

Case No. BZA 51-86 - Wichita Housing Authority & Sedgwick County Dept. of Mental Health request an exception for the establishment of a group home for seven adults on property zoned the "R2" Four-family Dwelling District & gener-

200'4 Sec. 2-2-87
checked ✓
Shot 5-1-87
Record ✓

Posted
11-25-86

ACTION

B.Z.A. 51-86 Deterred lmo. 12/23/86
DATE

BZA APPROVED 1/26/87

200'4 Sec 2-9-87
Checked
Shot 5187
Record

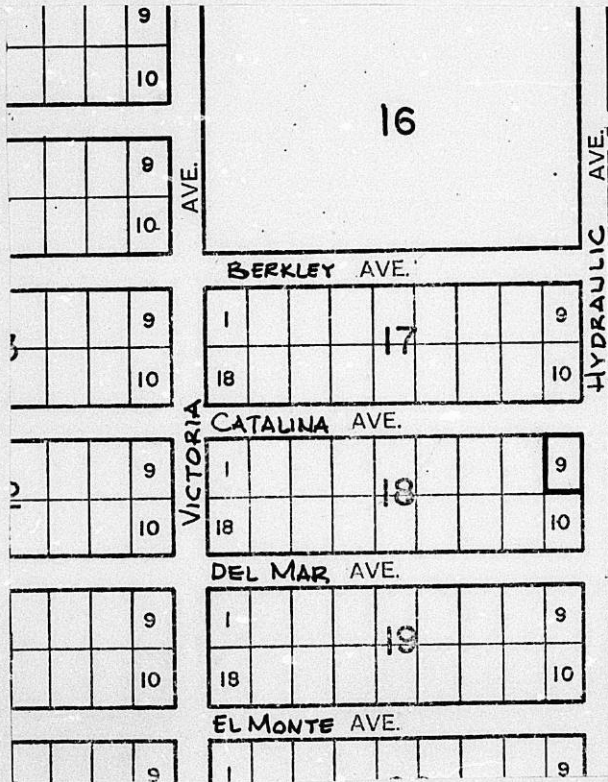
Case No. BZA 51-86 - Wichita Housing Authority & Sedgewick County Dept. of Mental Health request an exception for the establishment of a group home for seven adults on property zoned the "R8" four-family Dwelling District & same-

Map No. 5543 A

BZA 51-86
Filed _____

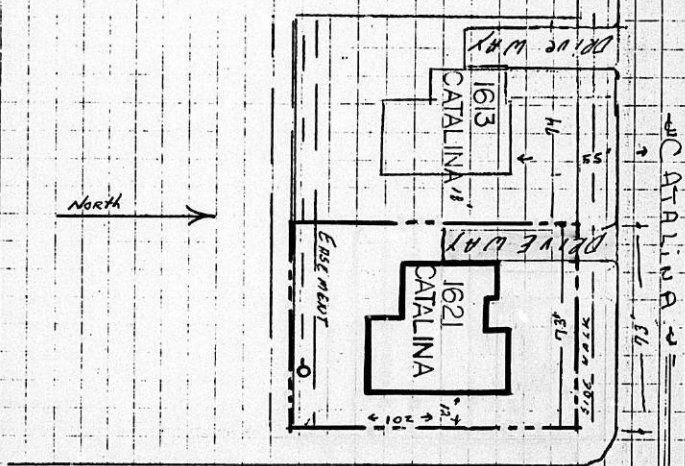
AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E E S RB W RB N RB
3. Land Use: East Vacant South I-F
West I-F North I-F
4. Area (is) (~~is not~~) platted.



S. H. GARD
No. 2153C
REGISTERED TITLE
LOS ANGELES, CHICAGO, LOS ANGELES, OHIO
MEMPHIS, TULSA, HOUSTON, TEXAS
U.S.A.

SITE PLAN
CASE No. BZA 51-96



HYDRAULIC

1/25" = 1' - 30"
SAT BRICK
SS FT

January 28, 1987

Michael J. Fisher
Wichita Housing Authority
455 North Main, 11th Floor
Wichita, Kansas 67202

Re: BZA 51-86 - Request for Exception On the southwest corner of
Hydraulic and Catalina (1621 Catalina).

Dear Mr. Fisher:

Enclosed is a signed copy of the Resolution adopted by the Board of
Zoning Appeals on January 27, 1987.

This Resolution reflects the official action of the Board to grant 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/lw

Enclosure

cc: Sharon Cranford, Cranford Adult Homes, Inc. 2673 S. Holyoke,
Wichita, KS 67210
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 51-86

WHEREAS, Wichita Housing Authority, 11th Floor, 455 N. Main, and the Sedgwick County Department of Mental Health, 1801 East 10th Street, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception for the establishment of a group home for eight (8) adults on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lot 9, Block 18, Rainbow Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Catalina and Hydraulic (1621 Catalina).

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 27, 1987, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a group home for eight (8) mentally retarded and/or developmentally disabled individuals and a house manager on property zoned the "RB" Four-family Dwelling District; subject to the conditions outlined in Section 28.04.185.1, Code of the City of Wichita.

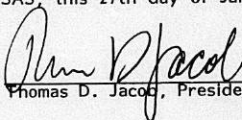
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved for the establishment of a group home for eight (8) adults on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lot 9, Block 18, Rainbow Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Catalina and Hydraulic (1621 Catalina).

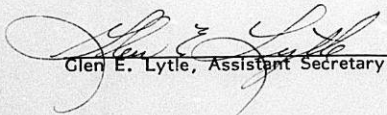
subject to the following conditions:

1. The facility shall comply with all State and local codes, and prior to the start of construction, the Health Department, Fire Department and Central Inspection shall approve the facility. The applicant shall secure all the necessary permits and licenses.
2. The applicant shall provide not less than two off-street parking spaces one of which shall be behind the front yard setback.
3. If at any time the facility is enlarged to accommodate more than eight (8) clients, the applicant shall submit an application for said expansion.
4. This exception shall only apply to the use for mentally retarded and/or developmentally disabled individuals that do not drive vehicles.

ADOPTED AT WICHITA, KANSAS, this 27th day of January, 1987.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

SECRETARY'S REPORT
CASE NO. BZA 51-86

APPLICANT: Wichita Housing Authority, 455 N. Main, Wichita, KS 67202

AGENT: Michael J. Fisher, WHA Director, same.

REQUEST: Exception pursuant to Section 28.04.185.1 Code of the City of Wichita to permit the establishment of a group home for eight (8) mentally retarded and/or developmentally disabled individuals and a house manager.

GENERAL LOCATION: On the southwest corner of Hydraulic and Catalina (1621 Catalina).

ZONING: Subject property is zoned the "RB" Four-family Dwelling District as are the adjacent properties to the north, west and south. To the east is the "E" Light Industrial District.

LAND USE: Subject property is occupied by a one-family dwelling as are the adjacent properties to the north, west and south. To the east 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 28.04.185.1 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to occupy a one-family dwelling as a group home for eight (8) mentally retarded and/or developmentally disabled individuals. The housing for these individuals will be provided by Cranford Adult Homes, Inc. and they will provide a live-in manager for the home.

It should be noted that this case was deferred last month due to the previous co-applicant stating that it was not a group home, but would be operated as a boardinghouse. The applicants now state that it will be a group home as was originally thought by the Secretary.

The applicants also indicate that the residents of the home will not be permitted to have cars so the existing driveway providing the parking of two vehicles should be adequate to handle the parking requirements.

RECOMMENDATION:

Should the Board determine that the use is appropriate at this location, then it is the Secretary's opinion that the exception be approved subject to the following conditions:

1. The facility shall comply with all State and local codes, and prior to the start of construction, the Health Department, Fire Department and Central Inspection shall approve the facility. The applicant shall secure all the necessary permits and licenses.
2. The applicant shall provide not less than two off-street parking spaces one of which shall be behind the front yard setback.
3. If at any time the facility is enlarged to accommodate more than eight (8) clients, the applicant shall submit an application for said expansion.
4. This exception shall only apply to the use for mentally retarded and/or developmentally disabled individuals that do not drive vehicles.

THE CITY OF WICHITA

OFFICE OF WICHITA HOUSING AUTHORITY

DATE January 14, 1987

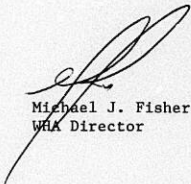
TO Glen Lytle, Planner

FROM Michael J. Fisher, WHA Director

SUBJECT BZA Case No. 51-86

As discussed, the co-applicant with the Wichita Housing Authority on the above captioned BZA case has been changed. Cranford Adult Homes, Inc. is now the co-applicant. CHI is proposing to use the house (1621 Catalina) as a group home for mentally ill adults. As indicated in the attached program summary from Dr. Cranford, the home would have a live-in manager and the residents would not have their own vehicles.

Based on our discussion, the BZA would have jurisdiction over this Exception Application. This is to request that the application be changed to reflect the new co-applicant and placed on the January BZA agenda. If additional information is necessary, please contact me. Thank you for your assistance with this application.


Michael J. Fisher
WHA Director

MJF:kdb

RECEIVED

JAN 14 1987

METROPOLITAN PLANNING

ROUTE



CRANFORD ADULT HOMES, INC.
2673 So. Holyoke • 1411 N. Erie • 2830 E. 13th
Wichita, Kansas 67210
Ph. (316) 886-8965

Program Plans for
City owned Houses
(Catalina)

RCVD 1/15/86



CRANFORD ADULT HOMES, INC.

2673 So. Holyoke • 1411 N. Erie • 2830 E. 13th
Wichita, Kansas 67210
Ph. (316) 686-8865

INTRODUCTORY STATEMENT

Residents of Cranford Adult Homes, Inc. (CHI) are expected to conduct themselves in socially acceptable ways, while residing in city owned houses. All of the items which follow have been prepared so that the city can be assured that the administration and staff at CHI will coordinate and supervise all client activities to affect harmonious living in the home and community.

It is our plan to house eight (8) clients, plus 1 house-manager in the homes. We will adhere to all city occupancy codes.



CRANFORD ADULT HOMES, INC.
2673 So. Holyoke • 1411 N. Erie • 2830 E. 13th
Wichita, Kansas 67210
Ph. (316) 686-8865

I. ROOM and HOUSE CARE

The client's clean their individual rooms daily. Damage/breakage, is minimized, due to supervision, as well as informing clients that repairs will be made from their spending money. In addition, each client is assigned a designated area of the home to keep clean and free of vermin. Further, housemanagers and other staff will be responsible for following up, and ensuring that the above is done in an efficient, satisfactory manner.

II. BEHAVIORIAL SUPERVISION:

1. MEALS

The housemanager will supervise the meals which are served 3x per day. Clients are responsible for helping to prepare and serve them.

2. RECREATION

Inside Home.

The living-dining room with T.V. and Table games is available for all residents.

Back Lawn.

Volley Ball, Badminton, Picnics and games are available most of the time, depending on what the housemanagers and residents would like to do.

Inter-City.

The Assistant Director (for programs) will schedule activities for CHI residents, based on what the client is interested in doing. She will schedule outings in which the group has expressed interest. A typical months' activities might include a swimming party, a dance, a movie, a field trip to a point of interest in or out of town.



CRANFORD ADULT HOMES, INC.
2673 So. Holyoke • 1411 N. Erie • 2830 E. 13th
Wichita, Kansas 67210
Ph. (316) 686-8865

AS AN INDIVIDUAL

Some clients may shop in the down town and neighborhood shopping areas, attend the theater on their own, go for walks, etc. Permission for these kinds of activities will depend upon how responsible the client is and how they have fulfilled their obligations regarding house responsibilities, and independent living skill training. All other clients will be accompanied on outings.

3. HOME RESPONSIBILITIES

- a. Personal and environmental cleanliness
- b. Smoking in designated area only.
- c. No smoking in bedrooms .
- d. Attendance of weekly house meetings
- e. Weekly household chores
- f. Communicate needs, problems, goals with staff
- g. Adhering to curfews and other rules and regulations
- h. Clients are not permitted to have cars on the premises.

4. MEDICAL AND FIRST AIDE

5. MEDICATION

6. HOME VISITS

Home visits will be worked out on an individual basis. Depending on the client's personal experience and what effect they have had on the client. After taking these things into consideration, a decision will be made as to whom and how often they visit.



CRANFORD ADULT HOMES, INC.

2673 So. Holyoke • 1411 N. Erie • 2830 E. 13th
Wichita, Kansas 67210
Ph. (316) 686-8865

Any visit lasting 24 hours or more, will require approval from the S.R.S. Office and the Assistant Director of Cranford Adult Homes.

III. HOUSEMANAGEMENT

Our housemanagers are trained and experienced. They are available 24 hours a day. Should the client need help with a personal or troublesome problem, money management, or someone to talk with or become ill in any way the housemanager is available to take care of the problem.

IV. THE ADMINISTRATION

The Administration (Executive Director and Assistant Director) is responsible for the overall program, requiring that all staff perform their duties in a respectful and responsible manner. The housemanagers have shown a willingness to ensure that the CHI program in all group homes are successful in all aspects.

We are confident that this cooperative and knowledgeable spirit will prevail in the city owned houses. Thank you.

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE December 17, 1986

TO Glen Lytle, Special Assistant for Zoning
FROM Stanley J. Scott, CP Coordinator

SUBJECT BZA 51-86: Southwest Corner
of Catalina and Hydraulic
(1621 Catalina)

On Tuesday, December 16, CPO Neighborhood Council Area "D" considered the above captioned case, a request for a zoning exception to permit the establishment of a group home for seven (7) mentally retarded and/or developmentally disabled individuals. After discussion, the Council voted 5-0 to recommend approval of the request.

Mike Fisher, Wichita Housing Authority, and Jim Matthews, Sedgwick County Department of Mental Health, were present to describe the request and respond to questions. No area residents or property owners were present. Council members were provided the notice adjoining property owners, a map of the area, and MAPD staff comments.

Please provide the Council's recommendations to the Board of Zoning Appeals when case BZA 51-86 is considered on Tuesday, December 23, 1986.

Stanley J. Scott
Stanley J. Scott
CP Coordinator

BLC:blc

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

DEC 22 1986

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 51-86

APPLICANT: Wichita Housing Authority, 455 N. Main, Wichita, KS 67202

AGENT: Michael J. Fisher, WHA Director, same.

REQUEST: Exception pursuant to Section 28.04.185.1 Code of the City of Wichita to permit the establishment of a group home for seven mentally retarded and/or developmentally disabled individuals.

GENERAL LOCATION: On the southwest corner of Hydraulic and Catalina (1621 Catalina).

ZONING: Subject property is zoned the "RB" Four-family Dwelling District as are the adjacent properties to the north, west and south. To the east is the "E" Light Industrial District.

LAND USE: Subject property is occupied by a one-family dwelling as are the adjacent properties to the north, west and south. To the east 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 28.04.185.1 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to occupy a one-family dwelling as a group home for seven mentally retarded and/or developmentally disabled individuals. The housing for these individuals will be provided by the Sedgwick County Department of Mental Health as one of two projects.

This home will be operated differently than the one's previously approved by this Board, inasmuch as the occupants will not be supervised by live-in managers. It is proposed that the Project Director would make regular visits to the home to monitor the facility for compliance with regulations. This would also give the Director the opportunity to evaluate any problems involving the interrelationship of individuals, the needs for any repairs or maintenance and check on the medical needs of the occupants. It should be noted that there is a 24-hour telephone number for assistance for anyone living in the home should the need arise.

The applicant has not stated whether the residents would be permitted to have vehicles, which could present a problem if more than one resident has a vehicle, as the driveway is one car in width. Previously approved homes have been restricted to those residents that are not permitted to drive. Under the provisions of the ordinance, the Board shall determine the off-street parking requirements for each case. Should the occupants be permitted to drive, there would need to be parking for the home in excess of what now exists.

RECOMMENDATION:

Should the Board determine that the use is appropriate at this location, then it is the Secretary's opinion that the exception be approved subject to the following conditions:

1. The facility shall comply with all State and local codes, and prior to the start of construction, the Health Department, Fire Department and Central Inspection shall approve the facility. The applicant shall secure all the necessary permits and licenses.

2. The applicant shall provide not less than two off-street parking spaces one of which shall be behind the front yard setback.
3. If at any time the facility is enlarged to accommodate more than seven clients, the applicant shall submit an application for said expansion.
4. This exception shall only apply to the use for mentally retarded and/or developmentally disabled individuals that do not drive vehicles.

BZA CASE NO. 51-86

2 NOTICES SENT TO APPLICANT/AGENT
14 LEGAL ADVERTISEMENT SENT TO MAPC & BZA
1 NOTICES SENT TO CPO
3 NOTICES SENT TO ADJOINING PROPERTY OWNERS
4 TOTAL NOTICES SENT 12/5/86

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

December 2, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 51-86

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 Wichita Housing Authority and the Sedgwick County Department of Mental Health, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception for the establishment of a group home for seven (7) adults on property zoned the "RB" Four-family Dwelling District. A legal description of the applicant's property is as follows:

Lot 9, Block 18, Rainbow Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Catalina and Hydraulic (1621 Catalina).

This application has been assigned Case No. BZA 51-86. It will be considered by the Board of Zoning Appeals on December 23, 1986 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.

Glen E. Lytle
Assistant Secretary

SEDGWICK COUNTY DEPARTMENT OF MENTAL HEALTH

Date: 11/25/86

To: Glen Lytle

From: Jim Matthews 268-8251

Re: zoning appeal

Here is the information you requested. Call if more is needed.

RECEIVED

DEC 03 1986

METROPOLITAN PLANNING

ROUTE _____

PROPOSAL TO WICHITA HOUSING AUTHORITY

This is a proposal to lease two of your houses located at 2111 Random Road and 1621 Catalina to accommodate 17 persons living together without staff supervision in a family type residence. This will be licensed as a lodging establishment in the State of Kansas. We propose to lease these buildings for \$1 each per year, with a minimum of three years on the condition that we would provide the rehabilitation of the building. It is estimated that the rehabilitation for the two properties will cost \$18,000 to \$24,150. Since there is 1300 square feet in the Random road property and 1751 feet in the Catalina property, for a total of 3101 square feet, this would average \$5.80 to \$7.79 per square foot for rehabilitation cost.

These boarding homes would be patterned after some successful models in other states in which the persons living together generally look after one another. They would be divided into teams of inexperienced and experienced persons so that they could share cooking responsibilities for the entire household. A housekeeper/shopper would be assigned so that light housework would be done on a weekly basis. As the teams prepare their menus, the shopper could take them to the grocery store for their weekly supply of groceries. Each person would be responsible for their own medication, but usually other members of the household monitor this important aspect of their lives and inform staff if someone has stopped taking their medications or is taking them in an erratic manner.

The Project Director would make regular rounds in the houses as a way of making sure that safety codes are being met and that they could pass a food and lodging inspection if the surveyor should drop in unannounced. This would also give the Administrator the chance to see if there appear to be any problems in terms of living arrangement involving inter-relationship problems, medication compliance, need for repairs or maintenance, or any other problem that may seem to be developing.

This type of boarding home provides some benefits which are not generally available in other types of housing programs. Although there is no staff living in the homes, there is a fair amount of structure because of the general concern that each person has for the other. A 24-hour telephone number is also available so that help is there within a few minutes if necessary.

As important as this type of structure might appear to be, there may be an even more important aspect in the feeling of refuge that is present in such a facility. One of the concerns that has been pointed out in the literature, most pointedly by Leona F. Bachrach, is that there is a strong need for this type of refuge for persons coming into the community from institutional settings. This aspect is found in the boarding home arrangement. Persons are able to retreat and can choose to take part in out-of-house activities or remain in-home as desired. They may elect to get a volunteer job or get some kind of paid employment, or they may choose to take part in whatever activities may be found in the home or in some social program or in religious groups outside of the home. As a result, many persons over the age of 30 or 40 will often remain in these facilities for an indefinite period of time. In one program that was visited, persons had lived in the boarding home for 15 or 20 years and considered them to be their permanent residence.

PAGE TWO

Both of these houses are within easy access to public transportation and provide the normalizing aspect of a setting within a neighborhood of other houses.

It is anticipated that these two houses will be self-supporting and will require no tax dollars or outside subsidies for their support. The income from persons living in the homes will fully support the project. The cost of rehabilitation of the houses will be done from income from current programs within the Department of Mental Health.

Please note that the application to the Board of Zoning Appeals is for 1621 Catalina only. Following its rehabilitation, the application for 2111 Random Road will be made.

THE CITY OF WICHITA

OFFICE OF WICHITA HOUSING AUTHORITY

DATE December 5, 1986

TO Glen E. Lytle, Assistant Secretary, BZA

FROM Michael J. Fisher, WHA Director

SUBJECT BZA 51-86

Pursuant to your memo on November 26, 1986, attached is the requested list of all property owners within 200 feet of our property with respect to the above referenced case.

We will submit the site plan prior to December 10, 1986.

Michael J. Fisher
Michael J. Fisher
WHA Director

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 200 feet of :
Lot 9, Block 18, RAINBOW ADDITION,
Wichita, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTIONS

Lots 6, 7, 8, 9, 10, 11, 12,
and 13, Block 18,
AND
Lots 7, 8, 9, 10, 11, 12,
and 13, Block 17,
AND
Lots 7, 8 and 9, Block 19,
RAINBOW ADDITION,

RECORD OWNERS

City of Wichita, Kansas
455 N. Main
Wichita, Kansas 67202



DESCRIPTIONS

A tract of land in Lot 3 of Section 10, Township 28 South, Range 1 East of the 6th P.M., described as follows: Beginning at a point on the existing Northerly right of way line of I 35W Highway, said point being 1,668.1 feet Southwesterly from the North line and 702.8 feet East of the West line of said Section; FIRST COURSE, thence Southwesterly 767.45 feet, more or less, to a point 75.0 feet East of the centerline of Hydraulic Avenue; SECOND COURSE, thence Northwesterly 200.0 feet to a point on the Easterly right of way line of Hydraulic Avenue; THIRD COURSE, thence Northerly 40.0 feet along said Easterly right of way line; FOURTH COURSE, thence Southeasterly 200.0 feet to a point 75.0 feet East of the centerline of Hydraulic Avenue and 747.6 feet Southwesterly from the place of beginning; FIFTH COURSE, thence Northeasterly 747.6 feet to the place of beginning,

RECORD OWNERS

✓ Santa Fe Land Improvement Company, Inc.
Santa Fe Building
Amarillo, Texas 79101



Dated at Wichita, Kansas, this 2nd day of December, 1986
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina S. Sutter
By

Administrative Secretary

Tracer #73668



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 26, 1986

TO: Michael J. Fisher, Wichita Housing Authority

FROM: Glen E. Lytle, Assistant Secretary, Board of Zoning Appeals

SUBJECT: BZA 51-86

I recently accepted another BZA case for the Wichita Housing Authority on your property located on the southwest corner of Hydraulic and Catalina. James Matthews, Project Director for the Sedgwick County Department of Mental Health filed the case on your behalf. He did not furnish an ownership list with the application, and your certification is in error. In addition, a site plan is required for such cases.

Unfortunately, this is another case where I tried to accommodate you on the three previous cases that have been filed because of the time element and you have taken this as being the process for approval without complying with the requirements.

After discussing the case with Mr. Matthews, he indicated he would be getting me some additional information on how the home was to be operated. This is the first group home that we have had filed that has not had a house manager living on the premises.

I would appreciate receiving a list of all property owners within 200 feet of your property by December 5, 1986. Also a site plan drawn to scale showing all improvements with appropriate dimensions by December 10, 1986 would help us in the analysis of the request.

Glen E. Lytle
Assistant Secretary
Board of Zoning Appeals

BOARD OF ZONING APPEALS

CASE NO. 51-86

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Wichita Housing Authority
 Mailing Address 11th Floor, 455 W. Main, Wichita Phone 264-0331 x
 Name of Authorized Agent Michael J. Fisher, WHA Director
 Mailing Address 11th floor, 455 W. Main, Wichita Phone 264-0331
 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 boarding home, licensed as a Food and Lodging
Establishment - Group home for 7 adults -

 _____ on property zoned R8
 located 1621 Catalina and legally described as: lot 9, Block 18, Rainbow Addition
 _____, 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 here-with 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 Wichita Housing Authority
 Authorized Agent Michael J. Fisher, WHA Director

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 11:15 (a.m./p.m.), Nov. 21, 1986, together with appropriate fee of 200.00.

Signed [Signature]

C. James Matthews Proj. Mgr.
 Sedgwick Co. Dept. of Mental Health
 1801 E. 10th (67214)



Sedgwick County Department of Mental Health

Clinton D. Willsie, ACSW, Director

1801 E. 10th, Wichita, Kansas 67214-3197
(316) 268-8251

**North Comprehensive
Community Mental
Health Center**
1801 E. 10th
268-8251 (67214-3197)

**South Comprehensive
Community Mental
Health Center**
3620 E. Sunnybrook
685-0201 (67210-1464)

**Inpatient:
St. Joseph Medical
Center**
3630 E. Harry
685-1111 (67218)

Derby Center
431 S. Woodlawn
Derby, KS 67037
788-2848

**Alcohol Treatment
Center**
635 N. Main
268-8215 (67203)

Drug Treatment Center
626 N. Broadway
268-8025 (67214)

**Evaluation and Treatment
Center**
635 N. Main
268-8036 (67203)

Juvenile Court Clinic
1001 S. Minnesota
268-7655 (67211)

Special Services
635 N. Main
268-8025 (67203)

Transitional Living Program
1801 E. 10th
268-8251 (67214)

**Youth Project
"SCYP"**
1025 N. Market
262-3644 (67214)

24-Hour Emergency
(316) 686-7465

AFFILIATES:

**Family Consultation
Service**
560 N. Exposition
264-8317 (67203)

**Wichita Guidance
Center**
415 N. Poplar
686-6671 (67214)

November 21, 1986

City of Wichita
Board of Zoning Appeal
City Hall
455 N. Main
Wichita, Kansas 67202

RE: Zoning exception for 1621 Catalina

Dear Members of the Board:

The Wichita Housing Authority is applying for an exception to the zoning code so that Sedgwick County Department of Mental Health can develop a residence for adults, licensed as a Food and Lodging Establishment. This boarding home would not discriminate because of age, sex, creed, national origin or handicap.

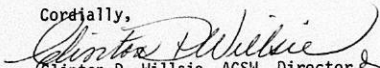
It would provide a home for individuals who are completely independent and who require no social services in the residence. Frequent inspections will be made, however, to ensure that the property is being maintained in similar fashion to surrounding homes and to confirm that the residents are appropriate for this neighborhood.

Because most persons who apply to live in one of our homes do not have private transportation, and because there would be no staff based at this address, we request a waiver of parking requirements. Most of these persons will rely on public transportation.

We believe that jurisdiction for the granting of these exceptions is to be found in Section 2.12.590.C, Code of the City of Wichita, Kansas, and that the conditions for granting the exceptions are to be found in Section 28.04.185.1.

Your approval of this application will turn a "boarded-up" house into a home for residents of our community.

Cordially,

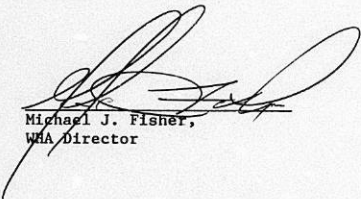

Clinton D. Willsie, ACSW, Director
Sedgwick County Department of Mental Health

CDW:CJM:tc

CERTIFICATION OF OWNERSHIP

This is to certify that the City of Wichita, Wichita Housing Authority is the owner of records of all residential property within 200 feet of 1621 Catalina.

I certify that to the best of my knowledge, the above statement is true and correct. Furthermore, though the City of Wichita is the owner of record, all tenants will be notified of the application for exception and the proposed use of the property.



Michael J. Fisher,
WHA Director