

BZA 38-72 Monica House, Inc. req
exception to permit a group board 38-72
ing home for girls 12-15 years
age on the WS of Holyoke betwe
1st and 2nd

POSTED
1-4-73
M.H. ✓
C.S. ✓
6-18-73

ACTION

BZA COMMITTEE Approved DATE 1-23-73

M.A.P.C. _____

B.C.C./B. CO. C. _____

Map No. 5747
 Sec. 23
 Twp. 27
 Range 1E

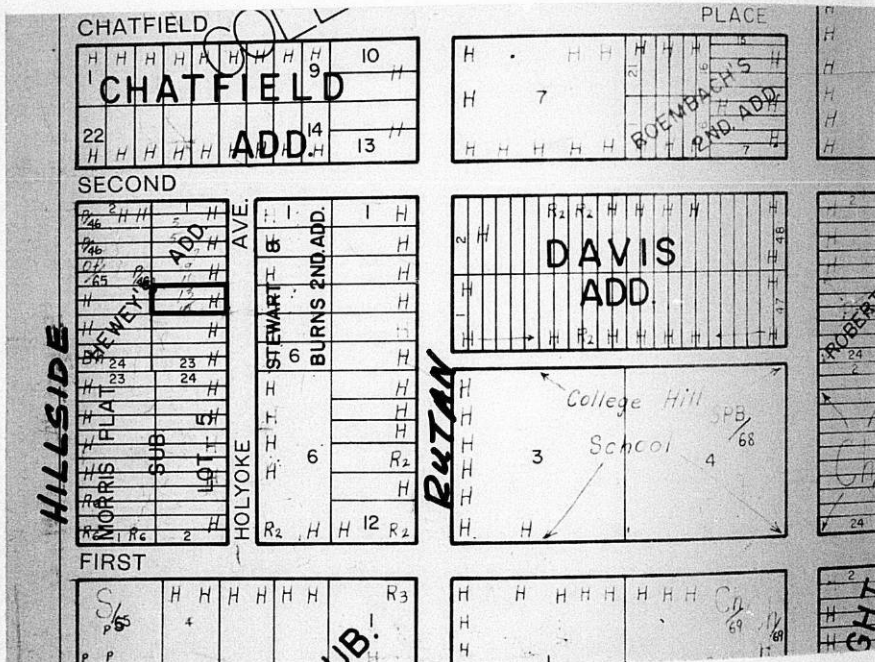
BZA- 30-72
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.15 (50 ft. by 135 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



RESOLUTION NO. BZA 38-72

WHEREAS, Monica House, Inc., 155 Hillsdale Drive, 67230, and Mrs. Alberta Reynolds, 155 Hillsdale Drive, 67230, request an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit a group boarding home for girls 12 through 15 years of age, on property zoned "A" Two Family Dwelling, and legally described as follows:

Lots 13 and 15 on Holyoke, Hewey Addition, Sedgwick County, Kansas. Generally located on the West side of Holyoke between 1st and 2nd Streets.

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 January 23, 1973, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit a group boarding home for girls 12 through 15 years of age, on property zoned "A" Two Family Dwelling, 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 a group boarding home for girls 12 through 15 years of age, on property zoned "A" Two Family Dwelling, and legally described as follows:

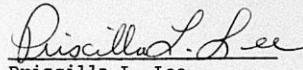
Lots 13 and 15 on Holyoke, Hewey Addition, Sedgwick County, Kansas. Generally located on the West side of Holyoke between 1st and 2nd Streets.

subject to the following conditions:


1. The house and its sanitary facilities shall be brought into compliance with all State and local codes.
2. The facility shall be limited to no more than eight (8) girls from 12 through 15 years of age. Prior to the occupancy of the structure by the group boarding home, however, the Health Department will establish the maximum number of occupants permissible within the home.
3. The facility shall comply with the regulations of the Kansas State Board of Health governing the licensing of group boarding homes for children and the licensing requirements of other authorized State agencies. The program shall be sanctioned by the Juvenile Court and other appropriate State or local agencies.
4. Upon the termination of the use of the property by Monica House, Inc., as a group boarding home for girls, this resolution for approval shall be considered null and void.

5. If the approved use does not commence within 12 months from the date of approval by the Board, the Resolution for approval shall be considered null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of January, 1973.


Priscilla L. Lee
Priscilla L. Lee
Chairman

ATTEST:


Jack H. Galbraith
Jack H. Galbraith
Secretary

February 28, 1973

Mrs. Alberta Reynolds
155 Hilldale Drive
Wichita, Kansas 67230

Subject: Case No. REA 38-72 - Request for Exception

Dear Mrs. Reynolds:

Enclosed is a signed copy of the Resolution adopted by the Board of Hearing Appeals on January 23, 1973, in connection with your request for an exception to permit a group boarding home for girls 12 through 15 years of age, on property zoned the "A" Two Family Dwelling District, and generally located on the West side of Holyoke between 1st and 2nd Streets.

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 any questions concerning this matter, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rv
enclosure

cc: Mrs. Ray Arvin, Arvin, Arvin and Bussey, Century Plaza Bldg. 67202
Mrs. Mildred Hirth, 157 S. Pinncrest, 67218

Mrs. Alberta Reynolds
Page 2

cc: Mr. Clyde Asbeckie, 225 N. Holyoke, 67208
Mrs. R. S. Nelson, 237 N. Holyoke, 67208
Mrs. John R. Uphaus, 210 N. Holyoke, 67208
Mrs. J. K. Needham, 3220 E. First Street, 67208
Honorable Michael Corrigan, Juvenile Court, Sedgwick County
Court House, 525 N. Main Street, 67203
Robert Feldner, Supt of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

January 24, 1973

Mrs. Alberta Reynolds
155 Hillside Drive
Wichita, Kansas 67230

Subject: Case No. BEA 28-72 - Request for Exception

Dear Mrs. Reynolds:

At the regular meeting of the Board of Zoning Appeals on January 23, 1973, your request for an exception to permit a group boarding home for girls 12 through 15 years of age, on property zoned the "A" Two Family Dwelling District, and generally located on the West side of Holyoke between 1st and 2nd Streets, was considered.

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

1. The house and its sanitary facilities shall be brought into compliance with all State and local codes.
2. The facility shall be limited to no more than eight (8) girls from 12 through 15 years of age. Prior to the occupancy of the structure by the group boarding home, however, the Health Department will establish the maximum number of occupants permissible within the home.
3. The facility shall comply with the regulations of the Kansas State Board of Health governing the licensing of group boarding homes for children and the licensing requirements of other authorized State agencies. The program shall be sanctioned by the Juvenile Court and other appropriate State or local agencies.

Mrs. Alberta Reynolds

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4. Upon the termination of the use of the property by Monica House, Inc., as a group boarding home for girls, this resolution for approval shall be considered null and void.
5. If the approved use does not commence within 12 months from the date of approval by the Board, the Resolution for approval shall be considered null and void.

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.

Very truly yours,

Jack N. Galbraith
Secretary

JNH:rw

cc: Mrs. Kay Arvin, Arvin, Arvin and Ducey, Century Plaza Bldg. 67202
Mrs. Mildred Hirth, 157 S. Pinecrest, 67218
Mr. Clyde Arbuckle, 225 N. Holyoke, 67208
Mrs. E. S. Nelson, 237 N. Holyoke, 67208
Mrs. John R. Upham, 210 N. Holyoke, 67208
Mrs. J. K. Hedden, 3220 E. First Street, 67208
Honorable Michael Corrigan, Juvenile Court, Sedgewick County
Court House, 525 N. Main Street, 67203
Robert Feldner, Supt of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

Board of Zoning Appeals
Tuluth, Kansas

Whitlener:

As residents of the neighborhood surrounding the proposed Monica House, we wish to protest spot zoning and placing multiple use in the middle of a single and two family area. If it is done, we believe it will adversely affect the quality of the neighborhood and materially depreciate the value of surrounding property. We ask that you reject this request for spot zoning.

Mrs. Charlene Orr
233 N. Holyoke

Cathy Arzucke

225 N. Holyoke
Shirley D. Eyleson
240 North Holyoke

George L. Perry
236 N. Holyoke

Mrs. J. W. Overstake
230 N. Holyoke

Mrs. H. L. Shultz
218 N. Hillside

Mrs. Ray L. Harris 234 N. Hillside
Ray Harris 234 N. Hillside

Mrs. Lorraine Burgh
224 N. Holyoke

Mrs. Dorothy Roberts
226 N. Holyoke

Ruth E. Burright
253 N. Holyoke

Mrs. Charnain DeMora
230 No. Hillside

C. L. Arzucke
222 N. Hillside

William J. Kibrosky
218 N. Holyoke

Mr. & Mrs. J. E. Babb
2367 Hillside

SECRETARY'S REPORT

CASE NO. BZA 38-72

APPLICANT: Monica House, Inc., 155 Hillsdale Drive, Wichita
67230

AGENT: Alberta Reynolds, 155 Hillsdale Drive, Wichita, Kansas
67230

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the
City of Wichita to permit a group boarding home for girls 12
through 15 years of age.

GENERAL LOCATION: On the West side of Holyoke between 1st and
2nd Streets

LAND USE: Subject property is presently a rooming house, while
surrounding properties are occupied by single family homes.

ZONING: Subject property is zoned the "A" Two Family Dwelling
District, as are those properties to the North, South, and East.
The property to the West is zoned the "B" Multiple Family Dwelling
District.

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:

On November 21, 1972, the zoning ordinance was amended to
provide for the establishment of group boarding homes for child-
ren and half-way house-group homes for adults (Ordinance No. 32-
412). The Board of Zoning Appeals was given the authority to
grant exceptions to authorize rehabilitation homes to be located
in the "AA", "A", and "RB" residential zoning districts, subject
to the following conditions:

1. The home and its sanitary facilities shall comply with all
state and local codes.
2. The Board shall determine the number of occupants permitted
based on the sleeping capacity of the facility and the num-
ber of required parking spaces for each individual case.

3. The use shall comply with the regulations of either the Kansas State Board of Health, or the licensing requirements of other authorized State agencies; and the program shall be sanctioned by appropriate State or local agencies, or local United Way, Health Planning or Comprehensive Planning Agencies.
4. The Board shall take into consideration the proximity and location of other such rehabilitation facilities within the neighborhood so as not to change the character of the area with such uses.
5. The Board of Zoning Appeals may include additional conditions as deemed necessary to provide for orderly development.

Monica House, Inc. is requesting an exception to permit a transitional home for juvenile girls who are wards of Sedgwick County or the Kansas State Department of Welfare. The group home will be a residential facility for six to eight girls from 12 through 15 years of age. A married couple with special qualifications in counseling and psychology is to be directly responsible for the supervision of the girls. There is also provision for qualified substitute houseparents.

The property for which the exception is requested is located at 241 North Holyoke and is presently used as a rooming house occupied by four adults. The applicants point out in their statement of justification that the Kansas State Department of Health has issued licenses for this type of operation for the past several years. The statement of justification also provides information concerning the number of residents proposed, parking, fire safety standards, environmental standards, house exterior and grounds, and supervision. Copies of this statement and all supplemental materials from the Department of Community Health, Central Inspection, and the Fire Department are attached.

The reports from the Fire Department and Central Inspection list a number of structural, mechanical, plumbing and electrical modifications which must be made in order to bring the house into compliance with City codes. The evaluation from the Health Department recommends "group boarding care for six (6) children from 12 to 16 years of age", provided that appropriate zoning is obtained. This report also outlines distribution of occupants as to sleeping capacity and changes required for licensing.

The applicants state that the garage will accommodate the two cars owned by the houseparents and that the driveway and parking area in front of the house provide sufficient parking for occasional visitors. The applicants stipulate that the juvenile residents of the home will not own cars and they are to walk to school. (The house is located in the Roosevelt Junior High and East High School attendance areas). Furthermore, on only three occasions during the first year of operation are traffic and parking needs projected to be above normal; two of these are planned as annual events.

Another Monica House exists on the West side of Hillside one block North of Kellogg. In the opinion of the Secretary, the two facilities are located in sufficiently different neighborhoods so as not to change the character of the area with such uses.

From viewing the site in the field, the house is located in an older area where there are scattered rooming houses, in the same block on Hillside there are single family homes, offices and apartments. The houses in the block with subject property are on lots of less width than those which are currently allowed to be platted for residential use. (Subject property is 50 feet by 136 feet). The houses appear to be crowded, with minimum side yards. The subject property contains a large home, and due to the presence of a detached garage, there is not much area for recreation in the rear yard. Although the applicant states that there is ample space for badminton and croquet, from viewing the site, the back yard slopes and does not appear to be adequate for such activities. The report from the Health Department, however, also describes the outside area as being large enough for a child-rear's play ground.

RECOMMENDATION:

Although the Secretary has mixed feelings concerning lot size and the number of structural improvements and modifications needed to make the home usable, the area appears to be appropriate for this type use, and approval is recommended, subject to the following conditions:

1. The house and its sanitary facilities shall be brought into compliance with all State and local codes.
2. The facility shall be limited to no more than six (6) girls from 12 through 15 years of age. Prior to the occupancy

BZA 38-72
Secretary's Report
Page 4

of the structure by the group boarding home, however, the Health Department will establish the maximum number of occupants permissible within the home.

3. The facility shall comply with the regulations of the Kansas State Board of Health governing the licensing of group boarding homes for children and the licensing requirements of other authorized State agencies. The program shall be sanctioned by the Juvenile Court and other appropriate State or local agencies.
4. Upon the termination of the use of the property by Monica House, Inc, as a group boarding home for girls, this resolution for approval shall be considered null and void.

THE CITY OF WICHITA



FIRE DEPARTMENT
THIRD AND WATER STREETS
WICHITA, KANSAS 67202

November 7, 1972

Mrs. Alberta Reynolds
155 Hillsdale Dr.
Wichita, Kansas 67230

Dear Mrs. Reynolds:


Before the property located at 241 N. Holyoke may be occupied as a Monica House, the following items must be corrected to bring this property in compliance with city codes:

1. Remove all space heaters.
2. Provide an inspection of the electrical system in the house and have the inspecting company send me a letter of the condition.
3. Remove all extension and unapproved wiring throughout the house.
4. Provide a solid core door to the basement and maintain closed.
5. Provide a solid core door between the living room and stairway and maintain closed at night.
6. Install forced air furnace on the third floor as per code and provide a one-hour wall around same.
7. Provide a door from upstairs bedroom (west) to the fire escape access room.
8. The third floor may be used for storage only.
9. Provide one Class "ABC" fire extinguisher for the downstairs.
10. Swing the exit door onto the proposed fire escape in the way of egress.

If you have any questions concerning these recommendations, please contact me at the Fire Prevention Division, 262-4451, Extension 43.

Sincerely,

WICHITA FIRE DEPARTMENT


Dolan M. Martin
Fire Prevention Training Instructor

DMM:pp

cc: Leola Lindahl, Health Department



DEPARTMENT OF COMMUNITY HEALTH
1900 E. 9TH ST - WICHITA, KAN. 67214

November 14, 1972

Mrs. Alberta Reynolds
155 Hillsdale
Wichita, Kansas

Re: Group Boarding Home for children
241 North Holyoke
Wichita, Kansas

An evaluation of the home at 241 North Holyoke was made on November 6, 1972. At present there is sufficient space in the home for 8 occupants. Additional residents would be possible with some structural changes. Distribution of occupants and required changes are as follows.

1. Bedroom #1 (Main Floor, Front)

Room size - 141 sq. ft., 1128 cu. ft.
Window Area - 10% of floor area
One (1) occupant
Closet Size - 5.8 sq. ft.

a. It is recommended that this room not be used as a bedroom, but possibly as recreation area.

2. Bedroom #2 (Main Floor, Back)

Room size - 122.9 sq. ft., 983 cu. ft.
Window area - 40% of Floor area
Closet Space - 13.7 sq. ft.
One (1) Occupant (Possible to use this room for substitute house parents.)

3. Bedroom #3 (2nd Floor North East)

Room size - 153 Sq. ft., 1204 cu. ft.
Window area - 24% of floor area
Closet Space - 10.3 sq. ft.
Two (2) occupants

4. Bedroom #4 (2nd Floor Southeast)

Room size - 189 sq. ft., 1512 cu. ft.
Window area - 16% of floor area
Closet space - 13 sq. ft.
Three (3) occupants

WICHITA - SEDGWICK COUNTY

Mrs. Alberta Reynolds
November 14, 1972
Page 2

5. Bedroom #5 (2nd Floor Southwest)

Room size - 123.5 sq. ft., 987 cu. ft.
Window area - 10% of floor area
Closet Space - 19.25 sq. ft.
One (1) occupant

- a. It is recommended that this room be used for fire escape and not as a bedroom.

6. Bedroom #6 (2nd Floor Porch)

Room size - 153.9 sq. ft., 1231.4 cu. ft.
Window area - 75% of floor area
Closet space - None
Two (2) occupants

- a. Closet space of 5 sq. ft. per child is required.
b. A door must be cut into room #5 for access to fire escape.
c. Door between rooms 6 and 7 must be permanently closed.

7. Bedroom #7 (2nd floor Northwest)

Room size - 121 sq. ft., 968 cu. ft.
Window area - 12% of floor area
Closet Space - 11.8 sq. ft.
One (1) occupant

There is sufficient space downstairs in living room, dining room and kitchen for this number of occupants.

A home type dishwashing machine shall be provided for dishwashing.

House must meet all City Building Code and Fire Safety Requirements.

The zoning for this area is "A". If more than four boarders are to be in the home, zoning must be "B".

If zoning is changed or amended and will permit more than four (4) boarders, and other corrections are made as indicated, then I would recommend group boarding care for six (6) children from 12 to 16 years of age.

Bedroom #2 to be used for substitute house parents
Bedroom #3 to be used for house parents
Bedroom #4 to be used for three children
Bedroom #5 to be used for two children after corrections
Bedroom #7 to be used for one child after corrections

WICHITA - SEDGWICK COUNTY

Mrs. Alberta Reynolds
November 14, 1972
Page 3

Outside area is large enough for children's play ground. The premises are in good condition.

If you have any questions regarding this letter or the evaluation, please contact me at this office.

Robert L. Lancaster
Robert L. Lancaster
Public Health Sanitarian

RL:dn

Enc.

cc: Leola Lindahl, Care Home Supervisor
David Bergen, Supervisor, Environmental Health Section

September 26, 1972
155 Hillsdale Drive
Wichita, Kansas 67230

Board of Zoning Appeals
Area Metropolitan Planning Commission
City Annex Building
Wichita, Kansas 67202

Dear Board Members:

Monica House, Inc. board of directors members kindly solicit your favorable consideration to our request for an exception as provided in Section 28.04.185, Title 28, Code of the City of Wichita. This exception is sought for the establishment at 241 N. Holyoke of a transitional home for juvenile girls who are wards of Sedgwick County or Kansas State Departments of Social Welfare.

Basis for our determination that a married couple creating a home-like atmosphere for 6 to 8 girls, ages 12 to 16, at this address would not change the present tenor of the neighborhood follows:

Number of Residents: The property is presently zoned "A" and has been used as a rooming house for the past several years. Kansas State Department of Health issued licenses for this type of operation. Prior to the death of the property owner in 1971 the house was occupied by an average of 6 to 8 adults and as many as ten when a housing shortage existed. A maximum of two adults and eight girls will live in Monica House.

Parking: At the present time four adults occupy the house and each one has a car. When sale of the property is consummated disposition can be made of excess household items stored in the garage. The two cars owned by the couple employed to supervise Monica House can then be parked in the garage. The driveway and parking area in front of the house will accommodate cars of the occasional visitors.

Meetings of the board of directors and committees are not to be held in the home. These meetings are scheduled regularly at the YWCA, sponsoring agency of Monica House, Inc.

On three occasions during the first year of operation traffic and parking would be above normal. After the home is remodeled and furnished an open house for the neighbors and community will be held. A tea in May for teachers of the girls and open house in December for contributors are to be annual events.

Juvenile residents of the home shall not own cars. They are to walk to and from school on sidewalks.

Page 2
Board of Zoning Appeals - 12/25/72

Fire Safety Standards: Regulations set out in "State Board of Health Group Boarding Homes For Children - Regulations for Licensing" must be met to obtain and maintain a license. The Wichita Fire Department inspected the premises. A copy of the letter listing requirements to comply with Section 28-4-140 of the regulations is enclosed.

Environmental Standards: Section 28-4-139 of the regulations deals with sanitary conditions in and around the house. Periodical inspections shall be made by personnel of the Department of Health to check compliance.

Exterior of House and Grounds: Exterior of house and garage are to be painted. A new concrete driveway is to be poured.

Front and back lawns will be improved by clipping overgrown shrubs, trimming trees, and maintaining the grassy areas on a regular basis.

There is ample space in the backyard for croquet and badminton games in addition to a picnic area.

Supervision: Section 28-4-140 of the regulations requires that twenty-four hour adult supervision be present. A married couple with special qualifications in counseling and psychology are to be directly responsible for the supervision of the girls. In their absence equally qualified couples are to supervise the girls.

The stated goal of Monica House is to educate wayward and miscreant girls in social, academic, and self-help skills they need for success in their home, school, and community. A very important part of their education is to be how to be a good neighbor. The teaching-parents plan to make every effort to set a fine example of this for the girls.

Representatives of Monica House board of directors are to be present for your meeting on January 23, 1973 to answer questions you may have.

Respectfully,

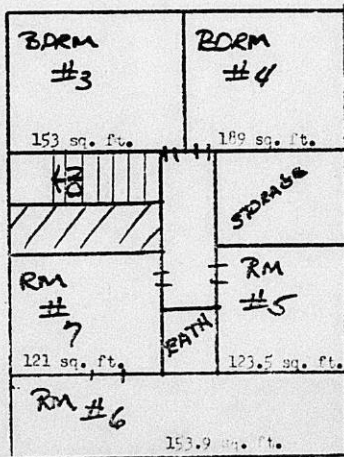
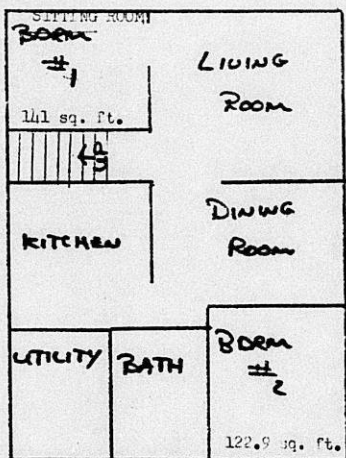
Alberta Reynolds
Alberta Reynolds, President
MONICA HOUSE, INC.

En-1:

Application for Exception
Certified Ownership List
Exhibit A - Copy of Contract for Sale of 241 N. Holyoke
Exhibit B - Kansas State Board of Health Group Boarding Homes for Children -
Regulations for Licensing
WSC Dept. of Community Health letter dated 11/14/72 - copy
Floor Plan 241 N. Holyoke
City of Wichita Dept. of Public Works letter dated 12/18/72 - copy
City of Wichita Fire Dept. letter dated 11/7/72 - copy

241 NORTH HOLYOKE

← N



THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
262.0611 - AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN - WICHITA, KAN. 67202

December 18, 1972

Mrs. Alberta Reynolds
155 Hillsdale Drive
Wichita, Kansas 67230

Dear Mrs. Reynolds:

This office made a survey of the property at 241 North Holyoke. The following is a report by the inspectors involved:

STRUCTURE

1. The basement could be used for recreational purposes or normal storage. It can not be used for habitable rooms unless the window area is equal to 10% of the floor area.

Basement bedrooms would require one window each not less than 4 sq. ft. in area with the sill height not more than 48 inches from the floor. A second exit out of the basement would also be required.

2. The first floor will be acceptable as is.
3. The second floor would require a second exit if the occupant load is more than 10 persons.
4. The third floor would require a second exit if used as habitable area.

Bill Earleywine
Bill Earleywine
Building Inspector

December 18, 1972
Mrs. Alberta Reynolds
Re: 241 North Holmcke
Page 2

MECHANICAL

All room heaters throughout the building do not meet the city safety code. They are very dangerous. There are no stop cocks on any gas line in the building except the furnace.

The B.T.U. rating of the existing furnace, approximately two years old, is inadequate to heat the entire house. The installation of a replacement furnace (input B.T.U. rating approximately double the input rating of existing furnace) and reconnecting the existing supply ducts should make a safe installation.

J. L. McBee
J. L. McBee
Mechanical Inspector

PLUMBING

1. P & T valve discharge must be run to floor or outside.
2. Gas cocks must be installed on water heater and stoves.
3. Gas pipe must be supported going to cook stove in basement.
4. Servell refrigerator in basement needs new pipe and gas cock easily accessible.

Bud Williams
Plumbing Inspector

Bud Williams

ELECTRICAL

Basement: Clean up open joints around panel and replace light at foot of stairs

1st and 2nd floors: No corrections

3rd floor: Remove or protect exposed romex on floor and replace hazardous light fixtures in bath and at top of stairs.

Dean Cooper
Dean Cooper
Electrical Inspector

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

January 3 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 38-72

An application has been filed by Monica House Inc., 155 Hillsdale Drive Wichita Kansas 67203. pursuant to Section 2.12.590.C Code of the City of Wichita requesting an exception to permit a group boarding home for girls 12 through 15 years of age on property zoned "A" Two Family Dwelling District. and legally described as follows:

Lots 13 and 15 on Holyoke. Hewey Addition. Sedgwick County, Kansas. Generally located on the West side of Holyoke between 1st and 2nd Streets.

This application has been assigned Case No. BZA 38-72, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday January 23 1973 at 1:30 p.m. in Room 401 City Building Annex. 104 South Main Street Wichita, Kansas. at which time you may appear. if you so desire. either in person or by agent or attorney.

JACK H. GALBRAITH
Secretary

28 notices sent to Property Owners 1-5-73
8 " to Planning Commissioners 1-5-73

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Monica House, Inc.

Mailing Address 155 Hillside Drive, 67230 Phone 733-1285

Name of Authorized Agent Alberta Reynolds

Mailing Address 155 Hillside Drive, 67230 Phone 733-1285

Relationship of applicant to property is that of tenant with contract to
(Owner, Tenant, Lessee, Other). purchase from trustee. (See Exhibit A)

II. Application is made for an exception as provided in Section

28.04.185, Title 28 2.12.590^c Code of the City of Wichita, Kansas

(Zoning Ordinance); to permit the installation or construction

of transitional home for juvenile girls who are wards of the Kansas State

Department of Social Welfare on property zoned

"A", located 241 N. Holyoke, Wichita, Kansas 67208

and legally described as: Lots 13 and 15

on Holyoke, Hewey Addition, Sedgwick County, Kansas.

_____, 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. 24-606); 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 Monica House, Inc.

Authorized Agent Alberta Reynolds

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 4:45 (a.m. ~~(p.m.)~~), December 27, 1972, together with appropriate fee of \$50.00.

T9-403

Signed Martha McMurry

REAL ESTATE PURCHASE CONTRACT

This Agreement, Made and entered into this 4th day of November, 1972
 by and between Thomas E. Roberts, Trustee
 party of the First Part, hereinafter referred to as "Seller," whether one or more, and
Monica House, Inc.
 party of the Second Part, hereinafter referred to as "Buyer," whether one or more.

WITNESSETH: That for and in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in Sedgewick County, Kansas, to-wit:

Real estate property known as 2417 1/2 Holyoke
legally described as: Lot 13 and 15 Greenwood,
2nd Holyoke, Harvey's Addition.

2. The Buyer hereby agrees to purchase, and pay to the Seller, as consideration for the conveyance to him of the above described real property, the sum of 12300 Dollars
Twelve thousand three hundred Dollars
 in manner following, to-wit:

500.00 Earnest money herewith
10600.00 by securing a conventional loan application which
 shall be made promptly by the Buyer and the Seller
 agrees the Buyer shall pay all loan costs
 and paper charges.
2200.00 Cash at closing.

3. The Seller, at his option, agrees to furnish to the Buyer, either a complete abstract of title certified to date, or a title insurance company's commitment to insure, to the above described real property, showing a merchantable title vested in the seller, subject to: assessments and restrictions of record, special assessments levied or to be levied.
 The Title Evidence shall be sent to _____

for examination by the Buyer as promptly and expeditiously as possible, and it is understood and agreed that the Seller shall have a reasonable time after said Title Evidence has been examined in which to correct any defects in title.

4. A duly executed copy of this Purchase Agreement shall be delivered to the parties hereto.

5. The Buyer agrees to and does hereby deposit with Thomas Howard Clark Kappelman
 the sum of Five Hundred Dollars.
 earnest money, as a guarantee that the terms and conditions of this contract shall be fulfilled by him, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill his obligation hereunder, the Seller may, at his option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller and his Agent, not as a penalty but as liquidated damages. Provided, however, that in the event the Seller is unable to furnish merchantable title, the earnest money deposited shall be returned to the Buyer, and this Agreement shall be null and void and of no further force and effect.

6. It is further agreed by and between the parties hereto that all ^{taxes} real estate insurance (if policies acceptable to Buyer) and interest, if any shall be adjusted and prorated as of Closing. Taxes shall be pro-rated for calendar year on the basis of taxes levied, or for prior year.

7. The Seller further agrees to convey the above described premises with all the improvements located thereon and deliver possession of the same in the same condition as they now are, reasonable wear and tear excepted.

8. It is understood and agreed between the parties hereto that time is of the essence of this contract, and that this transaction shall be consummated on or before Feb. 3, 1973

9. Possession to be given to Buyer on or before as agreed in item 15

10. In the event an Owners title insurance policy is furnished, the total cost of the commitment to insure and the title insurance policy will be paid 50% by seller and 50% by buyer.

(1) The house, garage and grounds, go to the Buyer
"As Is"
(2) all furniture in the house (except the piano),
 WITNESS OUR HANDS AND SEALS the day and year first above written.

Monica House, Inc.

Thomas E. Roberts, Trustee

R. Albert Reynolds,
 Buyer's Agent

Seller

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

Lot	Street	Addition	Property Owner
1	Holyoke	Hewey's Addition	Wilson Rains and Juanita Rains 8406 Tamarac Lane Wichita, Kansas 67206
3	Same	Same	SAME
5	Same	Same	Ruth E. Burright 253 N. Holyoke Wichita, Kansas 67208
7	Same	Same	Same
9	Same	Same	Johnnie V. Browning and Shirley S. Browning 247 N. Holyoke Wichita, Kansas 67208
11	Same	Same	Same
13	Same	Same	Francis E. Roberts, Trustee 341 Stratford Road Wichita, Kansas 67208
15	Same	Same	Same
17	Same	Same	Robin S. Nelson and Mary V. Nelson Address Unknown <i>237 N. Holyoke</i>
19	Same	Same	Same
21	Same	Same	Circle Drive Development Co, Inc. Address Unknown
23	Same	Same	Same
2	Hillside	Same	Wall Building Inc. Address Unknown
4	Same	Same	Same
6	Same	Same	Same
8	Same	Same	Same
10	Same	Same	Same
12	Same	Same	Same

no. 12 continued

which is the property of seller goes with the house at no added cost to buyer.

13. This contract is subject to buyer getting license to operate a child's boarding home.

14. In the event that buyer fails to get the loan the earnest money shall be refunded.

15. The seller shall grant the buyer ^{permission} to take possession of property prior to the closing for a handle fee of \$500 per day, the total sum of which shall be applied to the purchase price.

Monica House, Seller Francis E. Roberts, Justice
R. Alberto Reynolds

Real Estate Contract

TO

Dated

Land



ROGER N. BELL
JOHN M. BELL
KENNETH T. BROWN
424 NORTH MAIN
Phone 267-8371

Lot	Street	Addition	Property Owner
14	Hillside	Hewey's Addition	John E. Babb and Sarah J. Babb 236 N. Hillside Wichita, Kansas 67208
16	Same	Same	Same
18	Same	Same	Roy L. Harris and Opal Ruth Harris 234 N. Hillside Wichita, Ks. 67208
20	Same	Same	Same
22	Same	Same	Markle J. Demezza and Charmaine L. Demezza 230 N. Hillside Wichita, Kansas 67208
24	Same	Same	Same
W136' 17	Same	Morris Plat	Howard L. Shultz and Alice Louise Shultz 218 N. Hillside Wichita, Kansas 67208
W136' 19	Same	Same	Same
E4' 17	Same	Same	D Circle Drive Development Co., Inc. Address Unknown
E4' 19	Same	Same	Same
21	Same	Same	Clyde L. Arbuckle and Creet E. Arbuckle 225 Holyoke Wichita, Kansas 67208
23	Same	Same	Same
18	Holyoke	Same	Same
20	Same	Same	Same
22	Same	Same	Charlene Orr 233 N. Holyoke 67208
24	Same	Same	Same

Lot	Addition	Property Owner
1 exc S 5'	Stewart and Burns Second Add.	Leona H. Larkin 258 N. Holyoke Wichita, Kansas 67208
S5' lot 1	Same	Kennie Charles Knowling Teresa K. Knowling Address Unknown
N45' lot 2	Same	Same
S5' lot 2	Same	- Bill E. Smith Mary Ardene Smith 1333 Minisa Drive Wichita, Kansas 67203
3	Same	Same
4	Same	- Alma W. Kratzer Address Unknown
5	Same	- Shirley D. Eyestone and Ruth M. Eyestone 240 N. Holyoke Wichita, Kansas 67208
6	Same	- George L. Perry and Florence L. Perry 236 N. Holyoke Wichita, Kansas 67208
7	Hopkins and Elwoods Sub.	City of Wichita 104 S. Main Wichita, Kansas 67202
9 exc W 5'	Same	Same
11 exc W 5'	Same	Same
13	Same	R. M. Scarbrough 1226 N. Market Wichita, Kansas 67214
15	Same	Same
17 exc W 5'	Same	George Willard Baker and Lois A. Baker Address Unknown
19 exc W 5'	Same	Same
2	Rutan Addition	Gary Paul Lindsly and Linda Lee Lindsly Address Unknown
3	Same	- Glen J. Johnston and Margaret E. Johnston 2230 N. Old Manor Ct. Wichita, Ks. 67220

not available

Returned

mailed. not forwardable

2230

Lot	Addition	Property Owner
4	Rutan Addition	Lila P. Mathewson Address Unknown
	3912 E. 9th	✓ Velda R. Harness Address Unknown
	2533 N. Belmont Av	✓ Cleora R. Hawk Address Unknown
5	Same	Patricia G. Williams 1748 S. Green Acres Wichita, Kansas 67218
6	Same	Maude E. Singleton Address Unknown Tom C. Singleton 812 S. Chautauqua Wichita, Kansas 67211 Laura E. Singleton 229 N. Rutan Wichita, Kansas 67208
N 52' W 1/2 Lot 6 Block 8	College Hill Addition	- J. D. Overstake and Hanna C. Overstake 230 N. Holyoke Wichita, Kansas 67208
S 50' N 102' W 1/2 Lot 6 Block 8	Same	- Dorothy M. Roberts 226 N. Holyoke Wichita, Kansas 67208

The Security Abstract and Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 200 foot radius of Lots 13 and 15, on
Holyoke, Hewey Addition, Sedgwick County,
Kansas

as shown by the records on file in the Office of the Register
of Deeds of Sedgwick County, Kansas, on this 8th day of December,
1972 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Assistant Vice President

Order No. 197286
wh

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

City of Wichita
104 S. Main
Wichita, Kanasas 67202

38-72



THE CITY OF WICHITA



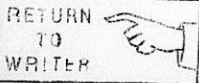
BOARD OF ZONING APPEALS
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

R.M. Scarbrough
~~1226 N. Market~~
Wichita, Kansas 67214

not at
this address 38-72

1416 D

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown



THE CITY OF WICHITA

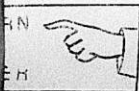
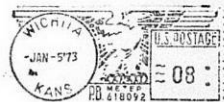


BOARD OF ZONING APPEALS
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

Leona H. Larkin
~~258 N. Holyoke~~
Wichita, Kanasas 67208

62A 38-72

- Moved, left no address
 - No such number
 - Moved, not forwardable
 - Addressee unknown
- afD



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Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg. Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION AMOUNT

Electric *1500.00*

Name *J. J. Jones*

Address *1234 S. Main St.*

Type *Utilities* Due Date *1/15/50*

Comments:

Date *1/10/50* By *J. J. Jones*