

Case No. BZA 26-84 - Patricia Taylor,  
The Lorraine Center, Inc., - 656 S.  
Chautauqua - requests an exception to  
permit the establishment of an adult  
day-care and rehabilitation center on  
property zoned the "A" One-family

POSTED  
4-25-84 GCL

ACTION

BZA. 26-84 APPROVED 5-22-84  
DATE

2004 Sec 6-19-84  
Stat 7-9  
Record



May 24, 1984

Patricia Taylor  
The Lorraine Center, Inc.  
656 South Chautauqua  
Wichita, Ks. 67211

Re: BZA 26-84 - Request for Exception

Dear Ms. Taylor:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on May 22, 1984.

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:sad

Encl.

cc: Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 26-84

WHEREAS, The Lorraine Center, Inc., 656 South Chautauqua, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an adult day-care and rehabilitation center on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 94 and 96, on Allman now Chautauqua, Block 7, Sunny-side Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Chautauqua and Gilbert (656 South Chautauqua).

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 May 22, 1984, 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 an adult day-care and rehabilitation center on property zoned the "A" Two-family Dwelling District subject to the conditions outlined in Section 28.04.185, Code of the City of Wichita.

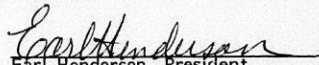
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of an adult day-care and rehabilitation center on property zoned the "A" Two-family Dwelling District and legally described as follows:

Lots 94 and 96, on Allman now Chautauqua, Block 7, Sunny-side Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Chautauqua and Gilbert (656 South Chautauqua).

subject to the following conditions:

1. The facility shall comply with all State and City of Wichita regulations including building and related codes, health, fire and licensing codes.
2. The facility shall not provide care for more than 15 persons at any one time.
3. Any future additions or expansion of the facility shall be subject to reconsideration by the Board of Zoning Appeals.
4. Off-street parking may be provided on the church parking lot, however, if at any time such is not available, 4 off-street parking spaces shall be provided on the property.
5. The facility shall not be a 24-hour facility providing bed care.

ADOPTED AT WICHITA, KANSAS, this 22nd day of May, 1984.

  
Earl Henderson, President

ATTEST:

  
Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION DATE May 22, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator

SUBJECT BZA 26-84: Northeast Corner  
of Chautauqua and Gilbert  
(656 South Chautauqua)

On Monday, May 21st, CPO Neighborhood Council "L" considered the captioned case, a request for a zoning exception to permit the establishment of an adult day-care and rehabilitation center on property zoned "A" Two-Family Dwelling District. After discussion, the Council voted 7-0 to recommend approval of the request exception.

Patricia Taylor, The Lorraine Center, Inc., was present to describe the request and respond to questions from the Council. No area residents or property owners were present. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 26-84 is considered on Tuesday, May 22nd.

*Stanley J. Scott*  
Stanley J. Scott  
CP Coordinator

SJS:sm

Noted:

*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director

SECRETARY'S REPORT  
CASE NO. BZA 26-84

APPLICANT: The Lorraine Center, Inc., 656 South Chautauqua, Wichita, Kansas.

AGENT: Patricia Taylor, The Lorraine Center, Inc., 656 South Chautauqua, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.185, Code of the City of Wichita to permit the establishment of an adult day-care and rehabilitation home.

GENERAL LOCATION: On the northeast corner of Chautauqua and Gilbert (656 South Chautauqua).

ZONING: Subject property and all adjoining properties are all zoned the "A" Two-family Dwelling District.

LAND USE: Subject property is a one-family dwelling to be converted by this exception. One-family dwellings are to the north, west and south. The church who owns the property is to the east.

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 for the establishment of a day care center for adults who need some health care for part of a day. The intention of this facility is to provide frail elderly with restorative care to prevent or delay the need for 24-hour institutional care.

The center is required to be licensed by the State and will comply with all applicable regulations for such a facility. The property is owned by the Lorraine Avenue Mennonite Church and is a part of their complex. Any parking needed for the center will be provided by the church parking lot which is located to the northeast. It should be noted that additional parking and loading could be provided immediately east of the center.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the recommendation of the Secretary that the application be approved subject to the following conditions:

1. The facility shall comply with all State and City of Wichita regulations including building and related codes, health, fire and licensing codes.
2. The facility shall not provide care for more than 12 persons at any one time.
3. Any future additions or expansion of the facility shall be subject to reconsideration by the Board of Zoning Appeals.
4. Off-street parking may be provided on the church parking lot, however, if at any time such is not available, 4 off-street parking spaces shall be provided on the property.
5. The facility shall not be a 24-hour facility providing bed care.

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BZA CASE NO. 26-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>15</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>18</u>	TOTAL NOTICES SENT <u>5-1-84</u>

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

May 1, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 26-84

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 Patricia Taylor, The Lorraine Center, Inc., 656 South Chautauqua, 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 an adult day-care and rehabilitation center on property zoned "A" Two-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 94 and 96, on Allman now Chautauqua, Block 7,  
Sunny-side Addition to Wichita, Sedgwick County,  
Kansas. Generally located on the northeast corner  
of Chautauqua and Gilbert (656 South Chautauqua).

This application has been assigned Case BZA 26-84. It will be considered by the Board of Zoning Appeals on May 22, 1984 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 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.

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, 268-4516.

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. 26-84

CITY OF WICHITA, KANSAS

FILED 4-16-84

APPLICATION FOR EXCEPTION

I. Name of Applicant Patricia Taylor - The Lorraine Center, Inc.  
Mailing Address 656 S. Chautauqua 67211 Phone 687-4088  
Name of Authorized Agent Eleanor Wiebe - Lorraine Ave. Mennonite Church  
Mailing Address 655 S. Lorraine 67211 Phone 682-4555  
Relationship of applicant to property is that of lessee  
(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  
an adult day-care and rehabilitation  
center

on property zoned "A" <sup>two-</sup> ~~single-~~ family  
on the northeast corner of Chautauqua and Gilbert  
located (656 S. Chautauqua) 67211  
and legally described as: Lots 94 & 96, on Allman now Chautauqua,  
Block 7, Sunny-Side Addition to Wichita,  
Sedgwick County, Kansas  
, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
  - 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. 36-596); and that the appropriate fee is herewith tendered;
  - That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
  - 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 Patricia Taylor

Authorized Agent Eleanor Wiebe

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,  
1:30 (a.m./p.m.), April 16, 1984, together with  
appropriate fee of 200.00.

Signed [Signature]



## The Lorraine Center

The Lorraine Center • 656 South Chautauqua • Wichita, Kansas 67211 • (316) 687-4088

April 16, 1984

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

Dear Sir:

The Lorraine Center, Inc. is a private, nonprofit organization offering rehabilitation therapies to infirmed and/or disabled older adults. The objective of The Lorraine Center is to aid frail elderly obtain restorative health care. The intention of restorative care is to delay or prevent 24-hour institutional care.

This is a new service to Wichita and one that will fill a gap in our community - providing day health care in a supportive environment to those persons who would otherwise require intensive nursing service or 24-hour institutionalization. The Lorraine Center, in qualifying for an exception to zoning, could be described as a day care center for adults and, since it is a medical model, a rehabilitation house.

The house was purchased by the Lorraine Avenue Meannonite Church and is adjacent to their property on two sides and on the corner of Gilbert and Chautauqua streets on the other. Transportation will be provided for participants and the church parking lot will be shared by the Center. A site plan is submitted along with the application for exception.

Please feel free to contact me if any additional information is needed.

Sincerely,  
*Patricia Taylor*  
Patricia Taylor  
Director

Enclosure

Property Description

Property Owner

Lots 93 & 95, Block 6, Sunny-Side Addition

✓ Troy L. Shrum, Jr.  
Cheryl A. Shrum  
657 S. Chautauqua  
67211

Lots 1 & 3, Chautauqua, Second Sunny-Side Addition

✓ James C. Jones  
Mary M. Jones  
701 S. Chautauqua  
67211

Lots 5 & 7, Chautauqua, Second Sunny-Side Addition

✓ Leo R. Galliard, trustee  
707 S. Chautauqua  
67211

Lots 9, 11 & 13, Chautauqua, Second Sunny-Side Addition

✓ Lee C. Santee  
Zereta L. Santee  
711 S. Chautauqua  
67211

Lots 2 & 4, Chautauqua, Second Sunny-Side Addition

✓ Ida Arletta Posch  
Michael J. Posch  
702 S. Chautauqua  
67211

Lots 6 & 8, Second Sunny-Side Addition

✓ K. C. Ridenour  
Madeline M. Ridenour  
706 S. Chautauqua  
67211

Lots 10 & 12, Chautauqua, Second Sunny-Side Addition

✓ Robert K. Foster  
Lucille V. Foster  
712 S. Chautauqua  
67211

Lots 1 & 3, Lorraine, Second Sunny-Side Addition

✓ Linda J. Copeland  
6827 E. Harry  
67207

Lots 5 & 7, Lorraine, Second Sunny-Side Addition

✓ Opal Ina Kinder  
707 S. Lorraine  
67211

Lots 9 & 11, Lorraine, Second Sunny-Side Addition

✓ William George Simmonds  
Virginia T. Simmonds  
709 S. Lorraine

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

Lots 94 & 96, on Allman now Chautauqua, Block 7, Sunny-Side 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 this 10th day of April at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By *Mary Cobb*  
Sr. Vice President

Order No: 332547  
cf

O W N E R S H I P L I S T

<u>Property Description</u>	<u>Property Owner</u>
Lots 78 & 80, Block 7, Sunny-Side Addition	✓ Alan P. McIntire Peggy D. McIntire 638 S. Chautauqua 67211
Lots 82 & 84, Block 7, Sunny-Side Addition	Vala N. Brown (dec.)
Lots 86 & 88, Block 7, Sunny-Side Addition	Velma A. Minor <u>Address unknown</u>
Lots 90 & 92, Block 7, Sunny-Side Addition	D Lorraine Avenue Mennonite Church of Wichita 655 S. Lorraine 67211
Lots 94 & 96, Block 7, Sunny-Side Addition	Same as above
Lots 77 & 79, Block 7, Sunny-Side Addition	Alice Lygrisse <u>address unknown</u>
Lots 81 & 83, Block 7, Sunny-Side Addition	D Lorraine Avenue Mennonite Church 655 S. Lorraine 67211
Odd lots 85 through 95, inclusive, Block 7, Sunny-Side Addition & East half of vacated alley adjoining	D Lorriane Avenue Mennonite Church of Wichita 655 S. Lorraine 67211
Lots 77 & 79, Block 6, Sunny-Side Addition	✓ June G. Dean 637 S. Chautauqua 67211
Lots 81 & 83, Block 6, Sunny-Side Addition	✓ Ted T. Wallace Mildred A. Wallace 641 S. Chautauqua 67211
Lots 85 & 87, Block 6, Sunny-Side Addition	✓ Paula E. Kepler 647 S. Chautauqua 67211
Lots 89 & 91, Block 6, Sunny-Side Addition	✓ Walter H. Priest Florence Priest Jane Merth 651 S. Chautauqua 67211

**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
CITY BZA EXCEPT.	\$200 <sup>00</sup>

NAME LORRAINE AVE. MEMORIAL CH.

ADDRESS 625 So. LORRAINE

FUND 125-4007-003 DUE DATE

COMMENTS

DATE APRIL 16, 1984 BY J. Lytle

\*

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

Roll # 2