

WHEREAS, Central Community Church of God, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a child care center on property zoned the "AA" One-Family Dwelling and "R-5" General Residence Districts and legally described as follows:

Lot 1, Andria Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Maple in an area west of the Big Ditch (6100 W. Maple).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of March 28, 1989, 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 child care center on property zoned the "AA" One-Family Dwelling and "R-5" General Residence Districts, subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

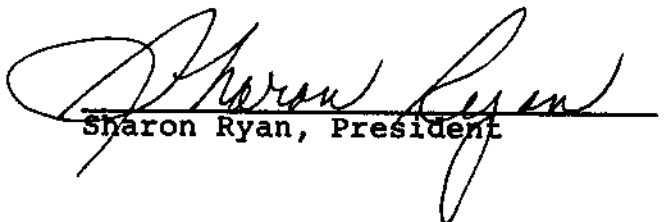
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit a child care center on property zoned the "AA" One-Family Dwelling and "R-5" General Residence Districts and legally described as follows:

Lot 1, Andria Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Maple in an area west of the Big Ditch (6100 W. Maple).

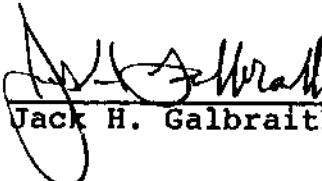
subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas Department of Health and Environment, including all building, parking and fire safety regulations of the State and/or the City.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.

ADOPTED AT WICHITA, KANSAS, this 28th day of March, 1989.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 29, 1989

Janice L. Olick
Business Administrator
Central Community Church of God
6100 W. Maple
Wichita, KS 67209

Re: BZA 8-89 - Exception to permit a child care center (6100 W. Maple).

Dear Ms. Olick:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on March 28, 1989. 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.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

BACKGROUND: The applicant, Central Community Church of God, is requesting an exception to permit the operation of a day care center within their new church facility at 6100 W. Maple. The center is already in operation and has been licensed by the Kansas Department of Health and Environment. When Central Inspection reviewed the plans for the new building last year, they advised the builder in writing of the need for a BZA exception, but apparently this information was never passed along to the owner. The church's former site on south Market was zoned "B", which permitted a day care center outright.

The new day care center is licensed for up to 100 children aged 3 to 7. Current enrollment is 66. The center, known as Noah's Ark Child Care Center, operates from 6:30 a.m. to 6:00 p.m. Mondays through Fridays. They currently employ an administrator, 10 teachers, a cook and a secretary-receptionist. There is a covered unloading area at the child care center entrance and sufficient parking in the church parking lot to accommodate all parking needs of the center. A playground exists adjacent to the southwesterly side of the building and is far removed from any residence in the area.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Big Ditch and undeveloped
SOUTH	"AA"	Single-family homes and landscape nursery
EAST	"AA"	Big Ditch
WEST	"AA"	Undeveloped

RECOMMENDATION: Should the Board determine that a child care center is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas Department of Health and Environment, including all building, parking and fire safety regulations of the State and/or the City.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 4

March 28, 1989

SECRETARY'S REPORT

CASE NUMBER: BZA 8-89

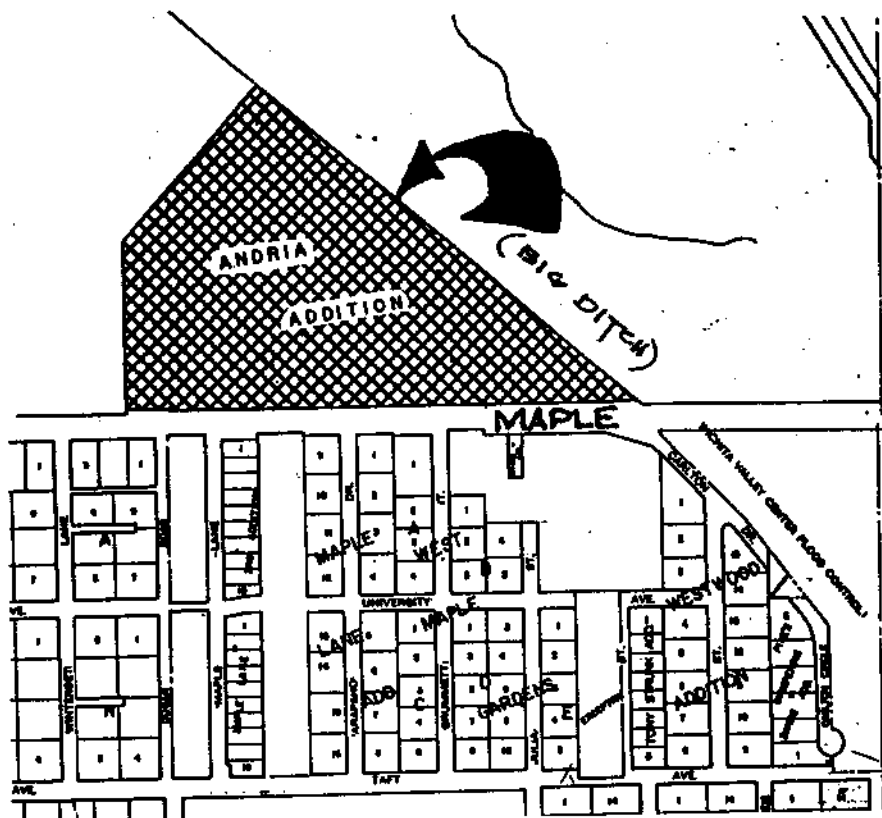
OWNER/APPLICANT/AGENT: Central Community Church of God (owner)
Janice L. Olick, Business Administrator
(agent)

REQUEST: Exception to permit a child care center.

CURRENT ZONING: "AA" One-Family Dwelling District and "R-5"
General Residence District

SITE SIZE: 29.85 acres

LOCATION: North side of Maple in an area west of the
Big Ditch (6100 W. Maple).



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the condi-