

FOOTED
9-6-74
M.D. 200 V
C.I. 200 V
11-13-74

BZA 24-74 - Dawson Methodist Ch.
requests exception to permit
child care center on NW corner
Laura and Wassall.

ACTION

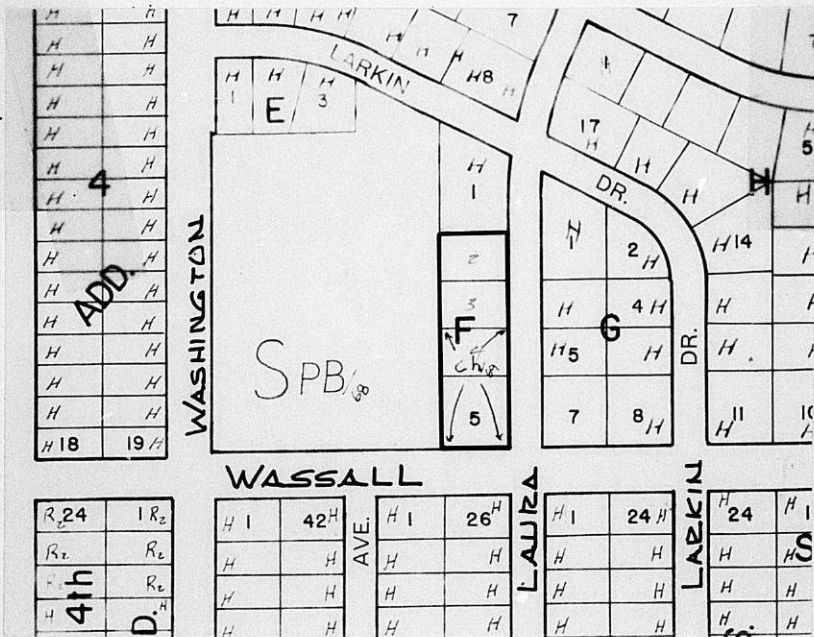
B2A COMMITTEE Approved DATE 2.24.74
M.A.P.C. _____
B.C.C./B. CO. C. _____

Map No. 5544
 Sec. 4
 Twp. 28
 Range 1E

BZA- 2A-7A
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA:
1. Acres: 1.0 (120 ft. by 385 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAM South SINGLE FAM
 West SCHOOL North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: CHURCH
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



RESOLUTION NO. BZA 24-74

WHEREAS, Dawson United Methodist Church, 2741 Laura, Wichita, Kansas requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 2, 3, 4 and 5, Block F, Lowrey Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Laura in an area between Wassall and Larkin Drive.

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 September 24, 1974, 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 operation of a child care center on property zoned the "AA" Single Family Dwelling District subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

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

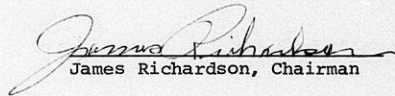
Lots 2, 3, 4 and 5, Block F, Lowrey Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Laura in an area between Wassall and Larkin Drive.

subject to the following conditions:

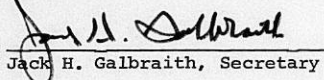
1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.

5. Based on a proposed enrollment of twenty children, two off-street loading spaces shall be provided. In the event enrollment exceeds twenty children one additional off-street loading space shall be provided for each additional ten children or major fraction thereof.
6. The off-street parking and loading spaces cited in Conditions #4 and #5 above as well as associated driveways and circulation space, shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing and shall be maintained in good condition and free of all weeds, dust, trash and other debris. This paving condition shall be performed prior to the occupancy of the church as a child care center or by July 1, 1975, whichever comes first. In the event all conditions of approval are not met by July 1, 1975, subject resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 24th day of September,
1974.


James Richardson, Chairman

ATTEST:


Jack H. Galbraith, Secretary

October 4, 1974

Rev. Cletus Cary
Dawson United Methodist Church
2711 Laura
Wichita, Kansas 67216

Subject: Case No. BEA 24-74
Request for Exception

Dear Rev. Cary:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 24, 1974, in connection with your request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District and generally located on the west side of Laura in an area between Wassall and Larkin Drive.

This Resolution reflects the official action of the Board to approve your request. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

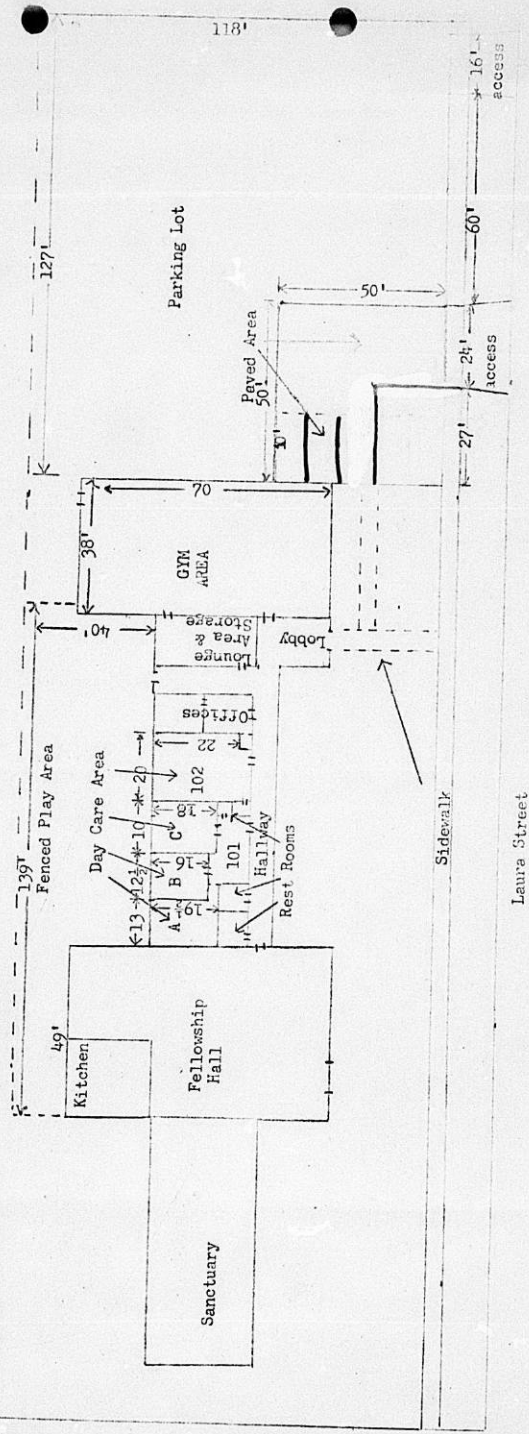
Encl.

cc: Dawson United Methodist Church, 2741 Laura 67216
Robert Feldner, Supt. of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection
Leola Lindahl, Wichita-Sedgwick County Health Department

TRAFFIC ENGINEERING DIVISION APPROVED
Mike Zeller
 8-21-79

- Date: _____
- (A) Parking barriers shall be installed at all locations that are adjacent to public property, so that vehicles which do not display public property and have a height in length of 6 feet and a minimum cross section of 4' x 4'.
- (B) St-B lines shall be painted and 4" or greater in width.
- (C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.

DANSON UNITED METHODIST DAY CARE CENTER



Scale 1" = 32'

September 25, 1974

Dawson United Methodist Church
2741 Laura
Wichita, Kansas 67216

Subject: Case No. BZA 24-74
Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on September 24, 1974, your request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District and generally located on the west side of Laura in an area between Wassall and Larkin Drive, was considered.

It was the action of the Board to approve this request subject to the six conditions listed in the Secretary's Report with the exception that the date for the compliance with the paving condition be changed from April 1, 1975 to July 1, 1975.

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

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:js

cc: Rev. Cletus Cary, 2711 Laura 67216
Robert Feldner, Supt. of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

SECRETARY'S REPORT

CASE NO. SEA 24-74

APPLICANT: Dawson United Methodist Church

AGENT: Rev. Cletus Cary

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District.

GENERAL LOCATION: West side of Laura in an area between Wassall and Larkin Drive.

LAND USE: Subject property contains a church. Properties to the north, east and south are all developed with single family homes. West is a public school.

ZONING: Subject property is zoned the "AA" Single Family Dwelling District as are all surrounding properties.

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 28.04.135.2 can be complied with.

COMMENTS BY THE SECRETARY

The Dawson United Methodist Church is requesting an exception to permit the operation of a child care center in the church facilities. The proposed operation is described as one that will provide child care for working mothers and others who would like for their pre-school children to be challenged with new learning experiences. The child care center is proposed to accommodate 20 children, with the hours of operation being from 7:00 a.m. to 6:00 p.m.

The applicant has submitted a plot plan, approved by the Division of Traffic Engineering, which indicates that ample parking and off-street loading space will be provided. The Department of Community Health, the Department of Public Works and the Fire Prevention Division have inspected the premises and set forth the conditions which must be met in order to bring the facility into compliance with state and local codes and licensing requirements.

Secretary's Report

BZA 24-74

Page Two

RECOMMENDATION

It is the recommendation of the Secretary that the exception to permit the operation of a child care center be approved subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. Based on a proposed enrollment of twenty children, two off-street loading spaces shall be provided. In the event enrollment exceeds twenty children one additional off-street loading space shall be provided for each additional ten children or major fraction thereof.
6. The off-street parking and loading spaces cited in Conditions #4 and #5 above as well as associated driveways and circulation space, shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing and shall be maintained in good condition and free of all weeds, dust, trash and other debris. This paving condition shall be performed prior to the occupancy of the church as a child care center or by April 1, 1975, whichever comes first. In the event all conditions of approval are not met by April 1, 1975, subject resolution shall become null and void.

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

September 3, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 24-74

An application has been filed by Dawson United Methodist Church, 2741 Laura, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 2, 3, 4 and 5, Block F, Lowrey Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Laura in an area between Massall and Larkin Drive.

This application has been assigned Case No. BZA 24-74, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 24, 1974, 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.

*15 Notices mailed
9-3-74 to adjoining
property owners*

*10 notices mailed
to map*

Jack H. Galbraith
Secretary

CITY OF WICHITA
DEPARTMENTS OF INSPECTION-FIRE-HEALTH
WICHITA, KANSAS

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

Agency Initiating Referral Health (LL) Case No. 14 Date 7-5-74

Prospective Applicant		
Name	Address	Phone
Cletus Cary Pastor	2711 Laura	264-7435

Prospective Site		
Address	Present Use	
Dawson United Methodist Church	Church	
	Proposed Use	
	Group care center	
Owner	Address	Phone
Dawson United Methodist Church		264-7435

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

Room # 102, 104 and 105 were evaluated for Group Care activity.

Available space is 225 square feet which will permit 25 children.

Toilet and handwashing facilities are more than adequate for this number - 5 stools and 4 handwashing facilities are available.

For full day care center - an approved food caterer may be utilized. If kitchen facilities are used there will be need to provide-

1. A commercial dishwasher.
2. A kitchen sink designated for "handwashing only".
3. Soap and towel dispenser.

Provide guard at basement doorway.

Provide at least 2500 square feet of fenced playground and an adequate amount of playground equipment.

John E. Williams, Health
Agency Representative

Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection; 2nd copy (red) to Fire.

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

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

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

Name _____

Address _____

Type AA-2011/2	Due Date 1/1/74
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Comments: _____

Date 1/1/74	By [Signature]
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Map
5544

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. B2A 24-74
FILED 8-21-74

APPLICATION FOR EXCEPTION

I. Name of Applicant Dawson United Methodist Church
Mailing Address 2741 Laura Wichita 67216 Phone 264-7435
Name of Authorized Agent Rev. Cletus Cary
Mailing Address 2711 Laura Wichita 67216 Phone 264-7435

Relationship of applicant to property is that of Minister 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 Day Care Center
_____ on property zoned
AA, located 2741 Laura
_____ and legally described as:
Lots 2,3,4,5 Block F - Lowrey 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. 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 Rev. Cletus Cary
Authorized Agent Dawson United Methodist

OFFICE USE ONLY: Received in the office of the Secretary, Board of
Zoning Appeals, 11:30 (a.m.) - p.m.), Aug 21, 1974,
together with appropriate fee of \$50.00

Signed Larry Johnson

Dawson United Methodist Church

2741 LAURA
WICHITA, KANSAS 67216

CLETUS C. CARY, MINISTER

TELEPHONE (316) 264-7455

August 12, 1974

BOARD OF ZONING APPEALS
WICHITA, KANSAS

Dear Sirs:

Our church feels that there is a definite need in our area to meet the growing demand for child care for the working mother and for those who would like for their children to be challenged with new learning experiences prior to going to school.

We feel we have a functional facility that we would like to open to our community in this way. We will appreciate your consideration for this zoning exception for a Day-Care Center in our church for 20 children.

Sincerely,

Cletus Cary
Cletus Cary

7:00 A.M.

6:00 P.M.

Pre-School



MARIE WARDEN
County Clerk

Room 211
Sedgwick County Courthouse
Wichita, Kansas 67203
Telephone (316) 288-7636



August 15, 1974

This is to certify that Miss Kathy Hicks looked up the information concerning the property owners around the Dawson United Methodist Church. Said property is within a 200 foot radius of the Church. This includes the listings of 15 property owners.

MARIE WARDEN, SEDGWICK COUNTY CLERK

Marie Warden
by CX



Lots 2,3,4,5 Block F - Lowrey Addition

E-10537
✓ ROBT E HILGENBERG ETUX
2801 Larkin
Wichita, Ks 67216

1
LOT 24
BLOCK 6
SCHRADER BROS 3RD ADD

E-10408
✓ THOMAS E ZARUBA ETUX
2624 Larkin
Wichita, Kansas 67216

LOT 8 EXC NW 54 FT THEREOF
BLOCK D
LOWREY ADD

✓ E-10425
DAWSON METHODIST CHURCH
2741 LAURA
WICHITA KANSAS 67216

LOT 7
BLOCK G
LOWREY ADD

E-10408-1
✓ HOWARD L CRAIG ETUX
2630 Larkin
Wichita, Kansas 67216

NW54 FT LOT 8 & SE 12 FT LOT 9
BLOCK D
LOWREY ADD

✓ B-10424
LONNIE E HEFHNER ETUX
2740 Laura
Wichita, Kansas 67216

LOT 5
BLOCK G
LOWREY ADD

✓ -9050-1C
BD OF EDUCATION
WICHITA KS

330 330 FT E SW COR NE1/4 SEC 4
N 698.05 FT SE TO PT 620.93 FT N
& 451 FT E CEN OF SEC 4 S 620.93
FT W 121 FT TO BEG SEC 4-28-1E
EXEMPT 6076-0

✓ E-10613
THOMAS C CLEGG ETUX
2801 Laura
Wichita, Kansas 67216

1
LOT 26
BLOCK 7
SCHRADER BROS 3RD ADD

✓ -10655
ISADORE MONHEIT ETUX
2801 IDA
WICHITA 9 KS 67216

1
LOT 42
BLOCK 8
SCHRADER BROS 3RD ADD

✓ B-10422
PAUL H MEITZNER ETUX
2214 E DOUGLAS
WICHITA KS 67211

LOT 1
BLOCK G
LOWREY ADD

✓ B-10414
GLEN F. DARBYSHIRE
7077 E. CENTRAL APT. 18
WICHITA KS 67206

1
LOT 1
BLOCK 8
SCHRADER BROS 3RD ADD

✓ B-10446
ROBERT H. BABST ETUX
230 S. MKT.
WICHITA KS 67202

LOT 17
BLOCK H
LOWREY ADD

✓ B-10423
KENNETH PARLI ETUX
2730 LAURA
WICHITA KS 67216

LOT 5
BLOCK G
LOWREY ADD

✓ B-10583
FRED C. HAND ETUX
2802 Ida
Wichita, Kansas 67216

1
LOT 1
BLOCK 7
SCHRADER BROS 3RD ADD

✓ B-10564
EARL A WILSON ETUX
2302 LAURA
WICHITA 16 KS 67216

1
LOT 1
BLOCK 6
SCHRADER BROS 3RD ADD

BZA 25-74 - John M. Bowers request
variance to reduce rear yard set-
back at northwest corner of St.
Francis and 11th Street.

*Up proposed for 2-24-74
only take portion
shown on the plot plan.*

M.A.P.C.

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