

BZA 28-73 The Board of the Ananda Marga Pre-School requests an EXCEPTION to permit operation of a child care center on the WS of Holyoke in an area S of 16 St.

POSTED
9-7-73
C.I. ✓
M.A.P.G.
[Signature]

ACTION

DATE 9-25-73

Disc ~~approved subject to~~ conditions
Approval subject to conditions

BZA COMMITTEE

BZA

M.A.P.G.

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

9-25-73

Map No. 5749
Sec. 4
Twp. 27
Range 1E

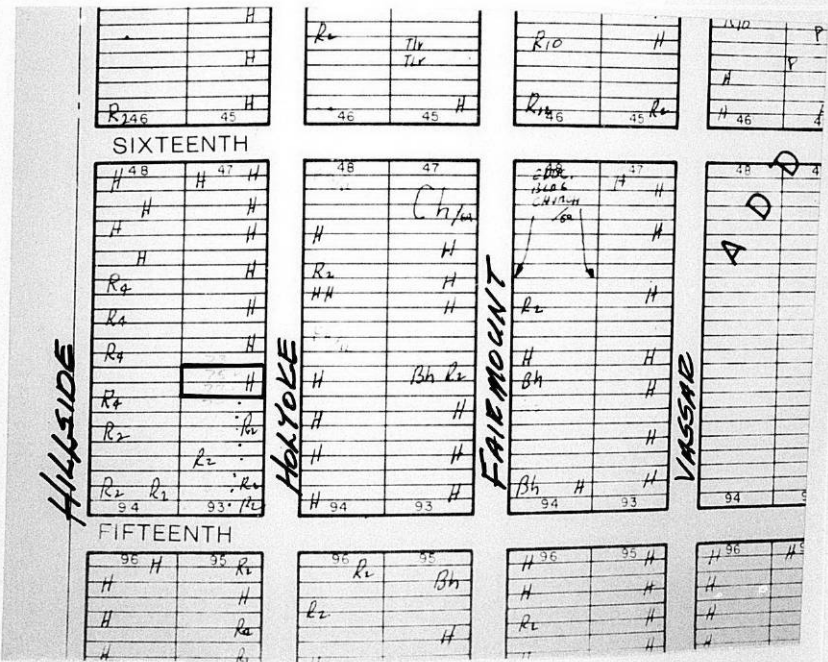
BZA- 28-73
SCZ- _____
CU- _____
Filed _____

AREA DATA:

- Acres: 0.17 (50 ft. by 150 ft.)
- Adjoining Zoning: E "A" S "A" W "R3" N "A"
- Land Use: East SINGLE FAM South TWO FAM
West MULTI FAM North SINGLE FAM
- Sketch Plan Land Use is for: _____
- Present Land Use is for: SINGLE FAM
- Area (is) (is not) platted: _____
Existing Zoning "A"

PHOTO DATA:

Taken by _____ Date _____ Time _____



Copy of Resolution
sent 1-22-74
per Martha McMurry's
request to Mrs. Geola
Lindahl, R.N.,
1900 E. 9th 67214.

October 24, 1973

Mr. Jim Pedroja
1623 North Holyoke
Wichita, Kansas 67208

RE: Case No. BEA 28-73
Request for Exception

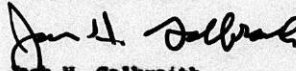
Dear Mr. Pedroja:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 23, 1973, in connection with your request for an exception to permit the operation of a child care center for twelve children on property zoned the "A" Two Family Dwelling District and generally located on the West side of Holyoke in an area South of 16th Street.

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:rw

Enclosure

cc: The Board of the Ananda Marga Pre-School, 1623 North Holyoke, 67208
Ms. Kay Hamilton, 1623 North Holyoke, 67208
Mrs. Leola Lindahl, R.N., Home Care Supervisor, Dept. of Community
Health, 1900 East 9th Street, 67214
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

October 24, 1973

Mr. Jim Pedroja
1623 North Holyoke
Wichita, Kansas 67208

RE: Case No. BEA 28-73
Request for Exception

Dear Mr. Pedroja:

At the regular meeting of the Board of Zoning Appeals on October 23, 1973, your request for an exception to permit the operation of a child care center for twelve children on property zoned the "A" Two Family Dwelling District, and generally located on the West side of Holyoke in an area South of 16th Street, was considered.

It was the action of the Board to approve this request 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 capacity of the child care center shall be limited to twelve children.
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.

Mr. Jim Pedreja
Page 2

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 H. Galbraith
Secretary

JHG:rw

cc: The Board of the Ananda Marga Pre-School, 1623 North Holyoke, 67208
Ms. Kay Hamilton, 1623 North Holyoke, 67208
Mrs. Leola Lindahl, R.N., Care Home Supervisor, Dept. of Community Health, 1900 East 9th Street, 67214
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 28-73

WHEREAS, The Board of the Ananda Marga Pre-School, 1623 North Holyoke, 67208, by Jim Pedroja, 1623 North Holyoke, 67208, 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 for twelve children, on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lots 75 and 77 on Holyoke Avenue, in Fairmount, an Addition to Wichita, Sedgwick County, Kansas.
Generally located on the West side of Holyoke in an area South of 16th Street.

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 October 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 the operation of a child care center for twelve children on property zoned the "A" Two Family Dwelling District, subject to the conditions outlined in Section 28.04.185 (2), Code of the City of Wichita.

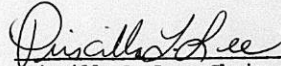
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the operation of a child care center for twelve children, on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lots 75 and 77 on Holyoke Avenue, in Fairmount, an Addition to Wichita, Sedgwick County, Kansas.
Generally located on the West side of Holyoke in an area South of 16th Street.

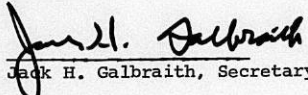
subject to the following conditions:

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 capacity of the child care center shall be limited to twelve children.
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.

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


Priscilla L. Lee, Chairman

ATTEST:


Jack H. Galbraith, Secretary

October 24, 1973

Mr. Jim Pedroja
1623 North Holyoke
Wichita, Kansas 67208

RE: Case No. BEA 28-73
Request for Exception

Dear Mr. Pedroja:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 23, 1973, in connection with your request for an exception to permit the operation of a child care center for twelve children on property zoned the "A" Two Family Dwelling District and generally located on the West side of Holyoke in an area South of 16th Street.

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: The Board of the Ananda Marga Pre-School, 1623 North Holyoke, 67208
Ms. Kay Hamilton, 1623 North Holyoke, 67208
Mrs. Leola Lindahl, R.N., Home Care Supervisor, Dept. of Community Health, 1900 East 9th Street, 67214
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

October 24, 1973

Mr. Jim Pedroja
1623 North Halyoka
Wichita, Kansas 67208

RE: Case No. MEA 28-73
Request for Exception

Dear Mr. Pedroja:

At the regular meeting of the Board of Zoning Appeals on October 23, 1973, your request for an exception to permit the operation of a child care center for twelve children on property zoned the "A" Two Family Dwelling District, and generally located on the West side of Halyoka in an area South of 16th Street, was considered.

It was the action of the Board to approve this request 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 capacity of the child care center shall be limited to twelve children.
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.

Mr. Jim Pedroja
Page 2

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 H. Galbraith
Secretary

JHG:rv

cc: The Board of the Amanda Marga Pre-School, 1623 North Holyoke, 67208
Ms. Kay Hamilton, 1623 North Holyoke, 67208
Mrs. Leola Lindahl, R.N., Care Home Supervisor, Dept. of Community
Health, 1900 East 9th Street, 67214
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 28-73

APPLICANT: Board of the Anand Marga Pre-School, 1623 North Holyoke, Wichita, Kansas, 67208

AGENT: Jim Pedroja, 1623 North Holyoke, Wichita, Kansas, 67208

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 "A" Two Family Dwelling District.

GENERAL LOCATION: Generally located on the West side of Holyoke in an area South of 16th Street.

LAND USE: Subject property contains a family day care home. To the north and east are single family homes. To the south is a duplex, and to the west is a fourplex.

ZONING: Subject property is zoned the "A" Two Family Dwelling District, as are those properties to the north, south, and east. To the west is the "RB" Four 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 28.04.185.2, can be complied with.

COMMENTS BY THE SECRETARY:

On September 25, 1973, the Board of Zoning Appeals considered Case No. BZA 28-73. It was the action of the Board to deny the request inasmuch as it appeared that the applicant would be over-developing a limited site, since an off-street parking space and loading space would have to be constructed in a front yard which is only 50 feet in width. The applicant subsequently requested a rehearing of the application based on a change in the design of the school's program which would limit the number of children to twelve, and no off-street loading space would then be required.

The applicant has also filed an application for a variance to reduce the front yard setback from 25 feet to 5 feet for off-street parking purposes (BZA 35-73). Approval of the variance

BZA Case No. 28-73
Secretary's Report
Page 2

would allow the applicant to widen the existing driveway to provide the required off-street parking in the setback, instead of constricting an additional parking space in the yard area on the south side of the house.

In the statement of justification, the applicant states that the revised program for the school would mean much less paved area, fewer children and thereby less traffic congestion at the location.

RECOMMENDATION:

It is the recommendation of the Secretary that the exception to permit the operation of a child care center on property zoned the "A" Two Family Dwelling District 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 capacity of the child care center shall be limited to twelve children.
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.

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

October 2, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 28-73

A request for rehearing has been filed by The Board of the Ananda Marga Pre-School, 1623 North Holyoke, Wichita, Kansas, 67208, 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 for twelve children on property zoned the "A" Two Family Dwelling District, and legally described as follows:

Lots 75 and 77 on Holyoke Avenue, in Fairmount, an Addition to Wichita, Sedgwick County, Kansas.
Generally located on the West side of Holyoke in an area South of 16th Street.

This application retains Case No. BZA 28-73, and will be reconsidered by the Board of Zoning Appeals at its meeting on Tuesday, October 23, 1973, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you so desire, you may write to the Board at 104 South Main to express your opinion on this matter. You are also welcome to speak or be represented by a spokesman at the Board of Zoning Appeals meeting.

If additional information is desired so that you may be fully informed on this matter, please call the Metropolitan Area Planning Department at 262-0611, Extension 205.

Jack H. Galbraith
Secretary

16 Notice sent to Property Owners 10-2-73
10 " " " Plng. Comms. 10-3-73

Ananda Marga Pre-School
Jim Pedroja
1623 N. Holyoke
Wichita, Kansas 67208
Thursday, September 27, 1973

Jack Galbraith
Secretary
Board of Zoning Appeals
City Annex Building

Dear Jack,

The Board of the Ananda Marga Pre-School is requesting a rehearing of its application for a zoning exception to operate a child care center at 1623 N. Holyoke. This request is made in response to action taken by the BZA Tuesday, Sept. 25 and because of decisions by the board of the Pre-School which change the design of our program.

Our original program had been for fifteen children which is the number allowed at our facility by the health department. The new plan is for twelve children to be our maximum. This means we would not have to provide a loading zone (provision 2.4 Section 28.04.185).

Thursday, September 20, we discussed providing a parking space by adding to the present driveway which would require a variance on the front yard setback. We are now applying for such a variance. The new plan for this parking is attached.

The new program for our school means that the plan we are presenting the BZA has much less paved area, fewer children and thereby less traffic congestion at the location.

If this request for a rehearing on the exception is approved we further request that the exception and the application for variance be considered together. We hope the BZA can consider these matters at the October 23 meeting.

Please let us know if this can be arranged.

Sincerely



Jim Pedroja

SECRETARY'S REPORT
CASE NO. RZA 28-73

APPLICANT: Board of the Ananda Marga Pre-School, 1623 North Holyoke, Wichita, Kansas, 67208

AGENT: Jim Pedroja, 1623 North Holyoke, Wichita, Kansas, 67208

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 "A" Two Family Dwelling District.

GENERAL LOCATION: Generally located on the West side of Holyoke in an area South of 16th Street.

LAND USE: Subject property contains a family day care home. To the north and east are single family homes. To the south is a duplex, and to the west is a fourplex.

ZONING: Subject property is zoned the "A" Two Family Dwelling District as are those properties to the north, south, and east. To the west is the "RB" Four 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 28.04.185.2 can be complied with.

COMMENTS BY THE SECRETARY:

Under Section 28.04.185.2, Code of the City of Wichita, the Board of Zoning Appeals is authorized, by special permit, to grant exceptions authorizing child care centers (defined as day nurseries providing care for 7 or more children) to be located in the "AA", "A", "RB", R-5", and R-6" residential zoning districts, subject to the following conditions and requirements:

1. All centers shall comply with the licensing requirement of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita, Kansas.
2. 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.

3. One off-street parking space 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.

4. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

5. Before applying for an exception, evidence of being able to comply with all the standards must be submitted for review.

6. The Board of Zoning Appeals shall take into consideration the proximity and location of other such facilities within the neighborhood so as not to change the character of the area or impact a given area with such uses.

7. The Board of Zoning Appeals may include additional conditions as deemed necessary to provide for orderly development.

COMMENTS BY THE SECRETARY:

The Board of the Ananda Marga Pre-School is requesting an exception to permit the operation of a child care center on property zoned the "A" Two Family Dwelling District. The Ananda Marga Yoga Society owns the subject property and a family day care home (six or less children) is presently being operated on the premises. In order to increase the number of children enrolled in the pre-school, an exception to the zoning ordinance is required.

Letters of tentative approval have been received from the Fire Prevention Division and the Central Inspection Division of Public Works listing the deficiencies which must be corrected for the structure to be brought into compliance with fire and building codes, and stating that progress is being made toward meeting these requirements. At the writing of this report, a letter of approval from the Wichita-Sedgwick County Department of Community Health had not yet been received. The Health Department indicated that, the facility would be approved providing that all licensing requirements are met, and at such time as the necessary improvements are made, a letter of approval will be forwarded to the Board.

A plot plan showing one off-street loading space and three off-street parking spaces has been approved by the Division of Traffic Engineering. Installation of a circle drive and the necessary concrete area for three parking spaces will, however, mean that most of the front yard will be paved and trees will have to be removed. The applicants state that although there are three teachers working at the center, only one of them owns a car, and therefore only one off-street parking space would ever be used.

RECOMMENDATION:

It is the recommendation of the Secretary that, providing approval is obtained from the Wichita-Sedgwick County Department of Community Health, the exception to permit the operation of a child care center on property zoned the "A" Two Family Dwelling District be approved subject to the following condition

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 each 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. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

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

August 31, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 28-73

An application has been filed by The Board of the Ananda Marga Pre-School, 1623 North Holyoke, Wichita, Kansas, 67208, 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 "A" Two Family Dwelling District, and legally described as follows:

Lots 75 and 77 on Holyoke Avenue, in Fairmount, an Addition to Wichita, Sedgwick County, Kansas.
Generally located on the West side of Holyoke in an area South of 16th Street.

This application has been assigned Case No. BZA 28-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, September 25, 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

16 Notices sent to Property Owners 9.7.73
10 " " " Planning Comm "

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

August 28, 1973

Mr. Jim Pedroja
1623 North Holyoke
Wichita, Kansas 67214

Dear Mr. Pedroja:

The evaluation of the proposed child care facilities at 1623 North Holyoke, conducted on August 20, 1973, found the following requirements needed to meet the code:

1. One-hour rated door, self closing with positive latch, to upstairs living quarters
2. Move one-hour rated door from kitchen door to basement entrance and seal balance of basement entrance
3. One-hour rated walls and ceilings throughout area occupied by the children.

Sincerely,

Leon Robinson
Leon Robinson
Inspector

LR:ml

THE CITY OF WICHITA

OFFICE OF FIRE PREVENTION DIVISION

DATE August 27, 1973

TO Jack H. Galbraith, Chief Planner - Community Development

FROM Dolan M. Martin, Fire Prevention Training Instructor

SUBJECT Fire Evaluation -
Ananda Marga Kindergarten
1623 N. Holyoke



In March, 1973, I evaluated this address for a child care center and found eight (8) deficiencies. At this time, all deficiencies, except one (1), have been corrected and Mr. Jim Tedroja, of the institution, has assured me that it will be completed soon.

DMM:pp



BOARD OF ZONING APPEALS

CASE NO. 28-73

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant the BOARD of the ANANDA MARGA PRE-SCHOOL
Mailing Address 1623 North Holyoke Phone 684-0671
Name of Authorized Agent Jim Pedroja
Mailing Address 1623 North Holyoke Phone 684-0671
Relationship of applicant to property is that of Tenant
(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 a child care center
_____ on property zoned
" A ", located at 1623 North Holyoke
_____ and legally described as: Lots 75,77
Fairmont Addition

_____, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
 - That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
 - That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Kay Hassell

Authorized Agent Jim Pedroja

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:40 a.m. - p.m., August 29, 19 73, together with appropriate fee of \$50.00

Signed Martha McMurtry

According to provision 2. of amendments to Section 28.04.185 as are included in ordinance number 32 - 702 of the Code of the City of Wichita, Kansas, the Board of Zoning Appeals may, "by special permit, grant exceptions and authorize child care centers to be located in the " AA ", " A ", " R-5 ", and " R-6 " residential zoning districts subject to the following conditions and requirements."

The Board of the Ananda Marga Pre - School is requesting that the Board of Zoning Appeals utilize the authority given it and grant that a child care center may be located on property owned by the Ananda Marga Yoga Society at 1623 North Holyoke presently zoned " A ".

Justification of this request is based on three points. First, the Board of City Commissioners apparently considers that child care centers in general are not threatening to the character of certain residential areas or authority to grant exceptions and allow location of such centers in these residential areas would not have been given the Board of Zoning Appeals. Second, in review of evidence submitted by applicant from the required authorities, the Board of Zoning Appeals will find that the Ananda Marga Pre-School is able to comply with all standards relating to child care centers and further that significant progress has been made towards meeting those standards. Third, the Board of the Ananda Marga Pre-School realizes that under provision 2.7 of the above mentioned amendments, the Board of Zoning Appeals may include additional conditions which may be needed to allow for orderly development.

We fully intend to comply with not only the regulations mentioned in provision 2.1 but also with any additional standards needed for such development as the Board of Zoning Appeals requires.

(cont.)

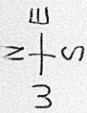
We further request permission to discuss orally application of provision 2.3 of the above mentioned amendments because of incorrect information given the applicant by officials of the Planning Department July 16, 1975.

Ananda Marga Pre School (Kindergarten)

1623 North Holyoke

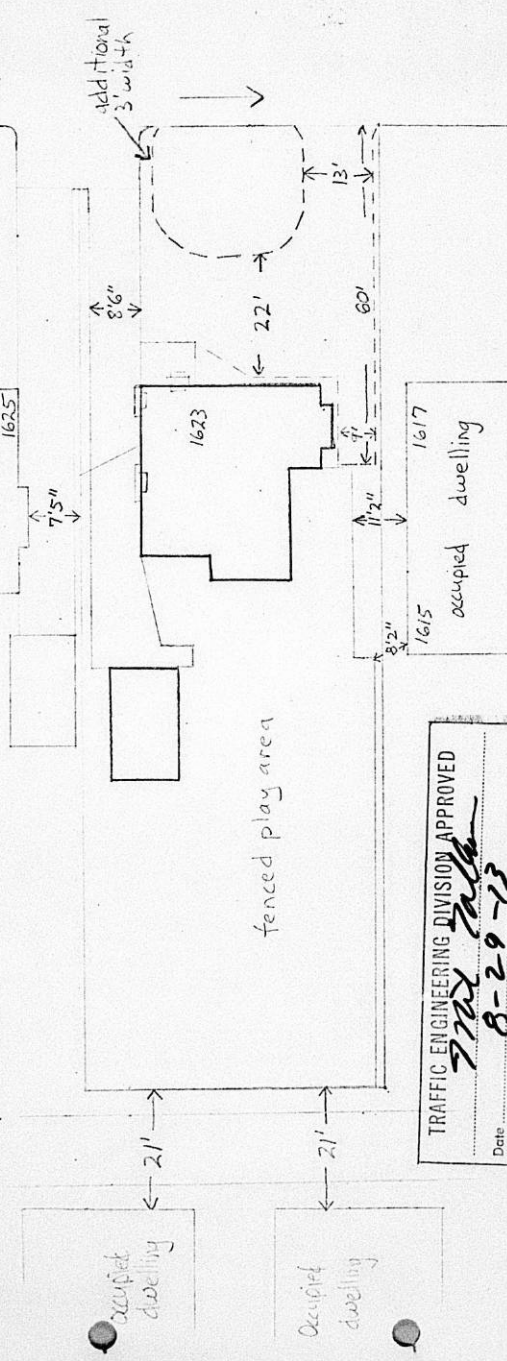
Lots 75, 77 - Fairmont Addition

1 inch equals 20 feet



no parking east side

1600 Block North Holyoke



TRAFFIC ENGINEERING DIVISION APPROVED
 7/22/2012
 8-29-13
 Date
 (A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".
 (B) Stencil 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.

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the office of the Register of Deeds of Sedgwick County, Kansas, within a 200 foot radius of and including the following described property, viz:

Lots 75 and 77 on Holyoke Avenue,
in Fairmount, an Addition to Wichita,
Sedgwick County, Kansas.

<u>DESCRIPTION</u>	<u>OWNER/OWNERS/ADDRESS</u>
<u>FAIRMOUNT ADDITION</u>	
<u>Holyoke Avenue</u>	
Lots 60 & 62	Lillian Marie Mueller Virginia Marie Mueller 1642 N. Holyoke 67208
Lots 64-66-68-70-72 & 74	Norton L. Francis 5205 East 21st St. 67208
Lots 76-78-80	Arthur N. Walker Julie M. Walker 3122 Sennett St. 67211
Lots 82-84	Gus A. & Anna A. Pankratz Rt. #2, Augusta, Kansas 67010
Lots 86-88-N 10' of Lot 90	Board of Trustees of Wichita State University 1845 Fairmount 67208
Lot 90 exc N 10' & Lots 92-94	Norton L. Francis 5205 East 21st St. 67208
Lot 59	Clarence F. & Ann M. Dreiling 1647 N. Holyoke 67208
Lots 61-63	Elizabeth Washington 1635 N. Holyoke 67208
Lots 65-67-69	M. Alice Isley, Kenneth D. Isley Merrill N. Isley 1627 N. Holyoke 67208
Lots 71-73	Fourth Natl Bank & Trust Co. 200 E. Douglas 67202
Lots 75-77	Alice Cleland Esther Cleland 5715 Castle 67218
Lots 79-81-83-85-87-89-91-93	Ike Dunn (Dec'd) John E. Frechtel 304 N. Hampton 67206
<u>Hillside Avenue</u>	
Lots 60-62-64-66-68-70	Robert A. Jacques 1631 N. Armour 67206
Lots 72-74-76-78-80-82	W. L. Stauffer Construction Co., Inc. 3535 West 13th St. 67203

*W/A
returned
9.10.73*

FAIRMOUNT ADDITION

Hillside Avenue

Lots 84 & 86

Lots 88-90-92-94

M
M. Mollohan
H. M. Beech
1734 N. Hillside 67214

D W. L. Stauffer Construction Co., Inc.
3535 West 13th St. 67203

Dated this 17th day of July, 1973, at 7:00 o'clock A. M.

GUARANTEE TITLE CO., INC.

No. 47517/f

By *Mont. P. Hankins*
Vice-President

May 18, 1973

Ms. Madelyn Keller
Ms. Kay Hamilton
3453 East 12th Street
Wichita, Kansas 67208

Dear Ms. Keller and Ms. Hamilton:

This is to advise you that we have received the information concerning the Ananda Marga Kindergarten at 1623 North Holyoke. A private kindergarten, as you may remember, requires the "B" Multiple Family Dwelling District. The official zoning maps indicate that while property on Holyoke north of 16th Street is zoned the "B" classification, the property at 1623 North Holyoke is zoned the "A" Two Family Dwelling District.

An amendment to the Zoning Ordinance under consideration by the Board of City Commissioners would, however, authorize the Board of Zoning Appeals, by special permit, to grant exceptions and authorize child care centers to be located in the "A" zoning district, subject to the following conditions:

2.1 All centers shall comply with the 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, Kansas.

2.2 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.

2.3 One off-street parking space 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.

Ms. Madelyn Keller and Ms. Kay Hamilton
Page 2

2.4 When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

2.5 Before applying for an exception, evidence of being able to comply with all the standards must be submitted for review.

2.6 The Board of Zoning Appeals shall take into consideration the proximity and location of other such facilities within the neighborhood so as not to change the character of the area or impact a given area with such uses.

2.7 The Board of Zoning Appeals may include additional conditions as deemed necessary to provide for orderly development.

The City Commissioners will take final action on this proposal at their meeting of May 22, 1973. If approved, the amendment would become effective May 25, 1973.

We are enclosing a copy of the application for an exception and a schedule of filing dates and meeting dates of the Board of Zoning Appeals for your information should you be interested in filing for such an exception. If you have any questions concerning this matter, or if we can be of any help to you, please call.

Sincerely,

Martha McMurry
Junior Planner

MM:rw
attachments



Ananda Marga Kindergarten

1623 North Holyoke
Wichita, Kansas 67208

Legal Address:
3453 East 12th
Wichita, Kansas 67208
(316) 685-9231

*Check out
Zoning* May 9, 1973

Dear friend,

We are happy to announce that we have purchased a building for the new Ananda Marga Kindergarten (at 1623 North Holyoke) and we are now involved in making preparations to open, which we are planning for June. We sincerely thank you for the encouragement and support you have given us in our different service projects; and we look forward to continuing in our "service to humanity" made possible by your kind contributions.

We will be holding a sumptuous Ananda Marga Dinner* on Wednesday May 30, at 6:30pm at the Unitarian Church, 1501 Fairmont. Special highlight of the evening will be a symposium starting 7:45 on;

"FINDING PEACE OF MIND IN THESE CHANGING TIMES"

featuring guest speakers;

- Keith Schrag - Community Minister, Lorraine Avenue Mennonit Church
- Harold Posey - United Methodist Urban Minister
- Yatiishvarananda Avadhuta - inter-American Secretary, Ananda Marga Yoga Society
- Annabele Haupt - President, Church Women United
- David Barbosa - Human Rights Coordinator, Wichita Public School System

Donations are \$2.50 for both dinner and symposium, or \$1 for symposium only.
ALL PROCEEDS WILL GO TO ANANDA MARGA KINDERGARTEN. **

Enclosed, please find tickets for this exciting event, which we hope you will be able to use. You can pay for them by mail, or at the door. Please note, tickets sold to others should be marked PAID, together with YOUR SIGNATURE on the back. Any unused tickets should be returned as soon as possible.

We feel this will be a most stimulating evening for your physical, mental, and spiritual enjoyment. PLEASE HELP US TO HELP OTHERS!

Madelyn Keller In Love and Peace,
Madelyn Keller and Kay Hamilton
Ananda Marga Kindergarten

for more information: call 685-9621, or 685-9231

more tickets available: Ananda Printing, 1401 N. Hillside, or at door

* those planning to attend the dinner should confirm reservations by Thursday, May 24

** donations are tax deductible - make checks to; Ananda Marga Kindergarten

SERVICE TO HUMANITY IS SERVICE TO GOD

Ananda Marja Kindergarten

Needed Items

Carpentry

dowels - any size diameter x $\frac{1}{2}$ " up to 10 $\frac{1}{2}$ " lengths

any thick wood -

$\frac{1}{2}$ " x $\frac{1}{2}$ " in 5" to 40" lengths

2" x 2" x 12" lengths

2" x 4" x 12" lengths

variable from $\frac{1}{2}$ " to 5" x 10" lengths

5" variable to $\frac{1}{2}$ " x 5" lengths

Sandpaper, any grade

formica contact glue - small amount

bricks

varnish

enamel - red, blue, green, yellow, pink, brown

white formica

plastic tarp, especially the clear

sawdust curls

rope to build climbing net for tire swing

Tools

lathe

vise

drill pieces

From Home

small tomatoe paste cans

tiny pill bottles

kitchen plastics

pitchers

garden tools

cleaning equipment; brooms, mops, dustpans, etc.

To Meet Licensing Requirements

electric bell for small fire alarm

1 hour core fire door

kitchen sink

kitchen ceiling light

chain link fence and car gate

fire extinguisher (6 lb. ABC)

dish washer

Vistara House-
group boarding home for
teenage girls
Ananda Marga

Universal Relief Team-
immediate and long term
disaster relief to
Managuan earthquake vic-
tims

Yoga-relaxation classes-
in juvenile prison and
mental health rehabili-
tation

Ananda Printing- serving
community and social
service projects

All projects are sup-
ported by private don-
ations, foundations, and
community resources.
We kindly urge your sup-
port and cooperation in
helping us to serve
others.

for more information
contact: Madelyn Keller/
3453 East 12th/ Wichita
Kansas, 67208
(316) 685-9621, 685-9231

(Since Ananda Marga Yoga
Society is a non-profit
organization, all donations
are tax deductible)

Kindergarten Address:
1623 North Holyoke

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"A MEASURE OF CIVILIZATION IS
ITS CONCERN
FOR THE CARE OF CHILDREN"

Our society today- constantly progressing, constantly changing- has often neglected its most helpless and needy members, small children.

Many parents are now looking to their community to help them provide their children with sufficient security, guidance, and enrichment- so essential for their physical, emotional and social health. Indeed, the child needs a peaceful haven during these early years most crucial to the formation of a healthy personality and secure, positive social relationships, as well as tools and materials for his optimal intellectual development.

WHAT WILL AMK OFFER?

Recognizing that the child's most important learning takes place from ages 3-6, Ananda Marga Kindergarten will offer a carefully designed, professionally supervised kindergarten program of instructive social learning and intellectual preparation. In addition to this comprehensive learning experience, AMK will include full day care services.

WHAT NEED WILL AMK FULFILL?

Computations made by 4C's (Community Coordinated Child Care) and Coalition Planning Board for a "Study of Need for Day Care" in Wichita, July 1972, state:

There are 13,594 children, ages 0-6 of working mothers in the Wichita Model Cities area; but only 1,509 licensed openings in the family day care homes and full day care centers in all of Sedgwick County. Furthermore, there are 1,200 ACD mothers with approximately 2,400 children needing care. These young mothers, and many more like them, need quality day care services which are within their economic means.

WHAT IS UNIQUE ABOUT AMK?

1. Comprehensive learning experience for the all around development of the child together with full (12 hour) day care services.
2. Low cost fees in accommodation with those being served.
3. Supportive services including treatment and referrals to provide for medical, psychological, educational and other needs for the entire family.
4. Innovative educational system integrating different philosophies and methods for the best enrichment of the child.
5. Educational materials and other equipment will be designed and produced in our own workshop with consideration to high quality/low cost, ecology, beauty, and healthfulness for the children. Materials will also be marketed, bringing income for AMK.
6. Parent-Teacher relationships will be strongly encouraged through home visits and classroom involvement. Enrichment activities like nutrition and child care classes, art events, etc., will be available to the whole community.

7. Staff will be highly dedicated, specially trained whole-time workers, similar to Peace Corps volunteers, who will receive only subsistence income. All staff will be continually upgrading their training.

8. Model project for other projects throughout the country. Workers coming here for training and internship will then be sent to other locations to establish similar projects and train others.

WHO SPONSORS AMK?

Ananda Marga Yoga Society is part of an international socio-spiritual organization whose purpose is to promote the all around upliftment of the entire humanity. In this country and around the world, Ananda Marga works for the education, relief and welfare of all. In Wichita, Ananda Marga National Headquarters, projects include:

(OVER PLEASE)



ANANDA MARGA

WHAT IS ANANDA MARGA?

Ananda Marga is a large socio-spiritual organization (about 5 million members in 30 countries). It has about 25,000 members in the United States where it is only three years old. Meditation and service to humanity being its basic tenets, it does not interfere with any religion. Its members include people from every strata of society (ministers, doctors, priests, nuns, students, housewives, congressmen, rabbis, etc.). The Sanskrit words Ananda Marga mean, literally, *The Path of Bliss*. Ananda Marga helps a person unlock for himself the secrets of a joyful existence.

WHAT IS YOGA?

Yoga is a systematic means of attaining physical well-being, mental strength, and spiritual upliftment. The essence of yoga is meditation. Meditation enables you to get in touch with your real self, actualize your true potential, tap the inexhaustible source of creative energy. Yoga is a scientific method of increasing one's energy, concentration and awareness.

IS ANANDA MARGA A RELIGION?

No. Many people feel that yoga has come to the western world to replace Christianity—this is far from the truth. Yoga denies no religion. People of all faiths—Catholics, Hindus, Protestants, Jews and Buddhists, can and do practice yoga. Ananda Marga teaches a simple but powerful method of meditation which deepens faith and increases devotion to one's own conception of God.



WHAT IS TO BE GAINED BY PRACTICING YOGA?

The opportunity to know yourself—intimately...a deeper understanding of others...mental and physical relaxation and complete release of all tension...increased concentration and alertness of mind...bodily health and vigor...longer life...the ability to rechannel nervous energy to constructive areas. Yoga can help you stop smoking, using alcohol or drugs. Every day, more and more young and old people, disillusioned with drugs and alcohol, are turning to yoga. They are finding through meditation, answers to questions like, "Why am I here—what is the purpose of my existence?"

IN ORDER TO PRACTICE YOGA IS IT NECESSARY TO FORSAKE SOCIETY?

No. The person who meditates is often pictured as a recluse hiding in a cave—and that is exactly what yogis of ages past did. But Ananda Marga stands for something entirely different. We feel it is selfish to meditate and let humanity go its merry way. In fact, a true system of spiritual practice will always lead the aspirant *into* society, for as he meditates, he opens his heart and increases his awareness. He develops a deep sympathy and love for all humanity...it become impossible just to sit. He must help those he loves; he yearns to "add a soothing touch to the struggle-torn earth."

HOW IS ANANDA MARGA SERVING HUMANITY?

In the United States and throughout the world Ananda Margis are serving their fellow men through AMURT—Ananda Marga Universal Relief Team and ERAWS—Education, Relief, and Welfare Section. Service is their purpose; upliftment of the whole of humanity is their goal.

Members of Ananda Marga actively move and work in society, for they believe that to develop spiritually, they must endeavor to uplift their fellow beings and relieve them of their suffering.

SERVICE TO SUFFERING HUMANITY IS SERVICE TO GOD



SERVICE TO SUFFERING HUMANITY IS SERVICE TO GOD

The following are only a few examples of short and long term Ananda Marga service projects.

AROUND THE WORLD

MANAGUA, NICARAGUA: AMURT is providing agricultural assistance, housing, food and medicine; it is creating new cottage industries and small businesses to help re-establish the economic base of the 400,000 earthquake victims.

ARDHRA PRADESH, INDIA: Speedily-responding AMURT workers provided food and materials to over 19,000 survivors of cyclones which ravaged the state.

PHILIPPINES: For its extensive relief administered to the victims of floods and typhoons, AMURT was the recipient of a United Nations peace prize.

BANGLADESH: AMURT workers maintained kitchens and medical clinics for 100,000 fleeing East Pakistan refugees for a period of 6 months; milk was provided daily for 1,000 refugee children.

INDIA: Over 500 schools, hospitals, orphanages and cheap kitchens have been established. AMURT has gained an excellent reputation as a responsible, speedily-responding disaster relief group; it is this reputation that has led the Indian government, in several instances, to turn over control of all relief work in a given disaster to AMURT.

TURKEY: Struck by a devastating earthquake, AMURT brought hope to the victims' hearts through a generous gift of blankets, food and medicine.

GUJARAT, INDIA: Devastated by an earthquake, this state received extensive assistance from AMURT workers who cleared the streets and distributed medical aid, food and clothing to 80,000 victims in eight different localities.

PHILIPPINES: A month-long torrential downpour raised 11 foot flood waters which washed away the homes of thousands; AMURT volunteers gave both short-term relief in the form of food and medicine and long-term agricultural aid.



IN AMERICA

Methadone program — Birmingham, Alabama
Housing and Counseling for delinquents —
Anchorage, Alaska
Olympics for mentally retarded — Los Angeles,
California
Teaching retarded children — Papaikou, Hawaii
Boarding home for troubled teenaged girls —
Wichita, Kansas
Half-way house for ex-prisoners — Santa Fe,
New Mexico
Food cooperative; emergency welfare —
Ithaca, New York
Drug drop-in center and bakery — Philadelphia,
Pennsylvania; Albert Einstein Medical Center
Community Day Care center — Austin, Texas
Foster care for children — Bellingham, Washington
State Prison program — Deer Lodge, Montana
Day Care Center for mentally handicapped —
Atlanta, Georgia
Disaster Orientation Classes — Santa Rosa,
California
Yoga classes for psychiatric and geriatrics wards —
V. A. Hospital — New Orleans, Louisiana

WHO CAN PRACTICE MEDITATION?

Anyone from the age of about five. The process is simple. We ask only that the interested person be sincere in their desire to learn.

WHAT DO LESSONS COST?

NOTHING. The founder of Ananda Marga, Shrii Anandamurti, teaches that spiritual practices are the birthright of every human being and should be made available to all, "as free as the air, water and sunlight." He has sent over 1,000 highly trained yogic monks throughout the world to teach the ancient but timeless techniques of meditation. All are welcome to learn the techniques *free of charge*.

I DON'T HAVE TIME FOR YOGA— WHAT SHOULD I DO?

Many people who start the practice of yoga have a tight schedule, but 15 to 30 minutes in the morning and evening can be worked into anyone's schedule. A common reaction is "I'd never have time!" — but those who regularly and sincerely practice meditation inevitably find they have *more* time than ever before. They get relaxing and peaceful sleep; their energy level soars; their concentration improves; their sleep requirement decreases.

Yoga helps you work more efficiently, think more clearly, feel more deeply. You find you have *more* time to do the things you really want to do.



WHAT ARE YOGA POSTURES?

Yoga postures (asanas) consist of simple bending and stretching positions which improve circulation, relax nervous tension, maintain flexibility of joints and spine, retard the aging process and regulate the glandular system. Contrary to popular belief, one does not have to be as agile as a circus acrobat to perform asanas. Yoga postures are easy to learn and the beginner derives the full benefits by performing the asanas to the best of his ability.

Yoga postures differ from conventional exercises in two important ways:

1. Asanas never tire a person; postures are relaxing, actually leaving him with increased energy. Forcing or straining are prohibited.
2. Asanas are more scientific in nature; rather than building muscles, asanas tone the entire endocrinal system, helping to stimulate and purify the glands, thereby alleviating many physical problems such as overweight.

Yoga postures can be performed in the morning to start the day with abundant energy, or after work to relax and replenish a tired body.

"Those who love humanity, those who desire the welfare of all living beings, should be vigorously active from this very moment after shaking off all lethargy and sloth so that the most auspicious hour arrives at the earliest".

"Your Ideal is represented by your conduct. Your learning, your social or economic status have got nothing to do with your Ideal".

Shrii Anandamurti



Members of Ananda Marga are available at all times to answer questions, discuss any phase of Ananda Marga Yoga. Literature that delves deeply into Yoga is also available. Group and private instruction and consultation are available and all are welcome to learn — at no charge of any kind. You are invited to call or come by anytime. You will be warmly welcomed.

ANANDA MARGA

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
BZA Exemption	\$50.00

Name: ANANDA ALONSO KUNDRECHTEN

Address: 2453 E. 13th, Wichita

Type: AA 407103 Due Date: Aug 29, 1973

Comments:

Date: Aug. 29, 1973 By: M. J. Jacques

THE CITY OF WICHITA



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

not available
to 47
Order
BZA
26-13

Robert A. Jacques
1031 N. Armour
Wichita, Ks. 67206

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



o 607