  
2911 E. Douglas  
Wichita, KS 67208

Re: BZA 10-88 - Exception to permit pre-school

Dear Mr. Carmichael:

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*  
Jack H. Galbraith  
Secretary

JHG/jcm  
Enclosure

cc: Grace Presbyterian Church, 5002 E. Douglas, Wichita, KS 67208  
Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator  
Dale Rea, Deputy City Clerk

FILE COPY

RESOLUTION NO. BZA 10-88

WHEREAS, 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).

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 a pre-school on property zoned the "AA" One-family Dwelling District, subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

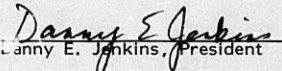
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a pre-school on property zoned the "AA" One-family Dwelling District and legally described as follows:

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).

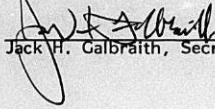
subject to the following conditions:

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 number of children per session shall not exceed 36.
3. Hours of operation of the pre-school, including outdoor play, shall be limited to the hours between 9:00 a.m. and 3:30 p.m.
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 pre-school.
5. When the capacity of the pre-school exceeds 12, one off-street loading space shall be provided for each 10 children or major fraction thereof.

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

  
Danny E. Jenkins, President

ATTEST:

  
Jack H. Galbraith, Secretary

WICHITA

FILE COPY



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

March 23, 1988

Mr. Joe W. Carmichael  
Carmichael/Associates, Inc.  
2911 E. Douglas  
Wichita, KS 67208

Re: BZA 10-88 - Exception to permit pre-school

Dear Mr. Carmichael:


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 condition:

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 number of children per session shall not exceed 36.
3. Hours of operation of the pre-school, including outdoor play, shall be limited to the hours between 9:00 a.m. and 3:30 p.m.
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 pre-school.
5. When the capacity of the pre-school exceeds 12, one off-street loading space shall be provided for each 10 children or major fraction thereof.

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  
Grace Presbyterian Church, 5002 E. Douglas, Wichita, KS 67208

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    March 22, 1988

TO            Louise Oliverez, Principal Planner

FROM        Barry L. Carroll, CPO Staff *BLC*

SUBJECT     BZA 10-88: North of  
              Douglas Between Bleckley  
              and Battin (5002 East  
              Douglas)

On Monday, March 21, 1988, CPO Rockwell/Northeast Neighborhood Council 2A considered the captioned case, a request for an exception to permit the establishment of a pre-school on property zoned the "AA" Single Family Dwelling District.

Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 3-2 to recommend approval of the request.

The agent, Joe Carmichael, 2911 East Douglas, was present to describe the request and respond to questions from the Council and area residents. According to Mr. Carmichael, the facility, parking area and playground were already in place; the hours of operation will be from 9:30 a.m. until 3:30 p.m. The pre-school director, Nancy Morrow, 1021 Capri, was also in attendance and answered specific questions pertaining to the proposed operations of the pre-school program.

Two Council members and one area resident expressed concern about the potential for additional traffic congestion on Bleckley, increased danger to pedestrians and the possibility of patrons parking on Bleckley should the request be granted.

Please provide the Council's recommendation to the Board of Zoning Appeals when case BZA 10-8J is considered.

BLC:dm

**RECEIVED**

MAR 22 1988

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

SECRETARY'S REPORT

CASE NUMBER: BZA 10-88

OWNER/APPLICANT/AGENT: Grace Presbyterian Church (owner)  
Carmichael/Associates, Inc. (agent)

REQUEST: Exception to permit the establishment of a preschool.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 2.1 acres

LOCATION: North side of Douglas, between Bleckley and Battin.

PROPOSED USE: Preschool



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.

BZA 10-88 SR

**BACKGROUND:** The applicant is requesting an exception to permit the establishment of a preschool in the existing church building located at 5002 E. Douglas. The school would be limited to a maximum of 45 students per session, with two sessions per day, Monday through Friday. There is more than adequate parking available in the existing church parking lots north and east of the building. A youth center is located at the extreme north end of the church property and its rear yard provides the playground area for the proposed preschool. Since it is within 100 feet of an occupied residence, hours of outdoor play will be limited to between 7:30 am and 6:30 pm. Hours for the preschool sessions are tentatively set at 9:30 - 12:30 and 12:30 - 3:30. The facilities have been inspected by the Fire and Health Departments and the Central Inspection Division and have been given tentative approval.

**ADJACENT ZONING AND LAND USE:**

NORTH	AA	One-Family Dwellings
SOUTH	AA	One-Family Dwellings
EAST	AA	One-Family Dwellings
WEST	AA	One-Family Dwellings

**RECOMMENDATION:** Should the Board determine that the proposed preschool would be appropriate at this location, then it is recommended that the exception 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. In accordance with the Health Department requirements, the number of children per session shall not exceed 45.
3. Outdoor play shall be limited to the hours between 7:30 am and 6:30 pm 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 preschool.
5. When the capacity of the preschool exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

BZA CASE NO. 10-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

2 NOTICES SENT TO APPLICANT/AGENT

45 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

NOTICES SENT 2-26-88

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

Jack Galbraith  
Louise Olivarez  
~~Barbara Harris~~ Bro Young  
Karen Crook

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

February 26, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 10-88

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 Grace Presbyterian Church requesting an exception.

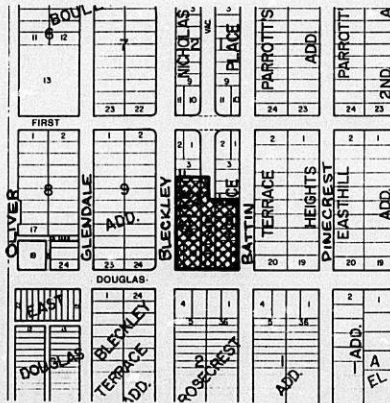
Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a pre-school on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

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).

This application has been assigned Case No. BZA 10-88. 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 2A, Rockwell/Northeast, will consider this case at their meeting to be held on Monday, March 21, 1988, at 7 p.m., at the Rockwell Branch Library, 5939 E. 9th Street. 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 Elpyco (4901 and 4325 E. Kellogg).

3. Case No. BZA 7-88 - Affiliated Property Services, Inc., 1035 N. Emporia, Suite 140, 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 140, 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

APPLICATION FOR EXCEPTION

I. Applicant Grace Presbyterian Church  
 Address 5002 East Douglas; Wichita, KS Zip Code 67208 Phone 684-5215  
 Agent Carmichael/Associates, Inc.  
 Address 2911 E. Douglas; Wichita, KS Zip Code 67211 Phone 681-1535  
 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 pre-school per 78.04.185(2)

on property zoned "A-1" Residential which is \_\_\_\_\_  
 \_\_\_\_\_ ft by \_\_\_\_\_ ft (or 2.09 acres) in size, legally described as: South 22'0"  
Lot 6 and all of Lots 7, 8, 9, 10, 11, Block 1; South 18'0", Lot 4 and all of Lots  
5, 6, 7, 8, 9, 10, 11, Block 2, W1/2 of vacated Coronado Place, Strieff Place,  
Sedgwick County, Kansas

*See  
attach.*

and located 5002 East Douglas; Wichita, KS 67208 *(North side of Douglas  
between Blockley and Path)*  
 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 Grace Presbyterian Church

Authorized Agent Carmichael/Associates, Inc.

*Joe W. Carmichael, Pres.*  
 Joe W. Carmichael, Pres.

OFFICE USE ONLY:

Map No. 5847D Zoning: (N) AA (S) AA (E) AA (W) AA CPO 2A

Received in Office of Secretary, Board of Zoning Appeals, 9 (a.m./p.m.),  
2-18, 1988, together with appropriate fee of 300.

Signed Emile Oliveira

*Church to purchase  
two signs prior to 3-4-88*

Legal for BZA 10-88

A portion of Strieff Place, an Addition to Sedgwick County, Kansas, described as the south 22 feet of Lot 6, 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 Patton.

# GRACE PRESBYTERIAN CHURCH

Pastors: • Robert J. Moser • Wm. Paul Hastings • Loran E. Scott

February 16, 1988

Board of Zoning Appeals  
City of Wichita, Kansas  
455 North Main Street  
Wichita, Kansas 67202

Subject: Application for Zoning Exception  
Grace Presbyterian Church  
Wichita, Kansas

Grace Presbyterian Church, Wichita, Kansas, requests that an exception to the zoning ordinance be granted for the express purpose for operation of a pre-school program allowed under 28.04185(2). The property is currently zoned "A-A".

The Church feels that there is a need for additional pre-school facilities in this community. We have the facilities and staff available to provide a quality service for our community.

We will provide degreed professional staff. The governing board would be responsible to the church.

The school will be licensed by Kansas Department of Health and Environment and will meet all requirements of the City of Wichita, Kansas.

Our application and supporting documents are submitted herewith.

Sincerely,

*Caroline L. Applegate*

Clerk of Session

enclosures

5002 East Douglas - Wichita, Kansas, 67208

(316) 684-5215



CARMICHAEL / ASSOCIATES, INC.  
ARCHITECTURE

16 February 1988

Office of the Secretary  
Board of Zoning Appeals  
City of Wichita  
Tenth Floor  
455 North Main Street  
Wichita, KS 67202

SUBJECT: Application for Exemption  
Grace Presbyterian Church  
Wichita, KS  
Pre-School Use

Grace Presbyterian Church requests that their request for a zoning exception to operate a pre-school program at 5002 E. Douglas, Wichita, Kansas, be placed on your agenda for March 22, 1988.

The facilities are presently zoned " A-A ", Residential.

Included herewith are the following:

1. Application for Exception
2. Certified list of property owners.
3. Statement by the Applicant.
4. Site plan / floor plan.
5. Applicants check in the amount of \$300.00

If there are any additional questions or items not covered please call me at 681 1535.

Sincerely,  
CARMICHAEL / ASSOCIATES, INC.  
a r c h i t e c t u r e



Joe W Carmichael, AIA CSI  
President

cc: Grace Presbyterian Church

April 16, 1987  
9:30 a.m.

CITY OF WICHITA  
DEPARTMENTS OF INSPECTION-FIRE-HEALTH  
WICHITA, KANSAS

Inter-Departmental Referral Notice for Evaluation  
of  
Structures Proposed for Adult and Child Care

Agency Initiating Referral LL Case No. 11 Date 4-6-87

Prospective Applicant		
Name	Address	Phone
Rev. Paul Hastings	5002 E. Douglas	684-5215

Prospective Site		
Address	Present Use	Proposed Use
5002 E. Douglas	<del>Church</del> Church	Center
Owner	Address	Phone
Grace Presbyterian Church		

Preliminary Report of Improvements for Initial Approval Status  
(add additional sheets as necessary)

The proposed preschool child care center has the following room areas:

Room 14 - 840 sq. ft for 24 children	} 90 children total
Room 18 and 17 - 1,372 sq. ft. for 39 children	
Room 20 - 968 sq. ft. for 27 children	

The three toilets and sinks in the adjacent areas will limit total enrollment to 45 children per preschool session.

- (1) Provide locked door to boiler room in Room 18 and 17.
- (2) Comply with local building and fire and safety codes.
- (3) Comply with KAR 28-4-92 through 28-4-441.

cc: Leola Lindahl  
Jim Harris, WFD  
DeLores Mast, CID

*Jerry F. Kinzy*  
Agency Representative  
Jerry F. Kinzy

Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection; 2nd copy (red) to Fire.  
Intra Agency Routing: Central Inspection-Zoning, Building, Plumbing, Electrical Health-Environmental, Personal  
Routing of Preliminary Reports: Photocopies from Health to Inspection and Fire; Inspection to Health and Fire; Fire to Health and Inspection

OWNERSHIP LIST

Lot & Block	Addition	Property Owner
The South 7 feet of Lots 1 & 2, all of Lot 3, and the North 9 feet of Lot 4, and 1/2 vacated Coronado Place adjacent on West to Lots 2, 3 & 4, and except the East 30 feet of said described Lot 1 for street, Block 1.	Streiff Place	✓ Elizabeth Wilson Steven E. Wilkes 143 N. Battin Wichita, KS 67208
The North 60 feet of Lots 1 & 2 and 1/2 vacated Coronado Place adjacent on West to Lot 2, and except the East 30 feet of said described Lot 1 for street, Block 1.	"	Vera M. Vardaman 157 N. Battin Wichita, KS 67208
Lots 1 & 2, except the North 60 feet and except the South 7 feet of said Lots 1 & 2, and 1/2 vacated Coronado Place adjacent on West to Lot 2, and except the East 30 feet of said described Lot 1 for street, Block 1.	"	✓ Colin M. Stables Irma E. Stables 147 N. Battin Wichita, KS 67208
The South 41 feet of Lot 4 and the North 18 feet of Lot 5 and 1/2 vacated Coronado Place adjacent on the West, and except the East 30 feet of said described lots for street, Block 1.	"	✓ John P. Phalen Mary A. Phalen 137 N. Battin Wichita, KS 67208
The South 32 feet of Lot 5 and the North 28 feet of Lot 6 and 1/2 vacated Coronado Place adjacent on the West, & exc. the East 30 feet of said described lots for street, Block 1.	"	✓ Herbert E. Loyd Peggy S. Loyd 135 N. Battin Wichita, KS 67208
The South 22 feet of Lot 6 and the North 37 feet of Lot 7 and 1/2 of vacated Coronado Place adjacent on the West, and except the East 30 feet of said described lots for street, Block 1.	"	✓ Grace Presbyterian Church 5002 E. Douglas Wichita, KS 67208
The South 13 feet of Lot 7 and the North 46 feet of Lot 8 and 1/2 vacated Coronado Place adjacent on the West, and except the East 30 feet of said described lots for street, Block 1.	"	Same As Above

*East 1/2 of application area*

Lot & Block	Addition	Property Owner
The South 4 feet of Lot 8, all of Lot 9, the North 5 feet of Lots 10 & 11 and 1/2 vacated Coronado Place adjacent on the West to Lots 8, 9 and 11, and except the East 30 feet of lots 8, 9 and 10, for street, Block 1.	Streiff Place	<i>orig</i> Grace Presbyterian Church 5002 E. Douglas Wichita, KS 67208
The South 60 feet of the North 65 feet of Lots 10 & 11 except the East 30 feet of Lot 10, and the 1/2 vacated Coronado Place adjacent to Lot 11 on the West, Block 1.	"	Same As Above
The South 60 feet of Lot 11 and 1/2 vacated Coronado Place adjacent on the West, and the South 60 feet of Lot 10, except the East 30 feet for street, Block 1.	"	Same As Above (Trustees of Grace Presbyterian Church)
The South 65 feet of Lot 1 and 1/2 vacated Coronado Place adjacent on the East, and the South 65 feet of Lot 2, except the West 40 feet for street, Block 2.	"	✓ David C. Hale 148 N. Bleckley Wichita, KS 67208
The North 60 feet of Lot 1 and 1/2 vacated Coronado Place adjacent on the East, and the North 60 feet of Lot 2, except the West 40 feet for street, Block 2.	"	✓ Elaine Hendry Lavonne Jane Fuller 238 Patton Dr. Wichita, KS 67208
All of Lot 3 and the North 32 feet of Lot 4 and 1/2 vacated Coronado Place adjacent on the East, and except the West 40 feet of said described lots for street, Block 2.	"	✓ Jessie LaVaun Waymire 1619 Amarado Wichita, KS 67212
The South 18 feet of Lot 4, all of Lot 5, and the North 7 feet of Lot 6, and 1/2 vacated Coronado Place adjacent on the East, and except the West 40 feet of said described lots for street, Block 2.	"	✗ Trula M. Lieurance <del>Address Unknown</del>

*v*

*Church to furnish copy of purchase contract*

*West 1/2 of  
application area*

Lot & Block	Addition	Property Owner
The South 43 feet of Lot 6 and the North 32 feet of Lot 7 and 1/2 vacated Coronado Place adjacent on the East, and except the West 40 feet of said described lots for street, Block 2.	Streiff Addition	Grace Presbyterian Church 5002 E. Douglas Wichita, KS 67208
The South 18 feet of Lot 7 and all of Lot 8 and 1/2 vacated Coronado Place adjacent on the East, and except the West 40 feet of said described lots for street, Block 2.	"	Same As Above
Lots 9, 10 and 11 and 1/2 vacated Coronado Place adjacent on the East to Lots 9 & 10, and except the West 40 feet of Lot 11 for street, Block 2.	"	Same As Above
Lot 2                      Block 9	East Boulevard Addition	✓ William E. Dwyer Ella Dwyer 155 N. Bleckley Wichita, KS 67208
Lot 4                      Block 9	"	✓ David W. Henderson Denise K. Henderson 151 N. Bleckley Wichita, KS 67208
Lot 6                      Block 9	"	✓ Walter C. Hilke Edna I. Hilke 147 N. Bleckley Wichita, KS 67208
Lot 8                      Block 9	"	✓ Teresa L. Dwyer 141 N. Bleckley Wichita, KS 67208
Lot 10                     Block 9	"	✓ Ray Dean Adams 137 N. Bleckley Wichita, KS 67208
Lot 12                    Block 9	"	✓ Steven D. Pyles Jimetta A. Pyles 133 N. Bleckley Wichita, KS 67208
Lot 14                    Block 9	"	✓ Randy J. Kendrick Kimberley Ann Kendrick 127 N. Bleckley Wichita, KS 67208
Lot 16                    Block 9	"	✓ Richard D. Hiestand Virginia C. Hiestand 123 N. Bleckley Wichita, KS 67208

<u>Lot &amp; Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 18            Block 9	East Boulevard Addition	✓ O. J. Fleming Myrna Fleming 117 N. Bleckley Wichita, KS 67208
Lot 20 & the N $\frac{1}{2}$ of Lot 22, Block 9	"	✓ Jerry R. Kitch 111 N. Bleckley Wichita, KS 67208
The S $\frac{1}{2}$ of Lot 22 and all of Lot 24, Block 9	"	✓ Meta T. Ash 4918 E. Douglas Wichita, KS 67208
Lot 22            Block 9	Bleckley Terrace	✓ John W. Dawson Muriel W. Dawson 111 S. Bleckley Wichita, KS 67208
Lot 23            Block 9	"	✓ Earl J. Coffman Willadean G. Coffman 7310 Clay Wichita, KS 67207
Lot 24            Block 9	"	✓ Mary J. Belluomo 4919 E. Douglas Wichita, KS 67218
The South 60 feet of Lots 3 & 4, Block 1	Rosecrest Addition	✓ Walter O. Young 106 S. Battin Wichita, KS 67208
The North 65 feet of Lots 3 & 4, Block 1	"	✓ Pamela McLaury Taylor a/k/a Pamela D. B. Taylor Ross McLaury Taylor 102 S. Battin Wichita, KS 67208
The North 58 feet of Lots 1 & 2, Block 2	"	✓ Todd R. White John A. Newman (Life Estate) 101 S. Battin Wichita, KS 67208 ✓ Evan G. Lassen 9500 Shade Ct.    Wichita, KS 67212
The South 12 feet of the North 70 feet of Lots 1 & 2, Block 2	"	✓ Charles J. Slawson Kathryn A. Slawson 105 S. Battin Wichita, KS 67208
The South 55 feet of Lots 1 & 2, Block 2	"	Same As Above
The South 60 feet of Lots 3 & 4, Block 2	"	✓ David R. Weinmeister Kim L. Weinmeister 104 S. Bleckley Wichita, KS 67208

<u>Lot &amp; Block</u>	<u>Addition</u>	<u>Property Owner</u>
The North 65 feet of Lots 3 & 4, Block 2	Rosecrest Addition	✓ Charles Kopper C. Dolores Kopper 102 S. Bleckley Wichita, KS 67208
Lot 4	Terrace Heights	✓ Jeffrey David Arbuckle Kathy M. Arbuckle 146 N. Battin Wichita, KS 67208
Lot 6	"	✓ Larry L. Evers Marion Jessica Evers 140 N. Battin Wichita, KS 67208
Lot 8	"	✓ A. B. Davis Jr. Jacquelyn A. Davis 138 N. Battin Wichita, KS 67208
Lot 10	"	✓ Lawrence A. Saksa Sheri L. Saksa 132 N. Battin Wichita, KS 67208
Lot 12	"	✓ Roger H. Crispin Ruth A. Crispin 126 N. Battin Wichita, KS 67208
Lot 14	"	✓ Joan D. Jaedicke 120 N. Battin Wichita, KS 67208
Lot 16	"	✓ Gary Ken Keltner Rita Jo Keltner 114 N. Battin Wichita, KS 67208
Lot 18	"	✓ Martha S. Sowers 108 N. Battin Wichita, KS 67208
Lot 20	"	✓ Frederick J. Daves Rosemary Daves 102 N. Battin Wichita, KS 67208
Lot 7	"	✓ John P. Martin Margaret M. Martin 139 N. Pinecrest Wichita, KS 67208
Lot 9	"	✓ Esther E. Robison 133 N. Pinecrest Wichita, KS 67208
Lot 11	"	✓ Jana K. Bennett 127 N. Pinecrest Wichita, KS 67208
Lot 13	"	✓ Brian J. Corn Joanna M. Henson 121 N. Pinecrest Wichita, KS 67208

<u>Lot &amp; Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 15	Terrace Heights	✓ Elizabeth A. Rusher 115 N. Pinecrest Wichita, KS 67208
Lot 17	"	✓ Morton H. Berkowitz Leah Rubin Berkowitz 107 N. Pinecrest Wichita, KS 67208
Lot 19	"	✓ Dolores H. Abels 6114 E. 11th Wichita, KS 67208

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:

The South 22 feet of Lot 6, All of Lots 7, 8, 9, 10 and 11, Block 1 and the East 1/2 of vacated Coronado Place adjacent and except the East 30 feet for street; and the South 18 feet of Lot 4, and all of Lots 5, 6, 7, 8, 9, 10 and 11, Block 2, and the West 1/2 of vacated Coronado Place adjacent, and except the West 40 feet for street, Streiff's Place, 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 11th day of February, 1988, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Gable*

By  
Sr. Vice-President

Order No. 390705  
nj

10-88

N: 00009

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA exception - (pre school at Grace Pres. Ch.)

Name Grace Presbyterian Church

Address 5102 E. Douglas

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004  
(books, xerox) 755-40710-026 (microfilm)

Amount \$300<sup>00</sup>

Date 2-8-88 Due Date 2-19-88 By K.L.

Form 00-000

N: 00017

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA SIGNS.

Name LEE PARKER

Address 1717 S. CYPRESS WICHITA 67207

Fund No. (circle one) 755-40710-003 (fees) 755-40710-004  
(books, xerox) 755-40710-026 (microfilm)

Amount \$6<sup>00</sup>

Date 2/25/88 Due Date same By [Signature]

Form 00-000

Grace Pres Church BZA

\*

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

Roll # 3