



Map No. 6050D  
Sec. 5  
Twp. 27  
Range 2E

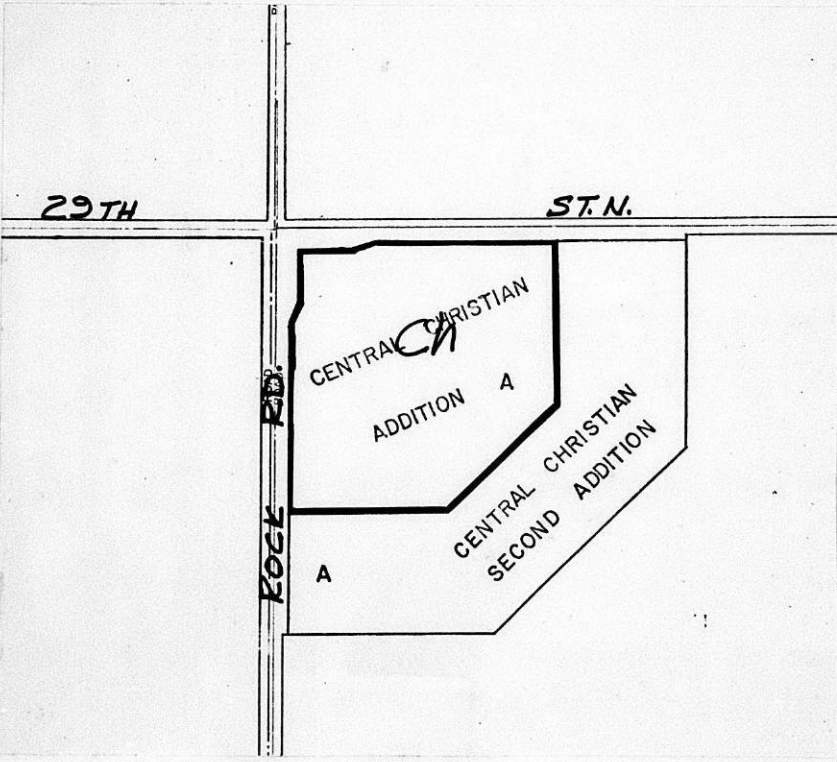
BZA- 22-81  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: 19.8 (IRREGULAR) ft. by 970 ft. by 970 ft.)  
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_  
3. Land Use: East UNDEVELOPED South UNDEVELOPED  
West UNDEVELOPED North UNDEVELOPED  
4. Sketch Plan Land Use is for: \_\_\_\_\_  
5. Present Land Use if for: CHURCH  
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



June 30, 1981

Gary A. Gorman  
611 Marsha Drive  
Andover, Kansas 67002

Re: Case No. EZA 22-81  
Request for Exception

Dear Mr. Gorman:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 23, 1981.

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,

Glen E. Lytle  
Assistant Secretary

GEL:ead  
Enclosure

cc: Central Christian Church, 2900 North Rock Road, Wichita 67220  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 22-81

WHEREAS, Central Christian Church, 2900 North Rock Road, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a child day care center on property zoned the "AA" One-family Dwelling District, and legally described as follows:

Lot "A", Central Christian Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Rock Road & 29th Street North.

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 June 23, 1981, 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 "AA" One-family Dwelling District subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

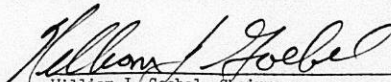
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a child day care center on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lot "A", Central Christian Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Rock Road & 29th Street North.

subject to the following conditions:

1. The maximum capacity of the facility shall be determined by the Department of Community Health.
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. 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 use: in the operation of the child care center.
5. The required parking and loading spaces shall be paved with concrete, asphalt or other comparable material.
6. Only one sign shall be permitted and shall not exceed 16 square feet in gross surface area. If the sign is lighted, it shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

ADOPTED AT WICHITA, KANSAS, this 23rd day of June, 1981.

  
William J. Goebel, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

June 25, 1961

Gary A. Gorman  
611 Maraha Drive  
Andover, Kansas 67002

Re: Case No. BZA 22-61  
Request for Exception

Dear Mr. Gorman:

At the regular meeting of the Board of Zoning Appeals on June 23, 1961, your request for an exception was considered.

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

1. The maximum capacity of the facility shall be determined by the Department of Community Health.
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. 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. The required parking and loading spaces shall be paved with concrete, asphalt or other comparable material.

Page 2

6. Only one sign shall be permitted and shall not exceed 16 square feet in gross surface area. If the sign is lighted, it shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen F. Lytle  
Assistant Secretary

GEL:sad

cc: Central Christian Church, 2900 North Rock Road, Wichita 67220  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Giesek, City Clerk

**THE CITY OF WICHITA**  
OFFICE OF CITIZEN PARTICIPATION

DATE June 17, 1981

TO Glen Lytle, Special Assistant for Zoning

FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 22-81, Southeast Corner of  
Rock Road and 29th Street

At its June 16th meeting, Area "I" CPO Council discussed the captioned request for an exception to permit the establishment of a child day care/pre-school or property zoned "AA", One-Family Dwelling District. Ray and Phyllis Lewen were present representing the applicant. No area residents were present concerning the requested exception.

The Council voted unanimously, 6-0, to recommend approval of the requested zoning exception subject to the BZA Secretary's recommendations. Please inform the Board of Zoning Appeals of the Council's recommendation when this case is considered by them on June 23rd. Thank you.

  
Dean Kruthof  
Administrative Aide III

DK:dm

Noted:

  
Sarah Gilbert  
CP Coordinator

SECRETARY'S REPORT  
CASE NO. EZA 22-61

APPLICANT: Central Christian Church, 2900 North Rock Road,  
Wichita, Kansas

AGENT: Gary A. Gorman, P. O. Box 2259, Wichita, Kansas 67201

REQUEST: Exception pursuant to Section 28.04.185.2, Code of  
the City of Wichita to permit the establishment of a  
child day care center in the "AA" One-family Dwelling  
District.

GENERAL LOCATION: On the southeast corner of Rock Road and 29th Street  
North.

ZONING: Subject property is zoned "AA" One-family Dwelling  
District as is the property to the south and east.  
Properties to the north and west are zoned the  
"LC" Light Commercial District.

LAND USE: Subject property is developed as a church. Most  
surrounding property in close proximity is undeveloped.

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.  
can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment  
of a child day care center in the "AA" One-family Dwelling District. The  
facility will be operated in the present church building on the property  
and it has been inspected and approved subject to a few minor corrections.  
The property has more than adequate parking spaces and loading spaces to  
comply with the requirements and the fenced play area will not be in a  
location that should affect any present or future property owners.

RECOMMENDATION:

Should the Board determine that this use is appropriate at this  
location, it is the recommendation of the Secretary that the application  
for a child day care center be approved subject to the following conditions:

1. The maximum capacity of the facility shall be determined by the  
Department of Community Health.
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. 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. The required parking and loading spaces shall be paved with  
concrete, asphalt or other comparable material.
6. Only one sign shall be permitted and shall not exceed 16 square  
feet in gross surface area. If the sign is lighted, it shall not  
be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

BZA CASE NO. 22-81

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

2 NOTICES SENT TO ADJOINING PROPERTY OWNERS

15 TOTAL NOTICES SENT 6-3-81

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

JUNE 3, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 22-81

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 Central Christian Church, 2900 North Rock Road, Wichita, Kansas 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 child day care/pre-school on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lot "A", Central Christian Addition  
to Wichita, Sedgwick County, Kansas.  
Generally located on the southeast  
corner of Rock Road & 29th Street  
North.

This application has been assigned Case No. BZA 22-81. It will be considered by the Board of Zoning Appeals on June 23, 1981 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 or objections regarding the requested variance 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.

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, 268-4381.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 22-81

CITY OF WICHITA, KANSAS

FILED 5-21-81

APPLICATION FOR EXCEPTION

I. Name of Applicant  Central Christian Church

Mailing Address 2900 N. Rock Road, Wichita, KS 67220 Phone 688-4400

Name of Authorized Agent  Gary A. Gorman

Mailing Address PO Box 2259, Wichita, Kansas 67201-0700 Phone 832-5289  
*returned, 611 Marsha Dr., Andover, KS 67201-0700 733-0807*

Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other)

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 child day care/pre-school

*see document*

on property zoned "AA"- One Family Dwelling District Classification located on the southeast corner of Rock Road & 29th Street North, 2900 N. Rock Road

and legally described as: Lot "A", Central Christian Addition

to Wichita, Lady Co, KS.

\_\_\_\_\_, 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 2.12.590 of the Code of the City of Wichita (Ordinance No. 36-596); 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.

Applicant Central Christian Church

Authorized Agent Gary A. Gorman  
Gary A. Gorman, Attorney

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals. 10:00 (a.m./p.m.), May 21, 1981 together with appropriate fee of 200.00

Signed G. Lytle

APPLICATION FOR CHILD DAY CARE/PRE-SCHOOL ZONING EXCEPTION  
CENTRAL CHRISTIAN CHURCH

Statement of Justification of Exception for Child Day Care/  
Pre-School at 2900 N. Rock Road, Wichita, Kansas, and  
Indication of Jurisdiction of the Board of Zoning Appeals

It is not God's plan for mothers to work outside of the home--away from their families. However, this condition exists and help is needed. If our Saviour were here now, He would not turn His back on the situation. Therefore, Central Christian Church desires that a positive step is taken to help care for children and that a good relationship is built between the child and God, the child and family, and ultimately between the child and the entire family of God.

There is a city-wide need for good, competent child care. Central Christian has an excellent facility, and it needs to be used. The main thrust would be to provide a God-centered child day care/pre-school program for the children of the community and a good development of programing to preserve the family unit--goals which are seemingly neglected in many of the existing day care/pre-school programs.

The Board of Zoning Appeals has jurisdiction under Sections 2.12.590 C and 28.04.185.2, Code of the City of Wichita, Kansas, to hear and approve this application.

LAW OFFICES  
GARY A. GORMAN  
4111 EAST 37th STREET NO.  
P.O. BOX 2256  
WICHITA, KANSAS 67201

May 21, 1981

Secretary  
Board of Zoning Appeals  
Tenth Floor  
City Hall  
Wichita, Kansas 67202

HAND DELIVERED MAY 21, 1981

RE: Central Christian Church; Application for Exception for  
Church Property at 2900 N. Rock Road, Wichita, Kansas

Dear Mr. Secretary:

Here is an application for the above-referenced property for  
an exception from "AA" zoning to permit child day care/pre-  
school on the property.

The application consists of: BZA form of Application for  
Exc ption; certified list of owners and their addresses for  
properties within two hundred feet of referenced property;  
statement justifying the exception and indicating jurisdic-  
tion of the BZA; two copies of a plot plan for Central  
Christian Church's property; and copies of inter-departmental  
referral reports on inspection of the building at the church  
property.

I understand you will accept the application for filing without  
requiring separate letters from the departments of health,  
central inspection and fire and, further, without requiring  
plot plan approval by the office of Traffic Engineer.

Also, here is a check in amount of two hundred dollars (\$200.00)  
as the filing fee for this application.

Please place this application on the BZA docket for hearing  
at the earliest possible date. I understand that date is  
June 23, 1981. Thank you for your assistance.

Yours truly,  
*Gary A. Gorman*  
Gary A. Gorman  
Attorney for Central Christian Church

O W N E R S H I P   L I S T

| <u>Lot</u> | <u>Addition</u>                   | <u>Property Owner</u>   |
|------------|-----------------------------------|---|
| Lot A      | Central Christian Addition        | Central Christian Church of Wichita<br>2900 N. Rock Road<br>67226 |
| Lot A      | Central Christian Second Addition | Wichita Development Company<br>2471 Hathaway Circle<br>67226      |

Tract Description

Property Owner

A tract in the Northeast Quarter of Section 6, Township 27 South, Range 2 East of the Sixth P.M., Sedgwick County, Kansas, described as:  
Beginning at the intersection of the South right of way line of 29th Street North and the West right of way line of Rock Road, said point being 30 feet Southerly and 50 feet Westerly of the Northeast corner of Section 6, thence Southerly along said West right of way line of Rock Road bearing South 0°54'22" East, 709.98 feet; thence South 89°5'38" West, 280 feet; thence North 43°22'20" West 636.72 feet; thence South 89°04'12" West, 950 feet; thence North 0°55'48" West 240 feet to the South right of way line of Twenty-Ninth Street North, thence Easterly along said South right of way line of Twenty-Ninth Street North bearing North 89°04'12" East, 1659.98 feet to the point of beginning.

Woodlawn Development Co.  
P. O. Box 2236  
Wichita, 67201

The Northeast Quarter of Section 6 Township 27 South, Range 2 East of the 6th P.M. subject to the right of way for Rock Road, except above described tract, and except that part platted as Waterford North addition, and except that part platted as Sycamore Village Third Addition

Wichita Development Co.  
2471 Hathaway Circle  
67226

The Southwest Quarter of Section 32, Township 26, Range 2 East of the 6th P.M. except that portion platted as Comotara Business Park

Woodlawn Development Co. Inc.  
P. O. Box 2236  
67201



SECURITY IS KNOWING  
Title Insurance • Escrow Closings • Abstracts

Page 2

Tract Description

A tract of land in the Southeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, Beginning at the intersection of the North right of way line of 29th Street North and the West right of way line of Rock Road; thence West along said North line of 29th Street bearing South 89°04'12" West, 833.81 feet; thence North 0°55'48" West, 595.00 feet; thence North 89°4'12" East, 834.24 feet; thence South 0°53'18" East, 595.00 feet to the point of beginning.

Property Owner

*DJ* Woodlawn Development Inc.  
P. O. Box 2236  
Wichita, 67201

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

Lot A, Central Christian Addition, an 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 18th day of May, 1981 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Gable*  
Vice President

Order No: 298879  
AP

January 22, 1981  
10:00 A.M.

DEPARTMENT OF INSPECTION-FIRE-HEALTH  
WICHITA, KANSAS

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

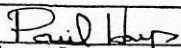
Agency Initiating Referral Health Case No. 1 Date 1-13-81

|                       |         |          |
|-----------------------|---------|----------|
| Prospective Applicant |         |          |
| Name                  | Address | Phone    |
| Greg Halmgren         |         | 688-4400 |

|                          |                  |                   |
|--------------------------|------------------|-------------------|
| Prospective Site         |                  |                   |
| Address                  |                  | Present Use       |
| 2900 N Rock Road         |                  | Church            |
|                          |                  | Proposed Use      |
|                          |                  | Group Care Center |
| Owner                    | Address          | Phone             |
| Central Christian Church | 2900 N. Rock Rd. |                   |

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

1. Provide an approved second exit from each room used for daycare as required by UBC Table 33-A.
2. Obtain a variance (BZA) to permit a daycare facility accomodating more than 6 persons to be operated in the "AA" (Single Family) Zoning District.
3. Submit a floor plan showing the area proposed for the daycare operation. Show location of proposed second exit from rooms for approval.
4. A remodel permit is required and must be obtained prior to construction work.
5. A Certificate of Occupancy must be obtained before the building can be occupied for daycare facilities.

  
Agency Representative

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

Jan. 22, 1961  
10:00 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 HEALTH Case No. 1 Date 1-13-61

Prospective Applicant

| Name           | Address | Phone    |
|----------------|---------|----------|
| Greg. Halmgren |         | 688-4400 |

Prospective Site

|                                   |                                       |       |
|-----------------------------------|---------------------------------------|-------|
| Address<br>2900 N. Rock Road      | Present Use <u>Church</u>             |       |
|                                   | Proposed Use <u>Group Care Center</u> |       |
| Owner<br>Central Christian Church | Address<br>2900 N. Rock Road          | Phone |

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

There is sufficient space available to accommodate up to 138 children. However, toilet facilities in the immediate area could limit enrollment to 60 children. Prior to the placement of children in the facility, the following items must be completed:

- 1) Provide one toilet and one lavatory for each 12 children.
- 2) Provide safety plugs in electrical outlets of all child use areas.
- 3) Provide a fenced, outdoor playground containing at least 2000 sq. ft. This will accommodate a maximum of 20 children. Each additional child requires an added 100 sq. ft. of play area.
- 4) Comply with all requirements of the Child Care Center Handbook, May, 1979 edition.
- 5) Comply with all requirements noted by the Central Inspection representative.

cc: Leola Lindahl  
Jim Jorgensen, Central Inspection  
W. D. Swart, Fire Dept.  
Glen Lytle, Planning

*Robert L. Lancaster*  
Agency Representative  
Robert L. Lancaster, R.S.  
~~Food-Institution Supervisor~~

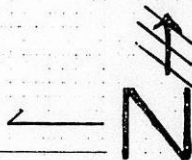
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Intra Agency Routing: Central Inspection-Zoning, Building, Plumbing, Electrical  
Health-Environmental, Personal

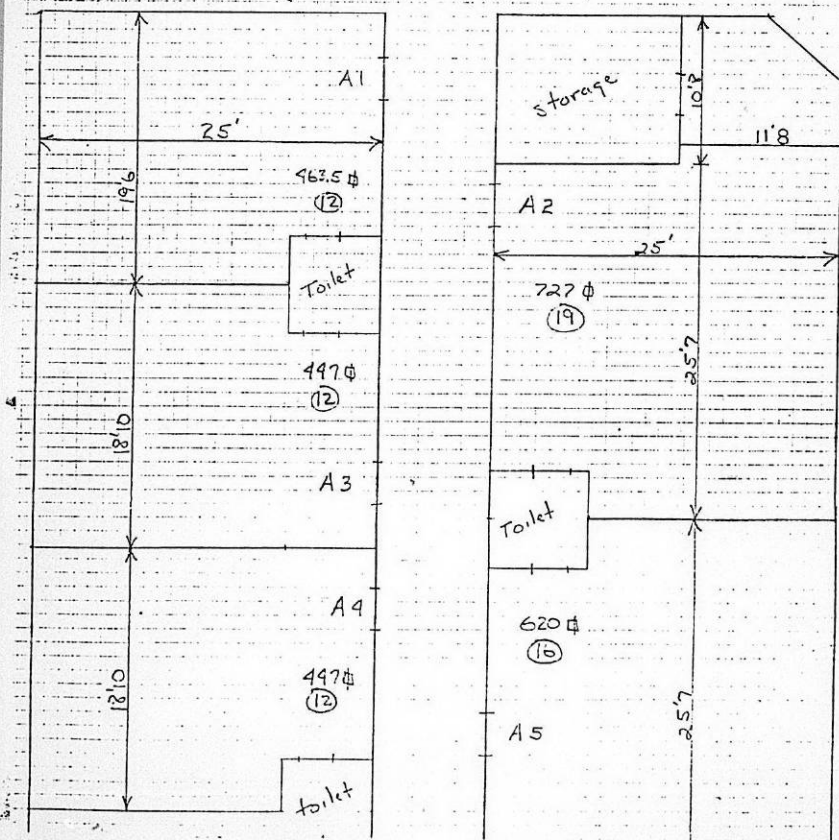
Routing of Preliminary Reports: Photocopies from Health to Inspection and Fire;  
Inspection to Health and Fire;  
Fire to Health and Inspection

SKETCH OF FLOOR PLAN

CENTRAL CHRISTIAN CHURCH  
2900 N. ROCK ROAD  
PAGE # 1

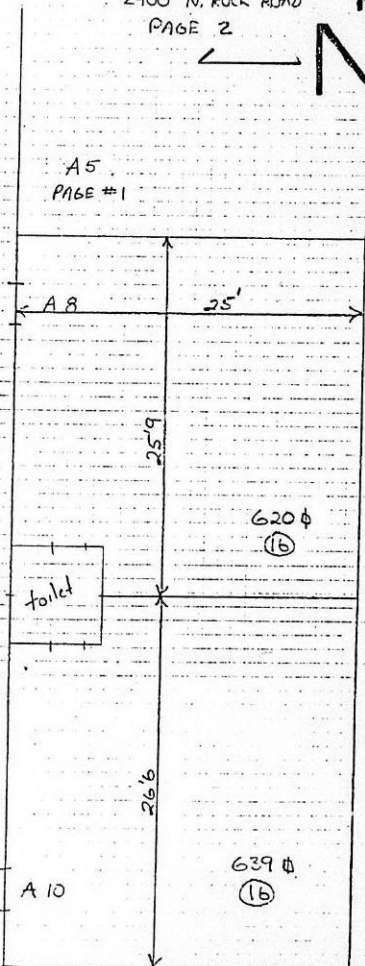
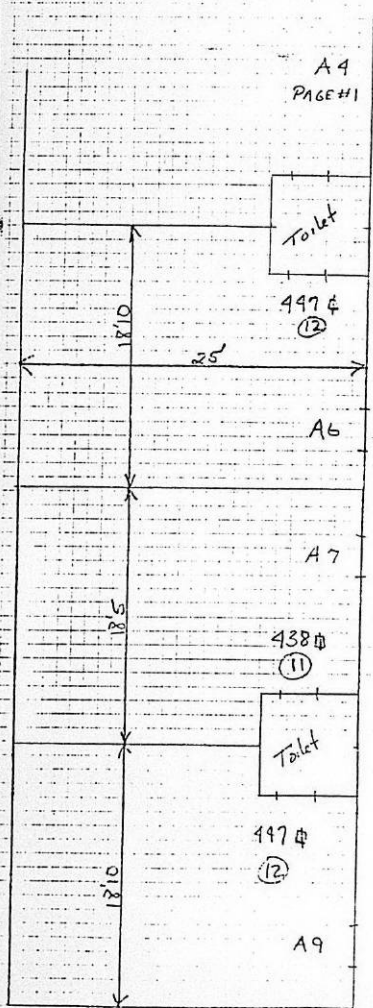


exit  
→



SKETCH OF FLOOR PLAN

CENTRAL CHRISTIAN CHURCH  
2900 N. ROCK ROAD  
PAGE 2



WICHITA - SEDGWICK COUNTY

**W.S.C.**

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

MOVED LEFT  
NO ADDRESS  
RETURN TO SENDER



*BZA  
22-81  
6-15-81  
resent to  
611 Marsh Dr.  
Andover, KS.  
67002*



Gary A. Gorman  
Wichita, Kansas 67201

*Return to  
Sender  
Not at this  
address*

WICHITA - SEDGWICK COUNTY

**W.S.C.**

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

ATTEMPTED  
NOT KNOWN  
RETURN TO SENDER



*611 Marsh Dr.  
Andover, KS.  
67002*

Gary A. Gorman  
P. O. Box 2259  
Wichita, Kansas 67201



**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

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

\*

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

Roll # 2